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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4334

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$20,500	
Masonry: Brick Cavity		Now	\$70,500	LIFE	**	5	\$90,200	
			tent : Moderate, Ai					
		: Southwe	st Corner Of Build	_				
Metal Panel	5%			2040	* *	5-10	\$56,400	
Metal Coiling Doors	5%			2035	* *	5	\$25,600	
Metal: Cage/Fence	15%			2043	* *	5	\$107,700	
			Extent : Light, Area	Affected	! : 100%			
		: At Wall						
		ion : Prote	ective Metal Grilles					
Window Wall	10%			2040	* *	5	\$61,500	
Parapets						_		
Masonry: Brick Cavity		Now	\$7,700	LIFE	**	5	\$8,000	
			Extent : Moderate,		fected : 2%			
			st Corner Of Build					
Metal Rail		Now	\$4,200	2035	* *	5	\$10,600	
		_	xtent : Moderate, 2	Area Affe	cted : 30%			
		: Through						
			Extent : Moderate,	Area Afj	fected : 100%			
	Location	: Through	out					
Pre-Cast Concrete		Now	\$400	LIFE	* *	5	\$3,100	
	Jnt Mortan	· Miss/Eroo	d, Extent : Moderai	te, Area A	Affected : 25%			
	Location	: Coping						
	Caulking 1	Deteriorate	ed, Extent : Modera	ite, Area	Affected: 25%			
	Location	: Coping						
Roof								
Cast in Place Concrete		Now	\$212,400	LIFE	* *			
	_	_	Extent: Moderate	, Area A	ffected : 10%			
		: Through						
	_		oderate, Area Affec	ted : 40%	6			
		: Through						
			Extent : Moderate, 2	4rea Affe	ected : 50%			
			Areas On Roof					
		ion : Fluid	Applied Coating,			ated		
Roll Roofing	5%			2026	\$33,600	5	\$13,000	

Interior

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Asset #: 4334

Architecture		Current F	urrent Repair Future Replacement Maintena		Future Replacement		intenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Cast in Place Concrete		Now	\$232,500	LIFE	* *	5	\$469,100	
	_	_	Extent : Moderate	, Area A	ffected : 25%			
		: Through			,			
			derate, Area Affect	ed: 25%	6			
		: Through	out					
Panel/Paver: Cer/Brk	5%			2046	* *	5	\$25,900	
Vinyl Tile	2%	4+	\$20,400	2035	* *	3	\$1,700	
	0	_	Extent : Moderate	, Area Ą	ffected : 30%			
	Location							
			: Moderate, Area	4ffected	: 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	
	•	v	ent, Extent : Moder	ate, Ared	a Affected : 2%			
	Location	: Basemen	nt .					
	Spalling, E	Extent : Mo	derate, Area Affect	ed : 2%				
	Location	: Basemen	nt .					
Plaster	2%			LIFE	* *	5-10	\$7,800	
Site Pavements								
Public Sidewalk	10001			2025	* *			
Cast in Place Concrete	100%			2035	* *			

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2030	\$5,000	5	\$700		
	Other Observation, Extent : Light, Ar Location : Electrical Room	ea Affected	! : 100%				
	Explanation: Two 800 Ampere, On Switches	г 400 Атре	ere And One 200 A	mpere M	ain Disconnect		
Transformers							
Dry Type	100%	2028	\$16,500	5	\$600		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: One 112.5 Kilovolt-ar	nperes					
Switchgear / Switchboard							
Fused Disc Sw	100%	2030	\$101,900	5	\$700		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4334

Electrical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	1000/		* *	_	4.600	
Generic	100%	LIFE	**	5	\$4,600	
Lighting						
Interior Lighting	100/	2040	* *	10	ф1.4. <b>2</b> 00	
Fluorescent	10%	2040		10	\$14,200	
	T-8 Lamps And Fixtures, Location: Throughout	Extent : Light, Area Aff	ectea : 100%			
LED	45% 4+ Other Observation, Exten Location: Throughout Explanation: Lenses M.		\$1,277,700 ected : 5%			
LED		*	* *			
LED	45%	2035	· · ·			
Egress Lighting	500/	2020	¢100 100	10	¢10.700	
Emergency, Battery	50%	2030	\$109,100	10	\$18,700	
Exit, Service	50%	2030	\$21,800	1		
Exterior Lighting	500/ Now	¢20,600 2025	\$205.500			
HID	50% Now Malfunctioning, Extent: I Location: Throughout	\$30,600 2025 Moderate, Area Affected	\$305,500 d: 25%			
	Other Observation, Exten	t : Moderate, Area Affe	ected : 25%			
	Location: Throughout					
	Explanation: Ballasts N	Not Working				
No Component	50%					
Alarm						
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2030	\$167,600	1-3	\$9,900	

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	5%	2040	* *	1		
No Component	95%					

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4334

Mechanical		Current Repair Future Replacemen			Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Radiant Heater	Not in Ser		\$6,700 : Severe, Area Af, pression Control F		\$134,300	2	\$2,900	
No Component	95%							
Air Conditioning Energy Source Electricity No Component	5% 95%			2038	**	1		
Conversion Equipment Window/Wall Unit No Component	5% 95%			2025	\$15,800	1		
Ventilation Distribution Ductwork/Diffusers No Component	15% 85%			LIFE	* *	2-5	\$20,600	
Exhaust Fans Wall Unit No Component	15% 85%			2030	\$8,100	2	\$700	
Plumbing H/C Water Piping Galvanized Steel			\$3,300 vere, Area Affecte ain In Basement	2028 cd : 5%	\$66,500	1		
No Component	90%							
Water Heater Electric	5% Other Obs Location	: Janitors	xtent : Light, Area Closet 0 Gallon Unit	2028 Affected :	\$6,700 5%	4		
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	Location	: 1st To 4th	xtent : Light, Area h Floor Init Under Constr.		**			

Fire Suppression

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4334

Mechanical	Current Repair	Future Repl	acement	M	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$78,200	
	Other Observation, Extent : Light, A	rea Affected : 1009	6			
	Location: Basement To 4th Floor					
	Explanation: Dry System					
Sprinkler						
No Component	80%					
Generic	20%	2040	* *	1-2	\$8,700	
	Dry System, Extent : Light, Area Aff	ected : 100%				
	Location : Basement And 1st Floor					
	Other Observation, Extent : Light, A	rea Affected : 20%				
	Location: Basement Level					
	Explanation : Serves Basement An	d 1st Floors Only				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2135

rchitecture	Current	Repair	Future R	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	33% Now	\$57,900	LIFE	**	5	\$98,500	
	Exposed Reinforcem	_	Area Affecte	ed : 2%			
	Location: East Sid Paint Peeling, Exten		Affactad . 2	50/			
	Location : Various		Ајјестеи . 2.	0/0			
	Caulking Deteriorate		ite Area Aff	ected · 10%			
	Location: Various		iic, 111 ca 11jj	ceieu . 1070			
	Spalling, Extent : Lig		5%				
	Location : East Sid		-, -				
Masonry: Brick	10% 2-4	\$37,600	LIFE	* *	5	\$6,000	
Musonly. Brok	Cracking/Crumbling Location: Stair To	, Extent : Light, Ar		5%	3	ψ0,000	
	Worn/Eroded, Exten		Affected : 30	0%			
	Location : Stair To		00				
Metal, Corrugated	45% Now	\$40,800	2050	* *	1		
, 8	Corrosion/Rusting, I			15%			
	Location: 1st Floo	r At Waters Edge					
	Deformed/Dented, E. Location: 1st Floo		rea Affectea	l : 5%			
	Loose/Miss Fastener Location : South Si		te, Area Affe	ected : 5%			
	Staining/Discoloring Location : Various		ea Affected .	: 5%			
Metal Coiling Doors	2% Now	\$14,100	2035	* *	5	\$1,900	
8	Unit Inoperable, Ext Location : 1st Floo	ent : Moderate, Arc		100%		<b>,</b> ,,, ,,	
Window Wall	10%		2040	* *	5	\$22,400	
Windows							
Aluminum	100% Now	\$16,500	2029	\$55,100	5	\$600	
	Broken/Missing Elen			cted : 2%			
	Location: Roof Bu						
	Corrosion/Rusting, H	extent : Moderate, 2	Area Affecte	d: 40%			
	Location: Stairs	E . M. L.	1 100	1 500/			
	Deteriorated Finish, Location: Stairs	Extent : Moaerate,	Area Ajjeci	ea : 50%			
Parapets	Locuiton , Stairs						
Cast in Place Concrete	100%		LIFE	* *	5	\$309,100	
Cast III I face Conclete	Staining/Discoloring	, Extent : Light. Ar		: 15%	J	Ψ507,100	
	Location : Various	-					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2135

Architecture		Current I	Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof	50/			2025	<b>\$95,000</b>	10	¢( 000	
Built-Up (BUR)		ag Surface, : Over Sta	Extent : Light, Are ir Towers	2025 ea Affecte	\$85,000 ed : 100%	10	\$6,000	
Cast in Place Concrete	_	Crumbling,	Extent : Moderate Surface	LIFE e, Area A	* * ffected : 10%	10	\$190,300	
Soffits Cast in Place Concrete	100%			LIFE	* *	5		
terior								
Floors Cast in Place Concrete	_	Crumbling,	\$280,400 Extent : Light, Are		* * ed : 10%	5	\$565,700	
	Paint Peel Location	ling, Extent : Stair Tov ded, Extent	Ramp On East Si : Moderate, Area wer And Mechanic : Moderate, Area	Affected al Spaces	S			
Ceramic Tile	_	Crumbling,	\$6,300 Extent : Light, Ard Main Office	2033 ea Affect	* * ed : 5%	5	\$7,800	
Vinyl Tile	10%			2035	* *	3	\$11,700	
Vinyl Tile		0-2 Failure, Ex : Car Reci	\$5,500 tent : Light, Area A harge Area	2030 Affected :	\$55,200 10%	3	\$2,300	
Interior Walls	700/	4.	Φ201 000	LIEE	* *			
Cast in Place Concrete		=	\$291,000 Extent : Light, Ard ver	LIFE ea Affect				
		Deteriorate : Various	d, Extent : Light, A Locations	1rea Affe	cted : 5%			
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							
	Location	: Stair To	ht, Area Affected : vers nt : Moderate, Are		ed : 5%			
		: Stair To		1.5,50010				
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$7,900	

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2135

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$6,500	2043	* *	5	\$7,700	
	Water Per	ietration, E	xtent : Moderate, A	Area Affe	ected : 5%			
	Location	ı : 1st Flooi	r Offices					
Exposed Concrete	95%	0-2	\$987,400	LIFE	* *	5	\$46,000	
-	Cracking/	Crumbling,	Extent: Moderate	, Area Ą	ffected : 2%			
	Location	ı : Beam At	Entry					
	Exposed R	Reinforceme	ent, Extent : Moder	ate, Ared	a Affected : 10%			
	Location	i : Various	Locations					
	Water Per	netration, E	xtent : Moderate, A	Area Affe	ected : 2%			
	Location	ı : Stair Toı	ver					
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 A	ffected : 50%			
	Location	i : Entrance	?					

ectrical	Current Repair	Future Repl	acement	М	aintenance			
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2050	* *	5	\$500			
	Other Observation, Extent: Light, Ar Location: First Floor Corridor Explanation: The 600 Ampere Main			sfactory	Condition			
E1 D: C								
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 Show Rust.	n Disconnect Swite	ch Enclosur	e And As	sociated Boxes			
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				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2135

Electrical	Current Repair	Future Replacement Maintenance		aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts Motor Controllers							
Locally Mounted	2% Now \$6,000	2050	* *	5			
Locally Mounted	Corroded, Extent : Moderate, Area Af			J			
	Location: 1st Floor Entry Driveway						
	Not Functioning, Extent : Moderate, A Location : 1st Floor Entry Driveway		100%				
No Component	98%						
Ground							
Grounding Devices	1000/	LIEE	* *	5	\$6.400		
Generic Lighting	100%	LIFE		5	\$6,400		
Interior Lighting							
Fluorescent	2%	2025	\$9,900	10	\$4,000		
	T-12 Lamps And Fixtures, Extent : Lig Location : Throughout	ght, Area Affect	ed : 100%				
Incandescent	3%	2025	\$35,600	2	\$100		
	Obsolete Fixtures, Extent : Light, Area Location : 1st Floor Offices						
	Other Observation, Extent : Light, Are	ea Affected : 10	00%				
	Location: 1st Floor Offices						
LED	Explanation : T-8 Lamps 95%	2035	* *				
LED	95% Other Observation, Extent : Light, Are Location : Throughout Parking Area	ea Affected : 10					
	Explanation: The Light Fixtures Are Throughout The Parking Areas, Are	e In Good Cond	lition But The	Illumina	tions Levels,		
Egress Lighting	500/	2020	* *	10	#26.200		
Emergency, Battery Exit, Service	50% 50%	2038 2038	* *	10 1	\$26,300		
Exterior Lighting	3070	2036		1			
HID	20%	2038	* *	10	\$100		
	Other Observation, Extent : Light, Are	ea Affected : 10	00%				
	Location : Throughout						
	Explanation: Photocell Control						
No Component	80%						
Alarm							
Security System  No Component	50%						
Generic	50%	2035	* *	1	\$40,700		
Generic	Other Observation, Extent: Light, Area Affected: 100% Location: Throughout						
	Explanation: Cameras And Card Re Condition.	eaders For Acc	ess Control Ar	e In Sati	sfactory		
Fire/Smoke Detection							
No Component	50%	2025	* *	1.2	Φ <i>C</i> <b>7</b> 100		
Generic, Digital	50%	2035	* *	1-3	\$67,100		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2135

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	5%	2050	* *	1		
No Component	95%					
Conversion Equipment	50/	2020	<b>#100.400</b>	2	05.100	
Radiant Heater	5% Other Observation, Extent : L	2030	\$188,400	2	\$5,100	
	Location: Main Office And	0 00				
	Explanation: 7 Units - Small	**	1.1001			
No Commonant		i buse bouru Type				
No Component	95%					
Air Conditioning Energy Source						
Electricity	100%	2046	* *	1		
Conversion Equipment	10070	2010				
Split Unit	8%	2035	* *			
Split Unit		90,800 2040	* *			
Spin Sim	Broken, Extent : Severe, Area	,				
	Location: 1st Floor Marina					
No Component	90%					
Ventilation	70.0					
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	50/	2025	ata ata			
Galvanized Steel	5%	2035	* *	1		
No Component	95%					
Water Heater	1000/					
Not Accessible	100%					
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10078	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Fixtures	10070	LITE				
No Component	95%					
Generic	5%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location: 1st To 8th Floor					
	Explanation: One Unit					
Fire Suppression						
Standpipe	1000/	20.40	ناه ماه	1.5	<b>#100.00</b>	
Generic	100%	2040	* *	1-5	\$109,800	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2135

Mechanical	Current Repair	Future Repla	cement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	nted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression Sprinkler						
No Component	95%					
Generic	5%	2040	* *	1-2	\$3,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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

Total \$204,600

\$148,500	\$11,600	\$30,100	\$17,100
\$28,500			
\$58,800	\$10,800	\$24,800	\$16,300
\$61,200	\$900	\$5,300	\$900
\$148,500	\$11,600	\$30,100	\$17,100
\$7,900	\$7,900	\$7,900	\$7,900
\$18,500	\$2,000	\$2,900	\$2,100
\$2,400	\$1,700	\$2,100	\$3,300
\$59,300		\$12,700	\$3,900
\$60,500		\$4,600	
FY 2021	FY 2022	FY 2023	FY 2024
	\$60,500 \$59,300 \$2,400 \$18,500 \$7,900 <b>\$148,500</b> \$61,200 \$58,800 \$28,500	\$60,500 \$59,300 \$2,400 \$18,500 \$7,900 \$7,900 \$148,500 \$61,200 \$58,800 \$28,500 \$10,800	\$60,500 \$4,600 \$59,300 \$12,700 \$2,400 \$1,700 \$2,100 \$18,500 \$2,000 \$2,900 \$7,900 \$7,900 \$7,900 <b>\$148,500 \$11,600 \$30,100</b> \$61,200 \$900 \$5,300 \$58,800 \$10,800 \$24,800



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4335

Architecture		Current F	Repair	<b>Future Replacement</b>		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	2.50/	0.0	<b>#20.400</b>		de de	_	<b>0.57.700</b>	
Cast Stone/Terra Cotta		0-2 r Miss/Erod : Street Fo	\$29,400 d, Extent : Moderat acades	LIFE te, Area A	4ffected : 15%	5	\$67,700	
Concrete Masonry Unit	30%			LIFE	* *	5	\$13,000	
·	Location	ervation, E : Rear Of tion : Stucc		Affected	! : 100%			
Masonry: Granite	2%		11	LIFE	* *	5	\$1,000	
Metal Panel	8%	Now	\$1,800	2040	* *	5	\$5,200	
	Corrosion	Rusting, E	xtent : Moderate, A Over Retail Entranc	Area Affe	ected : 5%	C	<del>\$2,2</del> 33	
Stucco Cement	10%			2035	* *	5	\$8,700	
	Cracking/	Crumbling, : Rear Of	Extent : Moderate Building		ffected : 15%		<b>,</b> , , , , , ,	
Window Wall	25%			2050	* *	5	\$32,500	
Windows								_
Steel	25%			2038	* *	5	\$9,300	
Wood	75%			2046	* *	5	\$22,200	
Parapets	-0.				de de	- 40	4.000	
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$6,000	
Concrete Masonry Unit	25%			LIFE	**	5-10	\$5,800	
Metal Cornice	60%	2.4	Ф2 200	2045	* *	10	\$8,100	
Stucco Cement	10%	2-4	\$2,300	2035		5	\$500	
	_	crumbling, : Through	Extent : Moderate	e, Area Aj	<i>пестеа : 30%</i>			
Roof	Location	. Inrougn	Oui					
Copper/Terne	5%			2045	* *	10	\$2,900	
Spray-on Foam	95%			2035	* *	5	\$29,800	
Soffits	7570			2033			Ψ27,000	
Metal Panel	35%			2050	* *	5-10		
Stucco Cement	65%			2043	* *	5		
Interior	0070							
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%		\$1,000	2035	* *	3	\$400	
			ents, Extent : Mod trance Area	erate, Ar	rea Affected : 5%			
Wood	30%			2058	* *	5	\$12,800	
	20.0						Ţ1 <b>2</b> ,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4335

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	* *			

Electrical	Current Repa	ir Future Repla	Future Replacement		Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost   Year Estimated FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	80%	2050	* *	5	\$100				
		Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room							
	Explanation : One 1,200 Amperes For Emergency	) Ampere And One 600 Ampero v Main Service	e Main Dis	connect S	Switch And 400				
Fused Disc Sw	20%	2050	* *	5					
		Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room							
	Explanation: One 400 A	Ampere Main Disconnect Switc	ch For Eme	ergency					
Switchgear / Switchboard	*								
Fused Disc Sw	100%	2050	* *	5	\$100				
Raceway									
Conduit	100%	2050	* *	1					
Panelboards									
Fused Disc Sw	10%	2046	* *	5					
Molded Case Bkrs	90%	2046	* *	5	\$400				
Wiring									
Thermoplastic	100%	2050	* *	1					
Motor Controllers									
Locally Mounted	100%	2043	* *	5	\$100				
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$500				
Stand-by Power									
Transfer Switches									
Automatic	100%	2043	* *	1	\$4,900				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4335

Electrical	Current Repair	Future Rep	Future Replacement Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Stand-by Power							
Generators							
Diesel	100%	2039	* *	1	\$6,200		
	Other Observation, Extent	: Light, Area Affected : 100	0%				
	Location : Roof						
	Explanation: One 200 Ki	lowatt					
Batteries							
Lead/Acid	100%	2024	\$1,600	5	\$600		
Fuel Storage				_			
Main Tank	100%	2058	**	5	\$500		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement						
	Explanation: One 300 G	allons					
Lighting							
Interior Lighting	700/	2025	* *	1.0	<b>#11.400</b>		
Fluorescent	78%	2035	**	10	\$11,400		
Fluorescent	20%	2035		10	\$2,900		
	Compact Fluorescent Light		rtea : 100%				
	Location : Throughout Th						
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	-00/						
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 Re	pair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	10%	2040	* *	1		
Natural Gas	90%	2040	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4335

Mechanical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Furnace	90% Other Observation, Extent : Light, Area Location : Roof Explanation : 3 Rooftop Package Uni		\$33,100 : 100%	1	\$7,100	
Radiant Heater	10% Other Observation, Extent: Light, Area Location: Entrance Explanation: 5 Units	2030	\$27,700	2	\$700	
Terminal Devices Convector/Radiator	25% Other Observation, Extent : Light, Area Location : Second Floor Perimeter Explanation : Electric Baseboard	2035 a Affected	**	1	\$1,300	
No Component	75%					
Air Conditioning Energy Source	100%	2038	* *	1		
Electricity Conversion Equipment Ext Pkg Unit - Heating/Cooling	70%	2030	\$136,900	2	\$700	
	R-22 Refrigerant, Extent: Light, Area Location: Roof Other Observation, Extent: Light, Area Location: Roof Explanation: 2 Rooftop Units					
Ext Pkg Unit - Heating/Cooling	25%  Other Observation, Extent : Light, Area Location : Roof		* *	2	\$200	
Split Unit	Explanation: One Unit R-410 Refrigors 5% R-22 Refrigerant, Extent: Light, Area Location: One Unit On Roof	2035	**			
Terminal Devices Fan Coil - 2 Pipe No Component	5% 95%	2038	* *	1	\$300	
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 Corroded, Extent: Moderate, Area Affl. Location: Water Service Valves In B.	asement.		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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4335

Mechanical	Current Repa	ir Future	Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Extend	: Light, Area Affected	: 100%			
	Location : One Unit Fro	m Basement To 2nd Flo	oor, One Unit From	m 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	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2419

rchitecture	Current Repair Future Replacement			M		
stem Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior		•				
Exterior Walls						
Cast Iron	20%	LIFE	* *			
	Other Observation, Extent : I	Light, Area Affected .	100%			
	Location : Throughout					
	Explanation: Majority Of E	Building Inaccessible	Due To Construc	ction Of	Vertical Addition	
Cast Stone/Terra Cotta	5%	LIFE	* *	5	\$65,500	
	Other Observation, Extent : I	Light, Area Affected .	: 100%			
	Location : Underside Of So	ffits				
	Explanation: Gustavino Ti	les				
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%	ó			
	Location : Entrance To Fer	ry Waiting Room, 1s	t Level			
Windows						
Steel	20%	2034	* *	5	\$75,600	
	Other Observation, Extent : M	Aoderate, Area Affec	eted : 85%			
	Location : All Windows Exc	ept 1st Floor Waitin	g Area			
	Explanation : No Access - M	Aajority Of Building	Inaccessible Due	To Cons	struction Of	
	Vertical Addition					
Wood	80% 4+	\$51,600 2042	* *	5	\$120,900	
	Deteriorated Finish, Extent:	Moderate, Area Affe	ected : 15%			
	Location : First Floor Wait	ing Room				
	Other Observation, Extent : I	Light, Area Affected .	85%			
	Location: All Other Windo	ws Except 1st Floor	Wating Area			
	Explanation: No Access - M	Aajority Of Building	Inaccessible Due	To Cons	struction Of	
	Vertical Addition					
Parapets				_		
Copper/Terne	15%	2046	* *	5	\$6,200	
	Other Observation, Extent : 1	.ight, Area Affected .	: 100%			
	Location : All Parapets					
	Explanation: No Access - N	Aajority Of Building	Inaccessible Due	To Cons	struction Of	
M D'1	Vertical Addition	LIDE	* *	-	Φ4.200	
Masonry: Brick	50%	LIFE	* *	5	\$4,300	
Metal Panel	10%	2036	* *	5	\$3,300	
Metal Rail	25%	2031	~ ~	5-10	\$38,900	
Roof	400/	2021	Φ1 A00 000	1.0	<b>070.700</b>	
Built-Up (BUR)	40%	2021	\$1,088,800	10	\$70,700	
	Other Observation, Extent: I	лgпі, Area Affected .	100%			
	Location : All Roofs	6 : OCD :11:		T. C		
	Explanation : No Access - N Vertical Addition	aajority Of Building	inaccessible Due	10 Cons	aruction Of	
Cost in Diago Comme		ripp	* *			
Cast in Place Concrete	15%	LIFE 2041	* *	10	<b>#25.200</b>	
Copper/Terne	8%	2041		10	\$35,300	
Modified Bitumen	32%	2026	\$871,000 * *	10	\$56,600	
Skylight, Metal/Glass	5%	2036		10	\$29,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2419

Current Repair		Futur	e Replacement	Maintenance				
% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
			·	3	\$60,400			
		-	-					
Explanation : No Acc Vertical Addition	cess - Majority Of E	Building	g Inaccessible Due	To Cons	truction Of			
50%		LIFE	* *	5	\$191,400			
5%		2029	\$192,400	5	\$8,800			
7%		LIFE	* *	5	\$9,600			
15%		2031	* *	3	\$9,800			
					•			
5%		2035	* *	5	\$8,400			
Other Observation, Ex	tent : Light, Area A	ffected	: 90%		•			
Location : All Walls	Except 1st Floor W	aiting 1	Area					
Explanation : No Acc Vertical Addition	cess - Majority Of E	Building	g Inaccessible Due	To Cons	truction Of			
15%		LIFE	* *	5	\$10,100			
10%		LIFE	* *	5	\$10,100			
60%		LIFE	* *	5	\$30,200			
5%		LIFE	* *					
5%		LIFE	* *	5	\$33,500			
25%		2031	* *	5	\$54,700			
Other Observation, Ex	tent : Light, Area A	ffected	: 90%					
Location : All Ceiling	gs Excet 1st Floor V	Waiting	, Area					
Explanation : No Acc Vertical Addition	cess - Majority Of E	Building	g Inaccessible Due	To Cons	truction Of			
5%		2043	* *	5	\$8,800			
25%			* *	5	\$6,800			
10% Now			* *		. , .			
-		ea Affe	cted : 10%					
Location: Slip For Governors Island								
10%		LIFE	* *	5	\$21,900			
25%			* *	5	\$27,300			
	23%  Other Observation, Ex Location : All Floors Explanation : No Acc Vertical Addition  50% 5% 7% 15%  Other Observation, Ex Location : All Walls Explanation : No Acc Vertical Addition  15% 10% 60% 5% 5%  Other Observation, Ex Location : All Ceiling Explanation : No Acc Vertical Addition  5% 25% Other Observation, Ex Location : All Ceiling Explanation : No Acc Vertical Addition  5% 25% 10% Now Corrosion/Rusting, Ex Location : Slip For C Water Penetration, Ex Location : Slip For C University of Control of Contro	23% Other Observation, Extent: Light, Area A Location: All Floors Besides 1st Floor Explanation: No Access - Majority Of EVertical Addition  50% 5% 7% 15%  Other Observation, Extent: Light, Area A Location: All Walls Except 1st Floor W Explanation: No Access - Majority Of EVertical Addition  15% 10% 60% 5% 5%  Other Observation, Extent: Light, Area A Location: All Ceilings Excet 1st Floor W Explanation: No Access - Majority Of EVertical Addition  15% 10% 60% 5% 5% Other Observation, Extent: Light, Area A Location: All Ceilings Excet 1st Floor W Explanation: No Access - Majority Of EVertical Addition  5% 25% 10% Now \$418,300 Corrosion/Rusting, Extent: Moderate, Ar Location: Slip For Governors Island Water Penetration, Extent: Moderate, Ar Location: Slip For Governors Island 10%	23% 2022 Other Observation, Extent: Light, Area Affected Location: No Access - Majority Of Building Vertical Addition  50% LIFE 15% 2031  5% 2035 Other Observation, Extent: Light, Area Affected Location: All Walls Except 1st Floor Waiting Explanation: No Access - Majority Of Building Vertical Addition  5% 2035 Other Observation, Extent: Light, Area Affected Location: All Walls Except 1st Floor Waiting Explanation: No Access - Majority Of Building Vertical Addition  15% LIFE 10% LIFE 5% LIFE Location: No Access - Majority Of Building Vertical Addition  5% 2031 Other Observation, Extent: Light, Area Affected Location: All Ceilings Excet 1st Floor Waiting Explanation: No Access - Majority Of Building Vertical Addition  5% 2043 25% LIFE Corrosion/Rusting, Extent: Moderate, Area Affected Location: Slip For Governors Island Water Penetration, Extent: Moderate, Area Affected Location: Slip For Governors Island 10% LIFE	23% 2022 \$583,100  Other Observation, Extent: Light, Area Affected: 90%  Location: All Floors Besides 1st Floor Waiting Area  Explanation: No Access - Majority Of Building Inaccessible Due  Vertical Addition  50% LIFE **  5% 2029 \$192,400  7% LIFE **  15% 2031 **  Other Observation, Extent: Light, Area Affected: 90%  Location: All Walls Except 1st Floor Waiting Area  Explanation: No Access - Majority Of Building Inaccessible Due  Vertical Addition  15% LIFE **  10% LIFE **  10% LIFE **  10% LIFE **  25% LIFE **  25% 2031 **  Other Observation, Extent: Light, Area Affected: 90%  LIFE **  10% LIFE **  25% 2031 **  Other Observation, Extent: Light, Area Affected: 90%  Location: All Ceilings Excet 1st Floor Waiting Area  Explanation: No Access - Majority Of Building Inaccessible Due  Vertical Addition  5% 2031 **  25% LIFE **  10% Now \$418,300 LIFE **  LOCation: Slip For Governors Island  Water Penetration, Extent: Moderate, Area Affected: 10%  Location: Slip For Governors Island  Water Penetration, Extent: Moderate, Area Affected: 10%  Location: Slip For Governors Island  10% LIFE **	Soft   Fail Date   Estimated Cost   Cycle   Total   Fail Date   Estimated Cost   Cycle   Total   Fail Date   Estimated Cost   Cycle   FY   Soft   Cycle   Cyrs	Year   Stimated Cost   Total   Years   Wears   Estimated Cost   Total   Years   Stimated Cost   Total   Years   Stimated Cost   Years   Standard Cost   Years   Year		

Electrical	Current Repair		Future Replacement		М		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Under Construction	100%						
Switchgear / Switchboard							

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

100%

Under Construction

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2419

Electrical	Current Repair		Future Replacement			Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Ye	ar Estimat Y	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Raceway							
Conduit	5%	203		* *	1		
Conduit	5%	203	66	* *	1		
Under Construction	90%						
Panelboards							
Molded Case Bkrs	5%	203	51	* *	5	\$200	
Under Construction	95%						
Wiring							
Thermoplastic	5%	203	56	* *	1		
Under Construction	95%						
Motor Controllers							
Locally Mounted	5%	204	16	* *	5		
Under Construction	95%						
Ground							
Grounding Devices							
Under Construction	100%						
Lighting							
Interior Lighting							
Fluorescent	2%	203		* *	10	\$2,200	
	T-8 Lamps And Fixture		Area Affecte	d: 100%			
	Location: Waiting A	rea 1st Floor					
Fluorescent	2%	203	66	* *	10	\$2,200	
	Compact Fluorescent I Location : Waiting A	-	e, Area Affe	cted : 100	)%		
HID	2%	202	21 5	\$18,200	10	\$100	
Under Construction	94%			. ,			
Egress Lighting							
Emergency, Battery	5%	203	66	* *	10	\$1,400	
Exit, Service	5%	203	66	* *	1		
Under Construction	90%						
Exterior Lighting							
HID	100%	202	21 \$3	504,100	10	\$400	
Alarm			* -			<u> </u>	
Security System							
Under Construction	95%						
Generic	5%	203	66	* *	1	\$2,200	
Fire/Smoke Detection							
Under Construction	95%						
Generic, Digital	5%	203	66	* *	1-3	\$3,700	
						4-7:	

Mechanical	Current Repair			e Replacement	M		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2419

Mechanical	Current Repair		Futu	re Replacement	N	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating Energy Source Plant Campus Steam /	10%	)		2036	* *	' 1			
PRV	1079	•		2000		-			
Under Construction	Location Explana 90%	Other Observation, Extent: Light, Area Affected: 10%  Location: Ticketing And Waiting Area  Explanation: Steam Is From The Boiler Room Which Is Under Construction  90%  Other Observation, Extent: Light, Area Affected: 0%							
	Location Explana	Location: Explanation: Only Small Portion Is Occupied, The Rest Of The Building Is Under Construction							
Conversion Equipment Under Construction	Location	servation, E n :	Extent : Light, Area			on			
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%			2031		1	\$7,300		
Air Conditioning	7070	)							
Energy Source									
Electricity	10%	)		2034	* *	<b>'</b> 1			
Under Construction	90%	)							
Conversion Equipment									
Reciprocating Compr/Chiller	10%	)		2034	* *	<b>'</b> 1	\$5,500		
-	Location	n : 1st Floor		ı Affectea	l : 10%				
		tion : 1 Un	it. R-410a						
Under Construction	90%	)							
Distribution	100/								
No Component Under Construction	10% 90%								
Terminal Devices	9070	)							
Air Handler/Cool/Ht	10%	)		2031	* *	<b>'</b> 1	\$7,300		
<b>Under Construction</b>	90%	)							
Heat Rejection Air Cooled Condenser Unit	10%	)		2034	* *	• 2	\$8,200		
Under Construction	90%	)							
Ventilation									
Distribution	1000/								
Under Construction	100%	)							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2419

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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)								
<b>Under Construction</b>	100%							
Sewage Ejector(s)								
Under Construction	100%							
Backflow Preventer								
<b>Under Construction</b>	100%							
Fixtures								
<b>Under Construction</b>	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%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14829

Architecture	Current Repair	Future Replacen	uture Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls Cast in Place Concrete Under Construction	80% 20%	LIFE	* *	5	\$586,700	
	Other Observation, Extent: Light, Are Location: Arcade Portion Of Buildin Explanation: Currently Under Repa	ng				
Windows						
Aluminum	80% Recent Replace Evident, Extent : Light Location : Main Building	2050 t, Area Affected : 100%	**	5	\$800	
Under Construction	20% Other Observation, Extent: Light, Are Location: Collanade Portion Of Bui Explanation: Steel Windows					
Parapets						
Not Accessible	100%					
Roof	1000/					
Not Accessible nterior	100%					
Floors						
Cast in Place Concrete	80%	LIFE	* *	5	\$264,700	
Ceramic Tile	10%  Recent Installation, Extent: Light, Are Location: Bathrooms	2041 ea Affected : 100%	* *	5	\$15,100	
Terrazzo	10%  Recent Installation, Extent: Light, Area Location: First Floor Entry Area Other Observation, Extent: Light, Area Location: First Floor Entry Area	a Affected : 100%	* *	5	\$11,800	
Interior Walls	Explanation: This Is A Terrazzo Tile	2 Installation				
Gypsum Board	70% Recent Construction, Extent : Light, A Location : Floors 1 Thru 4	LIFE rea Affected : 100%	* *	5	\$38,100	
Under Construction	30% Other Observation, Extent: Light, Are Location: Basement Level And Arca Explanation: Under Construction		g			
Ceilings	15%	2045	* *	5	\$22.700	
AcousTileSusp.Lay-In	15% Recent Installation, Extent : Light, Are Location : First Floor Entry Area			5	\$22,700	
Exposed Concrete	80%	LIFE	* *	5	\$18,900	
Gypsum Board	5% Recent Installation, Extent : Light, Are Location : First Floor Entry Area	LIFE	* *	5	\$9,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14829

Architecture	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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 Elemo	ents, Extent : Ligh	t, Area Aff	ected : 10%			
	Location: East Entr	y Area And South	Parking A	rea			
	Ponding, Extent : Ligi	ht, Area Affected :	10%				
	Location : South Pa	rking Area					
Asphalt	20%		2041	* *			
	Other Observation, E	xtent : Moderate, 2	Area Affeci	ted : 100%			
	Location : Parking A	Area By Arcade					
	Explanation : Curre	ntly Under Constr	uction				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Transformers				
Dry Type	100%	2048 **	5 \$400	
	Recent Installation, Extent : Light Location : 1st Floor	t, Area Affected : 20%		
Switchgear / Switchboard				
Molded Case Bkrs	100%	2058 **	5 \$2,600	
	Recent Installation, Extent : Light Location : 1st Floor	t, Area Affected : 10%		
Raceway				
Conduit	100%	2058 * *	1	
	Recent Installation, Extent : Light Location : 1st Floor	t, Area Affected : 20%		
Panelboards				
Molded Case Bkrs	100%	2053 **	5 \$2,600	
	Recent Installation, Extent: Light Location: Throughout Building	t, Area Affected : 30%		
Wiring				
Thermoplastic	100%	2058 **	1	
	Recent Installation, Extent : Light Location : 1st Floor	t, Area Affected : 20%		
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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14829

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

Mechanical		Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
Electricity	100%		2054	* *	1			
Conversion Equipment								
Heat Pump Air Sourced	100%		2032	* *	2	\$30,900		
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$55,800		
Terminal Devices								
Convector/Radiator	10%		2045	* *	1	\$3,200		
	Location	ervation, Extent : Light, Area : Bathrooms tion : Electric	11,5,00000					
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%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14829

Mechanical	al Current Repair Future Replacement		ment Maintenance				
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	on, Extent : Light, Area	Affected	! : 100%			
	Location: Base	ement To 4th Floor					
	Explanation: 2	Elevators					
Fire Suppression							
Standpipe							
Generic	100%		2054	* *	1-5	\$52,300	

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

<sup>\*\*</sup> 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 BUILDING A

Address : 140A 58TH STREET @ FIRST AVENUE

Borough : BROOKLYN Agency's Number : N/A

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13424

Architecture	Current	Current Repair Future R		Replacement N		aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	000/ 0.0	#1 <b>5</b> 0 ( <b>5</b> 0 0	LIDE		_	<b>#2.5</b> (2.600	
Cast in Place Concrete	80% 0-2 Cracking/Crumbling Location : Bulkhea		LIFE e, Area A <u>f</u>	* * fected : 10%	5	\$2,562,600	
Metal Panel	5%		2053	* *	5-10	\$220,200	
	Other Observation, E Location: Rooftop Explanation: Mech	Over Bio Bat Facil		: 100%			
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 Deteriorated Finish, Location: Through Glazing Broken/Crac	out			5	\$1,102,300	
	Location: Through Thermally Inefficient Location: Through Other Observation, E Location: Slated F Explanation: Exist	, Extent : Moderate out Extent : Light, Area for Full Replaceme	Affected nt In 2018	: <b>66%</b> 3			
Parapets Cast in Place Concrete	100%		LIFE	* *	5	\$547,900	
Roof	10070		LIFE		3	\$347,900	
Cast in Place Concrete	10%		LIFE	* *			
Spray-on Foam	90% 0-2 Blisters, Extent: Mod Location: Main Ro		2037	* *	5	\$366,500	
	Broken/Missing Elen Location: Various Cracking/Crumbling Location: Main Ro	Locations , Extent : Moderate					
	Vegetation Growth, I Location: Various Worn/Eroded, Extens	Locations : Moderate, Area					
nterior	Location : Through	Oui					
Floors							
Carpet	10%		2026	\$3,520,300	3	\$396,800	
Carpet Carpet Cast in Place Concrete	14%		LIFE	\$5,520,500 * *	3 5	\$810,200	
Ceramic Tile	5%		2036	* *			
	5% 5%		LIFE	* *	5 5	\$132,300 \$103,300	
Terrazzo			LIFE		3	\$103,300	
Under Construction	66%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13424

Architecture	Current R	epair	Future Repla	acement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year Estim FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior Interior Walls							
Cast in Place Concrete	14% Now Cracking/Crumbling, Location: Above Wi Paint Peeling, Extent Location: Columns,	ndows, Stair 11, 1 : Moderate, Area	Foundation	* * : 10%			
Concrete Masonry Unit	10%		LIFE	* *	5	\$47,500	
Gypsum Board Under Construction	10% 66%		LIFE	* *	5	\$71,200	
Ceilings							
AcousTileSusp.Lay-In	10%		2040	* *	5	\$258,000	
Exposed Concrete	24% Now Cracking/Crumbling, Location: North Tun Exposed Reinforcemen Location: North Tun Paint Peeling, Extent	nnel Entrance, Th nt, Extent : Moder nnel Entrance, Th : Moderate, Area	roughout ate, Area Affect roughout		5	\$96,800	
TI 1 G	Location: Througho	out					
Under Construction	66%						

ectrical	Current Repair	r Future Repla	cement	М	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$7,600	
	Other Observation, Extent Location: Electrical Roo	: Moderate, Area Affected : 10 m Basement	00%			
	Explanation: Two 4000	Ampere And One 3000 Amper	e Main Dis	connect	Switches	
Transformers						
Dry Type	100%	2040	* *	5	\$6,500	
	Location : Electrical Roo	: Moderate, Area Affected : 10 m -ampere, 15 Kilovolt-ampere,		Pri - 208	2/120 V Sec.	
Switchgear / Switchboard						
Fused Disc Sw	100%	2047	* *	5	\$7,600	
Raceway						
Busway	5%	2040	* *	1		
Conduit	65%	2027		1		
Conduit	30%	2047	* *	1		
Panelboards						
Fused Disc Sw	5%	2043	* *	5	\$2,000	
Molded Case Bkrs	20%	2043	* *	5	\$9,300	
Molded Case Bkrs	75%	2026		5	\$34,900	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13424

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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, E Location: Throughout Th		a Affected : 100%	Ó			
Fluorescent	5%	2032	* *	10	\$81,100		
1100100000	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout Th	-					
	Explanation : Compact Fl	-					
Incandescent	5%	2022	\$922,500	2	\$2,000		
Egress Lighting	2,0	2022	Ψ,22,500		Ψ2,000		
Emergency, Battery	50%	2032	* *	10	\$213,300		
Exit, Service	50%	2032	* *	1	\$ <b>_1</b> 2,200		
Exterior Lighting							
HID	100%	2027	\$6,958,600	10	\$5,400		
Alarm		·	,,		4-,.00		
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	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13424

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	35%		2043	* *	4	\$30,500	
No Component	65%						
Terminal Devices	100/		2022	<b>#0.40.400</b>		#100 <b>2</b> 00	
Air Handler	10%		2022	\$849,400	1	\$109,300	
		ervation, Extent : Light, Area : Loading Dock Level	Ајјестеа	: 10%			
		· ·					
G (7)		ion : Service Dock Area	2022	* *	-	Ф1.42.700	
Convector/Radiator	25%		2032	* *	1	\$142,700	
Fan Coil Unit/Heat	10%		2032	* *	1	\$57,100	
No Component	55%						
Ventilation							
Distribution Ductwork/Diffusers	10%		LIFE	* *	2-5	\$98,600	
No Component	90%		LIFE		2-3	\$90,000	
Exhaust Fans	2070						
Interior	5%		2032	* *	2	\$2,700	
Roof	5%		2032	* *	2	\$2,700	
No Component	90%		2032		2	\$2,700	
Plumbing	7070						
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	C=0.1						
No Component	65%		20.47	ala -1-		<b>#211</b> 000	
Generic	35%		2047	* *	1-5	\$311,900	
Sprinkler	C50/						
No Component	65%		20.47	باد رائ	1.2	<b>#172 202</b>	
Generic	35%		2047	* *	1-2	\$173,300	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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 Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Fire Pump				
No Component	65%			
Generic	35%	2036 **	1 \$115,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13425

Architecture	Current l	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls							
Cast in Place Concrete	20% Now	\$1,154,300	LIFE	**	5	\$981,600	
	Cracking/Crumbling, Location: Atrium V			d: 20%			
	Exposed Reinforceme			Iffected : 20%			
	Location : Mechani		,	33			
	Spalling, Extent : Mo Location : Balconie						
		Staining/Discoloring, Extent: Moderate, Area Affected: 35%					
	Location : Atrium V	Valls And Balconie	S				
	Vertical Cracks, Exte		Iffected : 20	0%			
	Location : Atrium V						
	Other Observation, E	Extent : Severe, Are	a Affected	: 20%			
	Location : Atrium	Nottina In Dlace	Eailed La	oal Law 11 East	uda Inana	otion	
C ' N C	Explanation : Safet	y Netting in Place		**			
Cast in Place Concrete	60% Recent Repair Evider	nt Extent : Light /	LIFE Treat Affects		5	\$2,944,900	
	Location : Perimete		rea zijjeete	u . 5070			
Metal Panel	5%		2037	* *	5-10	\$337,400	
Metal Coiling Doors	10%		2032	* *	5	\$306,800	
Window Wall	5%		2047	* *	5	\$184,100	
Windows	100/		• • • •	<b></b>		<b>**</b> **********************************	
Metal Louvers	10%		2030	\$1,416,700	10	\$284,900	
	Corrosion/Rusting, E Location : Perimete	er Vents		20%			
Steel	90% Now	\$6,701,400	2026	\$22,337,900	5	\$2,563,700	
	Air Infiltration, Exter Location : Through		ı Affected :	50%			
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%						
	Location: Throughout						
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 15% Location: Throughout						
	Misaligned/Bulging,	Extent : Severe, Ar		l : 10%			
	Location : Cleresto	-					
	Thermally Inefficient		e, Area Affe	ected : 100%			
	Location : Through	out					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13425

Architecture	Current Repair			Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Parapets							
Cast in Place Concrete	28% Now Cracking/Crumbling, Location: North An Vertical Cracks, Exte Location: North An Other Observation, E	nd South Parapets . nt : Moderate, Are nd South Parapets . ixtent : Severe, Are	Above Atr a Affected Above Atr	ium l : 15% ium	5	\$86,200	
	Location : Atrium P Explanation : Safety		Failed I	ocal Law 11 Face	ida Insna	action	
Cook in Dlane Commune		v Neuing in i tace		**			
Cast in Place Concrete	70% 2%		LIFE 2047	* *	5	\$215,600	
Metal Panel Roof	Δ70		2047		5	\$2,300	
Paver: Asphalt	10% Now Cracking/Crumbling, Location: Over Bas			\$776,500 fected : 20%			
	Recent Repair Eviden Location: Over Bas Vegetation Growth, E Location: Over Bas Water Penetration, E. Location: Over Bas	sement Walls At Pe Extent: Moderate, sement At Atrium V xtent: Moderate, 2	erimeter L Area Affeo Valls Area Affeo	oading Docks cted : 10%			
Single Ply Membrane Skylight, Metal/Glass	10% 20% 4+ Broken/Missing Elem Location: Glass Ho	us Been Removed H	From Skyli	ight Throughout	10	\$83,100	
	Corrosion/Rusting, E. Location : Exposed		нгеа Ајјес	nea : 20%			
C		Sicci II usses	2022	* *		0.04.000	
Spray-on Foam	60% Other Observation, E Location: Through Explanation: Balla	out		: 100%	5	\$664,900	
nterior							
Floors	50/		2026	<b>#2 202 (00</b>	2	<b>#240.20</b> 2	
Carpet	5%		2026	\$2,202,600	3	\$248,300	
Cast in Place Concrete	65%		LIFE	* *	5	\$672,500	
Ceramic Tile	5% 50/		2036	* *	5	\$165,500	
Terrazzo	5% 20%		LIFE		5	\$129,300	
Vinyl Tile	20%		2027	\$5,868,700	3	\$331,100	
Interior Walls Cast in Place Concrete	700/		LIDD	* *			
	70%		LIFE	* *	5	¢20.700	
Ceramic Tile	2%		2036	* *	5	\$20,700	
Classificate Page	10%		LIFE LIFE	* *	5	\$41,400	
Glass: Single Pane	3% 15%		LIFE	* *	5 5	\$23,300	
Gypsum Board	1370		LILE		J	\$93,100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13425

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 A	ffected : 10%			
	Location	: Basemen	t Under Ramps					
	Exposed R	Reinforceme	nt, Extent : Moder	ate, Area	Affected : 10%			
	Location	: Basemen	t Ceiling Near Atr	ium				
	Spalling, I	Extent : Mo	derate, Area Affec	ted : 15%	ó			
	Location : Basement Below Grade At Atrium							
	Water Pen	netration, E	xtent : Moderate, 2	Area Affe	cted : 10%			
	Location	: Basemen	t Below Grade At .	Atrium				

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ver 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2027	\$49,900	3	\$9,500		
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%				
	Location : Electrical Room Basement						
	Explanation: One 1,000 Amperes Ana	l Four 60	00 Amperes Main L	isconne	ct Switch		
Transformers							
Dry Type	100%	2025	\$143,300	3	\$12,200		
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%				
	Location : Electrical Room Basement						
	Explanation: Five 2500 Kilovolt-amp	ere, 2700	00v Pri 480v Sec				
Feeders							
Cable	100%	2026	\$16,100	1			
Raceway							
Conduit	100%	2027	\$42,700	1			
nder 600 Volts							
Service Equipment							
Fused Disc Sw	50%	2027		5	\$4,700		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Electrical Room 1 Basemen	ıt.					
	Explanation: 2-4000 Amperes Main I	Disconne	ect Switch				
Fused Disc Sw	50%	2027		5	\$4,700		
	Other Observation, Extent : Moderate, 2	Area Affe	ected : 100%	-	7 ): 00		
	Location : Electrical Room 2 Basemen	-					
	Explanation: 4-5000 Amperes Main S	Service S	witches				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13425

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estim (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2025	\$16,500	5	\$8,100	
	Other Obs	ervation, Extent :	Moderate, A	lrea Affe	cted : 100%			
	Location	: Mechanical Ro	om And Pent	house				
		ion : Three 118 K ampere 480/277v			112 Kilovolt-ampe	ere, One	30	
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 Obs	ervation, Extent :	Moderate, A	lrea Affe	cted : 100%			
	Location	: Basement						
	Explanat	ion : Corroded						
Lighting								
Interior Lighting								
Fluorescent	80%			2027	\$18,469,500	10	\$1,622,900	
		ervation, Extent :	0 .	Affected	: 100%			
	Location	: Throughout The	e Building					
	Explanat	ion: T-12 Lamps						
Fluorescent	20%			2037	* *	10	\$405,700	
	T-8 Lamps	And Fixtures, Ex	tent : Moder	ate, Area	a Affected : 100%			
	Location	: Throughout The	e 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	
<del></del>						•	,,	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13425

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)		Year Estimated Co FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	20	032 *	* 1-3	\$136,300	

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•			•				
Energy Source								
Electricity	10%			2037	* *	1		
Natural Gas	90%			2037	* *	1		
Conversion Equipment								
Hot Water Boiler	60%			2032	* *	1	\$656,100	
			Extent : Light, Area	Affected	1: 100%			
	Location	: Boilers I	Rooms					
	Explana	tion : 40 G	as Fired Hot Water	Boilers				
Hot Water Boiler	30%			2047	* *	1	\$328,100	
	Recent Ins	tallation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: 32 New .	Boiler Install In Ba	sement				
Radiant Heater	10%			2027	\$3,827,100	2	\$102,600	
	Other Obs	ervation, E	Extent : Light, Area	Affected			, , , , , , , , , , , , , , , , , , ,	
			out Common Areas					
	Explana	tion : Elect	ric Unit Heaters Ai	nd Base	Board Radiant Hed	aters		
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$109,000	
Terminal Devices								
Convector/Radiator	80%			2032	* *	1	\$571,500	
Fan Coil Unit/Heat	20%			2027	\$6,468,700	1	\$142,900	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Through	out Tenant Storge	Areas				
	Explana	tion : Hot V	Vater Unit Heaters					
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	5%			2035	* *	2	\$6,800	
Cooling								
	Other Obs Location		Extent : Light, Area	Affected	: 100%			
	Explana	tion : Newl	y Commissioned S <sub>I</sub>	olit Units	,Condensing Unit			
No Component	95%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13425

Mechanical	(	Current Repair		re Replacement	Maintenance		
System Component Type		ail Date Estimat (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Terminal Devices	/						
Fan Coil - 2 Pipe	5%		2035	**	1	\$35,700	
		vation, Extent : Li		d: 100%			
		Elevator Equipme		E C-:1 C4:			
N. G	-	n : Newly Commi	ssionea Spiii Onii	, Fan Coil Section			
No Component	95%						
Ventilation							
Distribution 1/D:ss	100/		LIEE	* *	2.5	Ф1 <b>22</b> 200	
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$123,300	
No Component	90%						
Exhaust Fans Interior	10%		2032	* *	2	¢	
	90%		2032		2	\$6,800	
No Component	90%						
Plumbing H/C Water Piping							
Brass/Copper	100%		2047	* *	1		
Water Heater	10070		2047		1		
Electric	100%		2022	\$1,902,600	4	\$19,300	
Electric		vation, Extent : Li			4	\$19,300	
		vanon, Extem . El Near Each Tenan					
		n : One Unit Per					
Sanitary Piping	Explanatio	n. one onitier	енані зрасс				
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		En E		-		
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)	10070		En E				
Electric	100%		2037	* *	4	\$132,000	
Backflow Preventer						<del>+,</del>	
Generic	100%		2032	* *	1	\$135,400	
Vertical Transport						<del></del>	
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Obser	vation, Extent : Li	ght, Area Affected	d: 100%			
	Location:	Basement To 8th	Floor				
			ight, Recent Upgr	rade Observed On 4	4		
	of 9 Passer	iger Elevators					
Fire Suppression							
Standpipe .	1000/		• • • =			<b>01.117.3</b> 00	
Generic	100%		2037	* *	1-5	\$1,115,200	
Sprinkler						<b>.</b>	
Generic	100%		2037	* *	1-2	\$619,600	
Fire Pump	1000/		• • • •	<b>#1.533.35</b>		<b>0.412</b> 000	
Generic	100%		2030	\$1,390,300	1	\$413,000	

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

<sup>\*\*</sup> 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. Estimates are rounded to the nearest hundred dollars.

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2431

Architecture	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls		***			_	***	
Cast in Place Concrete	5% No	. ,	LIFE	**	5	\$36,700	
		bling, Extent : Light, Ar		ed : 10%			
		uth Elevation And Loadi					
Cement-Fiber Panel	3%		2029	\$32,500	10	\$13,800	
Concrete Masonry Unit	52%	400.000	LIFE	**	5	\$47,700	
Masonry: Brick	20% No	. ,	LIFE	**	5	\$29,300	
		bling, Extent : Moderate					
		Base Course Throughou					
Metal Panel	10%		2049	* *	5-10	\$100,800	
Metal Coiling Doors	10%		2034	* *	5	\$45,800	
Windows							
Aluminum	95% No	. ,	2037	**	5	\$500	
	-	iorated, Extent : Moderd	ate, Area	Affected: 100%			
	Location: The	roughout					
Metal Louvers	5%		2032	* *	10	\$300	
Roof							
Modified Bitumen	90% No	+ ,	2034	* *			
		ion, Extent : Moderate, A	Area Affe	cted: 10%			
	Location : Va						
Spray-on Foam	10% No	. ,	2034	* *	5	\$18,400	
	_	act Damage, Extent : Li	ight, Area	ı Affected : 10%			
	Location : Th	roughout					
Soffits		***			_	***	
Exposed Struc: Steel	100% 4	4-11,000	LIFE	**	5	\$39,700	
		Extent : Light, Area Affe	cted : 10	0%			
· , ·	Location: The	rougnout					
nterior							
Floors Cast in Place Concrete	90% No	w \$73,800	LIFE	* *	5	\$297,800	
Cast in Place Concrete		bling, Extent : Moderate			3	\$297,800	
	Location: Loc		с, лгеи л	yecieu . 1070			
X/:1 T'1.			2024	* *	2	<b>\$5.700</b>	
Vinyl Tile	10% 4	407,000	2034		3	\$5,700	
	Location: Th	bling, Extent : Moderate	e, Area A	ijeciea : 10%			
		Extent : Moderate, Area	Affaatad	. 500/			
	Location: The		Ајјестеи	. 30/0			
Interior Walls	Location . In	ougnoui					
Concrete Masonry Unit	40% No	w \$42,000	LIFE	* *	5	\$14,500	
Concrete Masoning Offit		Elements, Extent : Mod		ea Affected · 15%	3	φ1 <del>4</del> ,500	
	Location: The		.c. a.c., 111	ca 11,, cc. ca . 15/0			
Fiboraloga Por al	60%	0	LIDD	* *			
Fiberglass Panel	00%		LIFE				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2431

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Ceilings							
AcousTileSusp.Lay-In	25% Now	\$63,900	2034	* *	5	\$18,900	
	Broken/Missing Elem	ents, Extent : Mod	lerate, Ar	ea Affected : 15%			
	Location : Offices						
	Staining/Discoloring,	Extent : Moderate	e, Area Aj	ffected: 60%			
	Location : Offices						
	Worn/Eroded, Extent		Affected .	100%			
	Location : Through	out					
AcousTileSusp.Lay-In	45%		2034	* *	5	\$68,200	
	Other Observation, E.	-	Affected	: 100%			
	Location : Meat Pac	cking Areas					
	Explanation: Specia	al Laminated Lay-	in Tiles F	For Food Service (	Cold Roo	ms	
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,	-	ea Affecte	ed : 10%			
	Location : Through	out					
Parking/Driveway							
Asphalt	80% Now	\$248,200	2032	**			
	Cracking/Crumbling,		e, Area A <u>j</u>	fected: 25%			
	Location : Through						
	Other Observation, E.						
	Location : Parking	*	_				
	Explanation : Cloog	_					
Cast in Place Concrete	20% Now	\$16,900	2042	* *			
	Cracking/Crumbling,		ea Affecte	ed : 10%			
	Location : Truck Lo	ading Areas					

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2431

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Transformers								
Dry Type	Location	: Boiler Ro	xtent : Light, Area oom lovolt-ampere, 48			5	\$400	
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	0.007			2027	<b>#24</b> (00	-	<b>#</b>	
Locally Mounted	80%			2027	\$24,600 * *	5 5	\$600	
Locally Mounted	20%			2034			\$100	
Ground Grounding Devices Not Accessible	100%							
Stand-by Power								
Transfer Switches Automatic	Not in Ser		\$9,300 : Light, Area Affe r Mechanical Roo		**	1	\$28,800	
Generators								
Diesel	Other Obs Location	: 2nd Floo	\$286,200 xtent : Light, Area r Mechanical Roo 565 Kilowatt, Not	om	* * ! : 100% e, Abandoned Equi	1 ipment	\$36,200	
Lighting			-		•			
Interior Lighting Fluorescent	Location Other Obs Location	: Through				10	\$95,300	
Exterior Lighting	Ехріина	uon . 1-12 I	<i>ьитр</i> ѕ					
Fluorescent	T-12 Lam	Now os And Fixto : Truck Lo	\$173,600 ures, Extent : Ligh ading Area	2039 nt, Area A	* * ffected : 100%			
HID	50%			2024	\$204,500	10	\$200	

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2431

Electrical	Current Repair	<b>Future Replacement</b>	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Security System				
Generic	100% 0-2 \$327,700	2039 **	1 \$34,900	
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location: Throughout Building Exter	rior.		
	Explanation: CCTV Surveillance Car	neras.		
Fire/Smoke Detection				
<b>Under Construction</b>	100%			

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2029	\$111,300	1		
Conversion Equipment Hot Water Boiler	Location	ervation, Extent : Light, Are : Mechanical Room tion : 2 Units	2027 a Affected	\$782,000 !: 100%	1	\$51,400	
Distribution	2. pranta						
Hot Wtr Piping/Pump	100%		2037	* *	4	\$7,700	
Terminal Devices						* : 7: - :	
Air Handler	Not in Ser	Now \$214,000 vice, Extent : Severe, Area A : Mechanical Room	2024 ffected : 1	\$713,300	1	\$28,900	
Fan Coil Unit/Heat	50%		2029	\$759,700	1	\$16,800	
Air Conditioning							
Conversion Equipment Window/Wall Unit No Component	35% 65%		2024	\$74,000	1		
		ervation, Extent : Light, Are	a Affected	!: 0%			
		: Throughout					
	Explana	tion : All Systems Used For I	Refrigerat	ion			
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$57,900	
Exhaust Fans	10070		LILE		2-3	\$57,700	
Roof	100%		2024	\$168,400	2	\$3,200	
Plumbing	10070		2024	ψ100,700		Ψ3,200	
H/C Water Piping							
Brass/Copper	70%		2039	* *	1		
Galvanized Steel	30%		2034	* *	1		
HW Heat Exchanger HTHW/HW	100%		2029	\$177,000			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2431

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2432

Architecture	Current Repair	Future Replacement	N	laintenance	
system Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior					
Exterior Walls Cast in Place Concrete	5% Now \$3,900 Cracking/Crumbling, Extent: Modera Location: Loading Dock		5	\$6,600	
Cement-Fiber Panel	3%	2029 \$5,800	10	\$2,500	
Concrete Masonry Unit		LIFE ** , Area Affected : 5%	5	\$8,600	
	Location : West Facade Vertical Cracks, Extent : Severe, Area Location : East Facade				
Masonry: Brick	20% Now \$8,300 Broken/Missing Elements, Extent : Se Location : Typical Throughout Load	evere, Area Affected : 25%	5 Building	\$5,300 g Corners	1
Metal Panel	10%	2039 **	5-10	\$18,100	
Metal Coiling Doors	10% 0-2 \$15,600 Bent/Warped Elements, Extent : Mod Location : Throughout		5	\$4,100	
Windows					
Aluminum	95% Now \$536,600 Caulking Deteriorated, Extent: Mode Location: Throughout		5	\$15,400	
Metal Louvers	5%	2032 **	10	\$10,100	
Roof Modified Bitumen	90% Now \$580,600 Patching Evident, Extent : Light, Area Location : Throughout	a Affected : 5%			
	Worn/Eroded, Extent : Light, Area Aj Location : Throughout	ffected : 100%			
Spray-on Foam	10% 0-2 \$6,900 Punct/Tear/Impact Damage, Extent : Location : Throughout		5 %	\$6,100	
Soffits Exposed Struc: Steel	100% 4+ \$767,700 Paint Peeling, Extent: Light, Area Ag Location: Throughout		5	\$123,000	
nterior					
Floors Cast in Place Concrete	75% Now \$43,300 Cracking/Crumbling, Extent: Modera Location: Throughout Loading Dod	ate, Area Affected : 10%	5	\$87,300	
Steel Plate	5% Now \$76,000 Broken/Missing Elements, Extent : M Location : Steel Stairs	) LIFE **	1		
Vinyl Tile	20%	2029 \$94,400	3	\$4,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2432

System Type    No	Architecture	Current Re	oair	Future Replacer	nent	М	aintenance	
Interior Walls  Concrete Masonry Unit    100% Now	Component		stimated Cost		Cost	•	<b>Estimated Cost</b>	Priority
Concrete Masonry Unit  100% Now \$60,600 LIFE ** 5 \$10,500  Diagonal Cracks, Extent: Moderate, Area Affected: 10% Location: Stairs And Throughout Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Interior  Ceilings AcousTileSusp.Lay-In  25% Now \$61,300 2042 ** 5 \$12,100  Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Offices Staining/Discoloring, Extent: Moderate, Area Affected: 50% Location: Offices  AcousTileSusp.Lay-In  45% 0-2 \$8,500 2034 ** 5 \$21,800  Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel  30% LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Rooms	nterior							
Diagonal Cracks, Extent: Moderate, Area Affected: 10% Location: Stairs And Throughout Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Interior  Ceilings AcousTileSusp.Lay-In Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Offices Staining/Discoloring, Extent: Moderate, Area Affected: 50% Location: Offices  AcousTileSusp.Lay-In AcousTileSusp.Lay-In Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Offices  45% 0-2 \$8,500 2034 ** 5 \$21,800 Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  30% LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Rooms								
Location: Stairs And Throughout Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Interior  Ceilings AcousTileSusp.Lay-In Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Offices Staining/Discoloring, Extent: Moderate, Area Affected: 50% Location: Offices  AcousTileSusp.Lay-In 45% 0-2 \$8,500 2034 ** 5 \$21,800 Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel 30% LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Rooms	Concrete Masonry Unit		400,000		* *	5	\$10,500	
Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Interior  Ceilings AcousTileSusp.Lay-In  AcousTileSusp.Lay-In  AcousTileSusp.Lay-In  AcousTileSusp.Lay-In  AcousTileSusp.Lay-In  Exposed Struc: Steel  Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Offices Staining/Discoloring, Extent: Moderate, Area Affected: 50% Location: Offices  45% 0-2 \$8,500 2034 ** 5 \$21,800 Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel  AcousTileSusp.Lay-In  AcousTileSusp.Lay-In  Exposed Struc: Steel  AcousTileSusp.Lay-In		· ·		a Affected : 10%				
Location : Interior			Ü					
Ceilings AcousTileSusp.Lay-In Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Offices Staining/Discoloring, Extent: Moderate, Area Affected: 50% Location: Offices  AcousTileSusp.Lay-In AcousTileSusp.Lay-In Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Offices  45% 0-2 \$8,500 2034 ** 5 \$21,800 Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel 30% LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Rooms		Misaligned/Bulging, Ex	tent : Moderate, A	lrea Affected : 15%	ó			
AcousTileSusp.Lay-In  Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Offices  Staining/Discoloring, Extent: Moderate, Area Affected: 50% Location: Offices  AcousTileSusp.Lay-In  AcousTileSusp.Lay-In  AcousTileSusp.Lay-In  Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel  Type Structure Steel  AcousTileSusp.Lay-In  Ac		Location: Interior						
Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Offices Staining/Discoloring, Extent: Moderate, Area Affected: 50% Location: Offices  AcousTileSusp.Lay-In  45% 0-2 \$8,500 2034 ** 5 \$21,800 Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  The Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Rooms  The Water Penetration is the Moderate, Area Affected: 10% Location: Mechanical Rooms	Ceilings							
Location: Offices  Staining/Discoloring, Extent: Moderate, Area Affected: 50% Location: Offices  AcousTileSusp.Lay-In  45% 0-2 \$8,500 2034 ** 5 \$21,800  Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel  30% LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Rooms	AcousTileSusp.Lay-In	25% Now	\$61,300	2042	* *	5	\$12,100	
AcousTileSusp.Lay-In		Broken/Missing Elemen	ts, Extent : Moder	ate, Area Affected	: 15%			
Acous TileSusp.Lay-In  Acous TileSusp.Lay-In  45% 0-2 \$8,500 2034 ** 5 \$21,800  Broken/Missing Elements, Extent: Moderate, Area Affected: 5%  Location: Throughout  Other Observation, Extent: Light, Area Affected: 100%  Location: Meat Packing Areas  Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  The Water Penetration, Extent: Moderate, Area Affected: 10%  Location: Mechanical Rooms  Acous TileSusp.Lay-In  45% 0-2 \$8,500 2034 ** 5 \$21,800  Broken/Missing Elements, Extent: Moderate, Area Affected: 5%  Location: Throughout  Other Observation, Extent: Light, Area Affected: 100%  Location: Meat Packing Areas  Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Acous TileSusp.Lay-In  Acous Ti		Location : Offices						
AcousTileSusp.Lay-In  45% 0-2 \$8,500 2034 ** 5 \$21,800  Broken/Missing Elements, Extent: Moderate, Area Affected: 5%  Location: Throughout  Other Observation, Extent: Light, Area Affected: 100%  Location: Meat Packing Areas  Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  The Water Penetration, Extent: Moderate, Area Affected: 10%  Location: Mechanical Rooms  ite Pavements		Staining/Discoloring, E.	xtent : Moderate,	Area Affected : 50	%			
Acous The Susp. Lay-III  45 / 8 0-2 \$8,300 2034 \$5 \$21,800  Broken/Missing Elements, Extent: Moderate, Area Affected: 5%  Location: Throughout  Other Observation, Extent: Light, Area Affected: 100%  Location: Meat Packing Areas  Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel  The Water Penetration, Extent: Moderate, Area Affected: 10%  Location: Mechanical Rooms  ite Pavements		Location : Offices						
Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel 30% LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Rooms	AcousTileSusp.Lav-In	45% 0-2	\$8,500	2034	* *	5	\$21,800	
Location : Throughout Other Observation, Extent : Light, Area Affected : 100% Location : Meat Packing Areas Explanation : Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel  30% LIFE ** Water Penetration, Extent : Moderate, Area Affected : 10% Location : Mechanical Rooms  te Pavements	1 3	Broken/Missing Elemen	ts, Extent : Moder	ate, Area Affected	: 5%	-	, , , , , , , , , , , , , , , , , , ,	
Other Observation, Extent: Light, Area Affected: 100% Location: Meat Packing Areas Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Exposed Struc: Steel  30% LIFE ** Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mechanical Rooms		Location : Throughou	t					
Location: Meat Packing Areas  Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  Explanation: Special Laminate Tiles Made For Food Service Cold Rooms  LIFE **  Water Penetration, Extent: Moderate, Area Affected: 10%  Location: Mechanical Rooms				Iffected : 100%				
Explanation : Special Laminate Tiles Made For Food Service Cold Rooms  30% LIFE **  Water Penetration, Extent : Moderate, Area Affected : 10% Location : Mechanical Rooms  ite Pavements			-	<i></i>				
Exposed Struc: Steel 30% LIFE **  Water Penetration, Extent: Moderate, Area Affected: 10%  Location: Mechanical Rooms  ite Pavements			_	ade For Food Serv	rice Col	ld Rooms		
Water Penetration, Extent : Moderate, Area Affected : 10%  Location : Mechanical Rooms  ite Pavements	Exposed Struc: Steel							
Location : Mechanical Rooms  ite Pavements	Exposed Strue. Steel	2070		211 2				
ite Pavements				cu 11/1/cereu : 10/0				
	ita Davamenta							
i aiking/Diiveway								
Not Accessible 100%		100%						

ectrical	Current Repair	Future	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$41,000	5	\$300	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: 2nd Floor Electrical Room					
	Explanation: The Main Service Switc Building A.	h Is Ratea	l At 2000 Amperes	. It Is Su	pplied From	
Transformers						
Dry Type	100%	2027	\$16,500	5	\$300	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Boiler Room					
	Explanation: There Are Three 45 Kil	ovolt-amp	ere, 480/208/120	Volts Tra	insformers.	
		•			-	
Switchgear / Switchboard						
Switchgear / Switchboard Fused Disc Sw	100%	2029	\$178,300	5	\$300	
e	100%	2029	\$178,300	5	\$300	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2432

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	0.50/			2027	# <b>20.200</b>	-	Φ.7.0.0	
Locally Mounted	95%			2027	\$29,200 * *	5	\$500	
Locally Mounted	5%			2042	* *	5		
Ground								
Grounding Devices	1000/							
Not Accessible	100%							
Lighting Interior Lighting								
Fluorescent	100%	Now	\$465,000	2039	* *			
Puolescent			tent : Light, Area .		. 100%			
			out Building	Пуссиси	. 100/0			
		_	xtent : Light, Area	Affected	! : 100%			
			out Building	33				
		_	res Are Old, Obsol	ete T-12	Lamps Type.			
Exterior Lighting			·		1 21			
Fluorescent	50%	Now	\$130,800	2039	* *			
	Obsolete I	Fixtures, Ex	tent : Light, Area .	Affected	: 100%			
	Location	: Truck Lo	ading Area.					
HID	50%			2024	\$154,100	10	\$100	
Alarm					•			
Security System								
No Component	70%							
Generic	30%			2029	\$74,100	1	\$8,800	
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Hallway:	S					
	Explana	tion : CCTV	<sup>7</sup> Surveillance Can	ıeras				
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2024	\$253,600	1-3	\$14,900	
			xtent : Light, Area	Affectea	! : 100%			
		: Hallway:						
	Explana	tion : Strob	e Lights, Manual H	Pull Stati	ons, Alarm Bells			

Mechanical	Current	Repair Fu	uture	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Ye		Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source							
Interruptible Gas/Dual Fuel	100%	202	29	\$83,900	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2432

Mechanical	Current Repair Future Replacen		e Replacement	M				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Hot Water Boiler		ervation, E : Mechani	ixtent : Light, Area cal Room	2027 Affected	\$589,400 !: 100%	1	\$38,700	
	Explana	tion : 2 Uni	its					
Distribution Hot Wtr Piping/Pump	100%			2037	* *	4	\$5,800	
Terminal Devices Air Handler	•	rating, Exte	\$64,500 ent : Severe, Area 2 or Boiler Room	2024 Affected :	\$215,000	1	\$8,700	
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			\$19,900 : Moderate, Area L Locations	2039 Affected :	* *	1		
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.

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 162

chitecture	cture Current Repair Fut		M	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior					
Exterior Walls					
Cement-Fiber Panel	35% Now \$14,600	2029 \$48,80	0		
	Broken/Missing Elements, Extent: Seve	ere, Area Affected : 30%			
	Location : South Facade Cracking/Crumbling, Extent : Severe, A	Iran Affantad : 200/			
	Location: South Facade	irea Affectea . 50/0			
Metal Sect. OHD	5%	2042 *	* 5	\$3,000	
Stucco Cement	60% Now \$171,000	2042 *	5	\$14,200	
Stucco Cement	Cracking/Crumbling, Extent: Light, Ar		3	\$14,200	
	Location: Throughout				
	Paint Peeling, Extent : Moderate, Area	Affected: 100%			
	Location : Throughout	30			
Windows					
Aluminum	100% Now \$98,100	2054 *	* 5	\$1,100	
	Air Infiltration, Extent : Light, Area Aff	fected : 20%			
	Location : Throughout				
	Broken/Missing Elements, Extent: Ligh	it, Area Affected : 10%			
	Location: Throughout				
	Ctrwt/Balnc Not Funct, Extent: Moder Location: Throughout	ate, Area Affected : 20%			
	Water Penetration, Extent: Moderate, .	Area Affected : 25%			
	Location: Throughout	Area Affectea . 2570			
Parapets	zoeuwen i im enghem				
Pre-Cast Concrete	100% Now \$4,700	LIFE *	* 5	\$7,900	
	Cracking/Crumbling, Extent: Moderate			. ,	
	Location: Throughout				
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 10%			
	Location : Throughout				
Roof	4000/ 37		at.		
Modified Bitumen	100% Now \$185,300	2039 *	*		
	Blisters, Extent : Moderate, Area Affect Location : Throughout	rea : 30%			
	Broken/Missing Elements, Extent: Ligh	nt Area Affected : 20%			
	Location: Throughout	u, Area Ajjeciea . 2070			
	Drains Clogged, Extent : Moderate, Are	ea Affected : 50%			
	Location: Throughout	JJ <del>-</del>			
	O .				
	Water Penetration, Extent: Moderate, .	Area Affected : 25%			

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 162

rchitecture		Current I	Repair	Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Floors									
Cast in Place Concrete		Now	\$1,700	LIFE	**	5	\$3,400		
			Extent : Light, Ard out And Stairs	ea Affect	ed : 5%				
Ceramic Tile		Now	\$800	2032	* *	5	\$400		
Columno The	Cracking/0	racking/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		
		Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 25%				
		ded, Extent	: Moderate, Area . or, Stairs	Affected	: 40%				
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		
	_	_	Extent : Moderate ad Throughout	, Area A	ffected : 25%				
Wood	5%			LIFE	* *	5	\$1,300		
	Location	ervation, E : Through tion : Wood		Affected	! : 100%				
Ceilings	-								
AcousTileSusp.Lay-In		Now	\$65,500	2042	* *	5	\$7,800		
		issing Elem : Through	ents, Extent : Mod out	erate, Ar	rea Affected : 5%				
	-	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 30%				
	Recent Rep	_	ent, Extent : Light,	Area Aff	ected : 15%				
	Staining/D	_	Extent : Light, Are	ea Affect	ed : 20%				
	Water Pen	_	xtent : Moderate, A	Irea Affe	cted : 25%				

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

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

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

Asset #: 162

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Transformers	1000/		202-	44 < 500	_		
Dry Type	100%	T	2027	\$16,500	5		
	Location : 1st Flo	Extent : Light, Area	Ајјестеа	t : 100%			
		nsformer Do Not Ha	wa Nama	enlata Patinas			
Switchgear / Switchboard	Explanation . 11a	nsjormer Do Not 11a	ive ivame	piate Katings.			
Fused Disc Sw	100%		2029	\$84,600	5		
Raceway				40.,000			
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	1000/		2024	* *	-	\$100	
Locally Mounted Ground	100%		2034		5	\$100	
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	15%		2024	\$8,800	10	\$1,400	
	T-8 Lamps And Fix Location : 2nd Fl	tures, Extent : Light, oor	Area Afj	fected : 100%			
Fluorescent	85% Now	\$50,100	2039	* *			
		Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Throug	ghout Building					
Egress Lighting	<b>-</b> 00/			<b>** *</b> • • • • • • • • • • • • • • • • • • •			
Emergency, Service	50%		2024	\$2,500	1		
Exit, Service	50%		2024	\$1,700	1		
Exterior Lighting HID	100%		2029	\$39,100	10		
Alarm	10070		2029	\$39,100	10		
Security System							
No Component	70%						
Generic	30%		2029	\$9,400	1	\$1,100	
	Other Observation,	Extent : Light, Area	Affected	! : 100%			
	Location : Buildin	-					
	Explanation : The In Working Cond	e Building Is Provide ition.	d With C	CCTV Surveillance	Cameras	Which Is Old But	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 162

Electrical	Cu	rrent Repair	Future Repl	acement	М	aintenance	
System Component Type		l Date Estimated Cost ears)	Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30% No	ow \$32,100	2039	* *	1-3	\$1,700	
	Not in Service,	Extent : Light, Area Affe	cted : 100%				
	Location : Th	iroughout Building					
	Other Observa	tion, Extent : Light, Area	Affected: 100%	6			
	Location : Ho	allways					
	Explanation :	: The Fire Alarm System	Consists Of Mai	ıual Pull St	ations An	nd Alarm Bells.	

Current Repair	Future I	Replacement	М		
% of Fail Date Estimated Total (Years)	Cost Year E	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%	2039	* *	1		
			1	\$4,900	
	t, Area Affected : .	100%			
Location: Roof Mounted					
Explanation: Gas Furnace Is I	ncluded With Air (	Conditioning Un	it		
100%	2037	* *	1		
100%	2037	* *	2	\$600	
_	it, Area Affected :	100%			
· ·					
Other Observation, Extent : Ligh	t, Area Affected : .	100%			
Location: Roof					
Explanation: 2 Rooftop Units	With Built In Gas I	Furnace			
100%	LIFE	* *	2	\$12,900	
100%	LIFE	* *	2-5	\$5,500	
10%	2037	* *	2		
Recent Installation, Extent : Ligh	it, Area Affected :	100%			
Location: Roof					
90%					
	t, Area Affected : (	0%			
Location: Rooftop Units	33				
	rt Of Air Condition	nina System			
	% of Fail Date Estimated Total (Years)  100%  100%  Other Observation, Extent: Light Location: Roof Mounted Explanation: Gas Furnace Is It 100%  Recent Installation, Extent: Light Location: Roof Other Observation, Extent: Light Location: Roof Explanation: 2 Rooftop Units: 100%  100%  100%  100%  100%  Other Observation, Extent: Light Location: Roof 90%  Other Observation, Extent: Light Location: Roof	100% 2037  Other Observation, Extent: Light, Area Affected: Location: Roof Other Observation, Extent: Light, Area Affected: Location: Roof  100% 2037  100% 2037  Other Observation, Extent: Light, Area Affected: Location: Gas Furnace Is Included With Air of the Included W	100% 2039 **  100% 2037 **  Other Observation, Extent: Light, Area Affected: 100% Location: Roof Mounted Explanation: Gas Furnace Is Included With Air Conditioning Un  100% 2037 **  100% 2037 **  100% 2037 **  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  100% LIFE **  10% LIFE **  10% LIFE **  10% Cocation: Roof  90% Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: 2 Rooftop Units With Built In Gas Furnace	Sof   Fail Date   Estimated Cost   Year   Estimated Cost   (Years)	Total (Years)   FY   (Yrs)

Plumbing

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 162

Mechanical	Current Repai	r Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Ga	llon 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			

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2153

chitecture	Current Repair	Future Replacement	N	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior					
Exterior Walls Masonry: Brick	95% Now \$107,600 Diagonal Cracks, Extent: Moderate, Ar Location: East Facade, South Facade Jnt Mortar Miss/Erod, Extent: Moderat	-	* 5	\$17,100	
	Location : Throughout Lower Level Worn/Eroded, Extent : Moderate, Area L Location : Throughout Lower Level	Affected : 25%			
Masonry: Granite	5% Now \$11,100 Broken/Missing Elements, Extent: Light Location: Water Course Jnt Mortar Miss/Erod, Extent: Moderat Location: Building Base		* 5	\$700	
Windows					
Aluminum	100% Now \$8,200 Caulking Deteriorated, Extent: Modera Location: Throughout	2044 * : te, Area Affected : 25%	* 5	\$1,900	
Parapets	-				
Masonry: Brick	10% Other Observation, Extent: Light, Area Location: Parapet Explanation: Not Accessible	LIFE *: Affected : 100%	* 5	\$300	
Metal Cornice	90% Now \$37,700 Broken/Missing Elements, Extent : Seven Location : Corners		k		1
	Corrosion/Rusting, Extent: Severe, Area Location: Corners				
	Deteriorated Finish, Extent: Moderate, Location: Throughout	Area Affected : 30%			
Roof	Locution . 1 in oughout				
Skylight, Metal/Glass	3% Now \$14,900 Corrosion/Rusting, Extent : Moderate, A Location : Over Stair	2038 * strea Affected : 50%	k		
	Glazing Broken/Cracked, Extent: Mode Location: Over Stair	rate, Area Affected : 30%	ó		
	Water Penetration, Extent : Moderate, A Location : Over Stair	rea Affected : 10%			
Not Accessible	97%				

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2153

Architecture	Current Re	pair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors	200/ 37	<b>#2.100</b>	2027	Ф20 (00	2	<b>#2 400</b>	
Carpet	20% Now Staining/Discoloring, I Location: Third Floo	or	2027 e, Area A <u>j</u>	\$30,600 ffected : 25%	3	\$3,400	
Carpet	20% Now	\$30,600	2030	\$30,600	3	\$3,400	
•	Punct/Tear/Impact Dan Location : First Floor	-	vere, Are	a Affected : 50%			
	Worn/Eroded, Extent : Location : First Floo		ected : 50	9%			
	Other Observation, Ext Location : First Floor		a Affecte	d : 100%			
	Explanation: Water	Flood Damage					
Cast in Place Concrete	5%		LIFE	* *	5	\$1,300	
Terrazzo	5% 4+	\$600	LIFE	* *	5	\$400	
	Broken/Missing Element Location : Front Entr	_	t, Area A	ffected : 2%			
Vinyl Tile	10% Now	\$10,200	2038	* *	3	\$400	
	Broken/Missing Elemen Location: First Floo Water Penetration, Ext Location: First Floo Other Observation, Ext Location: First Floo	r ent : Severe, Are r tent : Severe, Are	a Affected	d : 50%			
	Explanation: Water	Flood Damage					
Vinyl Tile	35%		2033	* *	3	\$2,000	
Wood	5% Now	\$19,800	2068	* *	5	\$500	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Other Observation, Ex. Location: First Floo. Explanation: Water	tent : Severe, Are r		d : 100%	3	φοσο	
Interior Walls	*						
Gypsum Board	10%		LIFE	* *	5	\$200	
Masonry: Brick	2%		LIFE	* *			
Plaster	43% Now	\$2,900	LIFE	* *	5	\$500	
	Cracking/Crumbling, E Location : Stairwell I	Extent : Moderate		fected : 20%			
	Water Penetration, Ext Location : Third Floo						
Wood	45% Now Water Penetration, Ext Location: First Floo. Other Observation, Ext Location: First Floo.	r tent : Moderate, 2			5	\$7,300	
	Explanation: Water	Flood Damage					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2153

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	Broken/Mi. Location	: First Flo			-	5	\$1,100	
	_	iscoloring, : First Flo	Extent : Moderate or	, Area Aj	ffected : 20%			
Gypsum Board	Cracking/0	Now Crumbling, : Office Ar	\$2,400 Extent : Moderate rea	LIFE , Area Aj	* * ffected : 25%	5	\$2,900	
		etration, Ex : Office Ar	xtent : Moderate, A ea	lrea Affe	cted : 10%			
Plaster	Cracking/0	_	\$18,900 Extent : Moderate oor Kitchen And Fi		•	5	\$4,300	
			xtent : Severe, Arec oor Stairwell	a Affecte	d : 20%			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	* *			
Site Pavements On-Site Walkways								
Asphalt	55%			2037	* *			
Cast in Place Concrete	Cracking/0	_	\$1,600 Extent : Moderate		* * ffected : 10%			
	Location	: West And	l South Sides Of Bi	iilding				
Parking/Driveway Asphalt	100%			2037	* *			

lectrical	Current Repa	air	Futur	e Replacement	М	aintenance		
rstem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2028	\$5,000	5	\$300		
	Other Observation, Exter	ıt : Light, Area 1	Affected	: 100%				
	Location : Electrical Re	oom						
	Explanation : Main Ser	vice Switch Rate	ed At 20	0 Amperes				
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		
	Aged Component, Extent	: Moderate, Are	ea Affec	ted : 50%		•		
	Location : Stairs		55					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2153

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring						
Braided Cloth	70% 2-4 \$34,100		* *	1		
	Insulation Aged, Extent : Moderate, A Location : Throughout	Area Affected : 10	10%			
Thermoplastic	30%	2038	* *	1		
Ground						
<b>Grounding Devices</b>						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	5%	2028	\$3,100	10	\$500	
	Other Observation, Extent : Light, An Location : Staircase	rea Affected : 100	%			
	Explanation: Compact Fluorescent	t Light Fixtures				
Fluorescent	80%	2023	\$49,000	10	\$7,600	
	T-12 Lamps And Fixtures, Extent: Li Location: 1st And 2nd Floors	ight, Area Affected	d: 100%			
Fluorescent	15% Now \$9,200	0 2038	* *			
	Obsolete Fixtures, Extent : Moderate Location : Floors Area	e, Area Affected : .	20%			
Egress Lighting						
Exit, Service	100% Now \$3,600	0 2038	* *	1		
	Not Functioning, Extent: Moderate, Location: Throughout The Building	**	00%			
Exterior Lighting						
HID	100%	2023	\$40,600	10		

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Furnace	45%	0-2	\$10,700	2038	* *	1	\$2,100	
	Location	ervation, E. : 3rd floor ion : 1 Uni		Affected	: 30%			
Furnace	45%	Now	\$10,700	2038	* *	1	\$2,100	
		l in Place, . : 1st Floor	Extent : Severe, Ar	ea Affec	ted : 100%			
Not Accessible	Location	ervation, E. : 2nd Floo ion : Tenan		Affected	: <b>0%</b>			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2153

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$1,700	
Ductwork/Diffusers	30% Now	\$31,700	LIFE	* *	2-5	\$1,700	
	Abandoned in Place		a Affected	: 100%			
	Location: 1st Floo	or					
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		
	Corroded, Extent : I Location : Throug		cted : 20%	Ó			
Water Heater							
Electric	100% Now	\$8,900	2028	\$8,900	4	\$100	
	Malfunctioning, Ext		ffected : 1	00%			
	Location: 1 And 3	Brd Floors.					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	50%		LIFE	* *	1		
No Component	50%						
	Other Observation,	-	Affected:	0%			
	Location : Perime	ter Of Building					
	Explanation : Lea	ders And Gutters					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2449

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
xterior								
Exterior Walls	2.70/				de de	_	40000	
Cast in Place Concrete	95%	3.7	Ф1 <b>2.7</b> 00	LIFE	* *	5	\$206,300	
Masonry: Brick	5%		\$13,700	LIFE		5	\$2,200	
			xtent : Moderate, 2	Area Affec	ted: 15%			
		: At Stair I		4 - 4 - 4 - 4	C4-1. 250/			
		: At Stair I	d, Extent : Modera	ie, Area Ą	ffectea : 25%			
337' 1	Location	: At Stair I	Биікпеаа					
Windows	000/	NT	¢1.720.600	2052	* *	-	¢10.000	
Aluminum		Now	\$1,729,600 Extent : Severe, Ar	2053		5	\$19,800	
		: Through		еи Ајјесте	a . 5070			
		_	oui : Severe, Area Aff	Sected : 50	0/_			
		iea, Exiem : Through		естей . 50	/0			
CI DI I				TIPE	* *		Φ2.000	
Glass Block		Now	\$45,800	LIFE		5	\$2,800	
	_	roкеп/Crac : Through	ked, Extent : Mode	erate, Ared	a Affectea : 25%			
<del></del>	Location	. Inrough	Ош					
Parapets Cast in Place Concrete	100%	Now	\$137,900	LIFE	* *	5	\$429,600	
Cast III Flace Colletete			nt : Moderate, Are			3	\$429,000	
			ade, West Facade	u Hyeeree	. 1070			
Roof	200411011	. 2007 1 00	and, it est I deduce					
Skylight, Metal/Glass	3%			2028	\$512,800	10	\$11,100	
Spray-on Foam	97%			2033	**	5	\$143,500	
terior	7170			2033			ψ1 15,500	
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	\$490,300	
Steel Plate		Now	\$336,700	LIFE	* *	1		
	Corrosion	Rusting, E.	xtent : Severe, Are	a Affectea	! : 40%			
	Location	: Stair Lar	ndings Throughout					
Interior Walls								
Cast in Place Concrete	20%	Now	\$13,100	LIFE	* *			
	Cracking/	Crumbling,	Extent : Moderate	e, Area Afj	fected : 15%			
	Location	: Fifth Flo	or					
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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

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

<sup>\*\*</sup> 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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent: Light, A Location: Elevator Machinery Roc Explanation: 3 - 45 Kilovolt-ampe	oms		5	\$600	
Raceway						
Conduit	100%	2028	\$23,400	1		
Panelboards Fused Disc Sw	20% 4+ \$12,50 On Extended Life, Extent : Moderate Location : Throughout The Buildin	e, Area Affecte	* * d : 100%	5	\$400	
Fused Knife Sw	50% 4+ \$31,20 On Extended Life, Extent : Moderate Location : Throughout The Buildin	e, Area Affecte	* * ed : 100%	5	\$900	
Molded Case Bkrs	30%	2044	* *	5	\$1,200	
Wiring Braided Cloth	70% 2-4 \$28,30 Insulation Aged, Extent : Moderate, Location : Throughout The Buildin	Area Affected	**	1		
Thermoplastic	30%	2028	\$15,400	1		
Lighting Interior Lighting Fluorescent	40% T-12 Lamps And Fixtures, Extent : L Location : Throughout The Buildin		\$143,800 fected : 100%	10	\$57,800	
Fluorescent	45% T-8 Lamps And Fixtures, Extent : Li Location : Throughout The Buildin	2028 ght, Area Affe	\$161,800 cted : 100%	10	\$65,000	
Incandescent LED	5% 10% Other Observation, Extent : Light, A Location : Basement Explanation : LED Lamps	2023 2033 rea Affected :	\$42,900 * *	2	\$200	
Egress Lighting						
Emergency, Battery Exit, Battery	50% 50%	2033 2033	* *	10 10	\$19,000 \$5,300	
Exterior Lighting HID No Component	30% 70%	2028	\$186,000	10	\$100	
Alarm						_
Security System No Component Generic	70% 30% Other Observation, Extent : Light, A Location : Outside Explanation : CCTV Surveillance		\$149,000 100%	1	\$17,700	

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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2033 **	1-3 \$100,000	
	Recent Installation, Extent : Light, Are	ea Affected : 100%		
	Location: Basement			

Mechanical		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Radiant Heater	60%		2028	\$1,635,100	2	\$43,800	
		ervation, Extent : Light, Area	Affected	! : 60%			
		: Throughout					
	Explana	tion : Heating Equipment Is It	ıstalled 2	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		Now \$5,100	2038	* *	2	\$100	
	•	erable, Extent : Moderate, Are	ea Affecto	ed : 2%			
		: 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	
		ervation, Extent : Light, Area					
		: Located Outside The Buildi	_	Pit			
	Explana	tion : Sump Pump Is Not Acce	ssible				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2449

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### 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

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
	4,			
Importance Code C	\$7,300	, ,,,,,,,,	. ,	* - %



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2448

chitecture	Curr	ent Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls	••/	4		di di	_	00.000	
Cast in Place Concrete	Location : Stair	ling, Extent : Moderat · Bulkhead cement, Extent : Mode · Bulkhead	rate, Area	Affected : 15%	5	\$3,900	
Cast in Place Concrete	Location : Con Spalling, Extent .	s \$291,300 cement, Extent : Mode crete Spandrel Panels Moderate, Area Affec crete Spandrel Panels	Below Wii ted : 20%	ndows At 6th Floo		\$123,900	
Masonry: Brick		x \$61,800 Erod, Extent : Modera Il Building Elevations	LIFE ite, Area A	* * ffected : 50%	5	\$9,800	
Stucco Cement	10%		2033	* *	5	\$9,800	
Windows							
Steel	Location: Thro Broken/Missing I Location: Thro	Extent: Moderate, Are nughout Elements, Extent: Mod nughout g, Extent: Moderate,	derate, Are	ea Affected : 50%	5	\$249,000	
		ient, Extent : Moderat	e, Area A <u>f</u>	fected : 100%			
Parapets							
Cast in Place Concrete	Location: Thro Exposed Reinford Location: East	ling, Extent : Moderat ughout cement, Extent : Mode Side Extent : Moderate, Ar	rate, Area	Affected : 20%	5	\$388,900	
Roof							
Metal, Corrugated		\$20,800 g, Extent : Moderate, port Steel For Roof	2041 Area Affed	* * rted : 35%	1		
Metal Panel		\$23,600 g, Extent : Moderate, t Freight Elevator Ana					
Spray-on Foam	_	\$6,300 Elements, Extent : Mod Beyond Stair Tower E		* * ea Affected : 1%	5	\$55,600	

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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2448

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Floors Cast in Place Concrete	95% 4+ Cracking/Crumbling Location: Loading	-	LIFE ea Affecto	* * ed : 10%	5	\$443,800	
Steel Plate	5%	DOCKS	LIFE	* *	1		
Interior Walls	370		LIL		1		
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	* *	5	Ψ300	
Masomy. Brick	Diagonal Cracks, Ex Location : East Sta	ctent : Moderate, Ai		ted : 15%			
Masonry: Brick	55%		LIFE	* *			
Ceilings							
Exposed Concrete	73% 4+ Diagonal Cracks, Ex Location: 6th Floo Exposed Reinforcem Location: 6th Floo Paint Peeling, Exten Location: 1st And	or ent, Extent : Moder or t : Moderate, Area	ate, Area	Affected : 2%	5	\$24,400	
Exposed Concrete	2% 0-2 Cracking/Crumbling Location: Back Fr	\$14,300 s, Extent : Moderate reight Elevator Con	-	•	5	\$700	
Exposed Concrete	25%		LIFE	* *	5	\$8,300	
Site Enclosure							
Fence/Gates							
Chain Link	100% Now Broken/Missing Eler Location: West Sid Corrosion/Rusting, I Location: West Sid	de Of Building Extent : Moderate, 2					
Site Pavements							
Parking/Driveway							
Cast in Place Concrete	75% Now Broken/Missing Eler Location: West Sic Cracking/Crumbling Location: Loading	de Of Building 1, Extent : Moderate					
Pavers/Stone		de Of Building	Area Affe uilding	cted : 10%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2448

Electrical	Current Repa	air Futur	e Replacement	cement Maintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	70% Other Observation, Exter Location : Electrical Ro Explanation : Recently	oom		5 000 Amp	\$400 eres		
No Component	30%						
Transformers							
Dry Type No Component	5% 95%	2041	* *	5			
Switchgear / Switchboard Molded Case Bkrs	100%	2048	* *	5	\$3,800		
Raceway							
Conduit	80%	2038	* *	1			
Conduit	20%  Recent Installation, Exter  Location: 1st Floor	2058 nt : Light, Area Affected	* *	1			
Panelboards							
Fused Disc Sw	20%	2036	* *	5	\$700		
Molded Case Bkrs	80%	2036	* *	5	\$3,000		
Wiring Thermoplastic Thermoplastic	80% 20% Recent Installation, Exter Location : 1st Floor	2028 2058 nt : Light, Area Affected	\$27,300 * *	1 1			
Motor Controllers	Location : 1st 1 tool						
Locally Mounted	100%	2045	* *	5	\$1,000		
Ground Grounding Devices Not Accessible	100%						
Lighting							
Interior Lighting Fluorescent	70% T-12 Lamps And Fixtures Location : Throughout		\$228,000 rea Affected : 100%	10	\$91,600		
Fluorescent	20% T-8 Lamps And Fixtures, Location : Throughout		\$65,100 a Affected : 100%	10	\$26,200		
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			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2448

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	5%	2028	\$28,100	10		
	Other Observation, Extent : Light, A	lrea Affected : 1	100%			
	Location: Roof					
	Explanation: Photocells Controls					
LED	5%	2033	* *			
	Other Observation, Extent : Light, A	lrea Affected : 1	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	

lechanical	Current Repair	Future Repla	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating							
Energy Source							
Natural Gas	100%	2048	* *	1			
Conversion Equipment							
Radiant Heater	70%	2033	* *	2	\$46,300		
	Other Observation, Extent : Ligi	nt, Area Affected : 70%					
	Location : Throughout						
	Explanation : Heating Equipm	ent Is Installed And Mair	ıtained By	Tenants 7			
No Component	30%						
umbing H/C Water Piping Galvanized Steel	100% Now \$244 Corroded, Extent : Moderate, An Location : Basement	4,500 2033 rea Affected : 10%	* *	1			
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	1000/						
Generic	100%						

#### Vertical Transport

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2448

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

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2283

Architecture	Current Repair Future Replaceme		ent Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated C FY		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Exterior Walls Concrete Masonry Unit Masonry: Brick	5% 90% Now \$79,500	LIFE LIFE	* *	5 5	\$400 \$12,600	
Wasoniy. Brick	Diagonal Cracks, Extent : Severe, Area Location : South Facade Worn/Eroded, Extent : Severe, Area A	ea Affected : 15%		3	\$12,000	
	Location: North And South Facades	S				
Metal Coiling Doors	5%	2033	* *	5	\$2,200	
Windows						
Metal Louvers	15%	2031	* *	10	\$4,000	
Not Accessible	85% Other Observation, Extent: Light, Arc Location:					
D	Explanation : Shop Side Of Building	g Was Not Accessible				
Parapets Not Accessible Roof	100%					
Not Accessible	100%					
nterior	10070					
Floors						
Cast in Place Concrete	85%	LIFE	* *	5	\$10,900	
Panel/Paver: Cer/Brk	15% Other Observation, Extent: Light, Are Location: Shop Side Of Building Explanation: Not Accessible	2036 ea Affected : 100%	* *	5	\$2,000	
Interior Walls						
Ceramic Tile	10% 4+ \$200 Broken/Missing Elements, Extent : Lig Location : Pump House Side Of Buil	ght, Area Affected : 10%	* *	5	\$200	
Masonry: Brick	70% Other Observation, Extent: Light, Arc Location: Shop Side Of Building Explanation: Not Accessible	LIFE ea Affected : 100%	* *			
Plaster	20% Now \$2,600 Cracking/Crumbling, Extent: Severe, Location: Pump Room		* *	5	\$200	
	Water Penetration, Extent : Severe, A. Location : Pump Room	rea Affected : 50%				
Ceilings						
Exposed Concrete	40% Now \$7,900 Cracking/Crumbling, Extent : Modera Location : Throughout Pump House	ate, Area Affected : 15%	* *	5	\$400	
Exposed Struc: Wood	60% Other Observation, Extent: Light, Arc Location: Shop Side Of Building Explanation: Not Accessible	LIFE ea Affected : 100%	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2283

Architecture	Current Repa	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Exte	ent : Light, Are	a Affecte	ed : 10%			
	Location : North And We	est Sides Of Bu	uilding				
Parking/Driveway							
Asphalt	50%		2031	* *			
Cast in Place Concrete	50% 4+	\$1,500	2033	* *			
	Cracking/Crumbling, Exte	ent : Light, Are	a Affecte	ed : 5%			
	Location : South Side Of	Building					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Molded Case Bkrs	100%	2028 \$1,500	5 \$100	
	Other Observation, Extent : Light, Ar	rea 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: La	ight, Area Affected : 100%		
	Location : Throughout The Building	g		
Exterior Lighting				
HID	100% 0-2 \$17,100	0 2038 **		
	Obsolete Fixtures, Extent : Moderate			
	Location : Building Exterior	<i>50</i>		
Alam				

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2283

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2023	\$4,100	1	\$500	
	Other Observation, Extent : Light	, Area Affected : 10	00%			
	Location : Pump House					
	Explanation : Intrusion Alarm C	Only				
Fire/Smoke Detection						
Generic, Analog	100%	2023	\$47,000	1-3	\$2,700	
	Other Observation, Extent : Light	, Area Affected : 10	00%			
	Location: Throughout The Build	ding				
	Explanation: Horns And Bells					

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Electricity	50%	2038 **	1	
Not Accessible	50%			
	Other Observation, Extent : Light, A	1rea Affected : 0%		
	Location : Shop			
	Explanation: Not Accessible			
Conversion Equipment				
Radiant Heater	50%	2028 \$37,600	2 \$1,000	
	Other Observation, Extent : Light, A	1rea Affected : 20%		
	Location : Pump House			
	Explanation : Electrical Unit Hea	ter 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%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2283

Mechanical	Current Repair	Future Repla	cement	M	laintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estima FY	ited Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 Othe	r Buildings				

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
exterior					
Exterior Walls					
Masonry: Brick	95% Now \$227,900  Jnt Mortar Miss/Erod, Extent: Modera  Location: North Facade, Throughout  Worn/Eroded, Extent: Moderate, Area  Location: Throughout		5	\$24,100	
Masonry: Limestone	5% Now \$2,900 Jnt Mortar Miss/Erod, Extent : Modera Location : Watercourse At Grade Aro	**	5	\$1,000	
Windows					
Wood	100% Now \$58,400 Air Infiltration, Extent: Severe, Area A Location: Throughout Broken/Missing Elements, Extent: Mod Location: Throughout Thermally Inefficient, Extent: Severe, A Location: Throughout Split/Cracked, Extent: Severe, Area Aff Location: Throughout	lerate, Area Affected : 20% Area Affected : 100%	5	\$10,000	1
Parapets					
Metal Cornice	100% Now \$71,100 Corrosion/Rusting, Extent: Moderate, Location: Throughout Deteriorated Finish, Extent: Severe, And Location: Throughout				
Roof					
Slate	75% Now \$360,900  Broken/Missing Elements, Extent: Sever Location: Throughout  Cracking/Crumbling, Extent: Severe, A Location: Throughout	-			1
Not Accessible	25%				
nterior					
Floors					
Not Accessible	100%				
Interior Walls Not Accessible	100%				
Ceilings Not Accessible	100%				
Site Enclosure Fence/Gates					
Chain Link	100%	2048 **			
Site Pavements					

Site Pavements

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

<sup>\*\*</sup> 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 I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ite Pavements								
On-Site Walkways								
Asphalt	30%			2031	* *			
Cast in Place Concrete	30%	0-2	\$2,000	2033	* *			
	O	0-	Extent : Moderate de Of Building	, Area A	ffected : 15%			
Pavers/Stone	40%	0-2	\$16,500	2031	* *			
	Broken/Mi	ssing Elem	ents, Extent : Ligh	t, Area A	Iffected : 15%			
	Location	: West Sid	e Of Building					
	Jnt Mortai	· Miss/Ero	d, Extent : Moderai	e, Area	Affected : 30%			
	Location	: West Sid	e Of Building					
Parking/Driveway								
Asphalt	100%	Now	\$84,900	2043	* *			
•	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ai	ea Affected : 50%			
	Location	: South Sie	de Of Building					
	Other Obs	ervation, E	xtent : Moderate, 2	Area Aff	ected : 50%			
	Location	: South Sie	de Of Building					
	Explanai	ion : Vege	tation Growth					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Not Accessible	100%			
	Other Observation, Extent : Light, Area	a Affected : 0%		
	Location : Throughout			
	Explanation : Building Has Been Clos	sed For Years And Is Not Ac	ccessible	
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.

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Alarm

Fire/Smoke Detection

Not Accessible 100%

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Not Accessible	100%	1 100		
	Other Observation, Extent: Light, A	lrea Affected : 0%		
	Location: Throughout	Closed For Many Vegus No. A	00000	
Conversion Equipment	Explanation: Building Has Been (	losea For Many Tears - No A	ccess	
Conversion Equipment Not Accessible	100%			
Distribution	10070			
Not Accessible	100%			
Terminal Devices	10070			
Not Accessible	100%			
Air Conditioning	10070			
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	1000/			
Not Accessible	100%			
Water Heater	1000/			
Not Accessible	100%			
HW Heat Exchanger Not Accessible	100%			
	10070			
Sanitary Piping Not Accessible	100%			
Storm Drain Piping	10070			
Not Accessible	100%			
THOU ACCESSIOIC	10070			

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

<sup>\*\*</sup> 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 Estimated Cost (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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%				

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2155

Architecture	Current Repair	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Exterior Walls					
Masonry: Brick	90% Now \$600,900 Horizontal Cracks, Extent : Moderate, A Location : Stair Bulkheads		5	\$95,500	
	Jnt Mortar Miss/Erod, Extent: Modera	te, Area Affected : 30%			
	Location : Throughout				
	Worn/Eroded, Extent : Moderate, Area Location : Throughout	Affected: 30%			
Metal Coiling Doors	10% 4+ \$12,600 Corrosion/Rusting, Extent : Light, Area Location : West Facade	2033 ** Affected : 25%	5	\$16,600	
Windows					
Steel	100% Now \$1,001,600 Air Infiltration, Extent : Severe, Area A Location : Throughout	2053 ** ffected : 50%	5	\$114,900	1
	Corrosion/Rusting, Extent : Severe, Are Location : Throughout	ea Affected : 50%			
	Thermally Inefficient, Extent: Severe, A Location: Throughout	Area Affected : 100%			
Parapets					
Cast Stone/Terra Cotta	5%	LIFE **	5	\$4,100	
Cast Stone/Terra Cotta	2%	LIFE **	5	\$1,600	
	Broken/Missing Elements, Extent : Light Location : Southwest Stair Bulkhead	nt, Area Affected : 25%			
	Other Observation, Extent : Light, Area Location : Southwest Stair Bulkhead	Affected : 100%			
	Explanation: Terra Cotta Coping				
Masonry: Brick	85% Now \$108,000	LIFE **	5	\$9,000	
·	Cracking/Crumbling, Extent: Moderate Location: Stair Bulkheads	e, Area Affected : 10%			
	Worn/Eroded, Extent : Moderate, Area Location : Stair Bulkheads	Affected: 20%			
Masonry: Fieldstone	8%	LIFE **	5	\$1,100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2155

Architecture		Current I	Repair	Future Replacement Maintenance					
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Roof	100/			•					
Metal, Corrugated	Location	ervation, E : East Side	xtent : Light, Area e Of Building ing Dock Area Car		**	1			
Skylight, Metal/Glass					* * cted : 50%				
Spray-on Foam	Blisters, E Location Punct/Tea Location Recent Re	e: West Sid r/Impact D e: Northeas pair Evider	\$7,300 at, Area Affected: e Of Roof amage, Extent: Li et Stair Bulkhead at, Extent: Light, A et Stair Bulkhead	ght, Area	-	5	\$63,600		
nterior									
Floors Cast in Place Concrete	Cracking/	_	\$11,900 Extent: Light, Ar		* * ed : 10% levator At First Flo	5	\$120,500		
C:- T:1-		. Louding	Dock Areas Ana I		**		\$4.900		
Ceramic Tile Wood	Deteriora	Now ted Finish, t: Fourth F	\$1,235,100 Extent : Severe, An Toor	2037 2043 rea Affect	* *	5 5	\$4,800 \$168,400		
	Location	: 4th Floo	tent : Light, Area A r Corridors						
	Location	: Fourth F							
		ded, Extent ı : Fourth F	: Moderate, Area	Affected	: 50%				
Interior Walls	Location	. Pourin F	1001						
Concrete Masonry Unit Gypsum Board	Punct/Tea		\$300 amage, Extent : Li out Corridor Area.		* * * * 1 Affected : 5%	5 5	\$800 \$2,300		
Masonry: Brick	50%			LIFE	* *				
Masonry: Brick	25% Cracking/ Location Worn/Ero	Now Crumbling, : First Flo ded, Extent	\$39,500 Extent : Light, Ar or By Freight Elev : Severe, Area Aff	LIFE ea Affect vator					
Plaster	10% Punct/Tea	Now r/Impact D	d Fourth Floors \$700 amage, Extent : Li or Loading Dock A		* *  1 Affected : 2%	5	\$1,200		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2155

Architecture	Current Re	pair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings	<b>5</b> 0/ 24	<b>#0.000</b>		ماد ماد	_	<b>#1</b> 000	
Exposed Concrete	5% Now	+ - )	LIFE	**	5	\$1,900	
	Exposed Reinforcement Location : Elevator M			ciea : 2%			
Exposed Struc: Wood	20%		LIFE	* *			
Gypsum Board	10% Now		LIFE	* *	5	\$29,900	
Gypsum Board	Broken/Missing Elemen Location : First Floor	nts, Extent : Severe		Iffected : 30%	3	\$27,700	
	Punct/Tear/Impact Dar	nage, Extent : Seve	ere, Arec	a Affected : 35%			
	Location : First Floor	•					
Gypsum Board	40%		LIFE	* *	5	\$119,700	
Plaster	25%		LIFE	* *	5	\$37,400	
Site Enclosure							
Fence/Gates	1000/ N	¢2 000	2040	* *			
Chain Link	100% Now Impact Damage, Extend	. ,	2048				
	Location: West Side	0 00	ciea . 10	)/0			
Retaining Walls		, <u> </u>					
Cast in Place Concrete	100%		2048	* *			
	Other Observation, Ext	-	ffected .	100%			
	Location : East Side (						
at P	Explanation: Loading	g Dock Ramp Wali					
Site Pavements On-Site Walkways							
Cast in Place Concrete	100% 4+	\$1,800	2033	* *			
Cust in 1 face Concrete	Cracking/Crumbling, E			d : 2%			
	Location : Loading D	-					
Parking/Driveway	-						
Asphalt	75% Now	. ,	2031	* *			
	Cracking/Crumbling, E			ected : 20%			
	Location: East And V	-	_				
	Sinking/Subsiding, Exte Location : West Side	By River Edge					
Pavers/Stone	25% Now		2031	**			
	Broken/Missing Elemen Location : West Side		ate, Are	a Affected : 20%			
	Other Observation, Ext		ea Affec	eted : 30%			
	Location : West Side		00				
	Explanation : Asphal	Patching In Lieu	Of Stone	e Pavers			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2155

Electrical	Current Re		Current Repair Future		Current Repair Future Replacement		Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts										
Service Equipment										
Fused Disc Sw	100%		\$5,000	2058	* *	5	\$300			
			xtent : Light, Area	Affected	! : 10%					
		ı : 4th Flooi		Catiafaa	tom. Condition					
Transformers	Ехріапа	iion : servic	ce Equipment Is In	Sansjac	iory Condition.					
Dry Type	100%			2041	* *	5	\$600			
Raceway	10070			2041			φοσσ			
Conduit	100%			2028	\$23,400	1				
Panelboards					4-0,100					
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			
	Aged Con	ponent, Ext	tent : Moderate, A	rea Affec	ted : 5%					
	Location	ı : 4th Flooi	<i>*</i>							
Wiring										
Braided Cloth	30%		\$12,100	2053	**	1				
		-	nt : Moderate, Are	ea Affecte	ed: 100%					
			out The Building							
Thermoplastic	70%			2028	\$36,000	1				
Ground										
Grounding Devices	1000/									
Not Accessible	100%									
Lighting Interior Lighting										
Fluorescent	70%			2023	\$259,500	10	\$104,300			
11461656611			ures, Extent : Ligh			10	Ψ101,200			
	-		out The Building							
Fluorescent	25%			2028	\$92,700	10	\$37,200			
		s And Fixtu	res, Extent : Light,				4-1,			
	Location	: Through	out The Building							
Fluorescent	5%			2023	\$18,500	10	\$7,400			
	Other Obs	servation, E	xtent : Light, Area	Affected			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Location	a : 1st Floor	•							
	Explana	tion : Comp	oact Fluorescent L	ight Fixt	ures					
Egress Lighting										
Emergency, Battery	45%			2033	* *	10	\$17,400			
Emergency, Battery		Now	\$5,600	2028	\$11,200					
			xtent : Moderate,	Area Affe	ected: 2%					
		ı : 4th Flooi					I.D.			
T. 1. 7. 1			agnt Supported W		ar Wiring From M		и Ріре.			
Exit, Service	50%			2033	* *	1				
Exterior Lighting	1000/			2022	¢(20,400	10	<b>0.500</b>			
HID	100%			2023	\$639,400	10	\$500			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2155

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	-							
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment							***	
Furnace	Abandone Location	: Roof	\$74,700 Extent : Severe, A Extent : Light, Area			1	\$14,500	
	Location			33				
		-	s Fired Packaged I	Rooftop A	1ir Conditioning U	nits Serv	ing The 4th Floor	
Radiant Heater	10%			2023	\$281,000	2	\$7,500	
			Extent : Light, Area					
			r In Tenant Spaces Fired Reznors Furr		rridors			
No Component	70%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$9,100	
No Component	90%							
Air Conditioning								
Energy Source	1000/			2011	* *	1		
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 Ser Location		t : Moderate, Area	Affected	: 20%			
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	500/			2020	<b>#131</b> (00	2	<b>#2.7</b> 00	
Roof	50%			2028	\$131,600	2	\$2,500	
No Component	50%							
Plumbing U/C Water Pining								
H/C Water Piping Galvanized Steel		0-2 Extent: M : 1st Floor	\$69,600 Toderate, Area Affe r	2033 cted : 15	**	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2155

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater						
Electric	100%	2023	\$139,700	4	\$900	
	Other Observation, Extent : Light, Are Location : Bathrooms 4th Floor Explanation : 30 Gallon 4th Floor Bo	55	! : 100%			
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, Are	a Affectea	! : 100%			
	Location: 1-4					
	Explanation: One Freight Elevator					
Fire Suppression						
Sprinkler						
Generic	100%	2038	* *	1-2	\$45,500	
	Corroded, Extent : Light, Area Affected Location : 1st Floor	d : 50%				

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

<sup>\*\*</sup> 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

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

		4-,,,		4-,,
FXPENSE	FY 2021	FY 2022	FY 2023	FY 2024

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2156

chitecture	Current Repair	Future Replaceme	ent	M	Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
erior							
Exterior Walls							
Masonry: Brick	79% Now \$357,000  Int Mortar Miss/Erod, Extent: Modera  Location: Throughout  Spalling, Extent: Moderate, Area Affect		**	5	\$37,800		
	Location: East Facade, West Facade Vegetation Growth, Extent: Moderate, Location: East Facade By Loading L	Area Affected : 15%					
	Vertical Cracks, Extent : Severe, Area Location : West Facade	Affected : 15%					
	Worn/Eroded, Extent : Moderate, Area Location : Throughout	Affected: 50%					
Metal Coiling Doors	19% Now \$323,000 Corrosion/Rusting, Extent: Moderate,	2041 Area Affected : 25%	* *	5	\$14,200		
	Location: These Are Actually Exterior Deformed/Dented, Extent: Moderate, A Location: These Are Actually Exterior	or Steel Door Pairs Loo Area Affected : 25%					
Metal Coiling Doors	1%	2033	* *	5	\$1,500		
Stucco Cement	1%	2033	* *	5	\$1,200		
Windows							
Steel	100% Now \$260,800 Air Infiltration, Extent : Severe, Area A Location : Throughout	2053  ffected : 100%	* *	5	\$59,900	1	
	Broken/Missing Elements, Extent: Mod Location: Throughout		60%				
	Corrosion/Rusting, Extent: Severe, Are Location: Throughout	ea Affectea : 50%					
	Glazing Broken/Cracked, Extent: Seve Location: Throughout	re, Area Affected : 509	%				
	Thermally Inefficient, Extent: Severe, A Location: Throughout	Area Affected : 100%					
Parapets	<u> </u>						
Cast Stone/Terra Cotta	5% Recent Repair Evident, Extent : Light, Location : Various Locations	LIFE Area Affected : 5%	* *	5	\$6,300		
Masonry: Brick	95% Now \$185,700  Jnt Mortar Miss/Erod, Extent: Modera Location: East Facade, North Facad Recent Repair Evident, Extent: Light, Location: North And South Facade, Worn/Eroded, Extent: Moderate, Area	le, Outside Face Area Affected : 10% Outside Face	**	5	\$15,400		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2156

Architecture	Current F	Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof							
Metal, Corrugated	5% Now Broken/Missing Elem Location: Canopy A Corrosion/Rusting, E. Location: Canopy A Deformed/Dented, Ex Location: Canopy A	At Northeast Loadi xtent : Moderate, 2 At Northeast Loadi tent : Moderate, A	ing Dock Al Area Affecto ing Dock Al rea Affecte	rea ed : 100% rea d : 15%	1		
Spray-on Foam	95% 2-4 Blisters, Extent: Mod Location: Throughd Drains Clogged, Exte Location: Northeas Water Penetration, E. Location: Northeas Worn/Eroded, Extent Location: Throughd	out nt : Light, Area A <u>f</u> t Corner Of Roof xtent : Light, Area t Corner Of Roof I : Moderate, Area	fected : 109 Affected : 2 By Drain	2%	5	\$103,100	
Interior	Zoomion . Thi ough						
Floors Cast in Place Concrete	100%		LIFE	* *	5	\$189,900	
Interior Walls Masonry: Brick	100% Now Broken/Missing Elem Location: Throughe Cracking/Crumbling, Location: Throughe Worn/Eroded, Extent Location: Throughe	out Extent : Moderate out : Moderate, Area	e, Area Affe	cted : 20%			
Ceilings Exposed Struc: Wood	100%  Recent Repair Eviden  Location : Southwes	t, Extent : Light, A		** ed : 15%			
Site Enclosure Fence/Gates							
Chain Link	100% Now Broken/Missing Elem Location: North An Other Observation, E. Location: East Side Explanation: Fence	d East Side Of Bu xtent : Moderate, 2 c Of Building	ilding Area Affect				
Site Pavements Public Sidewalk		-					
Cast in Place Concrete	100%		2041	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2156

Architecture		Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of I Total	Fail Date Estimated Cos (Years)	t Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Parking/Driveway							
Asphalt	50%		2031	* *			
Pavers/Stone	50%	Now \$98,000	2037	* *			
	Broken/Mis.	sing Elements, Extent : Me	oderate, Area A <u>f</u>	fected : 20%			
	Location :	North South And West Si	des Of Building				
	Other Obse	rvation, Extent : Moderate	, Area Affected	: 20%			
	Location :	North South And West Si	des Of Building				
	Explanation	on : Asphalt Patches Repla	acing Missing Po	avers			

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
			tent : Moderate, Al	rea Affec	eted : 100%			
	Location	: Through	out 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	
			res, Extent : Light, out The Building	Area Af	fected : 100%			
Fluorescent	50%			2023	\$42,000	10	\$16,900	
	T-12 Lam		ures, Extent : Ligh out The Building		· ·		4-0,500	
Fluorescent	10%			2023	\$8,400	10	\$3,400	
	Compact I	Fluorescent : 1st Floor	t Light, Extent : Lig				41, 11	
Exterior Lighting								
HID	100%			2023	\$144,800	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$34,800	1	\$4,100	
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Outside						
	Explana	ion : CCT	V Surveillance Can	ieras				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2156

Mechanical	Current Re	pair Futui	e Replacement	Maintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Natural Gas	100%	2048	* *	1			
Conversion Equipment Radiant Heater	100%	2033	* *	2	\$17,100		
		tent : Light, Area Affectea	! : 100%				
	Location : Throughor						
	Explanation: 10 Uni	ts					
Air Conditioning							
Conversion Equipment				_	***		
Ext Pkg Unit -	10%	2033	* *	2	\$200		
Heating/Cooling			1 1000/				
		tent : Light, Area Affectea	t : 100%				
	Location : Side Yard	0 1					
N. G	Explanation: Tenant	Ownea					
No Component	90%						
Distribution 1/Disc	100/	LIDE	* *	2	<b>#4.000</b>		
Ductwork/Diffusers	10%	LIFE	* *	2	\$4,800		
No Component	90%						
Ventilation							
Exhaust Fans Wall Unit	50%	2028	\$6,400	2	\$600		
No Component	50%	2028	\$0,400	2	\$000		
Plumbing	JU / 0						
H/C Water Piping							
Galvanized Steel	100%	2033	* *	1			
Water Heater	10070	2033		1			
Electric	100%	2023	\$31,600	4	\$200		
Sanitary Piping	100,0	2023	\$21,000	•	Ψ200		
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	- * * · -	211 12					
Cast Iron	100%	LIFE	* *	1			
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%	2038	* *	1-2	\$10,300		

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2428

chitecture	Current R	tepair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Concrete Masonry Unit	5%		LIFE	* *	5	\$7,400	
Exposed Struc: Steel	5% Now	\$23,200	LIFE	* *	5	\$37,100	
	Corrosion/Rusting, Ex						
	Location : At Windo						
Masonry: Brick	10% Now	\$224,100	LIFE	* *	5	\$23,700	1
	Diagonal Cracks, Ext			: 20%			
	Location : At Elevat	-					
	Jnt Mortar Miss/Erod			cted: 50%			
	Location : At Elevat	-		<b>-</b> 0/			
	Worn/Eroded, Extent Location : At Elevat			)%o			
Masonry: Brick	70% Now	\$1,045,700	LIFE	* *	5	\$166,200	
•	Broken/Missing Eleme	ents, Extent : Mod	lerate, Ar	ea Affected : 15%			
	Location : Througho	out					
	Jnt Mortar Miss/Erod		te, Area A	Affected : 20%			
	Location : Througho	out					
Metal Coiling Doors	10% Now	\$421,400	2033	* *	5	\$37,100	
· ·	Broken/Missing Eleme	ents, Extent : Mod	lerate, Ar	ea Affected : 30%			
	Location: Throughout						
	Corrosion/Rusting, Extent: Moderate, Area Affected: 40%						
	Location: Throughout						
	Deformed/Dented, Extent: Moderate, Area Affected: 25%						
	Location : Througho						
	Other Observation, E.		Affected	: 100%			
	Location: Throughout		1 D . D	1 10 1		71	
****	Explanation: These	Are Actually Stee	l Pair Do	ors Located On Ai	ll Three I	Elevations	
Windows	100/		2044	* *	_	¢1 000	
Aluminum	10% 90% Now	\$024.200	2044 2053	* *	5 5	\$1,900 \$106,100	1
Steel	Air Infiltration, Exten	\$924,300 t · Severe Area A:		50%	3	\$100,100	1
	Location : Through		yeciea	7070			
	Corrosion/Rusting, Ex		a Affecte	d · 25%			
	Location: Through		a rijjecie	. 20/0			
	Thermally Inefficient,		lrea Affed	cted: 100%			
	Location : Througho		33				
	Unit Inoperable, Exte		Affected :	25%			
	Location : Various 1						
Parapets							
Not Accessible	100%						
	Other Observation, Ex	xtent : Light, Area	Affected	: 0%			
	Location: Main Roc	-					
	Explanation: Floor:	s 2 Thru 7 Are Abo	andoned.	No Access To Roo	f.		

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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof								
Not Accessible	100%							
			xtent : Light, Area	Affectea	!: 0%			
		: Main Ro	-					
	Explana	tion : Floor	rs 2 Thru 7 Are Abo	andoned.	No Access To Roo	of.		
nterior								
Floors								
Cast in Place Concrete		Now	\$257,200	LIFE	* *	5	\$1,037,700	
	_	_	Extent: Moderate	, Area Ą	ffected : 25%			
	Location	: First Flo	or					
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,100	
Masonry: Brick	95%			LIFE	* *			
Ceilings								
Exposed Concrete		Now	\$318,200	LIFE	* *	5	\$74,100	
	-	-	ent, Extent : Light,	Area Aff	ected : 2%			
	Location	: First Flo	or					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete		Now	\$55,400	2033	* *			
		0	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
			e Of Building					
	_	_	Extent: Moderate					
	Location	: Loading	Dock Area And W	est Side (	Of Building			
Parking/Driveway								
Asphalt		Now	\$67,300	2031	* *			
	_	_	Extent: Moderate	-	ffected : 10%			
	Location	: North An	ıd East Sides Of Bı	iilding				
Pavers/Stone	30%	Now	\$296,200	2037	* *			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 30%							
	Location	: West Sid	e Of Building					
	Other Obs	ervation, E	xtent : Moderate, 2	Area Affe	ected : 30%			
	Location	: West Sid	e Of Building					
	Explana	tion : Paver	rs Are Replaced Or	Patched	d With Asphalt			

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

Service Equipment

100% Not Accessible

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

Explanation: Abandoned Building

Transformers

Not Accessible 100%

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2428

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts			-				
Switchgear / Switchboard							
Not Accessible	100%						
Feeders							
Not Accessible	100%						
Raceway							
Not Accessible	100%						
Inder 600 Volts							
Service Equipment							
Fused Knife Sw	30%		2054	* *	5	\$400	
Fused Knife Sw	70%		2054	* *	5	\$1,000	
		place Evident, Extent : Light,	Area Affe	ected : 1%			
	Location	: 1st Floor Service Room					
Transformers							
Dry Type	100%		2045	* *	5	\$1,200	
Switchgear / Switchboard							
Fused Disc Sw	100%		2054	* *	5	\$1,400	
		place Evident, Extent : Light,	Area Affe	ected : 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	1000/						
Not Accessible	100%						
ighting							
Interior Lighting	500/		2020	<b>#261 700</b>	1.0	Ø1.47.200	
Fluorescent	50%	A 15: 4 F 4 A 1: 1	2028	\$361,700	10	\$145,300	
	_	s And Fixtures, Extent : Ligh	it, Area Aj	<i>пестеа : 50%</i>			
		: 1st Floor					
Fluorescent	50%		2028	\$361,700	10	\$145,300	
	_	And Fixtures, Extent: Light	, Area Aff	ected: 50%			
	Location	: 1st Floor					
Egress Lighting	. معمو		• • • •			<b></b>	
Exit, Battery	100%		2028	\$304,100	10	\$21,400	
		place Evident, Extent : Light,	Area Affe	ected : 50%			
	Location	: 1st Floor					
Exterior Lighting	40001		2020	<b>01.61</b> = 000	10	44.00	
HID	100%		2028	\$1,247,800	10	\$1,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2428

Mechanical		Current Repair	Future R	eplacement	М	aintenance	
System Component Type		ail Date Estimated Co Years)	st Year Es FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source	4.70/		• • • • •	de de			
Natural Gas	15%		2048	* *	1		
		vation, Extent : Light, Ar Throughout	rea Affected : I	5%			
	Explanatio And Not A	n : Only 1st Floor Is Cur ccessible	rrently Occupie	ed - 2nd Throug	h 7th Flo	oors Are Vacant	
No Component	85%						
Conversion Equipment							
Radiant Heater	15%		2033	* *	2	\$22,100	
	Location:	vation, Extent : Light, Ar First Floor					
		n : Heating Equipment I.	s 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	0 2041	* *	1		
	Corroded, E	xtent : Moderate, Area A	Iffected : 20%				
	Location:	1st Floor And Througho	ut				
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 Obser	vation, Extent : Light, Ar	rea Affected : 1	00%			
	Location:	1st To 7th Floor					
		n : One Unit Not Operat	tional				
Fire Suppression	1	1					
Standpipe							
Not Accessible	100%						
Sprinkler							
Not Accessible	100%						
Fire Pump	100.0						
Not Accessible	100%						
Chemical System	10070						
Not Accessible	100%						
THOU ACCESSIOIC	10070						

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2157

rchitecture	Current Rep	Current Repair		Replacement	М	aintenance	
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	25% Now Cracking/Crumbling, Ex Location: Elevator Bu Spalling, Extent: Light, Location: Elevator Bu	ılkhead, Window Area Affected :	Spandre 10%	l Panels	5	\$168,900	
Masonry: Brick	70% Now	\$595,000	LIFE	* *	5	\$94,600	
	Broken/Missing Elemen Location: Loading Do Jnt Mortar Miss/Erod, E Location: At All Eleve Paint Peeling, Extent: E Location: At All Eleve Spalling, Extent: Mode Location: At All Eleve Vertical Cracks, Extent Location: At All Eleve	ock Bays On Wes Extent : Moderat utions Moderate, Area A utions rate, Area Affect utions : Moderate, Area	t Side Of e, Area A Affected : ed : 30%	Building ffected : 30%			
Metal Coiling Doors	5%		2033	* *	5	\$21,100	
Windows						<del>+,</del>	
Aluminum Steel	5% 95% Now Air Infiltration, Extent : Location : Throughout		2044 2053 Affected	* * * * : 100%	5 5	\$1,500 \$177,500	
	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 Build Thermally Inefficient, Extent: Moderate, Area Affected: 100% Location: Throughout				ilding		
Parapets							
Masonry: Brick	95%  Paint Peeling, Extent: I  Location: Throughout  Parge/Tar Separating, I	t Extent : Moderat			5	\$10,600	
	Location: Throughout						
Masonry: Limestone	5% Now Misaligned/Bulging, Ext. Location: Coping Caulking Deteriorated, Location: Coping Other Observation, Ext.	Extent : Severe,	Area Affe	ected : 50%	5	\$700	
	Other Observation, Exte Location: Coping Explanation: Covered		irea Affec	леа : 30%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2157

Architecture	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Exterior Roof								
Modified Bitumen	98% Now \$1	,696,300 2038	* *					
Wodiffed Bituilleii	Drains Clogged, Extent: Se Location: West Side Miss/Damaged Flashings, E Location: Section On Wes	vere, Area Affected : Extent : Moderate, Ar						
	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 : Mode Location : Throughout	erate, Area Affected	: 30%					
Skylight, Metal/Glass	2% Now Water Penetration, Extent: Location: Staircases	\$18,800 2058 Moderate, Area Affe	* * cted : 75%					
nterior Floors								
Cast in Place Concrete	20% Now S Cracking/Crumbling, Extent Location: Loading Areas Uneven Substrate, Extent: M Location: Loading Areas Worn/Eroded, Extent: Mode	Moderate, Area Affec	ted : 25%	5	\$135,700			
	Location : Loading Areas	3,5						
Ceramic Tile	1%	2037	* *	5	\$3,100			
Vinyl Tile 9" X 9"	1% Now Broken/Missing Elements, E Location: First Floor	\$35,600 2038 Extent : Moderate, Ar	* * ea Affected : 15%	3	\$1,200			
	Cracking/Crumbling, Extent Location: First Floor Worn/Eroded, Extent: Mode							
	Location : First Floor	егине, Агей Ајјесней	. 30/0					
Wood	78% Now \$1 Deflection Evident, Extent: Location: Throughout	,663,400 2043 Moderate, Area Affe	* * cted : 25%	5	\$226,800			
	Deteriorated Finish, Extent Location: Throughout							
	Split/Cracked, Extent: Mode Location: Second Floor							
	Worn/Eroded, Extent : Mode Location : Second Floor	erate, Area Affected	: 25%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2157

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior						
Interior Walls Concrete Masonry Unit	10% Broken/Missing Elements, Extent: Light Location: Loading Dock	LIFE ** ht, Area Affected : 1%	5	\$1,600		
Gypsum Board	15% Now \$2,500 LIFE ** 5 \$3,500  Broken/Missing Elements, Extent: Moderate, Area Affected: 10%  Location: Ist 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 Cracking/Crumbling, Extent: Moderate Location: 2nd Floor Paint Peeling, Extent: Moderate, Area Location: 1st And 2nd Floor Vertical Cracks, Extent: Moderate, Area Location: At Windows Throughout	Affected: 30%				
Plaster	10%  Paint Peeling, Extent: Moderate, Area Location: Throughout	LIFE ** Affected: 50%	5	\$1,200		
Ceilings	Location : 1111 oughout					
AcousTileSusp.Lay-In	2% Now \$52,300 Broken/Missing Elements, Extent: Seve Location: 2nd Floor	2048 ** ere, Area Affected : 90%	5	\$3,100		
Gypsum Board	81% Now \$53,000 Broken/Missing Elements, Extent: Mod Location: Throughout Recent Repair Evident, Extent: Light, A Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout	Area Affected : 50%	5	\$314,000		
Plaster	17% Paint Peeling, Extent: Moderate, Area Location: Throughout	LIFE ** Affected: 25%	5	\$33,000		
Site Enclosure						
Fence/Gates	4000/ 37					
Chain Link	100% Now \$4,000 Broken/Missing Elements, Extent: Mod Location: Northwest And Southwest C Corrosion/Rusting, Extent: Light, Area Location: Northwest And Southwest C	Corners Of Building a Affected : 20%				

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

<sup>\*\*</sup> 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 Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Parking/Driveway								
Asphalt		Now	\$65,500	2043	* *			
	Other Obs	ervation, Exte	ent : Moderate, A	Area Affe	ected : 100%			
	Location	: West Side E	y Loading Dock	: Area				
	Explanat	ion : Asphalt	Used To Patch S	Stone Pa	ver Areas			
Cast in Place Concrete	30%	Now	\$32,100	2033	* *			
	Cracking/0	Crumbling, Ex	tent : Moderate	, Area A	ffected : 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 Peri	meter Of Buildin	ıg				

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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							
	Explanat	ion : Main l	Service Switches I	Rated 1 A	1t 600 Amperes				
Switchgear / Switchboard									
Fused Disc Sw		Now	\$4,100	2028	\$203,800	5	\$400		
			tent : Moderate, 2	4rea Affe	ected : 100%				
		: 3rd Floor							
	Explanat	ion : Sign C	n Switch Indicate	d That S	witch Handle Is Br	oken.			
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			
Biaraca Cross			nt : Moderate, Are		ed : 100%	•			
		0	ut The Building	w 11jj core	. 100,0				
Thermoplastic	90%			2038	* *	1			
Motor Controllers									
Locally Mounted	100%			2033	* *	5	\$1,400		
Ground									
Grounding Devices									
Not Accessible	100%								
Lighting									

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2157

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Interior Lighting	000/			•	4400 000	4.0	44.50.000	
Fluorescent	80%		F 16 1	2028	\$380,600	10	\$152,900	
	•	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%  Location : Throughout The Building						
			The Building					
Fluorescent	10%			2023	\$47,600	10	\$19,100	
				erate, Ar	ea Affected : 100%	ó		
		: Throughout						
HID	5%		\$88,800	2038	* *			
		Fixtures, Extent	t : Moderate, A	rea Affe	cted : 100%			
	Location	ı : 2nd Floor						
Incandescent	5%			2028	\$56,700	2	\$200	
		Fixtures, Extent		rea Affe	cted : 100%			
	Location	ı : Elevator Ma	chine Room					
Egress Lighting								
Emergency, Battery	50%			2028	\$145,700	10	\$25,000	
Exit, Service	50%			2028	\$29,100	1		
Exterior Lighting								
HID	15%		\$6,200	2033	**			
	_	Fixtures, Exter		a Affecte	ed:5%			
		ı : Exterior Eas	t 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%							
		: Throughout	_					
	Explana	tion : CCTV Su	rveillance Can	neras				

Mechanical	Current Re	pair Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
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, Ext	ent : Light, Area Affectea	! : 100%			
	Location: 2nd Floor					
	Explanation: Tenant Owned- Hot Water Heater Used As Boiler					
No Component	50%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset # : 2157

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Distribution							
Steam Piping/Pump	2%		2048	* *			
No Component	98%						
Terminal Devices							
Convector/Radiator	4%		2041	* *	1	\$2,700	
No Component	96%						
ir Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Window/Wall Unit	10%		2023	\$42,400	1		
No Component	90%						
entilation							
Exhaust Fans							
Interior	5%		2028	\$36,200	2	\$300	
No Component	95%			. ,			
lumbing							
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)	10070						
Electric	100%		2033	* *	4	\$12,400	
Fixtures	10070				•	Ψ1 <b>=</b> ,	
Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			
Geared Traction		ervation, Extent : Moderate, A		ected : 100%			
		: 1st To 5th Floor	33 -				
		tion : 3 Freight - Two Are Not	In Servi	ce			
ire Suppression	Z.v.p variati	11.000 10 11.01.01		<del></del>			
Sprinkler							
Prinkie	100%		2048	* *	1-2	\$58,400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2158

Architecture	Current Repair	Future Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior					
Exterior Walls	<b>7</b> 0/ <b>7</b> 7		_	00-100	
Cast in Place Concrete	5% Now \$21,800 Cracking/Crumbling, Extent : Modera Location : Elevator Machine Room I	te, Area Affected : 15%	5	\$37,100	
Masonry: Brick	85% Now \$792,900 Broken/Missing Elements, Extent: Mo Location: Loading Dock Wall At We Painted Surfaces, Extent: Moderate, A Location: Throughout Spalling, Extent: Moderate, Area Affe Location: East And West Facades Worn/Eroded, Extent: Moderate, Area	5	\$126,000		
	Location : Throughout				
Metal Sect. OHD	10%	2033 **	5	\$46,300	
Windows Aluminum	100% Now \$1,054,500 Air Infiltration, Extent: Moderate, Arc Location: Throughout Deteriorated Finish, Extent: Moderate	-	5	\$12,100	
	Location: Throughout Glazing Broken/Cracked, Extent: Mod Location: Throughout				
Parapets	000/ 31 #00.000		_	Φ <b>π. 5</b> 00	
Masonry: Brick	90% Now \$90,800 Misaligned/Bulging, Extent : Moderate Location : East And West Sides Of R		5	\$7,500	
Masonry: Fieldstone	8%	LIFE **	5	\$800	
Pre-Cast Concrete	2%	LIFE **	5	\$1,100	
Roof Built-Up (BUR)	5% Now \$15,900  Vegetation Growth, Extent: Moderate Location: West Side Loading Dock ( Water Penetration, Extent: Moderate, Location: West Side Loading Dock (	, Area Affected : 75% Canopy Area Affected : 10%			
Skylight, Metal/Glass	2% Now \$6,900 Glazing Broken/Cracked, Extent: Mod Location: Stair Water Penetration, Extent: Moderate, Location: Throughout	2048 ** derate, Area Affected : 10%			
Spray-on Foam	93% 4+ \$7,900 Blisters, Extent : Light, Area Affected Location : Throughout	2033 ** : 10%	5	\$69,600	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2158

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost   Year   Estimated Cost   FY	Cycle Estimated Cost (Yrs)	Priorit
Exterior				
Soffits				
Cast in Place Concrete		,500 LIFE **	5 \$57,400	
	Cracking/Crumbling, Extent: Me	**		
	· ·	ng Dock Canopy, West Elevation		
	Water Penetration, Extent: Light	ng Dock Canopy, West Elevation		
nterior	Location . Underside Of Loadin	ig Dock Canopy, west Elevation		
Floors				
Cast in Place Concrete	15% Now \$116	.800 LIFE **	5 \$117,900	
cust in 1 face concrete	Cracking/Crumbling, Extent: Mo	•	σ117,500	
	Location : Loading Dock Area,			
	Uneven Substrate, Extent : Mode			
	Location : Loading Dock Area,			
Ceramic Tile	5%	2037 **	5 \$18,000	
Panel/Paver: Concrete		,800 2038 **	\$ \$10,000	
	Broken/Missing Elements, Extent	,		
	Location: First Floor			
Terrazzo	5%	LIFE **	5 \$14,000	
Wood	55% Now \$1,358	,600 2043 **	5 \$185,200	
	Deflection Evident, Extent: Mod	erate, Area Affected : 25%		
	Location: Throughout			
	Deteriorated Finish, Extent: Mo	derate, 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 **	3 \$3,000	
Plaster	15%	LIFE **	5 \$33,700	
Site Enclosure	10,0		- 435,700	
Fence/Gates				
Chain Link	100%	2048 **		
Site Pavements				
Public Sidewalk				
Cast in Place Concrete		\$700 2041 **		
	Cracking/Crumbling, Extent: Lig	-		
	Location : Southwest Corner O	f Building		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2158

Architecture		Current Repair		Futui	Future Replacement N		aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	50%	Now	\$6,800	2033	* *			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%							
	Location	i : East And	l West Sides Of Bui	lding				
Pavers/Stone	50%	Now	\$14,200	2037	* *			
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	lffected : 10%			
	Location	i : East And	l West Sides Of Bui	lding				
	Other Obs	servation, E	xtent : Light, Area	Affected	l : 10%			
	Location: East And West Sides Of Building							
	Explana	tion : Missi	ng Pavers Patched	With As	phalt			

Electrical	Curren	Current Repair		e Replacement	Maintenance				
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts									
Service Equipment									
Fused Knife Sw	20%		2028	\$7,700	5	\$200			
	Other Observation, Extent : Light, Area Affected : 10%								
	Location: 1st Floor  Explanation: Old Service Switches But In Satisfactory Condition								
		l Service Switches Bi		•					
Molded Case Bkrs	80%		2028	\$30,900	5	\$5,600			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Electrical Room								
	Explanation : No	Available Nameplate	e Ratings	1					
Switchgear / Switchboard					_				
Molded Case Bkrs	100%		2028	\$203,800	5	\$7,000			
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			
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location : Throug								
		Extent : Moderate, A	rea Affec	eted : 100%					
	Location: Through	ghout The Building							
Molded Case Bkrs	80%		2027	\$99,700	5	\$5,600			
Wiring									
Braided Cloth	60% 2-4	\$33,700	2053	* *	1				
	Insulation Aged, E.	xtent : Moderate, Are	a Affecte	ed : 100%					
	Location: Through	ghout							
Thermoplastic	40%		2028	\$41,100	1				
Ground				. , , , ,					
Grounding Devices									
Not Accessible	100%								
Lighting									

#### Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2158

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Yea	nr Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Lighting									
Interior Lighting									
Fluorescent	40%	202	. ,	10	\$98,000				
	T-8 Lamps And Fixtures, E	xtent : Light, Area	Affected: 100%						
	Location: 1st Floor								
Fluorescent	5%	202	. ,	10	\$12,300				
	Other Observation, Extent	: Light, Area Affec	ted : 100%						
	Location: 1st Floor		. ,						
	Explanation : Compact F								
Fluorescent	55%	202	- +,	10	\$134,700				
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%  Location : Throughout The Building								
	Location : Inroughout Ir	ie Builaing							
Egress Lighting	500/	202	2 **	10	<b>#20.000</b>				
Emergency, Battery	50%	203	3	10	\$29,000				
Exit, Service	50%	203	3	1					
Exterior Lighting HID	50%	202	3 \$525,800	10	\$400				
HID	50% Now	\$525,800 203	. ,	10	Ψτου				
IIID	Not in Service, Extent: Moderate, Area Affected: 50%								
	Location : Roof	33							
Jarm									
Security System									
No Component	70%								
Generic	30%	202	3 \$252,700	1	\$29,900				
	Other Observation, Extent	: Light, Area Affec	ted : 100%						
	Location : Hallways								
	Explanation: Intrusion A	larm Only							
Fire/Smoke Detection	<b>7</b> 00/								
No Component	70%	202	2 0065.200	1.2	Ø 40, 400				
Generic, Analog	30%	202	- + ,	1-3	\$49,400				
	Other Observation, Extent: Light, Area Affected: 100%								
	•	Location : Hallways Explanation : Manual Pull Station And Alarm Bells							
	Expianation . Manual Pu	u Siaiion Ana Alar	m DellS						

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2158

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Distribution	1000/	•••				
Steam Piping/Pump	100%	2028	\$1,153,300			
Terminal Devices Convector/Radiator	60%	2033	* *	1	¢51 900	
Fan Coil Unit/Heat	1%	2033	\$39,100	1 1	\$51,800 \$900	
Tan Con Omorieat	Other Observation, Extent : Li			1	\$300	
	Location : Loading Dock	8.11, 11. 00. 11,,, 00. 00. 1. 2	o, <b>c</b>			
	Explanation : Electric Heate	rs				
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 : Li	ght, Area Affected : I	00%			
	Location: Window Units					
N. C	Explanation: Tenant Owned					
No Component	80%					
Ventilation Exhaust Fans						
Roof	10%	2028	\$43,300	2	\$800	
Wall Unit	5%	2028	\$4,600	2	\$400 \$400	
No Component	85%	_0_0	\$ 1,000	_	ψ.00	
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	1000/					
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Extent : Li		00%			
	Location: 1st To 6th Floor					
	Explanation: 4 Units					
Fire Suppression	•					
Sprinkler						
Generic	100%	2048	* *	1-2	\$74,800	

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	000/ 1	¢421.000	LIEE	* *	~	<b>#22</b> 000	1
Masonry: Brick	90% Now Diagonal Cracks, Ex Location: East Fa Jnt Mortar Miss/Ero Location: Through Misaligned/Bulging, Location: South F	cade, Throughout od, Extent : Severe, . hout	Area Affec ea Affected	25% ted : 100%	5	\$22,900	1
Metal Coiling Doors	Deformed/Dented, E	acade, Throughout	a Affected :		5	\$4,000	
Windows							
Glass Block Steel	15% 25% Now Bent/Warped Elemen	\$27,200	LIFE 2053	* * * * * * * * * * * * * * * * * * *	5 5	\$200 \$3,100	1
	Location: Through Corrosion/Rusting, I Location: Through Glazing Broken/Cra Location: Through Thermally Inefficien Location: Through	Extent : Moderate, A hout cked, Extent : Sever hout t, Extent : Severe, A	re, Area Af	fected : 50%			
Wood	60% Now Deteriorated Finish, Location: Through Thermally Inefficien Location: Through Split/Cracked, Exten Location: Through Unit Inoperable, Exten Location: Through	hout t, Extent : Severe, A hout at : Severe, Area Aff hout tent : Severe, Area A	Irea Affecto Sected : 50%	ed : 100% %	5	\$6,000	1
Parapets Not Accessible	100%						
Roof Not Accessible	100%						
Interior Floors Not Accessible	100%						
Interior Walls Not Accessible	100%						
Ceilings Not Accessible Site Enclosure	100%						

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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

<sup>\*\*</sup> 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 Fail Date Estimate Total (Years)	d Cost   Year   Estimated Cost   FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Not Accessible	100%			
	Other Observation, Extent : Lig	ht, Area Affected : 0%		
	Location: Entire Building			
	Explanation: Building Padloc	cked By City Marshal		
Conversion Equipment	1000/			
Not Accessible	100%			
Distribution	1000/			
Not Accessible	100%			
Terminal Devices	1000/			
Not Accessible	100%			
Ventilation				
Exhaust Fans	1000/			
Not Accessible	100%			
Plumbing				
H/C Water Piping	1000/			
Not Accessible	100%			
Water Heater	1000/			
Not Accessible	100%			
Sanitary Piping	1000/			
Not Accessible	100%			
Storm Drain Piping	1000/			
Not Accessible	100%			
Sump Pump(s)	1000/			
Not Accessible	100%			
Sewage Ejector(s) Not Accessible	1000/			
	100%			
Backflow Preventer	1000/			
Not Accessible	100%			
Fixtures Not Accessible	100%			
	10070			
Fire Suppression				
Standpipe Not Accessible	100%			
Sprinkler	10070			
Not Accessible	100%			
Fire Pump	10070			
Not Accessible	100%			
Chemical System	10070			
Not Accessible	100%			
1101/100031010	10070			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4336

Architecture	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior							
Exterior Walls							
Alum/Vinyl Siding	90%	2036	* *	10	\$2,500		
	Other Observation, Extent : Light, Area	a 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	a Affected	: 100%				
	Location : Throughout						
	Explanation : Door Casing						
Windows	4000/			_			
Bronze/Brass	100%	2034	* *	5	\$3,000		
Parapets	4000/	***					
Wood Cornice	100%	2036	* *	5-10			
	Other Observation, Extent: Light, Area		: 100%				
	Location: Tower And Soffit Under Re	-					
D C	Explanation: Decorative Soffit And E	Banding					
Roof	1000/	2025	* *	10	¢500		
Asphalt Shingle	100%	2035		10	\$500		
Interior							
Floors Cast in Place Concrete	3%	LIFE	* *	5	\$300		
Cast in Place Concrete	5%	LIFE	* *	5	\$500 \$500		
Ceramic Tile	2%	2035	* *	5	\$100		
Quarry Tile	3%	2039	* *	5	\$200		
Wood	42%	2054	* *	5	\$3,500		
Wood	Worn/Eroded, Extent : Moderate, Area		. 20%	3	\$5,500		
	Location: First Floor	nycerea .	. 20/0				
W/1		2041	* *	5	¢1 000		
Wood	45% Now \$22,700 Deflection Evident, Extent: Moderate,			3	\$1,900		
	Location: Second Floor	<i>Агеи Ајје</i>	cieu . 15/0				
	Deteriorated Finish, Extent: Moderate	Aroa Afi	facted : 50%				
	Location: Second Floor	г, Агеи Ајј	ectea . 5070				
	Split/Cracked, Extent: Moderate, Area	Affortad	. 250/				
	Location: Second Floor	Ајјестеи	. 2370				
Intorior Walls	Location . Secona 1 tool						
Interior Walls Cast in Place Concrete	5% 0-2 \$100	LIFE	* *				
Cast III Place Concrete	5% 0-2 \$100 Cracking/Crumbling, Extent : Moderat						
	Location: Stairs To Basement	c, 111 cu Aj	yeereu . 40/0				
G ' 77'		2025	ملد براي	-			
Ceramic Tile	3%	2035	**	5			
Glass: Single Pane	3%	LIFE	**	5	<b>4400</b>		
Gypsum Board	32%	LIFE	* *	5	\$100		
Metal Panel	57%	LIFE	* *				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4336

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior Ceilings								
Embossed Metal	100%	Now	\$17,900	LIFE	* *	5	\$2,000	
	Paint Peel	ing, Extent	: Moderate, Area	Affected	: 20%		·	
	Location	: 3nd Floo	r Offices					
	Punct/Tea	r/Impact Do	amage, Extent : M	oderate,	Area Affected : 10	%		
	Location	: 2nd Floo	r Office					

Electrical	Current Repair	Future Replacement	. N	Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Co FY	st Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2030	* 5				
	Other Observation, Extent : Moder	ate, Area Affected : 100%					
	Location: Basement						
	Explanation : One 200 Ampere Fo Ampere For Exterior Lighting	or 1st Floor, One 100 Amper	e For 2nd I	Floor And One 100			
Raceway							
Conduit	70%	2030	* 1				
Conduit	30%	2046 *	* 1				
Panelboards							
Fused Disc Sw	5%	2031	* 5				
Molded Case Bkrs	65%	2031	* 5	\$100			
Molded Case Bkrs	30%	2042 *	* 5				
Wiring							
Thermoplastic	30%	2040	* 1				
Thermoplastic	70%	2056 *	* 1				
Motor Controllers							
Locally Mounted	100%	2046 *	* 5				
Ground							
Grounding Devices							
Generic	100%	LIFE *	* 5				
Lighting							
Interior Lighting	200/	2026 #2.26		4000			
Fluorescent	30%	2026 \$2,20	00 10	\$800			
	Other Observation, Extent: Light, A	4rea Ајјестеа : 100%					
	Location: Second Floor						
	Explanation: T-12 Lamps						
Fluorescent	10%	2030	* 10	\$300			
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
	Location: Basement And 1st Floo						
Fluorescent	5%	2030	* 10	\$100			
	Compact Fluorescent Light, Extent Location: Basement And 1st Floo		100%				
Incandescent	55%	2026 \$9.80	00 2				
Incandescent	55%	2026 \$9,80	00 2				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4336

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		
Alarm							
Security System							
No Component	80%						
Generic	20%		2031	* *	1	\$200	
Fire/Smoke Detection				•	•	•	•
Generic, Digital	100%		2036	* *	1-3	\$1,900	

Mechanical	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	50%	2036	* *	1		
Natural Gas	50%	2036	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	50%	2027		2	\$500	
	Other Observation, Extent: Light, A Location: Outside Explanation: 3 Split Units.	rea Affected	: 50%			
Hot Water Boiler	50%	2039	* *	1	\$700	
	Other Observation, Extent : Severe, Location : Basement Explanation : 1 Boiler	Area Affecte	d : 50%			
Distribution						
Hot Wtr Piping/Pump	50%	2025	\$2,500	4	\$100	
No Component	50%					
Terminal Devices						
Convector/Radiator	50%	2024	\$8,500	1	\$500	
Fan Coil Unit/Heat	50%	2031	* *	1	\$500	
Air Conditioning Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment	10070	2034		1		
Heat Pump Air Sourced	50%	2024	\$15,800	2	\$100	
meat I ump All Sourceu	Other Observation, Extent: Light, A Location: Outside Explanation: 3 Units. R-410a			2	\$100	
Window/Wall Unit	30%	2021	\$2,000	1		
No Component	20%		•			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4336

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		
		-	tent : 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	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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 A

Address : 355 FOOD CENTER DRIVE

Borough : BRONX Agency's Number : N/A

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

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
	\$22,600	\$2,300	\$44,100	\$28,400
Importance Code A	\$33,600	\$2,500	Ψ11,100	Φ20,100
Importance Code A Importance Code B	\$113,600	\$2,300	\$27,500	\$59,800



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2796

rchitecture	Current Repair	Future Replacement	M		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls	50/ 31 000 200		_	<b>427</b> 000	
Cast in Place Concrete	5% Now \$89,200 Cracking/Crumbling, Extent : Moderat	LIFE ** e. Area Affected : 15%	5	\$37,900	
	Location : Loading Docks	5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5			
	Exposed Reinforcement, Extent : Mode	rate, 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 Courtyan	d, Second Floor			
	Jnt Mortar Miss/Erod, Extent: Modera Location: North Facade, South Faca	**			
	Misaligned/Bulging, Extent: Moderate Location: Various Locations	, Area Affected : 25%			
	Rusting Masonry Supt, Extent: Modera	ate, Area Affected : 25%			
	Location: At Window Openings				
	Staining/Discoloring, Extent: Moderat Location: North And South Facades	e, Area Affected : 25%			
	Vegetation Growth, Extent : Moderate, Location : North Facade	Area Affected : 15%			
Fiberglass Panel	10%	2039 **	5	\$56,900	
Ü	Other Observation, Extent : Light, Area Location : Loading Docks Explanation : Reinforced Insulated Po		angs.		
Metal Coiling Doors	10% 2-4 \$89,800	2031 **	5	\$23,700	
Wear coming Books	Deformed/Dented, Extent: Moderate, A Location: Throughout		J	Ψ23,700	
	Unit Inoperable, Extent : Moderate, Ar	ea 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	000/ N \$22,600	TIEE **	_	\$20,000	
Concrete Masonry Unit	90% Now \$33,600 Expansion Jnt Failure, Extent: Modera Location: North Facade, South Faca	ate, Area Affected : 25%	5	\$28,000	
Metal Rail	10%	2043 **	5-10	\$49,800	
Wictai Kaii	Recent Repair Evident, Extent: Light, Location: Throughout	2073	5-10	\$77,000	
Roof					
Spray-on Foam	100% Recent Replace Evident, Extent: Light, Location: All Roof	2034 ** Area Affected : 100%	5	\$426,700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2796

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors	1.50/		2025	<b>#450 500</b>	2	Φ.7.1.000	
Carpet Cast in Place Concrete	15% 55% Now	¢127 200	2025	\$459,700 * *	3 5	\$51,800	
Cast in Place Concrete		\$137,300 ements, Extent : Ligh	LIFE		3	\$277,100	
	Location: Through	_	n, 217 Cu 21	gettea : 2070			
	_	g, Extent : Light, Ar	ea Affecto	ed : 10%			
	Location : Throug						
Ceramic Tile	5% Now	\$11,600	2035	* *	5	\$5,800	
	-	g, Extent : Light, Ar	ea Affecte	ed : 5%			
	Location : Throug	-					
Vinyl Tile	25% Now	\$102,100	2026	\$510,400	3	\$21,600	
	-	g, Extent : Moderate	e, Area Aj	ffected: 15%			
	Location: Through	gnout nt : Moderate, Area	Affaatad	. 200/			
	Location: Through		Ајјестеи	. 30/0			
Interior Walls		5.10.11					
Concrete Masonry Unit	60% Now	\$578,800	LIFE	* *	5	\$200,000	
•	Cracking/Crumblin	g, Extent : Light, Ar	ea Affecte	ed : 10%			
	Location : Throug	ghout					
Fiberglass Panel	10%		LIFE	* *			
		Extent: Light, Area	Affected	: 100%			
	Location: Through						
Crimonium Doord	25% Now	nforced Insulated Pa \$90,100	LIFE	* *	5	\$125,000	
Gypsum Board	-	\$90,100 g, Extent : Light, Ar			3	\$123,000	
	Location: Through		cu zijjecit	. 2070			
Plywood/Hardboard	5%	,	LIFE	* *			
Ceilings							
AcousTileConcealSpLn	5% Now	\$6,800	2039	* *	5	\$5,000	
	-	g, Extent : Light, Ar	ea Affecte	ed : 10%			
	Location : Throug	·					
AcousTileSusp.Lay-In	50% Now	\$33,900	2039	**	5	\$40,200	
	Cracking/Crumblin Location: Through	g, Extent : Light, Ar	ea Affecto	ed : 10%			
F1 C			LIEE	* *	-	£2.000	
Exposed Concrete	15% 4+	\$16,200 g, Extent : Light, Ar	LIFE		5	\$3,800	
	Location: Through		cu rijjecit				
Fiber Board	20%	,	2031	* *			
1 loci Bould		Extent : Light, Area		: 100%			
	Location : Throug	ghout					
	Explanation : Rei	nforced Insulated Pa	anels. Inc	ludes Soffit Overho	angs.		
Metal Panel	10% Now	\$5,600	LIFE	* *	5	\$20,100	
	-	Extent : Light, Area	Affected	: 10%			
	Location : Throug	ghout					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2796

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$49,900	3	\$500	
		ent : Moderate, Area Aff	ected : 100%			
	Location : Electrical					
	Explanation: 600 An	iperes, 4.8kv				
Transformers				_		
Dry Type	100%	2024	\$143,300	3	\$1,100	
		ent : Moderate, Area Aff	ected : 100%			
	Location: Electrical		100/265			
	Explanation: 2,000 F	Kilovolt-ampere, 4,160v -	480/263v			
Feeders	1000/	2025	¢17 100	1		
Cable	100%	2025	\$16,100	1		
Raceway	1000/	2026	¢42.700	1		
Conduit	100%	2026	\$42,700	1		
Inder 600 Volts						
Transformers	100%	2024	¢16 500	5	\$600	
Dry Type		2024 ent : Moderate, Area Aff	\$16,500	5	\$600	
	Location : Electrical		естей . 100/0			
		lovolt-ampere, 480v-2018	8/120v			
Switchgear / Switchboard	2.101.111.111.111.111.111.111.1111.1111		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Fused Disc Sw	100%	2026	\$280,200	5	\$700	
Raceway	10070		<del>*************************************</del>		4700	
Conduit	100%	2026	\$328,600	1		
Panelboards			4 7			
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, Exten	t : Moderate, Area Affect	ed : 100%			
	Location : Throughou	ıt				
Thermoplastic	70%	2026	\$355,500	1		
Motor Controllers	1010	2020	<i>\$333,300</i>	•		
Locally Mounted	10%	2024	\$3,100	5	\$100	
Motor Control Center	90%	2024	\$464,000	5	\$3,800	
		xtent : Moderate, Area A		-	ψ2,000	
	Location : Basement		,,			
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2796

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2021	\$91,400	10	\$14,100	
	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	60%	2034	* *	10	\$84,700	
	Other Observation, Extent : Light, Are					
	Location: Throughout					
	Explanation: T-8 Lamps					
Fluorescent	10%	2034	* *	10	\$14,100	
	T-5 Lamps And Fixtures, Extent: Mod	erate, 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 Affect	ted : 100%			
	Location : Hallways					
	Explanation : CCTV Surveillance Ca	meras				

Mechanical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	St Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Energy Source						
HTHW/HW	100%	2036	* *	1		
	Other Observation, Extent: Light, A	rea Affected : 1	00%			
	Location: Basement					
	Explanation : Hot Water From Uti	lity Building				
Conversion Equipment						
HTHW/HW Exchanger	100% Now \$43,60	0 2041	* *	2	\$7,500	
S	Corroded, Extent : Severe, Area Affe	cted : 100%				
	Location : Tunnel					
	Other Observation, Extent : Severe, Area Affected : 100%					
	Location: Tunnel	11.00.1199.001001.	100,0			
	Explanation: 2 Obsolete Units					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2796

Mechanical	Current Repair Future Replacement			nt Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Distribution	1000/	NT	¢46,000	2024	* *	4	¢7.600	
Hot Wtr Piping/Pump	100%		\$46,800 oderate, Area Affe	2034		4	\$7,600	
			oaeraie, Area Ajje nd Piping, Baseme		7/0			
			Extent : Moderate,		fected · 20%			
	Location .	_		111 ca 11jj	2070			
	Other Obse	rvation, E	xtent : Moderate, 1	Area Affe	ected : 30%			
	Location .			55				
	Explanati	on : Defec	tive Valves					
Terminal Devices								
Convector/Radiator	40%			2031	* *	1	\$19,900	
Fan Coil Unit/Heat	60%			2026	\$1,350,200	1	\$29,800	
Air Conditioning								
Energy Source	000/			2026	* *			
District Chilled Water	90%	E		2036		1		
	Location .		xtent : Light, Area	Ајјестеа	: 90%			
			ant From Utility R	uildina I	Jsed For Refrigera	ution Onl	v Not Air	
	Condition		ini 1 Tom Citily Bi	mumg, c	sea I or Regrigere	iiion Oni,	y, 110 <i>i</i> 11 <i>ii</i>	
Electricity	10%			2034	* *	1		
Conversion Equipment								
Reciprocating	10%			2031	* *	1	\$7,100	
Compr/Chiller								
			xtent : Light, Area	Affected	! : 10%			
	Location .	-						
		on : R-410	a Refrigerant					
No Component	90%							
Distribution CW & CHW Wtr	000/	Now	\$4,000	2026	* *	4	\$6,800	
Pipe/Pump	90%	Now	\$4,900	2036		4	\$6,800	
r ipe/r unip	Corroded 1	Extent · Se	vere, Area Affecte	d · 30%				
			nd Piping, Tunnel					
			Extent : Severe, Ar	ea Affect	ted : 30%			
	Location .	_		55				
	Other Obse	rvation, E	xtent : Severe, Are	a Affecte	ed : 80%			
	Location .	Through	out					
	Explanati	on : Defec	tive Valves					
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2026	\$257,300	1	\$44,700	
			xtent : Light, Area	Affected	! : 90%			
	Location .							
		on : For W	Varehouse Refrige					
Fan Coil - 2 Pipe	10%			2026	\$28,600	1	\$5,000	
			xtent : Light, Area	Affected	1:10%			
	Location .							
	Explanati	on : For C	ууісе					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2796

<b>Mechanical</b>		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ir Conditioning								
Heat Rejection								
Dry Cooler	10%			2031	* *	2	\$10,700	
No Component	90%							
entilation entile								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$85,800	
Exhaust Fans								
Roof	15%			2026	\$37,400	2	\$700	
No Component	85%							
lumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	Now	\$262,200	2056	* *			
	Other Obs	ervation, Ext	tent : Severe, Are	a Affecte	ed : 100%			
	Location	: Basement						
	Explanat	ion : Obsole	te Unit					
Sanitary Piping								
Cast Iron	100%	Now	\$110,000	LIFE	* *	1		
	Corroded,	Extent: Mod	derate, Area Affe	cted : 10	%			
	Location	: Basement						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	* *	4	\$3,300	
Fixtures							•	
Generic	100%							

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

<sup>\*\*</sup> 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 B

Address : 355 FOOD CENTER DRIVE

Borough : BRONX Agency's Number : N/A

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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2130

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior					
Exterior Walls	6107.400		-	<b>0.45.700</b>	
Cast in Place Concrete	5% Now \$107,400	LILE	5	\$45,700	
	Cracking/Crumbling, Extent: Modera Location: Loading Docks	ie, Area Affectea : 25%			
	Exposed Reinforcement, Extent: Mode	erate Area Affected : 15%			
	Location: Loading Docks	traie, mea myeciea . 1570			
Concrete Masonry Unit	65% Now \$1,019,400	LIFE **	5	\$74,200	
Concrete Masonry Onit	Efflorescence, Extent: Severe, Area A		3	\$74,200	
	Location: North Facade Of Courtya	-			
	Jnt Mortar Miss/Erod, Extent : Modera				
	Location : North Facade, South Faca	**			
	Misaligned/Bulging, Extent: Moderate	e, Area Affected : 25%			
	Location : Various Locations				
	Rusting Masonry Supt, Extent: Moder	ate, Area Affected : 25%			
	Location : At Window Opening				
	Staining/Discoloring, Extent: Modera				
	Location: Various Locations, North				
	Vegetation Growth, Extent : Moderate Location : North Facade	, Area Affected : 15%			
F"1 1 D 1		2030 **	-	<b>\$60.500</b>	
Fiberglass Panel	10% Other Observation, Extent: Light, Are Location: Loading Docks Explanation: Reinforced Insulated F	a Affected : 100%	5 anas	\$68,500	
Motel Cailing Dages	10% 2-4 \$108,000	2031 **	5	\$28,500	
Metal Coiling Doors	Deformed/Dented, Extent : Moderate, Location : Throughout	2031	3	\$28,300	
	Unit Inoperable, Extent : Moderate, A	rea Affected : 15%			
	Location : Throughout	00			
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	e, Area Affected : 50%			
	Location : Throughout				
Aluminum	20%	2042 **	5	\$4,300	
Parapets	000/ N	1 IPP * *	_	<b>#20.700</b>	
Concrete Masonry Unit	90% Now \$35,600 Expansion Int Failure, Extent: Moder	LIFE **	5	\$29,700	
	Location: North Facade, South Faca		ide - Frte	prior Face	
Motel Danal	10%	2052 **	5		
Metal Panel	10% Recent Repair Evident, Extent: Light,	2032	3	\$11,300	
	Location: Throughout	211 ca 2133 co o a . 10070			
Roof	6				
Spray-on Foam	100%	2034 **	5	\$398,800	
	Recent Replace Evident, Extent : Light	t, Area Affected : 100%			
	Location : All Roofs				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2130

rchitecture	Current Repai	r Fu	uture Replacemen	t N	laintenance	
ystem Component Type	% of Fail Date Esti Total (Years)	mated Cost Ye	ear Estimated Co Y	Ost Cycle (Yrs)	Estimated Cost	Priority
terior						
Floors						
Carpet	15%	20:			\$52,700	
Cast in Place Concrete	55% Now	\$139,700 LII	L	* * 5	\$281,800	
	Broken/Missing Elements,	Extent : Moderate	, Area Affected : 20	)%		
	Location: Throughout		Y4-1. 200/			
	Cracking/Crumbling, Extended Location: Throughout	nt : Lignt, Area Af	rectea : 30%			
Ceramic Tile	5% Now	\$23,700 20	33	* * 5	\$5,900	
	Cracking/Crumbling, Exter Location: Throughout	nt : Light, Area Af	fected : 20%			
Vinyl Tile	25% Now	\$103,800 20	26 \$519,0	00 3	\$22,000	
,	Cracking/Crumbling, Exter			-	¥==,***	
	Location : Throughout					
Interior Walls						
Concrete Masonry Unit	60% Now	\$368,200 LII	FE *	* * 5	\$127,200	
	Cracking/Crumbling, Exter	nt : Light, Area Af	fected : 10%			
	Location: Throughout					
Fiberglass Panel	10%	LII	FE *	*		
	Other Observation, Extent	: Light, Area Affec	cted : 100%			
	Location: Throughout					
	Explanation: Reinforced	Insulated Panels.				
Gypsum Board	25% Now	\$28,600 LII	FE *	* * 5	\$79,500	
	Cracking/Crumbling, Exter	nt : Light, Area Af	fected : 10%			
	Location : Throughout					
Plywood/Hardboard	5%	LII	FE *	: *		
Ceilings						
AcousTileConcealSpLn	10% Now	\$12,700 20		* * 5	\$9,400	
	Cracking/Crumbling, Exter	nt : Light, Area Af	fected : 20%			
	Location: Throughout					
AcousTileSusp.Lay-In	45% Now	\$57,100 20		* 5	\$33,900	
	Cracking/Crumbling, External Location: Throughout	nt : Light, Area Af	fected : 10%			
Exposed Concrete	25% 4+	\$63,100 LII		* * 5	\$5,900	
Exposed Concrete	Cracking/Crumbling, Exter Location: Throughout	*		J	\$3,700	
Fiber Board	20%	20	31 *	: *		
ribei Boaiu	Other Observation, Extent		31			
	Location: Throughout	. 218111, 111 04 119700				
	Explanation: Reinforced	Insulated Panels				

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Over 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2130

ectrical	Current Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Prior
er 600 Volts	,					
Service Equipment						
Fused Disc Sw	100%	2026	\$49,900	3	\$500	
	Other Observation, Extent : Moderate	e, Area Affeci	ted : 100%			
	Location : Electrical Room					
	Explanation: 600 Amperes, 4.8kv					
Transformers						
Dry Type	100%	2024	\$143,300	3	\$1,100	
	Other Observation, Extent : Moderate	e, Area Affeci	ted : 100%			
	Location: Electrical Room		_			
-	Explanation: 2,000 Amperes, 4,160	)-480/265 Voi	lts			
Feeders	1000/	2025	<b>#</b> 16.100			
Cable	100%	2025	\$16,100	1		
Raceway	1000/	2027	<b>0.40 5</b> 00			
Conduit	100%	2026	\$42,700	1		
ler 600 Volts						
Service Equipment	1000/	2026	Φ0 <b>7</b> (00	-	Φ700	
Fused Disc Sw	100%	2026	\$87,600	5	\$700	
	Other Observation, Extent: Moderate	e, Area Ajjeci	tea : 100%			
	Location: Electrical Room					
T. C	Explanation: 800 Amperes					
Transformers	1000/	2024	¢16.500	_	\$600	
Dry Type	100% Other Observation Extent: Medanate	2024	\$16,500	5	\$600	
	Other Observation, Extent : Moderate Location : Electrical Room	e, Area Ajjeci	ea : 100%			
		And 20 Vilo	valt ammana 190	200/120	Valta	
Switch again / Switch based	Explanation: 250 Kilovolt-ampere,	Ana 30 Kilo	vou-ampere 400-	200/120	Volts	
Switchgear / Switchboard Fused Disc Sw	100%	2026	\$280,200	5	\$700	
	10078	2020	\$200,200	3	\$700	
Raceway Conduit	95%	2026	\$212.200	1		
Conduit Conduit	93% 5%	2026	\$312,200	1 1		
Panelboards	370	ZU40		1		
Fused Disc Sw	10%	2025	\$23,400	5	\$400	
Molded Case Bkrs	90%	2025	\$23,400	5	\$3,700	
Wiring	2070	2023	φ210,400	3	\$3,700	
Braided Cloth	55% 2-4 \$279,300	2051	* *	1		
Dialucu Civili	Insulation Aged, Extent: Moderate, A			1		
		cu rijjecieu	. 100/0			
	-					
TI	Location: Throughout	2026	<b>#202 100</b>	1		
Thermoplastic	Location : Throughout 40%	2026	\$203,100	1		
Thermoplastic	Location: Throughout	2026 2046	\$203,100	1 1		
Thermoplastic  Motor Controllers	Location : Throughout 40% 5%	2046	* *	1	<b>A20</b> 0	
Thermoplastic  Motor Controllers  Locally Mounted	Location : Throughout 40% 5%	2046	\$6,200	5	\$200	
Thermoplastic  Motor Controllers  Locally Mounted  Motor Control Center	Location : Throughout 40% 5%	2046	* *	1	\$200 \$3,400	
Thermoplastic  Motor Controllers    Locally Mounted    Motor Control Center  und	Location : Throughout 40% 5%	2046	\$6,200	5		
Thermoplastic  Motor Controllers  Locally Mounted  Motor Control Center	Location : Throughout 40% 5%	2046	\$6,200	5		

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2130

Electrical	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2021	\$278,800	10	\$43,100	
	Other Observation, Extent : L		! : 100%			
	Location : Throughout The	Building				
	Explanation: T-12 Lamps					
Fluorescent	50%	2034	* *	10	\$71,800	
	Other Observation, Extent : L	ight, 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 : M	Aoderate, Area Affe	ected : 100%			
	Location : Hallways					
	Explanation: CCTV Surveil	llance Cameras				

Mechanical	(	Current Rep	air	Futur	e Replacemen	t	М	aintenance	
System Component Type		ail Date Es (Years)	timated Cost	Year FY	Estimated Co	st	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating									
Energy Source									
HTHW/HW	100%			2036	*	*	1		
Conversion Equipment									
HTHW/HW Exchanger	100%	Now	\$44,300	2041	*	*	2	\$7,700	
_	Corroded, E.	xtent : Sever	e, Area Affecte	d: 100%	•				
	Location:	Basement							
	Other Obser	vation, Exter	nt : Severe, Are	a Affecte	ed : 100%				
	Location:	Tunnel (Base	ement)						
		n : 2 Obsole	*						
Distribution	•								
Hot Wtr Piping/Pump	100%	Now	\$71,500	2034	*	*	4	\$7,700	
1 & 1	Corroded, E.	xtent : Sever	e, Area Affecte	d : 40%				4.,	
	Location:								
	Insul. Deteri	orating. Exte	ent : Moderate,	Area Afi	fected : 30%				
		Basement Ar							
	Other Obser	vation Exter	nt : Severe, Are	a Affecte	ed · 30%				
	Location:			2,,, 0010					
		n : Defective	valves						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2130

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices								
Convector/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		
			xtent : Light, Area	Affected	! : 90%			
	Location							
	_		ant From Utility Bi	uilding, U	Jsed For Refrigera	tion Only	v, Not Air	
	Conditio	ning						
Electricity	10%			2034	* *	1		
Conversion Equipment								
Reciprocating	10%			2031	* *	1	\$7,300	
Compr/Chiller		_						
			Extent : Light, Area	Affected	1:10%			
	Location	-						
	Explanat	tion : R404	a Refrigerant					
No Component	90%							
Distribution								
CW & CHW Wtr	90%	Now	\$5,000	2036	* *	4	\$6,900	
Pipe/Pump								
	Corroded,	Extent : Se	evere, Area Affecte	d : 40%				
	Location	: Pipe Sup	ports, Valves And	Piping In	ı Tunnel Area			
	Insul. Dete	eriorating,	Extent : Moderate,	Area Af	fected : 20%			
	Location	: Through	out					
	Other Obs	ervation, E	Extent : Severe, Are	ea Affecte	ed : 80%			
	Location	: Through	out					
	Explanat	tion : Defe	ctive Valves					
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2026	\$261,600	1	\$45,500	
•	Other Obs	ervation, E	xtent : Light, Area	Affected	•			
		: Through						
	Explanat	tion : For V	Varehouse Refrige	ration				
Fan Coil - 2 Pine		tion : For V	Varehouse Refrige		\$29 100	1	\$5,100	
Fan Coil - 2 Pipe	10%		<u> </u>	2026	\$29,100	1	\$5,100	
Fan Coil - 2 Pipe	10% Other Obs	ervation, E	Extent : Light, Area	2026		1	\$5,100	
Fan Coil - 2 Pipe	10% Other Obs Location	ervation, E : 2nd Floo	Extent : Light, Area or	2026		1	\$5,100	
	10% Other Obs Location	ervation, E	Extent : Light, Area or	2026		1	\$5,100	
Heat Rejection	10% Other Obs Location Explanat	ervation, E : 2nd Floo	Extent : Light, Area or	2026 Affected				
Heat Rejection Dry Cooler	10% Other Obs Location Explanat	ervation, E : 2nd Floo	Extent : Light, Area or	2026	1:10%	2	\$5,100 \$10,900	
Heat Rejection Dry Cooler No Component	10% Other Obs Location Explanat	ervation, E : 2nd Floo	Extent : Light, Area or	2026 Affected	1:10%			
Heat Rejection Dry Cooler No Component  /entilation	10% Other Obs Location Explanat	ervation, E : 2nd Floo	Extent : Light, Area or	2026 Affected	1:10%			
Heat Rejection Dry Cooler No Component Ventilation Distribution	10% Other Obs Location Explanat 10% 90%	ervation, E : 2nd Floo	Extent : Light, Area or	2026 Affected	1:10%	2	\$10,900	
Heat Rejection Dry Cooler No Component Ventilation Distribution Ductwork/Diffusers	10% Other Obs Location Explanat	ervation, E : 2nd Floo	Extent : Light, Area or	2026 Affected	**			
Heat Rejection Dry Cooler No Component Ventilation Distribution	10% Other Obs Location Explanat 10% 90%	ervation, E : 2nd Floo	Extent : Light, Area or	2026 Affected	**	2	\$10,900	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2130

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	Now	\$266,600	2056	* *			
	Other Obs	Other Observation, Extent: Severe, Area Affected: 100%						
	Location	: Basement						
	Explanat	ion : Obsole	te Unit					
Sanitary Piping	•							
Cast Iron	100%	Now	\$111,800	LIFE	* *	1		
	Corroded,	Extent : Mo	derate, Area Affe	cted : 20	%			
		: 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	

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2131

% of Fail Date Est Total (Years)	timated Cost	Voor E	Estimated Cost	C .1.		
10001 (10015)		FY	simated Cost	(Yrs)	<b>Estimated Cost</b>	Priori
<b>-</b> 0/ <b>-</b> 3-7	440 400			_	444	
Cracking/Crumbling, Ext Location : Loading Doc Exposed Reinforcement, I	ent : Moderate, cks Extent : Modera	Area Affe	cted : 10%	5	\$33,300	
Int Mortar Miss/Erod, Ex Location : North And So Misaligned/Bulging, Exte Location : Various Loca Rusting Masonry Supt, Ex Location : At Window C Staining/Discoloring, Ext	outh Facades ent : Moderate, e ations extent : Moderate Openings tent : Moderate,	e, Area Aff Area Affec e, Area Afj	ted : 25% fected : 25%	5	\$58,200	
		2025	* *		¢41.600	
Location : Throughout Deformed/Dented, Extent Location : Throughout	t : Moderate, Ar	rea Affecte	d : 10%			
5%		LIFE	* *	1		
Location : Throughout Deteriorated Finish, Exte Location : Throughout	ent : Moderate,	Area Affec	eted : 50%	5	\$6,700	
•				5	\$18,700	
10%		2050	* *	5	\$7,100	
Location : Throughout Punct/Tear/Impact Dama	ge, Extent : Mo	oderate, Ar	00	5	\$217,300	
	- r = qpem	2001				
100%			* *	5-10		
	Location: Loading Doc Exposed Reinforcement, I Location: Loading Doc 70% Now Int Mortar Miss/Erod, Ex Location: North And So Misaligned/Bulging, Exte Location: Various Loca Rusting Masonry Supt, Ex Location: At Window Co Staining/Discoloring, Ext Location: North And So 20% 2-4 Broken/Missing Elements Location: Throughout Deformed/Dented, Extent Location: Throughout Unit Inoperable, Extent: Location: Throughout 5%  100% 0-2 Air Infiltration, Extent: A Location: Throughout Deteriorated Finish, Exte Location: Throughout Caulking Deteriorated, E Location: Throughout 90% Now Expansion Jnt Failure, E Location: North Facad 10%  100% Now Ponding, Extent: Modera Location: Throughout Punct/Tear/Impact Dama	Cracking/Crumbling, Extent: Moderate, Location: Loading Docks Exposed Reinforcement, Extent: Moderate, Location: Loading Docks  70% Now \$800,100 Int Mortar Miss/Erod, Extent: Moderate, Location: North And South Facades Misaligned/Bulging, Extent: Moderate, Location: Various Locations Rusting Masonry Supt, Extent: Moderate, Location: At Window Openings Staining/Discoloring, Extent: Moderate, Location: North And South Facades  20% 2-4 \$157,500 Broken/Missing Elements, Extent: Mode Location: Throughout Deformed/Dented, Extent: Moderate, And Location: Throughout Unit Inoperable, Extent: Moderate, Area Location: Throughout  Deteriorated Finish, Extent: Moderate, Area Location: Throughout Deteriorated Finish, Extent: Moderate, Location: Throughout  Caulking Deteriorated, Extent: Moderate, Location: Throughout  90% Now \$22,400 Expansion Int Failure, Extent: Moderate Location: North Facade, South Facad 10%  100% Now \$62,000 Ponding, Extent: Moderate, Area Affect Location: Throughout Punct/Tear/Impact Damage, Extent: Moderate Location: Throughout Punct/Tear/Impact Damage, Extent: Moderate	Cracking/Crumbling, Extent: Moderate, Area Affect Location: Loading Docks Exposed Reinforcement, Extent: Moderate, Area Affected: Location: Loading Docks  70% Now \$800,100 LIFE Int Mortar Miss/Erod, Extent: Moderate, Area Affected: Location: North And South Facades Misaligned/Bulging, Extent: Moderate, Area Affected: Location: Various Locations Rusting Masonry Supt, Extent: Moderate, Area Affected: Location: At Window Openings Staining/Discoloring, Extent: Moderate, Area Affected: Location: North And South Facades  20% 2-4 \$157,500 2035 Broken/Missing Elements, Extent: Moderate, Area Affected: Location: Throughout Deformed/Dented, Extent: Moderate, Area Affected: Location: Throughout Unit Inoperable, Extent: Moderate, Area Affected: Location: Throughout  5% LIFE  100% 0-2 \$117,800 2029 Air Infiltration, Extent: Moderate, Area Affected: Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: Location: Throughout  90% Now \$22,400 LIFE Expansion Jnt Failure, Extent: Moderate, Area Affected: Location: North Facade, South Facade - Exterior 10% 2050  100% Now \$62,000 2035 Ponding, Extent: Moderate, Area Affected: 20% Location: Throughout Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 20% Location: Throughout Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 20% Location: Throughout Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 20% Location: Moderate, Area Affected: 20% Location: Throughout Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 20% Location: Moderate, Area Affected: 20%	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Loading Docks Exposed Reinforcement, Extent: Moderate, Area Affected: 10% Location: Loading Docks  70% Now \$800,100 LIFE ** Int 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  20% 2-4 \$157,500 2035 ** 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  5% LIFE **  100% 0-2 \$117,800 2029 \$589,000 Air Infiltration, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout  Outside Finish, Extent: Moderate, Area Affected: 50% Location: Throughout  90% Now \$22,400 LIFE ** Expansion Jnt Failure, Extent: Moderate, Area Affected: 25% Location: North Facade, South Facade - Exterior Face  10% Now \$22,400 LIFE **  Location: North Facade, South Facade - Exterior Face  10% Now \$62,000 2035 **  Ponding, Extent: Moderate, Area Affected: 20% Location: Throughout	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Loading Docks  Exposed Reinforcement, Extent: Moderate, Area Affected: 10% Location: Loading Docks  70% Now \$800,100 LIFE ** 5 Int 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  20% 2-4 \$157,500 2035 ** 5 Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Throughout Unit Inoperable, Extent: Moderate, Area Affected: 10% Location: Throughout Unit Inoperable, Extent: Moderate, Area Affected: 10% Location: Throughout  5% LIFE ** 1  100% 0-2 \$117,800 2029 \$589,000 5 Air Infiltration, Extent: Moderate, Area Affected: 50% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 50% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 50% Location: Throughout  90% Now \$22,400 LIFE ** 5 Expansion Int Failure, Extent: Moderate, Area Affected: 25% Location: North Facade, South Facade - Exterior Face  10% 2050 ** 5  100% Now \$62,000 2035 ** 5  100% Now \$62,000 2035 ** 5  100% Now \$62,000 2035 ** 5	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Loading Docks Exposed Reinforcement, Extent: Moderate, Area Affected: 10% Location: Loading Docks  70% Now \$800,100 LIFE ** 5 \$58,200 Int 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  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  5% LIFE ** 1  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 Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Thro

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2131

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		Date Es	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Carpet	15%			2029	\$467,800	3	\$52,700	
Cast in Place Concrete	60% No		\$30,500	LIFE	* *	5	\$307,600	
	Cracking/Crum Location: Th	-	tent : Moderate	, Area Aj	fected : 10%			
Ceramic Tile	5%			2039	* *	5	\$11,700	
Vinyl Tile	20%			2030	\$415,500	3	\$23,400	
Interior Walls								
Cast in Place Concrete	Water Penetrat	bling, Ext sement El ion, Exter	lectrical Room					
Concrete Masonry Unit	45% No	)W	\$175,100	LIFE	* *	5	\$60,500	
Ž	Cracking/Crum Location: Th	_	tent : Moderate	, Area Aj	fected : 10%			
Fiberglass Panel	10%			LIFE	* *	10	\$8,400	
	Other Observation: The Explanation:	roughout	nt : Light, Area ed Insulated Pa		: 100%			
Glass: Single Pane	5%			LIFE	* *	5	\$25,200	
Gypsum Board	20% 0-	-2	\$29,100	LIFE	* *	5	\$40,300	
	Cracking/Crum Location: Th	_	tent : Moderate	, Area Aj	fected : 10%			
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/Crum Location : Ba		tent : Light, Are	ea Affecto	ed : 10%			
Metal Panel	30%			LIFE	* *	5	\$172,000	
Site Pavements							-	
On-Site Walkways								
	Location : Ex Cracking/Crum	g Elements terior Sta abling, Ex	irs	, Area Aj	*			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2131

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Parking/Driveway								
Asphalt	80%	Now	\$266,300	2033	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location: Throughout							
	Potholes,	Extent : Mo	derate, Area Affec	ted : 10%	6			
	Location	: Through	out					
Cast in Place Concrete	20%	2-4	\$27,200	2035	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Through	out					

Electrical	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Over 600 Volts										
Service Equipment										
Fused Disc Sw	100%		2030	\$49,900	3	\$700				
	Other Observation, Ext	-	Affected	! : 100%						
	Location: Electrical Room									
	Explanation: 600 An	iperes, 4,160 Vol	ts							
Transformers										
Dry Type	100%		2028	\$143,300	3	\$900				
	Other Observation, Ext	_	Affected	! : 100%						
		Location : Electrical Room								
	Explanation: 2,000 I	Kilovolt-ampere,	4,160 Vo	lt Primary, 480 Vo	lt Second	dary				
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 An	ıpere 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					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2131

Electrical	Current Repair	Future	Replacement	M	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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		304,700 2055	* *	1		
	Insulation Aged, Extent : Mo	derate, 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, Ex	xtent : Light, Area Aff	ected : 100%			
	Location : Throughout					
Fluorescent	55%	2035	* *	10	\$79,000	
	T-8 Lamps And Fixtures, Ext	ent : Light, Area Affe	cted : 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 : I	Light, Area Affected :	100%			
	Location : Hallways					
	Explanation : Surveillance	Cameras				

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

Heating

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2131

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source HTHW/HW	100% Other Observation, Extent: Light, Area Location: Basement Explanation: Hot Water From Utility		* * 100%	1		
Conversion Equipment						
HTHW/HW Exchanger	100% Now \$44,300 Corroded, Extent: Severe, Area Affecte Location: Basement Other Observation, Extent: Severe, Are Location: Tunnel Explanation: 2 Obsolete Units		* *	2	\$7,700	
Distribution						
Hot Wtr Piping/Pump	100% Now \$95,300 Corroded, Extent: Moderate, Area Affe Location: Valves And Piping, Tunnel Insul. Deteriorating, Extent: Moderate, Location: Basement Other Observation, Extent: Moderate, Location: Throughout Explanation: Defective Valves	Area Area Affec	cted : 20%	4	\$7,700	
Terminal Devices						
Convector/Radiator Fan Coil Unit/Heat	40% 60%	2035 2030	* * \$1,373,900	1 1	\$20,200 \$30,300	
Air Conditioning						
Energy Source District Chilled Water	95% Other Observation, Extent: Light, Area Location: Tunnel Explanation: Coolant From Utility Bu			1 Only.		
Electricity	5%	2038	**	1		
Conversion Equipment Reciprocating Compr/Chiller	5%	2035	* *	1	\$3,600	
•	Other Observation, Extent : Light, Area Location : Roof		5%			
	Explanation: 3 Units, Refrigerant R-5	07 Tenant	Owned			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2131

Mechanical	Current Rep	air	Futur	e Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Distribution  CW & CHW Wtr	95% Now	\$2,700	2040	* *	4	\$7,300	
Pipe/Pump	9370 NOW	\$2,700	2040		7	\$7,300	
1 1	Corroded, Extent : Sever						
	Location: Valves And						
	Insul. Deteriorating, Ext		ea Affect	ed : 20%			
	Location : Throughout Other Observation, Exte		a Affaata	4 . 200/			
	Location : Throughout	ni : Severe, Are	а Ајјесте	a : 80%			
	Explanation : Defective	e Valves					
No Component	5%	, , , , ,					
Terminal Devices	270						
Fan Coil - 2 Pipe	5%		2035	* *	1	\$2,500	
1	Other Observation, Exte	nt : Light, Area	Affected	: 5%		·	
	Location : Office						
	Explanation : For Office	ce					
No Component	95%						
Heat Rejection	50/		2025	* *	2	¢5.500	
Dry Cooler No Component	5% 95%		2035	* *	2	\$5,500	
Ventilation	9370						
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		
Втазы соррег	Broken, Extent : Severe,				1		
	Location: Mechanical			ıps			
HW Heat Exchanger							
HTHW/HW	100% Now	\$266,800	2060	* *			
	Other Observation, Exte	nt : Severe, Are	a Affecte	d : 100%			
	Location: Tunnel	<b>T</b> T • .					
Comitour Diri	Explanation : Obsolete	Unit					
Sanitary Piping Cast Iron	100% Now	\$111,900	LIFE	* *	1		
Cast Holl	Corroded, Extent: Mode				1		
	Location : Basement	,,,, •					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		

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

<sup>\*\*</sup> 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	Cu	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%						

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14784

rchitecture	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior						
Exterior Walls Cast in Place Concrete	20% 2-4 § Cracking/Crumbling, Extent: Location: Loading Docks	889,200 LIFE Light, Area Affecto	* * ed : 30%	5	\$151,700	
Metal Panel	80% Staining/Discoloring, Extent: Location: Throughout	2048 Moderate, Area A	** ffected : 15%	5-10	\$834,500	
Parapets						
Metal Panel Metal Rail	10% 90% Now \$2 Broken/Missing Elements, Exit Location: Missing Gaurd, N Corrosion/Rusting, Extent: M Location: Roof	Iortheast Corner		5 5	\$10,700 \$176,000	
Roof	V					
Single Ply Membrane	Debris Present, Extent: Mode Location: Lower East Roof, Drains Clogged, Extent: Mode Location: East Lower Roof Miss/Damaged Flashings, Ext Location: Lower East Roofs Patching Evident, Extent: Mode Location: Lowere East Roof Punct/Tear/Impact Damage, In Location: East Lower Roof Vegetation Growth, Extent: Mode Location: East Lower Roofs	Granulars From Merate, Area Affecters  Sent: Moderate, Area Affecters  Sent: Moderate, Area Affecters  Sextent: Severe, Area Gutter  Moderate, Area Affecters  Moderate, Area Affecters  Moderate, Area Affecters	Main Roof ed: 5% ea Affected: 15% erated ted: 20% ea Affected: 5% ected: 2%			
Spray-on Foam	65% 0-2 \$\frac{9}{8} Broken/Missing Elements, Exilocation: North East Build Punct/Tear/Impact Damage, I Location: Main Roof, Expanding Vegetation Growth, Extent: Location: Main Roof Gutter	ing, Missing Rain V Extent: Moderate, Insion Ridges ight, Area Affected	Vater Leader Area Affected : 1%	5	\$138,700	
Soffits Exposed Struc: Steel	100% 0-2 S Corrosion/Rusting, Extent : M Location : North West Cano		* * cted : 25%	5	\$57,700	

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14784

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Carpet	5%			2024	\$153,200	3	\$23,000	
	_	_	Extent : Light, Arc					
	Location	: Second F	loor Offices, Nebr	aska Lar	ıd			
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%		\$152,200	2031	* *			
	_	_	Extent : Moderate	, Area A	ffected : 25%			
	Location	: Througho	out					
	Potholes, 1	Extent : Mod	derate, Area Affec	ted : 2%				
	Location	: Througho	out					
	Other Obs	ervation, Ex	ctent : Moderate, 2	Area Affe	ected : 10%			
	Location	: Througho	out					
	Explanat	tion : Vegeta	ation Growth					
Cast in Place Concrete	20%			2033	* *			

Electrical	Current Repair	Future Repl	acement	M	laintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estim	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2048	* *	3	\$600		
	Other Observation, Extent: Light, Ar	ea Affected : 100%	%				
	Location : 1st Floor Mechanical Ro	om					
	Explanation: One 600 Amperes 4,1	60 Volt Switch					
Transformers							
Dry Type	100%	2033	* *	3	\$1,100		
J J1	Other Observation, Extent: Light, Area Affected: 100%						
	Location : 1st Floor Mechanical Ro	om					
	Explanation: 3,000 Kilovolt-amper	e 4.160 Volt Prim	arv 480 Vol	t Secondo	arv		

#### 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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14784

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Transformers						
Dry Type	100% Other Observation, Extent: Light, A Location: 1st Floor Mechanical R Explanation: One 750 Kilovolt-an Secondary	oom		5 opere 480	\$600 ) Primary 208	
Switchgear / Switchboard						
Fused Disc Sw	50% Other Observation, Extent: Light, A Location: 1st Floor Mechanical R Explanation: Two 480 Volt Switch	oom	**	5	\$300	
Fused Knife Sw	50%	2048	* *	5	\$300	
	Other Observation, Extent : Light, A Location : 1st Floor Mechanical R Explanation : Two 208 Volt Switch	oom	100%			
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% T-5 Lamps And Fixtures, Extent: Lig Location: Loading Docks T-8 Lamps And Fixtures, Extent: Lig			10	\$13,800	
	Location : Electric Closets Throug		ea . 50%			
LED	90%	2033	* *			
Egress Lighting Emergency, Battery Exit, Battery	50% 50%	2028 2028	\$105,500 \$89,300	10 10	\$18,100 \$5,100	
Exterior Lighting			407,500		ψ2,100	
LED LED	50% Other Observation, Extent: Light, A Location: Outside Perimeter Explanation: Controlled Via Phote		**			
No Component	50%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14784

Mechanical	Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Equi	oment Ro	oom			
	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 Mic	rowave I	Room Are Not In U	Jse.		
No Component	98%					
Air Conditioning						
Energy Source						
Electricity	50%	2044	* *	1		
Natural Gas	50%	2048	* *	1		
Conversion Equipment						
Int Pkg Unit -	1%	2029	\$31,100	2	\$100	
Heating/Cooling						
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: 1st Floor Office					
	Explanation: 1 Unit. Used Only For I	Heating,	Cooling Part Not V	Working.		
Ext Pkg Unit -	22%	2033	* *	2	\$2,000	
Heating/Cooling						
	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	١.				
Window/Wall Unit	1%	2028	\$3,100	1		
	Other Observation, Extent : Light, Area		· ·			
	Location : 1st Floor Mechanical Equi	oment Ro	om Office			
	Explanation: 1 Unit Installed 2017					
No Component	75%					
Distribution						
Ductwork/Diffusers	25%	LIFE	* *	2	\$48,800	
z azz ona z mason	Other Observation, Extent : Light, Area		: 100%	_	\$ 10,000	
	Location: Throughout	33				
	Explanation : Ducts Are Only For Off	ices, Bati	hroom, And Comm	on Areas	Σ <b>.</b>	
No Component	75%				•	
Ventilation	1370					

Ventilation

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14784

Mechanical	Current Repair	Future Rep	Future Replacement Maintena		aintenance	nance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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% Other Observation, Extent : Ligh	2026	\$22,300	2	\$500		
	Location: 1st And 2nd Floor B Explanation: 3 Units With Stor And 2nd Floor.	oiler Room		st Floor	And 2 By Alaskal		
No Component	75%						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2033	* *	1	\$9,200		
	Other Observation, Extent : Ligh Location : 1st Floor						
	Explanation : 2 Water Main Se	rvices. 1 For Sprinkle	r System And	d 1 For D	Oomestic Water.		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	1000/		4. 4.				
Hydraulic	100%	LIFE	**				
	Other Observation, Extent: Light Location: 1 - 2	t, Area Affected : 100	%				
	Explanation: 2 Units						
Fire Suppression							
Sprinkler							
Generic	100%	2048	* *	1-2	\$42,000		

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

<sup>\*\*</sup> 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 UTILITY BUILDING D

Address : 357 FOOD CENTER DRIVE

Borough : BRONX Agency's Number : N/A

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2132

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$38,800	
Concrete Masonry Unit		Now	\$283,500	LIFE	**	5	\$41,300	
	Location	: South Fa						
		etration, E. : South Fa	xtent : Moderate, 2 cade	1rea Affe	ected : 10%			
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	Cracking/C	Now Crumbling, : Heating	\$22,800 Extent : Moderate	LIFE , Area Ą	* * ffected : 10%	5	\$9,500	
	Expansion	0	e, Extent : Modera	te, Area	Affected : 25%			
		Miss/Erod : Interior I	l, Extent : Moderai Face	te, Area 2	Affected : 25%			
Metal Panel	5%			2040	* *	5	\$1,700	
Roof								
Built-Up (BUR)	Blisters, Ex	Now xtent : Mod : Through	\$282,200 lerate, Area Affect out	2040 ed : 25%	**			
	Gravel/Sla	_	Extent : Light, Are	a Affecte	ed : 100%			
		Growth, E : Through	Extent : Moderate, . out	Area Aff	ected : 25%			
	Location	: Heating						
		led, Extent : Through	: Moderate, Area . out	Affected	: 50%			
Modified Bitumen	Blisters, Ex	Now stent : Mod : Through	\$846,700 lerate, Area Affect	2040 ed : 25%	* *			
	Miss/Dama	_	ings, Extent : Mod	erate, Ar	rea Affected : 25%			
	Seams Ope	_	tent : Moderate, A	rea Affec	cted : 15%			
Soffits Metal Panel	100%			2040	* *	5-10		

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2132

Architecture		Current F	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	93%			LIFE	*	5	\$227,400	
Ceramic Tile	2%			2033	<b>*</b>	5	\$1,100	
Vinyl Tile Interior Walls	5%			2030	\$24,80	0 3	\$1,400	
Concrete Masonry Unit	Cracking/	_	\$89,900 Extent : Light, Are	LIFE ea Affect	* ed : 10%	* 5	\$15,500	
		: Through	out					
Gypsum Board	10%			LIFE	*	* 5-10	\$8,300	
Metal Panel	10%			LIFE	*	* 10	\$2,200	
Ceilings	100/		00.100	•••			44.000	
AcousTileSusp.Lay-In	Cracking/	Now Crumbling, : Through	\$3,100 Extent : Moderate out	2035 , Area A	* ffected : 10%	* 5	\$1,900	
Exposed Concrete	_	4+ Crumbling, : Through	\$46,800 Extent : Moderate out	LIFE , Area A	* ffected : 10%	* 5	\$4,400	
Exposed Struc: Steel		4+ /Rusting, E : Through	\$24,500 xtent : Moderate, A	LIFE Irea Affe	* ected : 10%	*		
Site Enclosure Fence/Gates								
Concrete Masonry Unit	-	Growth, E	Extent : Moderate, . mer Pads	2040 Area Affa	* ected : 20%	*		
Free Standing Walls								
Concrete Masonry Unit	Location	ervation, E : Transfor tion : Divid		2040 Affected	* ! : 100%	*		
Site Pavements								
On-Site Walkways Asphalt	Cracking/	_	\$200 Extent : Moderate At South Main En	-	-	*		
Cast in Place Concrete	Cracking/	_	\$3,000 Extent : Moderate Located At South	-	-	*		
Parking/Driveway Asphalt	Cracking/	Now Crumbling,	\$81,800 Extent : Moderate	2033 , Area A	* ffected : 20%	*		
		Extent : Mo : Through	derate, Area Affec out	ted : 15%	%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2132

Electrical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ited Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts						
Service Equipment Air Circuit Breaker	100% Other Observation, Extent: Light, Area Location: Electrical Room Explanation: Four 1,200 Amperes, 1.	a Affected : 100%	\$49,900	3 akars	\$200	
Transformers	Explanation : Four 1,200 Amperes, 1.	S Kuovou Main C	ircuii brei	ikers		
Dry Type	40% Other Observation, Extent: Light, Area Location: Electrical Room Explanation: Two 1,500 Kilovolt-am	a Affected : 100%	3124,900 Primary, 48	3 80/277 V	\$100	
Liquid Filled	60%	•	187,300	3	\$200	
Liquid Filled	Other Observation, Extent : Light, Area Location : Outside Explanation : Four 4,200 Kilovolt-am	a Affected : 100%	•			
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% Other Observation, Extent : Light, Area Location : Electrical Room Explanation : 1,000 Ampere Main	2030 a Affected : 100%	\$2,500	5	\$500	
Molded Case Bkrs	50% Other Observation, Extent: Light, Area Location: Electrical Room Explanation: 2,500 Ampere Main	2040 a Affected : 100%	* *	5	\$500	
Transformers						
Dry Type	100% Other Observation, Extent: Light, Area Location: Electrical Room Explanation: 150 Kilovolt-ampere, 4	a Affected : 100%	\$47,000 120 Volt Se	5 econdary	\$100	
Switchgear / Switchboard						
Fused Disc Sw Molded Case Bkrs	50% 50%	2030 \$ 2040	318,700	5 5	\$100 \$500	
Raceway						
Conduit	80%	2030 \$	558,000	1		
Conduit	20%	2040	* *	1		
Panelboards Fused Disc Sw Fused Disc Sw	15% 5%	2038	\$13,000	5 5	\$100	
Molded Case Bkrs	30%	2038	* *	5	\$300	
Molded Case Bkrs	50%	2029	\$43,300	5	\$500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2132

Electrical	Current Repair Future Replacement			Current Repair Future Replacement Maintenance		Maintenance		Maintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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			
			, Extent : Light,	Area Affe	ected : 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 Obs	ervation, Exte	ent : Light, Area	Affected	: 100%					
	Location	: Outside								
	Explana	tion : Located	In The Stack Or	ıly						
Alarm										
Security System										
No Component	80%									
Generic	20%			2035	* *	1	\$2,800			
			ent : Light, Area	Affected	: 100%					
	Location	: Throughout	•							
	Explana	tion : Camera	s Observed							

Mechanical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	Date Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	5%		2040	* *	1		
Interruptible Gas/Dual Fuel	95%		2050	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2132

Mechanical		Current Repair		Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cos (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment Hot Water Boiler	95%	,	2043	* *	1	¢17.500	
not water Boller		o oservation, Extent : Light, Arc			1	\$17,500	
		n : Boiler Room	ca Hycerca	. 2370			
		ation: 2 Units					
Radiant Heater	5%		2030	\$32,300	2	\$900	
		servation, Extent : Light, Ar	ea Affected	•			
	Locatio	n : Office And Hallway					
	Explana	ation : 6 Electric Radiants					
Distribution				di di			
Hot Wtr Piping/Pump	95%		2038	* *	4	\$2,600	
No Component	5%	)					
Terminal Devices Air Handler	10%	<u>′</u>	2030	\$51,300	1	\$2,300	
No Component	90%		2030	\$31,300	1	\$2,300	
Air Conditioning	7070	,					
Energy Source							
Electricity	100%	, 0	2038	* *	1		
Conversion Equipment							
Centrifugal, Elec Chille	Other Ob	6 servation, Extent : Light, Ar n : Air Conditioning Room	2033 rea Affected	: 100%	1	\$36,400	
		ation : 6 Chillers Provide Co	oolant To Aa	ljacent Buildings.	Refriger	ant Is Ammonia	
Reciprocating Compr/Chiller	10%	)	2025	\$30,900	1	\$1,700	
	-	rigerant, Extent : Light, Area n : 2 Units, Roof	a Affected : .	10%			
Distribution							
CW & CHW Wtr Pipe/Pump	90%		2040	* *	4	\$1,700	
		servation, Extent : Light, Ar	ea Affected	: 100%			
		n : Mechanical Room		-			
		ation : Serves Other Building	gs For Refri	geration System			
No Component	10%	<u>,                                      </u>					
Heat Rejection	000	,	2021	* *	2	<b>#33</b> 000	
Water Cooling Tower	90%	o eservation, Extent : Light, Ar	2031		2	\$33,800	
		n : Roof	ей Ајјестей	. 90/0			
		n . Kooj ation : 3 Cooling Towers Exi	ist On The I	Itility Ruilding Ro	of Each '	Tower Has 4 Cells	
No Component	10%		st on the c	Tilly Bullating Ito	oj Eucii i	tower Has T Cetts	
Ventilation	1070	,					
Distribution							
Ductwork/Diffusers	20%	, 0	LIFE	* *	2-5	\$6,600	
No Component	80%	0					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2132

lechanical		Current F	Repair	Futur	Future Replacement Maintenance		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
entilation								
Exhaust Fans								
Interior	20%			2025	\$25,900	2	\$200	
Roof	80%	Now	\$4,800	2030	\$48,400	2	\$700	
	Noisy/Vibro	ating, Exte	ent : Severe, Area A	Iffected :	60%			
	Location	: Roof						
umbing								
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 : Se	evere, Area Affecte	d: 20%				
	Location	: Basemen	t					
Storm Drain Piping								
Cast Iron	100%	Now	\$15,200	LIFE	* *	1		
	Corroded,	Extent : Se	evere, Area Affecte	d: 20%				
	Location	: Basemen	t					
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 F	ixtures, Ex	tent : Severe, Area	Affected	d: 100%			
	Location	: Through	out					

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2133

Architecture	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Exterior Walls				_		
Cast in Place Concrete	5% 2-4 \$18, Cracking/Crumbling, Extent : Mo Location : Throughout	•	* * ed : 10%	5	\$30,900	
Concrete Masonry Unit	75% Now \$198, Broken/Missing Elements, Extent Location: East Facade Expansion Jnt Failure, Extent: M Location: North, East And Wes Spalling, Extent: Moderate, Area Location: North And East Faca	: Moderate, Area Aj Ioderate, Area Affec it Facades 1 Affected : 5%		5	\$57,900	
Metal Panel	10%	2050	* *	5-10	\$84,900	
Metal Coiling Doors	5%	2035	* *	5	\$19,300	
Weathering Steel	5%	LIFE	* *	1	<b>\$15,500</b>	
Windows Aluminum	90% Now \$18, Air Infiltration, Extent: Moderate Location: Various Locations Caulking Deteriorated, Extent: M Location: Throughout	e, Area Affected : 20		5	\$1,100	
Metal Louvers	10%	2033	* *	10	\$1,500	
Parapets Concrete Masonry Unit	90%	LIDE				
Metal Panel		LIFE	* *	5-10	\$61,700	
	10%	2050	* *	5-10 5	\$61,700 \$4,800	
Roof Spray-on Foam	10%				·	
Roof Spray-on Foam Soffits	100%	2050	* *	5	\$4,800	
Roof Spray-on Foam Soffits Metal Panel		2050	* *	5	\$4,800	
Roof Spray-on Foam Soffits Metal Panel Interior	100%	2050	* *	5	\$4,800	
Roof Spray-on Foam Soffits Metal Panel Interior Floors	100%	2050 2035 2040	**	5 5 5-10	\$4,800 \$430,900	
Roof Spray-on Foam Soffits Metal Panel Interior Floors Carpet	100% 100%	2050 2035 2040 2029	**  **  \$434,200	5 5 5-10	\$4,800 \$430,900 \$48,900	
Roof Spray-on Foam Soffits Metal Panel Interior Floors	100% 100%	2050 2035 2040 2029 ,400 LIFE oderate, Area Affected rridors derate, Area Affected eezer Storage Area	**  **  \$434,200  **  ed: 25%  d: 30%	5 5 5-10	\$4,800 \$430,900	
Roof Spray-on Foam Soffits Metal Panel Interior Floors Carpet	100%  15% 70% 0-2 \$660, Cracking/Crumbling, Extent: Mod Location: North And South Cor Misaligned/Bulging, Extent: Mod Location: Floor Heaving In Fra Worn/Eroded, Extent: Moderate,	2050 2035 2040 2029 ,400 LIFE oderate, Area Affected rridors derate, Area Affected eezer Storage Area	**  **  \$434,200  **  ed: 25%  d: 30%	5 5 5-10	\$4,800 \$430,900 \$48,900	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2133

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	45%		\$146,500	LIFE	* *	5	\$25,300	
	_	Crumbling, 1 : Through	Extent : Light, Ard out	ea Affect	ed : 10%			
Fiberglass Panel	25%			LIFE	* *	10	\$8,800	
Gypsum Board	20%			LIFE	* *	5-10	\$47,800	
Plywood/Hardboard	10%			LIFE	* *	10	\$1,400	
Ceilings								
AcousTileConcealSpLn	30%			2043	* *	5	\$69,300	
Exposed Concrete	5%			LIFE	* *	5-10	\$11,600	
Exposed Struc: Steel	50%	2-4	\$405,700	LIFE	* *			
		_	xtent : Moderate, A nd South Corridors					
Metal Panel	15%			LIFE	* *	5	\$69,300	
Site Pavements On-Site Walkways								
Cast in Place Concrete		Now	\$5,000	2035	* *			
	_	_	Extent: Moderate					
	Location	ı : Various	Walkways On West	t Side Of	Building			
Parking/Driveway								
Asphalt		Now	\$255,300	2033	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : North And East Sides Of Building							
		Extent : Mo i : Through	oderate, Area Affec out	ted : 10%	6			
Cast in Place Concrete	15%			2035	* *			

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$49,900	3	\$600	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : Electrical Room					
	Explanation: 600 Amperes, 5 Kilovoli					
Transformers						
Dry Type	100%	2028	\$143,300	3	\$800	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : Electrical Room					
	Explanation: 1,000 Kilovolt-ampere,	4,160 Pr	imary, 480 Second	ary		
Feeders						
Cable	100%	2029	\$16,100	1		
Raceway						
Conduit	100%	2030	\$42,700	1		

Under 600 Volts

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2133

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	<u> </u>						
Transformers							
Dry Type	100%		2028	\$16,500	5	\$500	
		ervation, Extent : Light, Area : Electrical Room	Affected	l : 100%			
	_	tion : One 112.5 Kilovolt-amp Secondary	ere And	One 75 Kilovolt-ar	npere, 48	80 Volt Primary,	
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	1000/		2020	<b>#24 100</b>	1		
Thermoplastic	100%		2030	\$34,100	1		
Motor Controllers	50/		2020	Φ.C. 0.0.0	-		
Locally Mounted	5%		2028	\$6,000	5	¢2 000	
Motor Control Center	95%		2028	\$26,200	5	\$3,800	
Ground Davisos							
Grounding Devices Not Accessible	100%						
Lighting	10070						
Interior Lighting							
Fluorescent	50%		2035	* *	10	\$66,700	
11001000000		And Fixtures, Extent: Mode		a Affected : 100%	10	\$00,700	
	_	: Offices		00			
LED	50%		2038	* *			
Egress Lighting	3070		2030				
Emergency, Battery	50%		2035	* *	10	\$17,500	
Exit, Service	50%		2035	* *	1	Ψ17,200	
Exterior Lighting	2070		_555				
LED	50%		2035	* *			
No Component	50%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2030	\$137,500	1	\$16,300	
	Other Obs	ervation, Extent : Light, Area	Affected	l : 100%			
		: Outside And Inside					
	Explana	tion : Surveillance Cameras					
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2030	\$470,800	1-3	\$27,700	
		ervation, Extent : Light, Area : Hallways	Affected	l : 100%			
		tion : Manual Pull Station An	d Bells C	Only			
	Блрини	manuar 1 an Dianon An		,			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2133

Mechanical	Current Repair Futu			Futur	e Replacement	M	Maintenance	
System	% of	Fail Date Esti			<b>Estimated Cost</b>		<b>Estimated Cost</b>	Priority
Component	Total	(Years)	mateu Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	11101111
Туре						. ,		
Heating								
Energy Source	5%			2040	* *	1		
Electricity HTHW/HW	3% 15%			2040	* *	1 1		
Π1ΠW/ΠW		servation, Extent	· Light Area			1		
		i : For Office, La	-					
		tion : Hot Water	-		•			
No Component	80%		1 Toviaca By	Cilliy B	anang			
Conversion Equipment	0070							
HTHW/HW Exchanger	15%			2033	* *	2	\$1,300	
Radiant Heater	5%			2025	\$125,700	2	\$3,400	
Radiant Heater		servation, Extent	: Light, Area			2	ψ3,400	
		a : Stairway Only	-	55				
		tion: 4 Units						
No Component	80%							
Distribution	0070							
Hot Wtr Piping/Pump	15%	Now	\$700	2038	* *	4	\$1,100	
Tiot wa riping rump		eriorating, Exten			fected : 15%	•	Ψ1,100	
		ı : Mechanical R						
No Component	85%							
Terminal Devices	0370							
Fan Coil Unit/Heat	15%			2030	\$63,800	1	\$7,000	
No Component	85%			2030	\$05,000	1	\$7,000	
Air Conditioning	0370							
Energy Source								
Electricity	5%			2038	* *	1		
No Component	95%							
Conversion Equipment								
Exterior Pkg Unit -	5%			2030	\$57,500	2	\$400	
Cooling					•			
_		igerant, Extent :	0					
	Location	ı : Two Units On	Roof (For Te	enant Off	ice)			
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	1000/	3.7	Φ.5.2. 0.00	20.40				
Brass/Copper		Now	\$52,900	2040	* *	1		
		Extent : Modero 1 : Mechanical R		ctea : 20	<b>70</b>			
Withouther	ьосаног	ı . Mecnanical K	oom					
Water Heater	1000/			2025	¢125 000	4	¢1 200	
Electric	100%			2025	\$125,000	4	\$1,300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Cast Holl	10070			LILE		1		

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

<sup>\*\*</sup> 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

Current Repair	<b>Future Replacement</b>	Maintenance	
% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
100%	LIFE **	1	
100%			
100%	2040 **	1-2 \$40,700	
	% of Fail Date Estimated Co Total (Years)  100%	% of Total (Years)    Year FY   Estimated Cost FY	% of Total Pair Estimated Cost FY Estimated Cost (Yrs)  LIFE ** 1

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

<sup>\*\*</sup> 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

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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2134

rchitecture	Current Repair		Futur	Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori
terior								
Exterior Walls	<b>5</b> 0/	2.4	<b>#0.200</b>			_	014100	
Cast in Place Concrete	_		\$8,300 Extent : Moderate out	LIFE 2, Area A	* * ffected : 10%	5	\$14,100	
Concrete Masonry Unit	75%	Now	\$182,100	LIFE	* *	5	\$26,500	
·			Extent : Moderate l West Elevations A					
Metal Panel	5%			2050	* *	5-10	\$19,400	
Metal Coiling Doors	10%			2035	* *	5	\$17,700	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	Broken/M	Now issing Elen i : Through	\$7,500 eents, Extent : Mod out	2038 lerate, Ar	* * ea Affected : 10%	5	\$900	
	0	Deteriorate 1 : Through	ed, Extent : Moderd out	ate, Area	Affected : 25%			
Parapets								
Concrete Masonry Unit	Broken/M	-	\$31,500 nents, Extent : Mod Il West Elevations A		**	5	\$6,600	
Roof								
Spray-on Foam	Gut/DS N		\$17,000 iss, Extent : Moder I West Facades	2038 ate, Area	* * n Affected : 15%	5	\$59,800	
Soffits	1000/			2050	* *	5 10		
Metal Panel erior	100%			2050		5-10		
Floors								
Carpet	10%			2026	\$72,300	3	\$10,900	
Cast in Place Concrete	80%		\$9,400	LIFE	* *	5	\$95,100	
		Crumbling, 1 : Through	Extent : Moderate	e, Area A	ffected : 10%			
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			\$14,000	LIFE	* *	5	\$12,100	
	_	Crumbling, 1 : Stairwel	Extent : Moderate ls	e, Area A	ffected : 10%			
Fiberglass Panel	15%			LIFE	* *	10	\$1,700	
Gypsum Board	10%			LIFE	* *	5-10	\$7,900	
Ceilings								
Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel	10% 90%			2043 LIFE	* *	5 10	\$5,300 \$95,900	

Site Pavements

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2134

Architecture	Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100% Now	\$2,900	2035	* *			
	Cracking/Crumbling, Ex	xtent : Moderate	, Area Ą	ffected : 10%			
	Location: Southwest (	Corner At Entry					
Parking/Driveway							
Asphalt	85% Now	\$323,600	2033	* *			
	Broken/Missing Elemen	ts, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location : Throughout	t					
	Cracking/Crumbling, Ex	xtent : Moderate	, Area A	ffected : 20%			
	Location : Throughout	t					
	Potholes, Extent: Moderate, Area Affected: 15%						
	Location : Throughout	. 55					
Cast in Place Concrete	15% Now	\$46,700	2035	* *			
	Cracking/Crumbling, Ex	. ,	, Area A	ffected : 10%			
	Location : West Loadi			•			

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2030	\$49,900	3	\$200		
	Other Observation, Extent : Ligh	t, Area Affected	: 100%				
	Location : Electrical Room						
<del></del>	Explanation: 600 Ampere, 4,10	50 Volt					
Transformers	1000/	•••	444000		4.00		
Dry Type	100%	2028	\$143,300	3	\$200		
	Other Observation, Extent : Ligh	t, Area Affected	: 100%				
	Location : Electrical Room						
	Explanation: 1,000 Kilovolt Ar	npere					
Feeders	1000/	2020	¢17,100	1			
Cable	100%	2029	\$16,100	1			
Raceway	1000/	2020	<b>#42.700</b>	1			
Conduit	100%	2030	\$42,700	1			
Under 600 Volts							
Service Equipment Air Circuit Breaker	100%	2030	¢1 500	5	\$200		
Air Circuit Breaker	Other Observation, Extent : Ligh		\$1,500	5	\$200		
	Location : Electrical Room	і, Агей Ајјесіей	. 100/0				
		ital Datad At 1	600 1				
Transformers	Explanation : Main Service Swi	ucn Kaiea Ai 1,0	000 Amperes				
	100%	2028	\$16,500	5	\$100		
Dry Type				3	\$100		
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room						
	Explanation : One 225 Kilovolt-ampere And One 15 Kilovolt-ampere						
-	Explanation : One 223 Kilovoli	-ampere Ana O	ne 13 Kuovou-amp	vere			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2134

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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: Li Location: Loading Dock Explanation: On Sprinkler M		0%			
Lighting						
Interior Lighting						
Fluorescent	50%	2035	* *	10	\$16,700	
	T-8 Lamps And Fixtures, Exter Location: Offices	nt : Light, Area Affecte	d : 100%			
Fluorescent	50%	2035	* *	10	\$16,700	
	T-5 Lamps And Fixtures, Exter Location: Warehouse	nt : Light, Area Affecte	d : 100%			
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 : Li	00	0%			
	Location : Inside And Outsid					
	Explanation : Surveillance C	ameras				

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

Heating

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2134

Mechanical		Current Repair Future Rep		e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	10%		2040	* *	1		
No Component	90%						
Conversion Equipment							
Heat Pump Air Sourced	10%		2031	* *	2	\$1,100	
	Other Obs	ervation, Extent : Light, Area	a Affected	1: 10%			
	Location	a : Roof					
	Explana	tion : 6 Rooftop Package Uni	its Tenant	Owned			
No Component	90%						
Air Conditioning							
Energy Source							
Electricity	15%		2038	* *	1		
No Component	85%				-		
Ventilation	0070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$32,100	
Exhaust Fans	10070					ψ32,100	
Roof	100%		2030	\$58,900	2	\$1,100	
Plumbing	10070		2030	Ψ30,700		ψ1,100	
H/C Water Piping							
Brass/Copper	100%		2030	\$264,300	1		
Water Heater	10070		2030	Ψ201,300	- 1		
Electric	100%		2028	\$31,200	4	\$200	
HW Heat Exchanger	10070		2020	Ψ31,200		Ψ200	
HTHW/HW	100%	Now \$61,900	2060	* *			
11111 W/11 W		d in Place, Extent : Moderate		Factad : 100%			
		a in Frace, Extent : Moderau 1 : Basement	c, 111 cu 11 <u>j</u>	Jecieu . 10070			
		ervation, Extent : Severe, Ar	as Affaata	.1. 1000/			
		ervation, Extent . Severe, Ar t : Basement	еи Ајјесте	a. 10070			
G : P: :	Explana	tion: 2 Obsolete Units					
Sanitary Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	~ ~ ~	1		
Storm Drain Piping	1000/			ماد ماد			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2035	* *	4	\$800	
Fixtures							
Generic							
	100%						
Fire Suppression	100%						
Fire Suppression Sprinkler	100%		2050			\$10,200	

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 Replace	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimate FY	d Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior							
Exterior Walls							
Cast in Place Concrete	5%	LIFE	* *	5	\$20,700		
	Other Observation, Extent : L						
	Location: Base Of Building						
	Explanation: Recent Consti						
Metal Panel	95%	2056	* *	5-10	\$270,700		
	Recent Construction, Extent: Location: Throughout	Light, Area Affected: 100%					
	Other Observation, Extent : L	ight, Area Affected : 100%					
	Location : Throughout						
	Explanation : This Is Actual	ly An Insulated Metal Panel V	Vall Sys	stem			
Roof							
Single Ply Membrane	100%	2038	* *	10	\$47,700		
	Recent Construction, Extent : Location : Throughout	Light, Area Affected: 100%					
Interior							
Floors							
Cast in Place Concrete	100%	LIFE	* *	5	\$325,300		
Ceilings							
Exposed Struc: Steel	100%	LIFE	* *	10	\$148,700		
		Recent Construction, Extent: Light, Area Affected: 100%					
	Location : Throughout						
Site Pavements							
On-Site Walkways							
Metal	100%	2056	* *	1-3			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Entry Stairs						
- · · · · · · ·	Explanation: Recent Consti	ruction					
Parking/Driveway	000/	2020	* *				
Asphalt	90%	2039	* *				
Cast in Place Concrete	10%	2043	~ ~				

Electrical	Current Repair	Futur	<b>Future Replacement</b>		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 600 Volts							
Raceway							
Conduit	100%	2056	* *	1			
	Other Observation, Extent : Light, Area	a 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						

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

<sup>\*\*</sup> 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	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring	1000/	• • • • •	de de			
Thermoplastic	100% Other Observation, Extent: Light, Area Location: Throughout Building Explanation: Installed In 2016	2056 Affected :	**	1		
Motor Controllers						
Locally Mounted	100% Other Observation, Extent: Light, Area Location: Throughout Building Explanation: Installed In 2016	2047 Affected :	**	5	\$400	
Lighting						
Interior Lighting						
Fluorescent	70% Other Observation, Extent: Light, Area Location: Throughout Building Explanation: Installed In 2016	2038 Affected :	**	10	\$36,300	
LED	30% Other Observation, Extent: Light, Area Location: Throughout Building Explanation: Installed In 2016	2038 Affected :	**			
Egress Lighting	•					
Emergency, Battery	50% Other Observation, Extent: Light, Area Location: Throughout Building Explanation: Installed In 2016	2038 Affected :	**	10	\$6,400	
Exit, LED	50% Other Observation, Extent: Light, Area Location: Throughout Building Explanation: Installed In 2016	2065 Affected :	**	1		
Exterior Lighting						
LED  No Component	60% Other Observation, Extent: Light, Area Location: Building Exterior Explanation: Installed In 2016 40%	2038 Affected :	**			
Alarm	1070					
Security System						
No Component	30%					
Generic	70% Other Observation, Extent: Light, Area Location: Throughout Building Explanation: Installed In 2016	2038 Affected :	**	1	\$14,800	

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2144

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2797

Architecture		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	Recent Rep Location Vertical C	: South And racks, Exten	\$18,700 Extent : Light, A West Facades t : Severe, Area A ade Above Entry	Iffected :		5	\$9,600	
Windows								
Aluminum	Air Infiltra Location Caulking I	: West Faci	Extent : Modera			5	\$1,400	
Parapets								
Masonry: Brick Cavity	Miss/Dam		\$1,400 s, Extent : Mode ints Opened And		**	5	\$600	
Roof								
Spray-on Foam	Blisters, E. Location Punct/Tea	: Throughou r/Impact Dan		oderate, 2	\$37,800 Area Affected : 10	5	\$6,600	
nterior								
Floors								
Ceramic Tile	5%			2029	\$16,800	5	\$800	
Under Construction	95%				-			
Interior Walls	100%							
Under Construction	100%							
Ceilings Under Construction	100%							

Electrical	Current Repair	Future Replacement	Maintenance	Priority			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)				
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 Vo	ltage Power Circuit Break	er Rated At 4,000 Amperes.				
Switchgear / Switchboard		<u> </u>	•				
Molded Case Bkrs	100%	2056 **	5 \$300				
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Roof						
	Explanation : Newly Installed						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2797

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway Conduit	30% Other Observation, Extent: Moderate, Location: Roof Explanation: Newly Installed	2056 Area Affe	* * ected : 100%	1		
Conduit	70%	2026	\$20,300	1		
Panelboards						
Molded Case Bkrs	50% Other Observation, Extent: Moderate, Location: Throughout Explanation: Newly Installed	2051 Area Affe	* * ected : 100%	5	\$200	
Molded Case Bkrs	50%	2025	\$15,600	5	\$200	
Wiring Braided Cloth	70% 2-4 \$34,100 Insulation Aged, Extent : Moderate, Arc Location : Throughout The Building	2051 ea Affecte	* * ed : 100%	1		
Thermoplastic	30% Other Observation, Extent: Moderate, Location: Roof Explanation: Newly Installed	2056 Area Affe	* * ected : 100%	1		
Motor Controllers						
Locally Mounted	100%	2024	\$30,700	5	\$100	
Ground Grounding Devices Generic	100% Other Observation, Extent : Moderate, Location : Water Main Explanation : Main Water Pipe	LIFE Area Affe	* * ected : 100%	5	\$200	
Stand-by Power						
Transfer Switches Automatic	100% Other Observation, Extent: Moderate, Location: Roof Explanation: Newly Installed	2046 Area Affe	* * ected : 100%	1	\$3,600	
Lighting						
Interior Lighting Fluorescent	80% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: Compact Fluorecent	2026 Area Affe	\$55,200 ected : 100%	10	\$8,500	
Fluorescent	20% Other Observation, Extent: Light, Area Location: Hallway, Office And Stora Explanation: T-12 Lambs		\$13,800 !: 100%	10	\$2,100	
Egress Lighting	•					
Emergency, Battery Exit, Service	50% 50% imates are in current dellars and are not assala	2026 2026	\$8,200 \$2,000	10 1	\$1,400	

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

<sup>\*\*</sup> 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

Current Repair	Future Repl	Future Replacement		Maintenance	
% of Fail Date Estim Total (Years)	ated Cost   Year Estim	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%	2036	* *	10		
Other Observation, Extent:	Moderate, Area Affected :	100%			
Location : Outside					
Explanation : Newly Instal	lled				
20%					
80%	2036	* *	1	\$3,500	
Other Observation, Extent:	Moderate, Area Affected :	100%			
Location : Inside And Outs	ride				
Explanation : CCTV Surve	illance Cameras				
	% of Fail Date Estime Total (Years)  100% Other Observation, Extent: Location: Outside Explanation: Newly Instale  20% 80% Other Observation, Extent: Location: Inside And Outside	% of Fail Date Estimated Cost Total (Years)  100% 2036 Other Observation, Extent: Moderate, Area Affected: Location: Outside Explanation: Newly Installed  20% 80% 2036	% of Fail Date Estimated Cost Total (Years)  100%  2036  **  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Outside Explanation: Newly Installed  20%  80%  2036  **  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Inside And Outside	% of Fail Date Estimated Cost Total (Years)  100%  2036  ** 10  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Outside Explanation: Newly Installed  20%  80%  2036  ** 1  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Inside And Outside	% of Fail Date Estimated Cost Total (Years)  100%  2036  ** 10  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Outside Explanation: Newly Installed  20%  80%  2036  ** 1  \$3,500  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Inside And Outside

Mechanical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 Radian	ts					
Air Conditioning							
Energy Source							
Electricity	100%	2048	* *	1			
Conversion Equipment							
Ext Pkg Unit -	100%	2026	\$142,000	2	\$700		
Heating/Cooling							
	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		
Roof	100%	2026	\$18,800	2	\$400		

Plumbing

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2797

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2143

Architecture	Current Repair	Future Replace	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Exterior Walls						
Cast in Place Concrete	10%	LIFE	* *	5	\$21,300	
	Recent Repair Evident, Extent: Ligh	t, Area Affected : 50%	ó			
	Location: Throughout					
Concrete Masonry Unit			* *	5	\$6,600	
	Recent Repair Evident, Extent: Ligh	t, Area Affected : 1009	%			
	Location : Throughout					
Fiberglass Panel	45%	2041	* *	5	\$71,800	
	Recent Replace Evident, Extent: Lig	ht, Area Affected : 100	0%			
	Location : Throughout					
Metal Coiling Doors	20%	2046	* *	5	\$26,600	
	Recent Replace Evident, Extent: Lig.	ht, Area Affected : 100	0%			
	Location : Throughout					
Parapets						
Metal Rail	100%	2039	* *	5-10	\$178,100	
	Recent Repair Evident, Extent : Ligh	t, Area Affected : 1009	%			
	Location : Throughout					
Roof	4000/ 37			_		
Spray-on Foam	100% Now \$8,300		65,600	5	\$29,000	
	Adhesion Failure, Extent : Moderate	, Area Affected : 10%				
	Location: Throughout	16.1	. 1 15	0./		
	Punct/Tear/Impact Damage, Extent:		eted : 15	%		
	Location: Throughout - Due To Bi	-	,			
	Recent Repair Evident, Extent: Ligh		)			
	Location: At Roof Penetrations - T	hroughout				
nterior						
Floors  Cost in Place Comparets	97%	LIEE	* *	_	¢202 400	
Cast in Place Concrete		LIFE		5	\$283,400	
	Recent Repair Evident, Extent: Ligh Location: Throughout	i, Area Affectea : 1003	<b>70</b>			
C : T''		2027	* *		Φ4.000	
Ceramic Tile	3%	2035	* *	5	\$4,000	
Interior Walls	(50/	LIEE	* *			
Fiberglass Panel	65%	LIFE	* *	-	<b>#2 100</b>	
Gypsum Board	10%	LIFE	* *	5	\$3,100	
Metal Panel	25%	LIFE	<b>ተ</b>			
	Other Observation, Extent: Light, And	rea Аffectea : 100%				
	Location: Perimeter Walls	_				
	Explanation : Insulated Wall Panel	S				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2143

Architecture	<b>Current Repair</b>	Future Replac	cement	M	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 Insul	ated Panels					
Exposed Struc: Steel	35%	LIFE	* *				
	Recent Repair Evident, Extent:	Light, Area Affected : 10	0%				
	Location: Throughout						

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts					
Transformers					
Dry Type	100%	2046 *	* 5	\$600	
	Other Observation, Extent : Mode	erate, Area Affected : 100%			
	Location : Office	15 V:1 L			
D	Explanation: Newly Installed, I	3 Kilovoli-ampere			
Raceway Conduit	100%	2056 *	* 1		
Conduit	Recent Installation, Extent : Light Location : Throughout		1		
Panelboards					
Fused Disc Sw	5%	2051 *	* 5	\$200	
	Recent Installation, Extent: Light Location: Roof	t, Area Affected : 100%			
Molded Case Bkrs	95%	2051 *	* 5	\$3,900	
	Recent Installation, Extent : Light Location : Throughout	t, Area Affected : 100%			
Wiring					
Thermoplastic	100%	2056 *	* 1		
	Recent Installation, Extent: Light Location: Throughout The Buil				
Motor Controllers					
Locally Mounted	100%	2046 *	* 5	\$1,000	
	Recent Installation, Extent: Light Location: Roof	t, Area Affected : 100%			
and-by Power					
Transfer Switches					
Automatic	100%	2046 *	* 1	\$47,500	
	Recent Installation, Extent : Light Location : Roof	t, Area Affected : 100%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2143

Electrical	Current Repair	Current Repair Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power					
Generators					
Diesel	100%	2041 **	* 1	\$59,800	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Outside		1. 1500 V:	1	
Dattania	Explanation: Recently Installed. Em	ergency Generator Katea A	11 1300 Ki	lowatts	
Batteries Lead/Acid	100%	2021 \$1,600	) 5	\$5,700	
Lead/Acid	Recent Installation, Extent : Light, Are		) 3	\$5,700	
	Location: Generator Room	u 1111ecieu . 10070			
Fuel Storage	Zocamon i Generator Itoca				
Main Tank	100%	2066 **	* 5	\$4,500	
1/14/11 1 4/11/1	Other Observation, Extent : Moderate,			\$ .,5 00	
	Location : Outside	33			
	Explanation: Recently Installed, 3,00	00 Gallons Rated Capacity			
Lighting	· ·				
Interior Lighting					
Fluorescent	80%	2036 **	10	\$113,300	
	T-5 Lamps And Fixtures, Extent : Mod Location : Throughout The Building	erate, Area Affected : 1009	6		
LED	20%	2036 *	*		
	Recent Installation, Extent : Light, Are Location : Warehouse	a Affected : 100%			
Egress Lighting					
Emergency, Service	50%	2036 **	* 1		
	Recent Installation, Extent : Light, Are	a Affected : 100%			
	Location : Throughout The Building				
Exit, Service	50%	2036 *	* 1		
	Recent Installation, Extent : Light, Are	a Affected : 100%			
	Location: Throughout The Building				
Exterior Lighting					
HID	100%	2036 **	* 10	\$500	
	Recent Installation, Extent : Light, Are Location : Outside	a Affected : 100%			
Alarm					
Security System	1000/	2026		d	
Generic	100%	2036 **	* 1	\$57,700	
	Other Observation, Extent: Moderate,	Area Affectea : 100%			
	Location: Throughout The Building				
Eina/Cmalra D-44:	Explanation : CCTV Surveillance Ca	meras			
Fire/Smoke Detection Generic, Digital	100%	2036 **	* 1-3	\$98,000	
Generic, Digital	Other Observation, Extent : Moderate,		1-3	\$70,000	
	Location: Throughout The Building	тей престей. 100/0			
	Explanation: Recently Installed, Stro	ohe Lights Manual Pull St.	ations Sm	oke Detectors	
	Horns And Alam Bells	oc bignis, munuui 1 uil 50	accords, DIII	one Delectors,	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2143

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	* *	1		
Conversion Equipment				di di			
Furnace	100%		2036	**	1	\$76,300	
	Other Observation, Exte						
	Location: 1 Big Unit		nits On	Roof			
	Explanation : 3 Packa	ige Units					
Air Conditioning							
Energy Source	1000/		2040	* *	1		
Electricity	100%		2048	~ ~	1		
Conversion Equipment	000/		2027	* *	1	¢ ( 4 5 0 0	
Reciprocating Compr/Chiller	90%		2036		1	\$64,500	
	Other Observation, Exte	ent : Light, Area A	ffected :	90%			
	Location: Roof						
	Explanation: 30 Units						
Ext Pkg Unit - Heating/Cooling	10%		2036	* *	2	\$900	
5 5	Other Observation, Exte	ent : Light, Area A	ffected :	10%			
	Location: Roof						
	Explanation: 2 Packa	ge 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, Exte	ent : Light, Area A	ffected :	10%			
	Location : Roof						
	Explanation : 2 Packa	ge Units					
Ventilation		0					
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		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2143

Mechanical	Current Repair	Future Replac	ement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 : I	ight, Area Affected : 100%				
	Location : Office Building M	Iechanical Room				
	Explanation: Located In O	fice Building				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4338

Architecture	Current Repair Future Replacement Maintenance		Current Repair Future Replacement Maintenance		Current Repair Future Replacement Maint			
System Component Type		Date Esti ears)	mated Cost	Year FY	Estimated Co	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls							**-	
Cast Stone/Terra Cotta	7%			LIFE	*	. 3	\$97,200	
Masonry: Brick	15%		<b>#105</b> 000	LIFE	*	* 5	\$26,700	
Masonry: Brick	65% N Diagonal Crac Location : Th		\$197,800 Moderate, Ar	LIFE ea Affect		* 5	\$57,800	
	Efflorescence, Location : Al		derate, Area 2	Affected .	15%			
	Jnt Mortar Mis Location : At		ent : Moderat penings And C					
Masonry: Limestone	10% N Broken/Missing Location: Th	g Elements,	\$122,300 Extent : Mode	LIFE erate, Ar	* ea Affected : 10	5	\$6,700	
	Cracking/Crun Location : Al	_	nt : Moderate	, Area A <u>j</u>	fected : 5%			
	Caulking Deter Location : Al		tent : Severe, Intrance And I					
	Staining/Disco Location : Al	_	nt : Moderate nd 1st Floor I	-	ffected : 15%			
Window Wall	3%			2050	*	* 5	\$10,000	
Windows							•	
Aluminum	25% Other Observa Location : Fi	rst Floor				* 5	\$5,400	
			Vere Installed					
Wood	75% N Deteriorated F Location : Th	inish, Exter	\$138,200 at : Moderate,	2038 Area Aff	* ected : 25%	* 5	\$80,900	1
	Dry Rot/Decay Location : Ex		evere, Area A <u>j</u> ng Throughou		40%			
	Thermally Ineg Location : Th		ent : Moderate	, Area A	ffected : 100%			
	Other Observa Location : 1s		: Light, Area loor Windows		: 100%			
	Explanation .	Custom Ci	irve					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4338

Architecture	rchitecture Current Repair Futui		e Replacement	М	aintenance				
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Exterior									
Parapets									
Masonry: Brick	25% Now	\$7,800	LIFE	**	5	\$2,400			
	Jnt Mortar Miss/Erod, Location: Throughou		e, Area A	Affected : 25%					
Metal Cornice	70% Now	\$22,200	2045	* *					
	Broken/Missing Elemen			Affected : 5%					
	Location : South East								
	Corrosion/Rusting, Exte			d : 5%					
	Location : South East		-	. 1 100/					
	Deformed/Dented, Exte Location : Various Lo		rea Affec	cted : 10%					
Slate	5% Now	\$30,400	LIFE	* *	5	\$500			
	Cracking/Crumbling, E	xtent : Moderate	, Area Aj	ffected : 25%					
	Location: Coping								
	Jnt Mortar Miss/Erod, A	Extent : Severe, 2	Area Affe	ected : 50%					
	Location : Coping								
	Misaligned/Bulging, Ex	tent : Severe, Ar	ea Affect	ed: 25%					
	Location : Coping								
Roof	100/				4.0	40.00			
Metal Panel	10%	Φ.C	2043	* *	10	\$9,200			
Modified Bitumen	87% Now	\$67,500	2035						
	Alligatoring, Extent : M Location : At Seams	oaerate, Area A	<i>пестеа</i> :	40%					
	Blisters, Extent: Model Location: Throughou	**	ed : 10%						
	Ponding, Extent : Light Location : 4th Floor I	, Area Affected :	20%						
	Seams Open/Split, Exte	nt : Moderate, A			a And At	Poof Panatuations			
	Location : Various Locations Including 4th Floor Roof South Side And At Roof Penetrations Other Observation, Extent : Light, Area Affected : 90%								
	Location : Throughou	-	Ајјестеи	. 90/0					
	Explanation: Unable		Snow						
Skylight Motol/Glass	3% Now	\$50,700	2040	* *					
Skylight, Metal/Glass	3% NOW Corrosion/Rusting, Exte	4 )							
	Location : Over Fifth		пси лује	cica . 10/0					
Interior		- 2 2 -							

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4338

Architecture	Current Repair Future Replace		olacement	nent Maintenance		
ystem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior						
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, Location: 1st Floor Toil		ed : 5%			
Quarry Tile	5%	2043	* *	5	\$7,500	
Sheet Vinyl/Rubber	5%	2035	* *	5	\$7,500	
	Other Observation, Extent Location : Main Stair	: Light, Area Affected : 100	0%			
	Explanation : Stair Treac	ls And Platforms				
Wood	73%	2045	* *	5	\$136,500	
	Deteriorated Finish, Exten Location: Throughout	t : Moderate, Area Affected	! : 25%			
	Dry Rot/Decay, Extent: Li Location: 1st Floor Exal					
	Poor Subfloor Evident, Ext Location: 5th Floor Offi	**	ted : 5%			
	Worn/Eroded, Extent : Lig Location : 3rd Floor Cafe					
Interior Walls						
Ceramic Tile	8% Now Broken/Missing Elements, Location: Base Tiles And		* * fected : 15%	5	\$4,700	
~			ala ala		44.000	
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+ Paint Peeling, Extent: Mo	**	* *			
	Location : Stairwells And					
	Spalling, Extent : Moderate Location : Various Locat	e, Area Affected : 15% ions And In Basement Wall	s			
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 : Lig Location : Throughout	ht, Area Affected : 15%				
Exposed Concrete	5% Now Cracking/Crumbling, Exten		**	5	\$800	
	Location: Beams In Base Exposed Reinforcement, Ex Location: Beams In Base	xtent : Severe, Area Affecte	d : 10%			
			* *	F 10	0.51 400	
Gypsum Board ite Enclosure	15%	LIFE	* * *	5-10	\$51,400	

#### Site Enclosure

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4338

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Are	ea Affect	ed : 10%			
	Location	: Through	out					
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 90%			
	Location	: Through	out					
	Explana	tion : Cove	red In Snow, Unab	le To See	2.			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 90%			
	Location	: Through	out					
	Explana	tion : Cove	red In Snow, Unab	le To See	2.			
Parking/Driveway								
Cast in Place Concrete	100%			2035	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 95%			
	Location	: Through	out Rear Of Buildii	ng				
	Explana	tion : Cove	red In Snow, Unab	le To See	2.			

ectrical		Current Repair	Futu	re Replacement	M	laintenance	
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2050	* *	5	\$300	
	Other Obse	rvation, Extent : Light, Are	a Affectea	l : 100%			
	Location .	Electrical Room					
	Explanati	on : One 800 Ampere And T	wo 400 A	Impere Main Disco	nnect Sv	vitches	
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		
		peration, Extent : Moderat 3rd Floor Library	e, Area A <u>j</u>	fected : 100%			
	Other Obse	rvation, Extent : Moderate,	Area Affe	ected : 100%			
	Location .	: 3rd Floor Library					
	Explanati	on : Computers And Air Co	nditioner	Trips Circuit Brea	kers Dur	ing The Summer	
Wiring		•		-		-	
Thermoplastic	100%		2050	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4338

Electrical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%		2043	* *	5	\$400	
Ground							
Grounding Devices							
Generic	100% Other Observation Location: Base Explanation: V		LIFE Affected	* * : 100%	5	\$1,800	
Lighting							
Interior Lighting							
Fluorescent	90%		2035	* *	10	\$49,300	
	T-8 Lamps And I Location : Thro	Fixtures, Extent : Light, oughout	, Area Affo	ected : 100%			
Fluorescent	5% Nov	v \$5,500	2035	* *			
	Damaged Fixture Location : Gym	es, Extent : Moderate, . nasium	Area Affeo	cted : 50%			
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		
		on, Extent : Light, Area	Affected	: 100%			
	Location : Outs						
		Operated Via Timer					
No Component	80%						
Alarm							
Security System	000/						
No Component	80%	<b>#20.500</b>	2025	* *		Ф4.000	
Generic	20% Nov	+ - )	2035		1	\$4,000	
	Location : 1st l	amaged, Extent : Mode Floor	raie, Arec	i Ajjecied : 50%			
Fire/Smoke Detection	Location . 13t 1	1001					
No Component	80%						
Generic, Digital	20%		2035	* *	1-3	\$7,400	
	2070		2033		1 3	Ψ1,που	

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Fuel Oil No 2	100%		2040	* *	5	\$18,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4338

Mechanical	Current Repair		Futu	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Steam Boiler	Location	ervation, E : Basemen tion : 1 Uni		2035 Affected	* * ! : 100%	1	\$59,200	
Distribution								
Steam Piping/Pump	100%			2050	* *			
Terminal Devices Convector/Radiator			\$34,000 : Moderate, Area A eported At 3rd And		* * : 100% or Classroom Radio	1 ators.	\$17,400	
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	10%			2028	\$237,400	2	\$400	
Coomig	-	gerant, Ext : 2nd Floo	tent : Light, Area A or	lffected :	100%			
Window/Wall Unit	60%			2028	\$79,400	1		
No Component	30%							
Terminal Devices No Component Not Accessible	90% 10%							
Heat Rejection Air Cooled Condenser Unit	10%			2030	\$9,000	2	\$4,200	
No Component Ventilation	90%							
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$15,800	
No Component	70%						4-2,000	
Exhaust Fans Interior	Not in Ser		\$15,800 t : Severe, Area Afj Fan In 5th Floor A		\$158,200	2	\$1,000	
Roof	30%			2030	\$31,600	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater				• • • •		-		
Gas Fired	70%	2 4	<b>42 -</b> 00	2028	\$27,100	2	\$600	
Gas Fired	Location Leak Evide	: Basemen	: Severe, Area Affe		\$11,600 9%	2	\$200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4338

Mechanical Current Repair		Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year 1 FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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, Are	ea Affected :	10%						
	Location: 3rd And 4th Floors								
	Explanation : Low Flow To Corrido	r Drinking F	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				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4446

rchitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	<b>-</b>						
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	
	0	lements, Extent : Mod		ea Affected : 25%			
		Facade, South Facad					
	-	ing, Extent : Moderate	-	ffected : 50%			
		Facade, South Faca					
		ı, Extent : Moderate,		ected : 100%			
		Facade, South Facad	de				
	Explanation : Co	orrugated Panels					
Masonry: Brick	80% 0-2	\$1,431,400	LIFE	* *	5	\$455,100	
	00	ent : Moderate, Area	Affected	: 25%			
		And East Elevations					
	-	h, Extent : Moderate,	Area Affe	ected : 15%			
	Location : South						
	Worn/Eroded, Ext Location : Throi	ent : Light, Area Affe Ighout	cted : 20%	%			
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, Ex Location : Thro	ctent : Moderate, Arec Ighout	a Affected	l : 50%			
	Thermally Ineffici Location : Throi	ent, Extent : Moderat Ighout	e, Area Ą	ffected : 100%			
		ent : Moderate, Area	Affected	: 50%			
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$9,500	
Masonry: Brick	95% 4+	\$28,200	LIFE	* *	5	\$23,400	
J		ent : Moderate, Area		: 25%		,	
	Location : Throi						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4446

Architecture	Current Repair	Future Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior Roof						
Copper/Terne	7%	2066 *:	· 10	\$112,600		
o oppositions	Recent Replace Evident, Extent: Light,		10	Ψ11 <b>2</b> ,000		
	Location : Turrets And Bands At Barr					
Modified Bitumen	10% 0-2 \$91,000	2031 *:	•			
	Blisters, Extent : Moderate, Area Affect					
	Location: Various Locations Over Se	,				
	Miss/Damaged Flashings, Extent: Mod	lerate, Area Affected : 20%	6			
	Location: Various Locations					
	Ponding, Extent: Light, Area Affected					
	Location : Flat Section Over Second					
Modified Bitumen	83% 0-2 \$755,600	2031 * *	•			
	Ridging, Extent: Moderate, Area Affec					
· ·	Location : Base Of Barrel Vault Roof					
nterior Floors						
Cast in Place Concrete	75% Now \$3,178,900	LIFE *:	· 5	\$1,069,000		
Cust in 1 face Concrete	Loose/Delam Surface, Extent: Severe,		J	Ψ1,000,000		
	Location: Basement And 2nd Floor	33				
	Uneven Surface, Extent : Moderate, Ar	ea Affected : 15%				
	Location : Drill Hall Floor And Mezz	anine				
	Water Penetration, Extent : Severe, Are					
	Location : Old Lecture Hall, Boiler R					
	Other Observation, Extent : Severe, Ar	ea Affected : 15%				
	Location: Sub-basement	( 1.77 - 1-				
	Explanation: Constant Running Water	<u>~</u>				
Ceramic Tile	2%	2029 \$263,300 LIFE *:		\$13,000		
Steel Plate	5% Now \$3,098,900 Corrosion/Rusting, Extent: Moderate,	LIFE	<b>'</b> 1			
	Location: Stairs Throughout	Area Affectea : 50%				
77' 1 TP'1		2026 *:	. 2	#21 000		
Vinyl Tile	13% Now \$750,800 Broken/Missing Elements, Extent: Seve	2030	3	\$31,800		
	Location: Second Floor Offices And	**	General			
	Other Observation, Extent: Severe, Are		Jenerai			
	Location: Throughout 2nd Floor	a nyjecica . 10070				
	Explanation: 9 X 9 Tiles					
Wood	5% Now \$1,120,100	2066 *:	· 5	\$30,500		
554	Broken/Missing Elements, Extent: Seve		-	\$50,500		
	Location : Basketball Court, Bowling					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4446

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$14,400	
Gypsum Board	5%			LIFE	* *	5	\$21,600	
Masonry: Brick	65%			LIFE	* *			
	-	Crumbling, 1 : Throughd	Extent : Moderate out	e, Area A	ffected : 25%			
Masonry: Brick	Cracking	Now Crumbling, 1 : Basketba	\$877,000 Extent : Moderate Il Court	LIFE e, Area A	* * ffected : 5%			
	_	Cracks, Ext 1 : Basketba	ent : Severe, Area ll Court	Affected	: 5%			
Plaster	Broken/M	Now issing Elemo 1 : All Areas	\$613,600 ents, Extent : Seve	LIFE ere, Area	* * Affected : 75%	5	\$36,700	
	Location	ı : All Areas						
	Location	ı : Second F	tent : Severe, Are loor And Baseme	ıt.				
Steel Plate	Corrosion		\$42,900 tent : Severe, Are At Loading Dock.		* * d : 20%	5	\$12,900	
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location	ı : All. ded, Extent	\$329,700 ents, Extent : Seve : Severe, Area Aff			5	\$32,600	
Exposed Concrete	Corrosion Location Cracking	ı : Steel Mer	\$2,841,100 stent : Severe, Are nbers At Lower La Extent : Moderate vels	evels		5	\$66,200	
	Location Staining/I	n : Loading I Discoloring,	nt, Extent : Moder Dock Area And Vo Extent : Severe, A nbers At Lower Lo	arious Ba Irea Affed	sement Ceiling Lo	cations		
Plaster	Broken/M Location Loose/De	ı : All Areas	Extent : Severe, 2		-	5	\$101,800	

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4446

ectrical	Current Repair		Future Replacement		Maintenance			
stem Component Type		Date Est	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ler 600 Volts Service Equipment Fused Disc Sw	100% No	)W	\$43,800	2056	**	5	\$1,200	
	On Extended Li Location : Ele Other Observat Location : Ele Explanation :	ectrical Ro ion, Exten ectrical Ro	oom. t : Moderate, 2 oom.					
Transformers								
Dry Type	100% No Not in Service, Location : Fir	Extent : Se	\$16,500 evere, Area Afj	2046 fected : 1	**	5	\$1,000	
Switchgear / Switchboard								
Molded Case Bkrs	20%			2026	\$61,100	5	\$2,900	
Molded Case Bkrs	80% No On Extended Li Location : Fir	fe, Extent	\$244,500 : Severe, Area	2056 Affected	* *	5	\$5,800	
Raceway								
Conduit	20%			2026	\$14,100	1		
Conduit	80% 0- Corroded, Exte	nt : Modei	\$56,200 rate, Area Affe	2056 cted : 10	**	1		
D 11 1	Location : Ba	sement						
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% No	117	\$112,200	2023	\$10,700 **	5	\$4,400	
Worded Case Bris	On Extended Li	fe, Extent		Affected	: 60%	3	ψ <del>1,1</del> 00	
	Aged Compone. Location : Ba		: Severe, Area	Affected	: 100%			
Wiring Braided Cloth	900/ Na		\$122,900	2051	* *	1		
Braided Cloth	80% No Insulation Agea Location : Ba	!, Extent :		2051 Iffected :		1		
Thermoplastic	20%			2026	\$30,700	1	_	
Motor Controllers								
Locally Mounted	20%			2024	\$4,900	5	\$700	
Locally Mounted	80% Not Not Functioning Location: Ba	g, Extent : sement				5	\$1,500	
	On Extended Li Location :	je, Extent	: Moaerate, A	rea Affec	tea : 100%			

Ground

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4446

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		l Date Estim ears)	ated Cost	Year FY	Estimated Cos	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground								
Grounding Devices	1000/	•	<b>#</b> 0.000		at.		фо. <b>2</b> 00	
Generic	100% 0 Other Observa Location: Bo Explanation:	isement	\$9,900 Moderate, 2	LIFE Area Affe	* cted : 100%	* 5	\$8,200	
Stand-by Power								
Transfer Switches	1000/ 10		¢0.200	2046	*	<b>*</b> 1	¢152.000	
Automatic	100% N On Extended L Location : Fi	ife, Extent : S				* 1	\$153,800	
Generators								
Diesel	100% N Engine Inopero Location : Fi	able, Extent :	\$76,300 Severe, Are	2041 a Affected	* d : 100%	* 1	\$193,600	
Batteries								
Lead/Acid	100% N On Extended L Location : Go	ife, Extent : S		2021 Affected	\$1,60° : 100%	0 5	\$10,300	
Fuel Storage								
Main Tank	100% N Other Observa Location: Co Explanation:	tion, Extent : orroded	\$54,900 Severe, Are	2066 ea Affecte	* d : 100%	* 5	\$6,400	
Lighting								
Interior Lighting								
Fluorescent	15% Other Observa Location : Th Explanation :	roughout	Light, Area	2036 Affected	* : 100%	* 10	\$59,900	
Fluorescent	85% N Damaged Fixtu Location: Th	ires, Extent :	8844,700 Moderate, 2	2036 Area Affe	* cted : 100%	*		
Egress Lighting								
Emergency, Battery	50% N Not Functionin Location : 1s	g, Extent : M	\$16,500 oderate, Ar	2036 ea Affecte	* ed : 100%	*		
Exit, Battery	50% N Not Functionin Location : 1s	g, Extent : M	\$33,000 oderate, Ar	2036 ea Affecte	* ed : 100%	*		
Exterior Lighting								
HID	100% N Damaged Fixto Location : Ot	ires, Extent :		2036 a Affected	* d : 100%	*		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4446

Mechanical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Heating Energy Source Electricity Natural Gas	5% 95% Not in Service, Extent : Light, Area Afj	2036 ** 2026 \$47,900 Gected : 95%	1 1						
	Location: Boiler Room. Other Observation, Extent: Moderate, Location: Basement. Explanation: Gas Supply Has Been								
Conversion Equipment	70/	2021 0276 600	2	<b>#10.100</b>					
Radiant Heater Steam Boiler	5% 95% Now \$2,613,200 Abandoned in Place, Extent: Severe, A Location: Sub-basement Boiler Room Other Observation, Extent: Light, Are Location: Sub-basement Boiler Room Explanation: 3 Units	n a Affected : 95%	2 1	\$10,100 \$368,600					
Distribution	0.50/ 31	2056 **	4	<b>#20.400</b>					
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, Ar Location: Throughout	rea Affected : 95%							
	Explanation: Piping Cut Loose Fron	n Radiation And Broken Or	Missing T	Throughout					
No Component	5%								
Terminal Devices Air Handler	15% Now \$896,500 Abandoned in Place, Extent: Severe, A Location: Various	2036 ** Area Affected : 15%	1	\$36,300					
	Other Observation, Extent : Severe, An Location : Basement Explanation : Air Handlers Severly I		Cut Out						
Convector/Radiator	80% Now \$1,820,400 Abandoned in Place, Extent: Severe, A Location: Throughout Other Observation, Extent: Severe, A Location: Throughout Explanation: Damaged Radiators/ M Throughout	rea Affected : 80%	1 n Valves	\$101,200  And Steam Traps					
No Component	5%								
Ventilation									
Distribution Ductwork/Diffusers	30% Now \$1,175,000	LIFE **	2-5	\$72,800					
	Abandoned in Place, Extent: Severe, A Location: Various	Area Affectea : 30%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4446

Current Repair	Future Replacement	Maintenance			
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Prior	
30% Now \$453,700 Abandoned in Place, Extent: Severe, A Location: Basement	2036 ** Irea Affected : 30%	2	\$3,200		
70%					
Location : Throughout On Extended Life, Extent : Severe, Area Location : Throughout Other Observation, Extent : Severe, Area	a Affected : 100%	1			
_	ing				
100% Now \$259,200 Abandoned in Place, Extent : Severe, A	2026 \$259,200	2	\$5,100		
Location: Boiler Room.		Any Fixtı	ures.		
Location: Connections At Fixtures Damaged, Extent: Severe, Area Affecte Location: Throughout Other Observation, Extent: Severe, Are Location: Throughout Explanation: Piping In Poor Condition	ed : 80% ea Affected : 100%	1 Service F	For An Extended		
100% Other Observation, Extent : Light, Area	LIFE ** a Affected : 100%	1			
· ·	Un To Roof Drains				
100% Now \$18,400 Obsolete Equipment, Extent : Severe, A Location : Boiler Room And Basemen	2021 \$18,400 lrea Affected : 100%	4	\$11,700		
	30% Now \$453,700 Abandoned in Place, Extent: Severe, A Location: Basement 70%  100% Now \$1,865,100 Corroded, Extent: Severe, Area Affecte Location: Throughout On Extended Life, Extent: Severe, Area Location: Throughout Other Observation, Extent: Severe, Are Location: Throughout Explanation: Piping Broken Or Miss  100% Now \$259,200 Abandoned in Place, Extent: Severe, Are Location: Boiler Room Other Observation, Extent: Severe, Are Location: Boiler Room. Explanation: Boiler Room Flooded /  100% Now \$3,110,800 Broken, Extent: Severe, Area Affected Location: Connections At Fixtures Damaged, Extent: Severe, Area Affected Location: Throughout Other Observation, Extent: Severe, Are Location: Throughout Other Observation, Extent: Severe, Area Location: Throughout Explanation: Piping In Poor Conditi Period  100% Other Observation, Extent: Light, Area Location: Roof Explanation: All Piping Above Slabs  100% Now \$18,400 Obsolete Equipment, Extent: Severe, Area Location: Boiler Room And Basement	30% Now \$453,700 2036 **  Abandoned in Place, Extent: Severe, Area Affected: 30% Location: Basement 70%  100% Now \$1,865,100 2046 **  Corroded, Extent: Severe, Area Affected: 100% Location: Throughout On Extended Life, Extent: Severe, Area Affected: 30% Location: Throughout Other Observation, Extent: Severe, Area Affected: 30% Location: Piping Broken Or Missing  100% Now \$259,200 2026 \$259,200 Abandoned in Place, Extent: Severe, Area Affected: 100% Location: Boiler Room Other Observation, Extent: Severe, Area Affected: 100% Location: Boiler Room Explanation: Boiler Room Other Observation, Extent: Severe, Area Affected: 100% Location: Boiler Room Explanation: Boiler Room Flooded / No Hot Water Supplied To 100% Now \$3,110,800 LIFE ** 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: Piping In Poor Condition / Most Has Been Out Of Period  100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: All Piping Above Slabs Up To Roof Drains	Sof Fail Date Estimated Cost Total (Years)   Severe, Area Affected : 30%   Severe, Area Affected : 100%   Severe, Area Affected : 100%   Severe, Area Affected : 100%   Severe, Area Affected : 30%   Severe, Area Aff	Now   S453,700   2036   **   2   \$3,200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### DEPT. OF SMALL BUSINESS SERV. - 801 KINGSBRIDGE ARMORY

Asset #: 4446

Mechanical	Current Repair	<b>Future Replacement</b>	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
	Obsolete Fixtures, Extent : Severe, Area	Affected: 100%		
	Location : Throughout.			
	Other Observation, Extent: Severe, Are	a Affected : 80%		
	Location: Throughout.			
	Explanation: Broken/ Missing Fixture	S.		
Fire Suppression				
Sprinkler				
No Component	90%			
Generic	10% Now \$416,200	2056 **	1-2 \$10,600	
	Corroded, Extent : Severe, Area Affected	d : 10%		
	Location: Loading Dock/Basement S	'torage		
	Other Observation, Extent: Severe, Are	a Affected : 100%		
	Location: Loading Dock / Basement S	torage		

Explanation: System Not In Service / Main Valve Closed

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13881

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls									
Metal Panel	85% Now Deformed/Dented, Exten Location: Various Loc Seams Open/Split, Exten	cations			5	\$422,200			
	Location: North East Location: At Emparisi	nt : Severe, Area	a Affectea	! : 5%	~				
	Location : At Expansion								
Metal Coiling Doors	10% 4+ Deformed/Dented, Exten Location : At Framed 0		2040 rea Affect	* * ted : 20%	5	\$41,400			
Weathering Steel	5%		LIFE	* *	1				
Windows									
Aluminum	100%		2043	* *	5				
Roof		*		ate at					
Metal Panel	70% Now	\$147,700	2040	**					
	Water Penetration, Exte			eted : 10%					
	Location: At Roof Pen	•							
Spray-on Foam	30% Now Blisters, Extent: Modera Location: Throughout		2032 ed : 30%	* *	5	\$179,500			
	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	on Joint Failure							
nterior									
Floors									
Cast in Place Concrete	75% Now Broken/Missing Element Location: At Expansion		e, Area A		5	\$1,152,600			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%  Location : Service Area								
	Uneven Surface, Extent Location : At Trench D								
Ceramic Tile	2%		2036	* *	5	\$14,100	_		
Vinyl Tile	23% Now	\$143,200	2032	* *	3	\$60,600			
	Cracking/Crumbling, Ex				d Tl	.ahaut			
	Location : At Expansion	on Joini Failures	in Mezzo	unine Corriaors A	na 1 nroi	ignout			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13881

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2036	* *	5	\$11,600	
Concrete Masonry Unit	10%			LIFE	* *	5	\$23,200	
		etration, Ex : Stair S10-	tent : Moderate, A 4	Area Affe	cted : 5%			
Fiberglass Panel	48%	Now	\$223,600	LIFE	* *			
	Location Other Obs Location	: Office Wa ervation, Ex : Througho	tent : Moderate, A alls Overlooking W ctent : Light, Area ut arced Fiberglass F	Varehous Affected	e Space			
Glass: Single Pane	10%			LIFE	* *	5	\$43,600	
Gypsum Board	30%	Now	\$15,100	LIFE	* *	5	\$104,600	
	_	Crumbling, . : At Expans	Extent : Severe, A sion Joints	rea Affec	ted : 10%		. ,	
Ceilings								
AcousTileSusp.Lay-In	5%			2040	* *	5	\$35,100	
Exposed Concrete	10%			LIFE	* *	5	\$11,000	
Exposed Struc: Steel	85%			LIFE	* *			
			tent : Light, Area	Affected	: 100%			
		: Througho						
	Explanat	tion : Obser	ved As Metal Dec	king				

ectrical	Current Repair	Future Replac	ement	Maintenance			
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estimat	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2047	* *	5	\$1,800		
	Other Observation, Extent:	Moderate, Area Affected : 10	0%				
	Location : Electrical Room						
	Explanation: 4 Main Disco	onnect Switches Rated At 300	0 Amperes	s Each			
Transformers							
Dry Type	100%	2040	* *	5	\$1,600		
	Other Observation, Extent:	Moderate, Area Affected : 10	0%				
	Location : Electrical Room	And Electrical Closets					
	Explanation : Each Electric Kilovolt-ampere Transform	cal Closets Consist Of 30 Kil vers	ovolt-ampe	ere And	75		
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		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13881

Electrical	Current Repair	Future Re	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2047	* *	1		
Motor Controllers						
Locally Mounted	100%	2040	* *	5	\$2,900	
Ground						
Grounding Devices	1000/	LIDE	ala ala	_	<b>4.6.200</b>	
Generic	100%	LIFE	* *	5	\$6,300	
Lighting						
Interior Lighting	4007	2022	* *	10	Φ1.5.C.200	
Fluorescent	40%	2032		10	\$156,300	
	Other Observation, Extent: Light, A Location: Offices	area Ajjeciea : 10	070			
TI.	Explanation: T-8 Lamps	2025	* *	1.0	Φ1.5.C.200	
Fluorescent	40%	2035		10	\$156,300	
	Other Observation, Extent: Light, A	Area Affectea : 10	0%			
	Location: Interior Open Space					
	Explanation: T-5 Lamps		<b>****</b>	1.0	440.400	
Fluorescent	10%	2027	\$253,100	10	\$39,100	
	Other Observation, Extent: Light, A	Area Affectea : 10	0%			
	Location: Entrances					
	Explanation: T-12 Lamps		* *			
HID	10%	2032	* *	10	\$1,400	
Egress Lighting	6007	2022	* *	1.0	<b>#</b> < 1 <b>7</b> 0 0	
Emergency, Battery	60%	2032	**	10	\$61,700	
Exit, Service	40%	2032	* *	1		
Exterior Lighting	1000/	2022	* *	10	¢1 200	
HID	100%	2032	* *	10	\$1,300	
Alarm						
Security System	90%					
No Component Generic	90% 10%	2032	* *	1	\$15,900	
Generic	Other Observation, Extent: Modera			1	\$13,900	
	Location: Public Spaces	ис, лгеи лујестви	. 100/0			
	Explanation: CCTV Surveillance	Cameras				
Fire/Smoke Detection	Explanation . CC1 r but retitance	Cumerus				
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$26,300	
Generic, Digital	10%	2032	* *	1-3	\$26,300	

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13881

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13881

Mechanical	Current Repair	Future Replac	ement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 100%				
	Location: 1- 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	

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2146

Architecture	Cui	rent Repa	ent Repair		Future Replacement		Maintenance	
System Component Type		Date Esti	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5% No		\$129,700	LIFE	* *	5	\$55,100	
	Cracking/Crum Location : Loc			e, Area A <u>j</u>	fected : 30%			
Concrete Masonry Unit	25% No	)W	\$473,500	LIFE	* *	5	\$34,500	
•	Diagonal Craci	ks, Extent :	Moderate, Ai	rea Affect	ted : 10%			
	Location : Ea	st Facade,	West Facade					
	Jnt Mortar Mis.	s/Erod, Ext	tent : Modera	te, Area A	Affected : 25%			
	Location : Ea	st Facade,	West Facade					
Metal Panel	35% No	w	\$57,900	2049	* *	5	\$144,800	
	Broken/Missing	Elements,	Extent : Ligh	t, Area A	ffected : 10%			
	Location: Th	roughout						
Metal Coiling Doors	30%			2034	* *	5	\$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100% No	w	\$185,900	2037	* *	5	\$42,600	
	Broken/Missing		Extent: Ligh	t, Area Ą	ffected : 10%			
	Location : Th	roughout						
Roof								
Modified Bitumen	100%			2029	\$7,109,200	10	\$502,500	
	Recent Repair		tent : Light, A	lrea Affec	cted: 10%			
-	Location: Th	roughout						
Soffits	1000/			LIEE	* *	-		
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors Carpet	10%			2028	\$473,800	3	\$53,400	
Cast in Place Concrete	55% No	NI7	\$212,300	LIFE	\$ <del>4</del> 73,600 **	5	\$428,400	
Cast III I face Concrete	Cracking/Crum Location: Th	bling, Exte	. ,		ed : 10%	J	Ф <b>1</b> 20, <b>1</b> 00	
	Other Observat	_	· Modovata	Anna Affa	estad · 20/			
	Location: Lo				ciea . 270			
	Explanation:	_			ssemhlies			
Ceramic Tile	5% No		\$18,000	2038	* *	5	\$8,900	
Ceramic The					ea Affected : 5%	3	\$6,900	
	Location: Th		Extent . Mou	eruie, Ar	eu Ajjecieu . 570			
Vinul Tile	30% No		\$04.700	2029	¢0.46 000	3	¢40 100	
Vinyl Tile	30% No Cracking/Crum		\$94,700		\$946,800	3	\$40,100	
	Location: Th		m . wouerate	, лгеи Ај	jecieu . 10/0			
	Locuiton . The	ougnout						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2146

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	~ <b>-</b>	\$32,000	2032	* *	5	\$5,600	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affect	ed : 20%			
Concrete Masonry Unit	50%	Now	\$257,900	LIFE	* *	5	\$44,600	
Ž	Cracking/	Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 30%			
Gypsum Board	10%			LIFE	* *	5	\$13,400	
Plaster	35%	Now	\$65,200	LIFE	* *	5	\$23,400	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 20%			
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	
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affect	ed : 10%			
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
			Extent : Light, Area	Affected	l : 100%			
		ı : Dock Ar						
	Explana	tion : Off L	oad 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 Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 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 Ma	in Disconn	nect Switches For	Sections	A1, A2 And A3		
Transformers							
Dry Type	100%	2027	\$16,500	5	\$800		
<i>J J</i> 1	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Closet						
	Explanation: Three 75 Kilovolt-ampe	re. One Fo	or Each Section A	1. A2 An	d A3		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2146

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Switchgear / Switchboard Fused Disc Sw	Location	: Electrical (				5	\$1,000	
Raceway	Expianaii	on : All Swii	chgear Belongs	10 Tenai	ıt			
Conduit Under Construction	95% 5%			2029	\$624,400	1		
Panelboards Fused Disc Sw Molded Case Bkrs	15% 85%			2028 2028	\$74,800 \$423,800	5 5	\$800 \$5,100	
Wiring Braided Cloth		-	\$517,900 : Moderate, Are t The Building	2054 ea Affecte	* * d : 100%	1		
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% T-12 Lamp	s And Fixtur	es, Extent : Ligh	2034 t, Area A	* * ffected : 100%	10	\$167,700	
	Location Other Obse Location	: Throughou ervation, Ext : Throughou	t The Building ent : Light, Area t The Building	Affected				
Fluorescent	_		s, Extent : Light,	2029 Area Afj	\$203,600 fected : 100%	10	\$31,400	
	Other Obse	ervation, Exte Throughou	t The Building ent : Light, Area t The Building ent Of Interior I		: 100% Belongs To Tenant			
<b>Under Construction</b>	5%							
Egress Lighting								
Emergency, Battery Exit, Service Under Construction	55% 40% 5%			2024 2024	\$176,800 \$31,800	10 1	\$30,300	
Exterior Lighting HID No Component	50% 50%			2024	\$449,900	10	\$400	
Alarm	3070							
Security System No Component	90%							
Generic  Note: All component repairs \$ estin	10%			2029	\$72,100	1	\$8,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2146

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Fail Date Estimated ( Total (Years)	Cost Year Estimated FY	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 \$52,6		* * 1	\$10,200		
	Not Energy Efficient, Extent : Mod		%			
	Location: Utility Rooms And Sta					
	Other Observation, Extent : Light,					
	Location: 7 Utility Rooms, And 8	•				
	Explanation : 7 Gas Fired Furna	ices, 8 Modine Heaters On	Extended Life			
Furnace	5%	2034	* * 1	\$5,700		
	Recent Replace Evident, Extent : L Location : Utility Room	ight, Area Affected : 5%				
Radiant Heater	10%	2024 \$395	,500 2	\$10,600		
	Other Observation, Extent : Light, Location : Hallway	Area Affected : 10%				
	Explanation: 50 Electric Basebo	oard Radiants				
No Component	75%					
-	Other Observation, Extent : Light, Location : Throughout	Area Affected : 0%				
	Explanation: Businesses Supply Equipment	And Maintain Their Own I	Heating And A	ir Conditioning		
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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2146

Mechanical system Component Type	Current Repair	Future R	<b>Future Replacement</b>		Maintenance	
	% of Fail Date Estimated Cos Total (Years)	t Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
mbing H/C Water Piping						
Brass/Copper	58% Now \$19,300	2039	* *	1		
Biass/Copper	Other Observation, Extent: Moderate		1 · 30%	1		
	Location: Utility Rooms	, 11, 00 11, 1000	. 50/0			
	Explanation : Faulty Valves					
Galvanized Steel	42% Now \$205,700	2034	* *	1		
	Antiquated, Extent : Severe, Area Affe			1		
	Location: Underground					
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: 8 Inch Main					
	Explanation: Multiple Cracks And I	Leaks Every Ye	ear			
Water Heater						
Gas Fired	40%	2024	\$54,400	2	\$1,300	
	Other Observation, Extent : Light, Are	ea Affected : 40	0%			
	Location: 3 Utility Rooms					
	Explanation: 3 Units					
Gas Fired	60%	2022	\$81,700	2	\$2,000	
	Other Observation, Extent : Light, Are	ea Affected : 60	0%			
	Location: 4 Utility Rooms					
G : D: :	Explanation: 4 Units					
Sanitary Piping	1000/	LIDE	* *	1		
Cast Iron	100%	LIFE		1		
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron Fixtures	100%	LIFE		1		
Generic	100%					
Generic	Obsolete Fixtures, Extent : Moderate, Area Affected : 100%					
	Location: Bathrooms	m cu myecieu	. 100/0			

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2147

Architecture	Cu	rrent Rep	air	Futur	e Replacement	М	aintenance	
System Component Type		Date Es	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5% N		\$64,800	LIFE	* *	5	\$55,100	
	0	_	tent : Moderate	, Area A <u>f</u>	fected : 10%			
	Location : Lo							
Concrete Masonry Unit			\$236,700	LIFE	**	5	\$34,500	
	_		: Moderate, Ai e, West Facade	rea Affect	ed: 3%			
			x, wesi racaae xtent : Moderai	te Area A	Iffected : 10%			
			e, East Facade	ec, 217 cu 21	gjeerea . 1070			
Metal Panel	35% N		\$28,900	2049	* *	5	\$144,800	
Wictai i anci	Broken/Missing		. ,		ffected : 10%	3	\$144,000	
	Location : Th	-	-	, ,	V			
Metal Coiling Doors	30%			2034	* *	5	\$206,800	
Weathering Steel	5%			LIFE	* *	1	<del>+,</del>	
Windows								
Aluminum	100% N		\$185,900	2037	* *	5	\$42,600	
	Broken/Missing		s, Extent : Ligh	t, Area Aj	ffected : 10%			
	Location : Th	roughout						
Roof	100%			2020	67 100 200	10	\$502.500	
Modified Bitumen	100% Recent Replace	Fvident	Frient · Light	2029 Area Affa	\$7,109,200	10	\$502,500	
	Location : Th		Extent . Eigni,	211 ca 21jje	. 10/0			
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%		<b>**</b> **********************************	2025	\$473,800	3	\$53,400	
Cast in Place Concrete		ow	\$106,200	LIFE	**	5	\$428,400	
			nt : Moderate, 1 ck At Six Locat		cted: 2%			
		-	ck At Six Locui ating Expansion		ssamblias			
Ceramic Tile		+		2038	* *	5	\$8,900	
Ceramic The	Broken/Missin		\$7,200 s Frient : Ligh			3	\$8,900	
	Location : Bo	-	s, Laieni . Lign	i, 211 ca 21)	yeerea . 570			
Vinyl Tile	30% N		\$94,700	2029	\$946,800	3	\$40,100	
v myr riic			tent : Moderate		+ )	5	Ψτ0,100	
	Location : Th	_			•			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2147

Architecture	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		l Date Estimated Co ears)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls							
Ceramic Tile	5% No Cracking/Crum Location : Ba	nbling, Extent : Mode		* * fected : 5%	5	\$5,600	
Concrete Masonry Unit		-2 \$283,70 nbling, Extent : Light, proughout		* * ed : 10%	5	\$49,000	
Gypsum Board	10,0	l+ \$7,20 nbling, Extent : Light, troughout		** ed : 10%	5	\$20,100	
Plaster	2570 1	+ \$23,30 nbling, Extent : Light, proughout		* * ed : 5%	5	\$16,700	
Ceilings							
AcousTileSusp.Lay-In	25%		2034	* *	5	\$93,100	
Exposed Concrete	10%		LIFE	* *	5	\$5,800	
Exposed Struc: Steel	55%		LIFE	* *			
Plaster	10% No Cracking/Crum Location : Th	nbling, Extent : Mode		* * Gected : 10%	5	\$23,300	
Site Enclosure							
Free Standing Walls							
Cast in Place Concrete	Location : Do	tion, Extent : Light, A ock Areas : Off Load Ramps	2049 1rea Affected	* * : 100%			
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	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	Disconne	ect Switch For Sec	tions B1	, B2 And B3	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2147

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent : Light, Location : Electrical Closet Explanation : Three 75 Kilovolt			5	\$800	
Switchgear / Switchboard Fused Disc Sw	100% Other Observation, Extent : Light, Location : Electrical Closet Explanation : All Switch Gear B	2029 , Area Affected : 1	\$560,400	5	\$1,000	
Raceway	1000/	2020	Ф. <b>С.Т. О</b> ОО			
Conduit Panelboards Fused Disc Sw Molded Case Bkrs	100% 10% 90%	2029 2028 2028	\$657,200 \$49,900 \$448,800	5 5	\$500 \$5,400	
Wiring Braided Cloth	46% 2-4 \$467, Insulation Aged, Extent : Moderat Location : Throughout The Build	200 2054 te, Area Affected :	* *	1		
Thermoplastic	54%	2029	\$548,400	1		
Motor Controllers Locally Mounted Ground	100%	2027	\$30,700	5	\$1,500	
Grounding Devices Not Accessible	100%					
Lighting Interior Lighting Fluorescent	85% T-12 Lamps And Fixtures, Extent Location: Throughout The Build Other Observation, Extent: Light, Location: Throughout The Build Explanation: 70 Percent Of Inte	ding , Area Affected : 1 ding	100%	10	\$178,200	
Fluorescent	15% T-8 Lamps And Fixtures, Extent: Location: Throughout The Build Other Observation, Extent: Light Location: Throughout The Build Explanation: 70 Percent Of Inte	ding , Area Affected : I ding	100%	10	\$31,400	
Egress Lighting	*	9 0				
Emergency, Battery Emergency, Battery Exit, Service	50% 10% 40%	2024 2034 2024	\$160,700 * * \$31,800	10 10 1	\$27,600 \$5,500	
Exterior Lighting HID No Component	50% 50%	2024	\$449,900	10	\$400	

#### Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2147

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	0.	00	xtent : Moderate ms And Stairway		fected : 100%			
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 10%			
			ooms, And 8 Stai					
		-		•	Heaters On Exten	ded Life		
Radiant Heater	10%			2024	\$395,500	2	\$10,600	
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 10%			
	Location	: Hallways						
	Explanat	ion : 50 Elec	tric Baseboard F	Radiants				
No Component	80%							
1	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 0%			
		: Throughou	-	55				
	Explanat Equipme		ses Supply And I	Maintain	Their Own Heatin	g And Ai	ir Conditioning	
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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2147

echanical	Current Repair	Future Replacement	: <u>N</u>	<b>l</b> aintenance	
stem Component Type	% of Fail Date Estimated (Years)	Cost Year Estimated Co FY	st Cycle (Yrs)	<b>Estimated Cost</b>	Priority
mbing H/C Water Piping					
Brass/Copper	58% Now \$19,	300 2039 *	* 1		
Brass/Copper	Other Observation, Extent: Mode		1		
	Location: Utility Rooms	ruie, meu mjecieu . 10070			
	Explanation: Faulty Valves				
Galvanized Steel	42% Now \$205,	700 2034 *	* 1		
Garvanized Steel	Antiquated, Extent: Moderate, Ar		1		
	Location: 8 Inch Main Undergr				
	Other Observation, Extent : Sever				
	Location: 8 Inch Mains	e, in early cerear. 10070			
	Explanation : Multiple Cracks A	nd Leaks Per Year			
Water Heater	1				
Gas Fired	40%	2024 \$54,40	00 2	\$1,300	
	Other Observation, Extent : Light,				
	Location: 3 Utility Rooms				
	Explanation: 3 Units				
Gas Fired	60%	2022 \$81,70	00 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	1000/				
Generic	100%	1 1000/			
	Obsolete Fixtures, Extent : Light, Location : Bathrooms	Area Affected : 100%			

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

<sup>\*\*</sup> 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

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				



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2150

Architecture	Curren	t Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	10% Now	\$5,600	LIFE	* *	5	\$9,600	
	Cracking/Crumblin Location : Throug	g, Extent : Light, Ar ghout	ea Affecte	rd : 5%			
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	
		ent : Moderate, Area		: 25%		¥- ,	
	Location : Throug	ghout					
	Corrosion/Rusting,	Extent : Moderate, 2	Area Affe	cted : 15%			
	Location : Throug						
	Glazing Broken/Cr	acked, Extent : Mode	erate, Are	a Affected : 25%			
	Location : Throug						
	7	nt, Extent : Moderat	e, Area Aj	fected : 25%			
	Location : Throug						
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	
		Extent: Moderate,		cted : 2%			
		ig Dock At One Loca					
	Explanation : De	teriorating Expansio	n Joint As	sembly			
Interior Walls							
Concrete Masonry Unit			LIFE	* *	5	\$6,600	
Metal Panel	15%		LIFE	* *			
Ceilings	1001						
Exposed Struc: Steel	10%		LIFE	* *			
Metal Panel	90%		LIFE	* *	5	\$24,300	
Site Pavements							
On-Site Walkways	1000		• • • •				
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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2150

Electrical	Current Repair	Future Replacement	М	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Light, Area Location : Electrical Room Explanation : One 600 Ampere Main I		5	\$100		
Transformers Dry Type	100% Other Observation, Extent: Light, Area Location: Electrical Room Explanation: Four 25 Kilovolt-amper	-	5	\$100		
Switchgear / Switchboard Fused Disc Sw	100% Other Observation, Extent : Light, Area Location : Electrical Closet Explanation : All Switchgear Belongs		5	\$100		
Raceway Conduit	100%	2029 \$29,000	1			
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90% Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : 70 Percent Belongs To Y			\$300		
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 Corroded, Extent : Moderate, Area Affe Location : First Floor Utility Room	LIFE * * cted : 100%	5	\$200		
Lighting Interior Lighting Fluorescent	85% T-12 Lamps And Fixtures, Extent: Ligh Location: Throughout The Building Other Observation, Extent: Light, Area Location: Throughout The Building Explanation: 70 Percent Belongs To 2	Affected: 100%	10	\$11,100		
HID	15%	2024	10	\$100		
Egress Lighting Emergency, Battery Exit, Service	60% 40%	2029 \$12,000 2029 \$2,000		\$2,100		
Exterior Lighting HID No Component	50% 50%	2039 **	10			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2150

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Ar Location: Utility Room Explanation: One Unit, Gas Fired	ea Affected	! : 100%				
Radiant Heater	5%	2029	\$12,300	2	\$300		
	Other Observation, Extent : Light, Ar Location : Restroom Explanation : 1 Electrical Unit	ea Affected	1:5%				
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% Other Observation, Extent: Light, Ar Location: Utility Room Explanation: 1 Unit	2024 ea Affected	\$12,200 !: 100%	4	\$100		
Sanitary Piping	^						
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping Cast Iron	100%	LIFE	* *	1			
Fixtures	20070	ZII D		-			
Generic	100%						

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2148

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	50/	N	#120.700	LIEE	* *	-	Φ55 100	
Cast in Place Concrete	Cracking/0	Now Crumbling, : Loading	\$129,700 Extent : Moderate Dock	LIFE e, Area Aj		5	\$55,100	
Concrete Masonry Unit	25%			LIFE	* *	5	\$34,500	
Metal Panel	Broken/Mi	Now ssing Elem : Through	\$28,900 nents, Extent : Ligh out	2039 t, Area A	* * ffected : 5%	5	\$144,800	
Metal Coiling Doors	30%			2034	* *	5	\$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	Broken/Mi	Now ssing Elem : Through	\$185,900 nents, Extent : Ligh out	2037 t, Area Ą	* * ffected : 10%	5	\$42,600	
Roof								
Modified Bitumen	_	pair Evider : Through	nt, Extent : Light, A out	2029 Irea Affed	\$7,109,200 cted : 10%	10	\$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior Floors	100/			2025	<b>452</b> 000	2	0.52 400	
Carpet	10%	<b>N</b> I	¢42.500	2025	\$473,800 * *	3	\$53,400	
Cast in Place Concrete	Cracking/O Location Other Obs Location	: Stair C1 ervation, E : Loading	\$42,500 Extent: Moderate Extent: Moderate, 2 Dock At Six Locate riorating Expansion	Area Affe ions	ffected : 1%	5	\$428,400	
Ceramic Tile		4+ Crumbling, : Bathroo	\$18,000 Extent : Light, Ard ms	2032 ea Affecto	* * ed : 5%	5	\$8,900	
Vinyl Tile	Broken/Mi	Now ssing Elem : Through	\$47,300 nents, Extent : Mod out	2029 erate, Ar	\$946,800 rea Affected : 5%	3	\$40,100	
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	_	_	\$55,900 Extent : Light, Arc	LIFE ea Affecto	* * ed : 10%	5	\$20,000	
	Location	: Through	out					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2148

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	_	Crumbling, : Through	Extent : Light, Are	ea Affecto	ed : 10%			
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Loading	Dock Area					
	Explana	tion : At Of	f Load Ramp					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$219,000	5	\$1,000	
	Other Observation, Extent : Light, A	rea Affected .	: 100%			
	Location: Electrical Closet					
	Explanation: Three 600 Ampere M	lain Disconn	ect Switches For S	Sections (	C1, C2 And C3	
Transformers						
Dry Type	100%	2027	\$16,500	5	\$800	
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Electrical Room					
	Explanation: One 75 Kilovolt-amp	pere				
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$560,400	5	\$1,000	
	Other Observation, Extent : Light, A	rea Affected .	: 100%			
	Location: Electrical Closet					
	Explanation : All Switchgear Belor	igs To Tenan	t			
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	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2148

Electrical	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring	600/ 2.4	Ф. СОО 200 2054	* *			
Braided Cloth	60% 2-4	\$609,300 2054		1		
	Insulation Aged, Extent : Location : Throughout T		1:100%			
Tl 1			¢407 200	1		
Thermoplastic	40%	2029	\$406,200	1		
Motor Controllers Locally Mounted	100%	2027	\$30,700	5	\$1,500	
Ground	10070	2027	\$30,700		\$1,500	
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	20%	2024	\$271,500	10	\$41,900	
	T-12 Lamps And Fixtures		fected : 100%			
	Location: Throughout T	-				
	Other Observation, Exten	_	100%			
	Location: Throughout T	-				
	Explanation: 70 Percen		elongs To Tenant			
Fluorescent	65%	2034	* *	10	\$136,300	
	T-8 Lamps And Fixtures,		cted : 100%			
	Location: Throughout T	-				
	Other Observation, Exten		100%			
	Location: Throughout T	-	1			
	Explanation: 70 Percer		elongs To Tenant	1.0	<b>** ** * * * * * * * *</b>	
HID	15%	2024	1000/	10	\$1,100	
	Other Observation, Exten		100%			
	Location: Throughout T		-1 T- T			
Eamaga Lightin -	Explanation: 70 Percen	u Of Interior Lighting Be	eiongs 10 Tenant			
Egress Lighting Emergency, Battery	50%	2024	\$160,700	10	\$27,600	
Emergency, Battery	10%	2024	\$100,700	10	\$5,500	
Exit, Service	40%	2024	\$31,800	10	\$5,500	
Exterior Lighting	7070	2024	\$31,000	1		
HID	50%	2024	\$449,900	10	\$400	
No Component	50%		ψ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10	ψ	
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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2148

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	10%	2039	* *	1		
Natural Gas	10%	2039	* *	1		
No Component	80%					
Conversion Equipment	4.00/		* *		010.000	
Furnace	10% 2-4 \$52,60			1	\$10,200	
	Not Energy Efficient, Extent: Model		ctea : 100%			
	Location: Utility Rooms And Stair	-	100/			
	Other Observation, Extent : Light, A Location : 7 Utility Rooms, And 8		10%			
	Explanation: 7 Gas Fired Furnace		antona On Enton	dad I ifa		
D 12				-	Φ10. C00	
Radiant Heater	10%	2024	\$395,500	2	\$10,600	
	Other Observation, Extent : Light, A Location : Hallway	irea Ajjeciea : 1	10%			
	Explanation : 50 Electric Baseboa	ud Dadiauta				
N. C		ra Kaaianis				
No Component	80%	1 1664-1. (	20/			
	Other Observation, Extent : Light, A Location : Throughout	irea Affectea : (	)%0			
	C	1 Mi 4i Tl		- 11.1.	: C 1:4: :	
	Explanation: Businesses Supply A Equipment	na Maintain Tr	ieir Own Heaiin	g Ana Ai	r Conaitioning	
Ventilation	Едигрінскі					
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 \$26,60		* *	1		
	Other Observation, Extent : Modera	ite, Area Affecte	ed : 100%			
	Location: Utility Rooms					
	Explanation: Faulty Valves					
Galvanized Steel	20% Now \$97,90		* *	1		
	Antiquated, Extent : Moderate, Area		%			
	Location: 8 Inch Mains Undergro					
	Other Observation, Extent : Severe,	**	100%			
	Location: 8 Inch Mains Undergro					
	Explanation: Multiple Cracks And	t Leaks Per Yea	ır			
Water Heater	1000/	2024	<b>#137.100</b>	2	<b>#2.20</b> 2	
Gas Fired	100%	2024	\$136,100	2	\$3,300	
	Other Observation, Extent: Light, A	rea Affected : 1	100%			
	Location: 7 Utility Rooms					
Canidama Dining	Explanation: 7 Units					
Sanitary Piping	1000/	LIDD	* *	1		
Cast Iron	100%	LIFE		1		

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

<sup>\*\*</sup> 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 Repla	cement	Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost   Year Estimary FY	ated Cost   Cyc (Yrs	le Estimated Cost	Priority
Plumbing					
Storm Drain Piping					
Cast Iron	100%	LIFE	** 1		
Fixtures					
Generic	100%				

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2127

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	<b>5</b> 0/	3.7	<b>#11.200</b>		de de	_	<b>#</b> 4 000	
Cast in Place Concrete		Now	\$11,300	LIFE	**	5	\$4,800	
	_	_	Extent: Moderate	-	-			
		_	Dock And Ramp C					
	_	einjorceme : Loading	ent, Extent : Moder	ate, Area	i Affectea : 10%			
		Loading	Доск		ale ale		40.400	
Concrete Masonry Unit				LIFE	* *	5	\$8,400	
Metal Coiling Doors	25%			2034	* *	5	\$15,000	
Windows	000/			2022	<b>.</b> • •	1.0	Ø111 200	
Metal Louvers	80%	3.7	Φ <b>72 7</b> 00	2032	* *	10	\$111,300	
Steel		Now	\$72,700	2037		5	\$27,800	
		_	xtent : Moderate, 2	area А <u></u> ЈЈе	ctea : 25%			
		: Through			100 1 250/			
	_		ked, Extent : Mode	erate, Are	ea Affected : 25%			
		: Through			CC . 1 250/			
		00	Extent : Moderate	e, Area A	<i>IJectea : 25%</i>			
	Inacation	. Thusanala	at					
Doof	Location	: Through	out					
Roof Modified Bitumen	100% Recent Re	Now pair Evider	\$114,800 nt, Extent : Light, A	2029 rea Affed	\$574,100 cted : 10%			
Modified Bitumen	100% Recent Re	Now	\$114,800 nt, Extent : Light, A					
Modified Bitumen  Soffits	100% Recent Re Location	Now pair Evider	\$114,800 nt, Extent : Light, A	rea Affec		5		
Modified Bitumen  Soffits Exposed Struc: Steel	100% Recent Re	Now pair Evider	\$114,800 nt, Extent : Light, A		cted : 10%	5		
Modified Bitumen  Soffits Exposed Struc: Steel Interior	100% Recent Re Location	Now pair Evider	\$114,800 nt, Extent : Light, A	rea Affec	cted : 10%	5		
Modified Bitumen  Soffits Exposed Struc: Steel Interior Floors	100% Recent Re Location	Now pair Evider : Through	\$114,800 nt, Extent : Light, A out	LIFE	cted : 10%		\$47,300	
Modified Bitumen  Soffits Exposed Struc: Steel Interior	100% Recent Re Location 100%	Now pair Evider : Through Now	\$114,800 at, Extent : Light, A out \$4,700	LIFE	**	5	\$47,300	
Modified Bitumen  Soffits Exposed Struc: Steel Interior Floors	100% Recent Re Location 100%  100%  Other Obs	Now pair Eviden : Through  Now ervation, E	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A	LIFE  LIFE  Area Affec	**		\$47,300	
Modified Bitumen  Soffits Exposed Struc: Steel Interior Floors	100% Recent Re Location 100%  100% Other Obs Location	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE LIFE Area Affection	**  **  **  **  **  **  **		\$47,300	
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete	100% Recent Re Location 100%  100% Other Obs Location	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A	LIFE LIFE Area Affection	**  **  **  **  **  **  **		\$47,300	
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete	100% Recent Re Location 100%  100% Other Obs Location Explana	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE  LIFE Area Affetion n Joint A.	**  **  **  **  **  **  **	5		
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete  Interior Walls Concrete Masonry Unit	100% Recent Re Location 100%  100% Other Obs Location Explana	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE LIFE Area Affection	**  **  **  **  **  **  **  **  **  **		\$47,300 \$7,800	
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete  Interior Walls Concrete Masonry Unit Ceilings	100% Recent Re Location 100%  100% Other Obs Location Explana	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE  LIFE Area Affettion In Joint A.  LIFE	**  **  **  **  **  **  **  **  **  **	5	\$7,800	
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete  Interior Walls Concrete Masonry Unit Ceilings Exposed Concrete	100% Recent Re Location 100%  100% Other Obs Location Explana 100%	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE  LIFE Area Affection In Joint A.  LIFE  LIFE	**  **  **  **  **  **  **  **  **  **	5		
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete  Interior Walls Concrete Masonry Unit Ceilings Exposed Concrete Exposed Struc: Steel	100% Recent Re Location 100%  100% Other Obs Location Explana	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE  LIFE Area Affettion In Joint A.  LIFE	**  **  **  **  **  **  **  **  **	5	\$7,800	
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete  Interior Walls Concrete Masonry Unit Ceilings Exposed Concrete Exposed Struc: Steel Site Pavements	100% Recent Re Location 100%  100% Other Obs Location Explana 100%	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE  LIFE Area Affection In Joint A.  LIFE  LIFE	**  **  **  **  **  **  **  **  **	5	\$7,800	
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete  Interior Walls Concrete Masonry Unit Ceilings Exposed Concrete Exposed Struc: Steel Site Pavements On-Site Walkways	100% Recent Re Location 100%  100% Other Obs Location Explana 100% 20% 80%	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE LIFE Area Affection In Joint A. LIFE LIFE LIFE	**  **  **  **  **  **  **  **  **	5	\$7,800	
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete  Interior Walls Concrete Masonry Unit Ceilings Exposed Concrete Exposed Struc: Steel Site Pavements On-Site Walkways Cast in Place Concrete	100% Recent Re Location 100%  100% Other Obs Location Explana 100%	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE  LIFE Area Affection In Joint A.  LIFE  LIFE	**  **  **  **  **  **  **  **  **	5	\$7,800	
Soffits Exposed Struc: Steel Interior Floors Cast in Place Concrete  Interior Walls Concrete Masonry Unit Ceilings Exposed Concrete Exposed Struc: Steel Site Pavements On-Site Walkways	100% Recent Re Location 100%  100% Other Obs Location Explana 100% 20% 80%	Now pair Eviden : Through  Now ervation, E : Loading	\$114,800 at, Extent: Light, A out  \$4,700 Extent: Moderate, A Dock At One Loca	LIFE LIFE Area Affection In Joint A. LIFE LIFE LIFE	**  **  **  **  **  **  **  **  **	5	\$7,800	

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

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2127

Current Repair	Future Re	Future Replacement		Maintenance	
% of Fail Date Estimated Cos Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Location : Electrical Room			5	\$100	
Explanation : One 600 Ampere Mail	n Disconnect Sv	vitch			
Location : Electrical Room		\$16,500 90%	5	\$100	
Location : Electrical Closet		\$101,900 0%	5	\$100	
7					
100%	2029	\$29,000	1		
Location : Throughout The Building		\$3,100 \$28,000	5 5	\$300	
Explanation: 70 Percent Belongs To	o Tenant				
100%	2029	\$48,700	1		
100%	2027	\$30,700	5	\$100	
Other Observation, Extent : Moderate Location : 1st Floor		* *	5	\$200	
Explanation . Corroaca					
-		\$63,400 ed : 100%	10	\$9,800	
		* * d : 100%	10	\$1,300	
			10	#100	
15%	2024		10	\$100	
50% 50%	2034	* * \$2 500	10	\$1,700	
	100% Other Observation, Extent: Light, Ar. Location: Electrical Room Explanation: One 600 Ampere Mai.  100% Other Observation, Extent: Light, Ar. Location: Electrical Room Explanation: One 25 Kilovolt-ampered Mai.  100% Other Observation, Extent: Light, Ar. Location: Electrical Closet Explanation: All Switchgear Belong.  100%  10% Other Observation, Extent: Light, Ar. Location: Throughout The Building Explanation: 70 Percent Belongs To 100%  100%  100%  100%  100%  75% T-12 Lamps And Fixtures, Extent: Light Location: Throughout The Building 10% T-8 Lamps And Fixtures, Extent: Light Location: Throughout The Building 10% T-8 Lamps And Fixtures, Extent: Light Location: Throughout The Building 15%	100%   2029	No f Fail Date Estimated Cost Total (Years)   FY	No	No of   Fail Date   Estimated Cost   Fail   Cycle   Cycle

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2127

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	Futur	e Replacement	M					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, A	rea Affected	: 100%						
	Location: Utility Room								
	Explanation: One Unit, Gas Firea	!							
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, A	rea 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%								

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2149

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls	-0.		<b></b>			_	0.5.4.00		
Cast in Place Concrete	Cracking/	Now Crumbling, : Loading	\$64,800 Extent : Moderate Dock	LIFE , Area A	* * ffected : 10%	5	\$55,100		
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	Broken/Mi	Now issing Elem : Through	\$371,800 nents, Extent : Mode out	2037 erate, Ar	* * rea Affected : 10%	5	\$42,600		
Roof									
Modified Bitumen		pair Evider : Through	nt, Extent : Light, A out	2029 rea Affe	\$7,109,200 cted: 10%	10	\$502,500		
Soffits									
Exposed Struc: Steel	100%			LIFE	* *	5			
nterior									
Floors					**				
Carpet	8%	3.7	<b>0106200</b>	2025	\$379,000	3	\$42,700		
Cast in Place Concrete	Location Water Pen Location	Crumbling, : Through eetration, E : Basemen	xtent : Moderate, A	1rea Affe	ed : 10% cted : 2%	5	\$428,400		
			xieni . Moderaie, 1 Docks At Six Loca		:ciea . 270				
			riorating Expansion		ssemblies				
Ceramic Tile	5%	4+	\$18,000	2038	* *	5	\$8,900		
Ceranic The	Cracking/		Extent : Moderate		ffected : 5%	3	ψ0,200		
Vinyl Tile		4+ issing Elem : Through	\$101,000 nents, Extent : Light out	2029 t, Area A	\$1,009,900 ffected : 10%	3	\$42,700		
Interior Walls									
Ceramic Tile	_	4+ Crumbling, : Bathroot	\$16,000 Extent : Severe, A ns	2032 rea Affec	* * cted : 30%	5	\$5,600		
Concrete Masonry Unit	50%			LIFE	* *	5	\$44,600		
Gypsum Board	20%			LIFE	* *	5	\$26,700		
Plaster	25%			LIFE	* *	5	\$16,700		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2149

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	_	Crumbling, : Through	Extent : Moderate	, Area Aj	ffected : 10%			
Site Enclosure	Locuiton	. Inrough	Out					
Free Standing Walls								
Cast in Place Concrete	100%			2049	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: At Dock	Areas					
	Explana	tion : Off L	oad Ramps					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	70%			2038	* *			
Cast in Place Concrete	30%			2042	* *			

ectrical	Current Repair	Future R	eplacement	M	aintenance	
tem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ler 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2029	\$219,000	5	\$6,100	
	Other Observation, Extent : Ligh	t, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation : Three 400 Amper	e Main Disconnect	Switches			
Transformers						
Dry Type	100%	2027	\$16,500	5	\$800	
	Other Observation, Extent: Ligh	t, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: One 112.5 Kilovo	lt-ampere And Thr	ee 75 Kilovolt-	ampere		
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$560,400	5	\$1,000	
	Other Observation, Extent : Ligh	t, Area Affected : 1	00%			
	Location : Electrical Closet					
	Explanation : All Switchgear Be	elongs 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	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2149

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring	600/ 2.4	1600 200 2054	* *	1		
Braided Cloth	60% 2-4 Insulation Aged, Extent: M Location: Throughout Th	***		1		
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 : Location : Water Main	Moderate, Area Affec	cted : 100%			
	Explanation: Corroded					
Lighting						
Interior Lighting						
Fluorescent	10%	2024	\$137,200	10	\$21,200	
	T-12 Lamps And Fixtures, E		fected : 100%			
	Location : Throughout Th	e Building				
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Throughout Th	e Building				
	Explanation: 70 Percent	Of Interior Lighting B	elongs To Tenant			
Fluorescent	75%	2034	* *	10	\$158,900	
	T-8 Lamps And Fixtures, Ex Location: Throughout Th		ected : 100%		. ,	
	Other Observation, Extent :	-	: 100%			
	Location: Throughout Th		. 100/0			
	Explanation: 70 Percent	-	elongs To Tenant			
HID	15%	2024	2101180 10 10111111	10	\$1,100	
IIID	Other Observation, Extent :		. 100%	10	\$1,100	
	Location: Throughout Th		. 10070			
	Explanation: 70 Percent	-	elonas To Tenant			
Egress Lighting	Explanation . 701 election	of increase digning D	ciongo 10 1enum			
Emergency, Battery	50%	2024	\$162,400	10	\$27,900	
Exit, Service	50%	2024	\$40,100	10	Ψ21,700	
Exterior Lighting	2070	2027	ψ10,100	-		
HID	50%	2024	\$454,800	10	\$400	
No Component	50%	2024	ψ 15-1,000	10	ΨΤΟΟ	
Alarm	2070					
Security System						
No Component	90%					
Generic	10%	2029	\$72,900	1	\$8,600	
Fire/Smoke Detection	<u> </u>		,		+-,	
No Component	70%					
Generic, Digital	30%	2029	\$748,400	1-3	\$42,700	
					, .=,, . •	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2149

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	10%	2039	* *	1		
Natural Gas	10%	2039	* *	1		
No Component	80%					
Conversion Equipment	100/ 0.4		* *		040.000	
Furnace	10% 2-4 \$53,10			1	\$10,300	
	Not Energy Efficient, Extent: Mode		ctea : 100%			
	Location: Utility Rooms And Stair	•	1000/			
	Other Observation, Extent : Light, A Location : 7 Utility Rooms, And 8		100%			
	Explanation: 7 Gas Fired Furnac		laataus On Entan	dad Lifa		
D 1' (II (					Φ10.700	
Radiant Heater	10%	2024	\$399,800	2	\$10,700	
	Other Observation, Extent : Light, A Location : Hallway	irea Ajjeciea : 2	20%			
	Explanation: 50 Electric Baseboa	nd Dadiants				
N. C.		ra Raaianis				
No Component	80%	1 1664-1	00/			
	Other Observation, Extent : Light, A Location :	irea Affectea : (	0%			
		1 Mi ti Tl	O II	- 4 1 4-	: C 1:4: :	
	Explanation : Businesses Supply A Equipment	na Maintain 17	ieir Own Heaiin	g Ana Ai	r Conaitioning	
Ventilation	Едигрінскі					
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 \$26,90		* *	1		
	Other Observation, Extent : Modera	ite, Area Affecte	ed : 100%			
	Location: Utility Rooms					
	Explanation: Faulty Valves					
Galvanized Steel	20% Now \$99,00		* *	1		
	Antiquated, Extent : Moderate, Area		%			
	Location: 8 Inch Main Undergrou					
	Other Observation, Extent: Severe,	**	100%			
	Location: 8 Inch Main Undergrou					
	Explanation : Multiple Cracks And	t Leaks Per Yec	ar			
Water Heater	1000/	2024	¢127 (00	2	<b>#2 400</b>	
Gas Fired	100% Other Observation Extent: Light A	2024	\$137,600	2	\$3,400	
	Other Observation, Extent: Light, A Location: 7 Utility Rooms	теи Ајјестеа : .	10070			
Sanitary Dining	Explanation: 7 Units					
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Cast Holl	100/0	LIFE	·	1		

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

<sup>\*\*</sup> 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	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
lumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2022	\$7,600	4	\$7,300	
Fixtures				•	•	
Generic	100%					

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

<sup>\*\*</sup> 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

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			



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	* *	5	\$6,600		
Concrete Masonry Unit	25%		Ø C 100	LIFE	* *	5	\$4,100		
Metal Panel	65%		\$6,400	2049	**	5	\$32,100		
		issing Elen 1 : Through	nents, Extent : Mod nout	erate, Ai	ea Affectea : 10%				
Weathering Steel	5%			LIFE	* *	1			
Windows									
Aluminum	Broken/M	Now issing Elen : Through	\$141,200 nents, Extent : Ligh nout	2037 t, Area A	* * Iffected : 10%	5	\$16,200		
Roof									
Modified Bitumen	100%			2029	\$1,290,300	10	\$91,200		
Soffits									
Exposed Struc: Steel	100%			LIFE	* *	5			
Interior									
Floors	00/			2025	056 500	2	Ø C 400		
Carpet	8%			2025	\$56,700 * *	3	\$6,400		
Cast in Place Concrete Ceramic Tile	25%	Now	¢2.700	LIFE 2032	* *	5 5	\$29,100		
Ceramic The	Cracking/		\$2,700 , Extent : Severe, A ms			3	\$1,300		
Slate	2%			LIFE	* *	5	\$1,100		
Vinyl Tile		Now	\$56,600	2029	\$283,100	3	\$12,000		
	Cracking/		, Extent : Severe, A				¥,		
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		netration, E	\$16,300 Extent : Moderate, A nt Under Stair	LIFE Irea Affe	* * ected : 5%	5	\$1,500		
Plaster	65%			LIFE	* *	5	\$39,400		
Site Pavements On-Site Walkways Cast in Place Concrete	100% Cracking/	4+	\$13,900 , Extent : Moderate	2034	* * ffected : 10%		. ,		
Parking/Driveway									
Asphalt	80%			2038	* *				
Cast in Place Concrete	20%			2042	* *				

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

<sup>\*\*</sup> 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 Replace	ment N	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	d Cost   Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment	1000/	2020	41 000 5	<b>#200</b>	
Fused Disc Sw	100%		41,000 5	\$300	
	Other Observation, Extent : Light Location : Electrical Room	, Area Affectea : 100%			
	Explanation: Three 600 Amper	e Main Disconnect Switch	105		
Transformers	Explanation : 1111 cc 000 1111pcr	intern Disconnect Switch	ies		
Dry Type	100%	2027 \$	16,500 5	\$300	
3 31	Other Observation, Extent : Light		,		
	Location: Basement And Second	d Floor Electrical Closet			
	Explanation: One 225 Kilovolt-	ampere And One 75 Kilo	volt-ampere		
Switchgear / Switchboard					
Fused Disc Sw	100%	2029 \$1	78,300 5	\$300	
Raceway	1000/	2020 ***	10.700		
Conduit	100%	2029 \$1	19,700 1		
Panelboards	100/	2020 Ф	12.500 5	<b>\$200</b>	
Fused Disc Sw Molded Case Bkrs	10% 90%		12,500 5 12,200 5	\$200 \$1,700	
Wiring	90%	2028 \$1	12,200 5	\$1,700	
Braided Cloth	60% 2-4 \$96,	500 2054	** 1		
Braided Cloth	Insulation Aged, Extent : Modera		1		
	Location : Throughout The Build				
Thermoplastic	40%	2029 \$6	64,300 1		
Motor Controllers					
Locally Mounted	100%	2027 \$3	30,700 5	\$500	
Ground					
Grounding Devices					
Not Accessible	100%				
Lighting					
Interior Lighting Fluorescent	80%	2034	** 10	\$51,900	
Puolescent	T-8 Lamps And Fixtures, Extent:		10	\$31,900	
	Location: Throughout	Ligii, med nyeeted . 10	070		
Fluorescent	20%	2024 \$	84,100 10	\$13,000	
Tuorescent	T-12 Lamps And Fixtures, Extent			\$13,000	
	Location: Throughout	. 218.11, 11. 64 11,7 66164 1 1	~ · · ·		
Egress Lighting	<b>0</b> ···				
Emergency, Battery	50%	2024 \$4	49,800 10	\$8,500	
Emergency, Battery	10%	2034	** 10	\$1,700	
Exit, Service	40%	2024	\$9,800 1		
Exterior Lighting					
HID	50%	2024 \$1:	39,400 10	\$100	
No Component	50%				
Alarm					
Security System	000/				
No Component	90%	2020	22 200 1	<b>92</b> 600	
Generic	10%	2029 \$2	22,300 1	\$2,600	

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

<sup>\*\*</sup> 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 Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source			* * * * *					
Natural Gas		Now	\$400	2039	**	1		
	•		ent : Severe, Area A					
G	Location	: Gas Boo.	ster Pump, Baseme	ent Bollei	* Koom			
Conversion Equipment Hot Water Boiler	1000/	Now	\$53,300	2027	\$532,900	1	\$31,500	
not water boller			oderate, Area Affe			1	\$31,300	
	Location		ouer ate, 211 eu 2199 e	cieu . 10	70			
			nt : Severe, Area A	ffected :	2%			
	-	-	er Needs To Be Re	-				
			xtent : Light, Area		: 100%			
		: Basemen	-	55				
	Explana	tion : 2 Uni	ts					
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$21,500	2028	\$107,700	4	\$3,500	
	Corroded,	Extent: M	oderate, Area Affe	cted : 20	%			
		_	out Boiler Room					
		-	tent : Moderate, A	rea Affec	ted : 20%			
	Location	: Pumps In	n Boiler Room					
Terminal Devices								
Convector/Radiator	80%			2034	* *	1	\$18,300	
Unit Heater - Hot Water	20%			2024	\$51,800			
Ventilation								
Distribution	250/			LIBB	* *	2.5	¢12.000	
Ductwork/Diffusers	35% 65%			LIFE	<b>~ ^</b>	2-5	\$13,800	
No Component	65%							
Exhaust Fans Roof	40%			2024	\$45,900	2	\$900	
No Component	60%			∠U∠ <del>4</del>	\$ <del>4</del> 5,900	<i>_</i>	\$200	
Plumbing	0070							
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater	-00/0							
Gas Fired	100%			2024	\$42,200	2	\$1,000	
Sanitary Piping					. ,			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

<sup>\*\*</sup> 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 Rep	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sump Pump(s)						
Submersible	100%	2021	\$2,300	4	\$2,200	
Fixtures						
Generic	100%					

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$4,100	LIFE	* *	5	\$3,000	
		r Miss/Eroo : Through	d, Extent : Moderai out	e, Area	Affected : 2%			
Metal: Cage/Fence	25%	4+	\$400	2034	* *	5	\$3,500	
Ç		/Rusting, E : South El	Extent : Moderate, A levation	1rea Affe	ected : 10%			
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 Repa	air Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2029	\$5,000	5		
	Other Observation, Exter	t : Light, Area Affected	: 100%			
	Location: Electrical Ro	oom				
	Explanation: One 3000	Ampere Main Disconn	ect Switch Fed To	Building	s 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

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

<sup>\*\*</sup> 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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$15,200	10	\$1,300	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Exterior Lighting						
HID	100%	2024	\$5,700	10		

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2029	\$1,200	2		
Wall Unit	50%	Now	\$100	2029	\$300	2		
	Abandonea	l in Place,	Extent : Moderate,	Area Af	fected : 100%			
	Location	: Sidewall						

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$20,500	LIFE	* *	5	\$3,000	
	_	Cracks, Ext : Corners	tent : Moderate, Ar	ea Affec	ted : 15%			
Metal: Cage/Fence	25%	4+	\$900	2034	* *	5	\$3,500	
Ç		/Rusting, E. : South Ele	xtent : Moderate, A evation	Area Affe	ected : 30%			
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 Ą	ffected : 20%			
	Location	: Through	out					

Electrical	Current Repair	Future R	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost   Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2029	\$5,000	5		
	Other Observation, Extent : Li	ght, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: One 5000 Amp	ere Main Disconnect	Switch Fed To	Building	s C And D	
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

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

<sup>\*\*</sup> 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	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$15,200	10	\$1,300	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Exterior Lighting						
HID	100%	2024	\$5,700	10		

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Roof	50%	2029	\$1,200	2		
Wall Unit	50%	2024	\$300	2		
	Other Observation, Extent: Light,	Area Affected : 50	%			
	Location : Side Wall Of The Vaul					
	Explanation: One Unit					

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> 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 Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$3,000	
	Recent Re	pair Evident,	Extent: Light, A	1rea Affe	cted : 15%			
	Location	: Throughou	ıt					
Metal: Cage/Fence	25%	Now	\$3,800	2034	* *	5	\$3,500	
_	Corrosion	/Rusting, Ext	ent : Moderate, 2	Area Affe	ected : 30%			
	Location	: Throughou	ıt					
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, E	Extent : Moderate	e, Area Ą	ffected : 20%			
	Location	: Throughou	ıt					

Electrical	Compant Banain	Eutura Bar	Jacomont	2.0	ointonono.	
Electrical	Current Repair	Future Rep	placement	IVI	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2029	\$5,000	5		
	Other Observation, Extent : Light, Area	a Affected : 100	)%			
	Location: Electrical Room					
	Explanation : One 5000 Ampere Mai. Cafeteria	n Disconnect Si	witch Fed To	Building	s A, B And	
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						

Lighting

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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2024	\$15,200	10	\$1,300	
	T-12 Lamps And Fixtures, Extent : Lig.	ht, Area Afj	fected : 100%			
	Location : Throughout The Building					
Exterior Lighting						
HID	100%	2024	\$5,700	10		

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Roof	50%	2029	\$1,200	2		
Wall Unit	50%	2024	\$300	2		
	Other Observation, Extent: Light,	Area Affected : 50	9%			
	Location : Mounted On Side Wal	l				
	Explanation: One Unit					

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> 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 I	Repair	Futur	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	750/	N	¢20.500	LIEE	* *	_	¢2 000	
Concrete Masonry Unit		Now	\$20,500	LIFE		5	\$3,000	
		cracks, Ex : Corners	tent : Moderate, Ar	ей Ајјес	iea : 15%			
			d, Extent : Moderai	a Araa	Affacted : 25%			
		: Through		e, Areu 1	Affected . 2570			
Maral ConstEnsion				2024	* *	-	e2 500	
Metal: Cage/Fence	_	Now	\$3,800 Extent : Moderate, A	2034		5	\$3,500	
		r : Through		нгеи Ајје	zciea . 2076			
		_	oui amage, Extent : M	odovata	Area Affected : 10	0/_		
		•	amage, Extent . M Level On South E		лгеи <i>А</i> јјестей . 10	/0		
Windows	Documon	. 111 07444	Elever on South E	ievanon				
Metal Louvers	100%			2032	* *	10		
Roof	10070			2032		10		
Not Accessible	100%							
nterior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$4,700	
Interior Walls								
Concrete Masonry Unit		Now	\$2,000	LIFE	* *	5	\$1,700	
	_		tent : Moderate, Ar	ea Affec	ted : 5%			
	Location	: Interior	West Wall					
Ceilings								
Exposed Concrete	100%			LIFE	* *	5	\$300	
ite Pavements								
On-Site Walkways	1000/	N	Φ4.500	2024	* *			
Cast in Place Concrete		Now	\$4,500	2034				
	_	_	Extent : Moderate	, Area A	јјестеа : 20%			
	Location	: Through	ош					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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 Building D And Service Bridge	And One 3000 Ampere Main Di	sconnect Switch Fed To	
Switchgear / Switchboard				
Air Circuit Breaker	100%	2029 \$50,900	5	
Raceway				
Busway	50%	2027 \$2,800	1	
Conduit	50%	2029 \$2,800	1	

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

<sup>\*\*</sup> 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 Re	placement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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, Ex	ctent : Light, Area Affecte	ed : 100%			
	Location: Throughout					
Exterior Lighting						
HID	50%	2024	\$2,800	10		
No Component	50%					

Mechanical		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estim (Years)	ated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2029	\$1,200	2		
Wall Unit	50%	Now	\$100	2029	\$300	2		
		tent : Severe, Are : Sidewall	a Affected :	100%				
	Other Obs	ervation, Extent :	Light, Area	Affected	! : 50%			
	Location	: Mounted On Sid	le Wall					
	Explanat	ion : One Unit						

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2404

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Concrete Masonry Unit	Cracking/ Location Jnt Mortal Location	: South Fa r Miss/Erod : South Fa	, Extent : Modera	te, Area 2	Affected : 20%	5	\$7,300	
		: Through		, 11, cu 1 <sub>1</sub>	geerea : 5070			
Fiberglass Panel	15% Broken/M	Now	\$67,100 ents, Extent : Mod	2031 erate, Ar	* * ea Affected : 5%	5	\$41,300	
	Cracking/ Location Staining/L	Crumbling, : Through	Extent : Moderate out Extent : Moderate		-			
Metal Panel	Broken/Ma Location Corrosion	: Through	out xtent : Moderate, 2		* * rea Affected : 30% cted : 20%	5	\$68,800	
Metal Sect. OHD	Bent/Warp Location Deformed Location Unit Inope Location Other Obs Location	: Througho Dented, Ex : Througho erable, Exte : Througho ervation, E. : River Sid	tent : Moderate, A out nt : Severe, Area A	rea Affec	sted: 15%	5	\$57,300	
Metal Coiling Doors	25% Broken/M. Location Punct/Tea Location Other Obs Location	Now issing Elem : Throughe ://Impact De : Throughe : Throughe : ervation, E. : Manhatte	\$650,700 ents, Extent : Mod out amage, Extent : M	oderate, Affected	* * ea Affected : 20% Area Affected : 209 : 100%	5	\$57,300	
Window Wall	2% Broken/M Location Glazing B	Now issing Elem : North Fa	\$44,100 ents, Extent : Mod cade ked, Extent : Mode		* * rea Affected : 30% rea Affected : 30%	5	\$5,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2404

rchitecture	Current Repair Future Replacem		M	aintenance	nance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priori	
terior Windows Aluminum	100% Now \$12,600 Broken/Missing Elements, Extent: Sev. Location: North Facade	2027 \$41,800 ere, Area Affected : 100%	5	\$500	1	
Roof Fiberglass Panel	10% Now \$27,000 Broken/Missing Elements, Extent: Moderate, Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout		1			
Metal Panel	90% Now \$2,919,600 Broken/Missing Elements, Extent: Moderate, Location: Throughout Corrosion/Rusting, Extent: Moderate, Location: Throughout Gut/DS Non Func/Miss, Extent: Severe Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout	Area Affected : 40% e, Area Affected : 100%				
Soffits Exposed Struc: Steel	100% 2-4 \$247,800 Corrosion/Rusting, Extent : Moderate, Location : Throughout	LIFE ** Area Affected : 50%	5	\$39,700		
erior Floors Cast in Place Concrete	95% Now \$467,400 Cracking/Crumbling, Extent: Moderat Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout		5	\$314,400		
Vinyl Tile	5% Now \$67,000 Broken/Missing Elements, Extent: Mod Location: Office Loose Units, Extent: Moderate, Area A Location: Office Worn/Eroded, Extent: Moderate, Area Location: Office	Affected : 50%	3	\$2,800		
Interior Walls						
Ceramic Tile Concrete Masonry Unit	1% 88% 2-4 \$184,700 Cracking/Crumbling, Extent: Light, An Location: Throughout	2031 ** LIFE ** rea Affected : 25%	5 5	\$900 \$31,900		
Gypsum Board	10% 2-4 \$7,800 Cracking/Crumbling, Extent : Moderat Location : Throughout	LIFE ** e, Area Affected : 20%	5	\$5,400		
Wood	1%	LIFE **	5	\$3,600		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2404

Architecture	Current Repair	Future Replacement	M	intenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior					
Ceilings					
AcousTileConcealSpLn		2048 **	5	\$4,700	
	Broken/Missing Elements, Extent: Mod Location: Office	terate, Area Affected : 30%			
	Worn/Eroded, Extent : Moderate, Area	Affected : 50%			
	Location: Office	Typecieu . 5070			
Exposed Struc: Steel	90% 2-4 \$598,900	LIFE **			
Exposed Strue. Steel	Water Penetration, Extent: Moderate,				
	Location : Throughout	<i>yy</i>			
Plaster	5% Now \$31,100	LIFE **	5	\$4,700	
	Broken/Missing Elements, Extent: Seve			4 - ,, , , ,	
	Location: Throughout				
	Cracking/Crumbling, Extent : Moderate	e, Area Affected : 15%			
	Location : Throughout				
	Staining/Discoloring, Extent: Severe, A	Area Affected : 25%			
a: <del>-</del>	Location: Throughout				
Site Enclosure Fence/Gates					
Chain Link	100% Now \$44,200	2048 **			
Chain Zink	Broken/Missing Elements, Extent: Mod				
	Location : Throughout				
	Corrosion/Rusting, Extent : Moderate,	Area Affected : 10%			
	Location : Throughout				
	Impact Damage, Extent : Severe, Area	Affected: 25%			
G: D	Location : Throughout				
Site Pavements					
Parking/Driveway Cast in Place Concrete	80% Now \$211,900	2033 **			
Cust in Tiuce Concrete	Cracking/Crumbling, Extent: Moderate				
	Location : Throughout				
	Potholes, Extent : Moderate, Area Affec	cted : 5%			
	Location : Throughout				
	Sinking/Subsiding, Extent: Moderate, A	Area Affected : 15%			
	Location: Throughout	100 1 70/			
	Tripping Hazard, Extent: Moderate, An	rea Affected : 5%			
	Location: Throughout	2022 **			
Cast in Place Concrete	20% Now \$53,000 Broken/Missing Elements, Extent: Mod	2033			
	Location: Throughout	ieraie, Area Affectea : 1070			
	Cracking/Crumbling, Extent: Moderate	e. Area Affected · 5%			
	Location: Throughout	c, 11. ou 11/10000 . 0/0			
	Tripping Hazard, Extent : Moderate, A	rea Affected : 5%			
	Location : Throughout	•			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2404

ectrical	Current Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ler 600 Volts		•	•			•
Service Equipment						
Molded Case Bkrs	84% Now \$68,800	2058	* *	5	\$1,100	
	Enclosure Corroded, Extent : Moderate	, Area Aff	ected : 100%			
	Location : Electrical Room					
	Not in Service, Extent : Moderate, Area	Affected .	: 100%			
	Location : Electrical Room					
	Suspect Water Damage, Extent : Severe	, Area Aff	ected : 100%			
	Location : Electrical Room					
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Electrical Room	ъ.	a a l			
	Explanation: One 2000 Amperes Mai					
Molded Case Bkrs	16%	2028	\$13,100	5	\$400	
Transformers	1000/	2026	016.500	_	<b># 400</b>	
Dry Type	100%	2026	\$16,500	5	\$400	
	Not in Service, Extent : Light, Area Affe Location : Electrical Room	ctea : 100	)%			
		Affortad	. 1000/			
	Other Observation, Extent : Light, Area Location : Electrical And Mechanical		. 100%			
	Explanation: One 300 And One 150 F		mnara 277/120 V			
Switchgear / Switchboard	Explanation . One 300 And One 130 I	Liiovoii-ui	mpere 2///120 v			
Molded Case Bkrs	67% Now \$170,700	2058	* *	5	\$900	
Moraca Case Bars	Enclosure Corroded, Extent : Moderate		ected : 100%	5	Ψ	
	Location : Electrical Room	,				
	Not in Service, Extent : Moderate, Area	Affected .	: 100%			
	Location : Electrical Room	55				
	Suspect Water Damage, Extent : Severe	, Area Aff	ected : 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, A	rea Affect	ed: 100%			
	Location : Ground Floor					
	Suspect Water Damage, Extent : Severe	, Area Aff	ected : 100%			
	Location: Ground Floor	1.00	1000/			
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Ground Floor					
2611.10 51	Explanation: Not In Service	2027	<b>0.122</b>		<b>**</b> ***	
Molded Case Bkrs	61%	2027	\$123,600	5	\$1,600	
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Electrical Room					
	Explanation: Not In Service					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2404

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts	•			
Wiring	000/ 2.4 #212.000	2052 **	1	
Braided Cloth	90% 2-4 \$313,800 Insulation Aged, Extent : Moderate, Are Location : Throughout The Building	2033	1	
Thermoplastic	10%	2028 \$34,900	1	
Motor Controllers Locally Mounted	100% 0-2 \$30,700 Aged Component, Extent : Moderate, As Location : Machinery Room	2048 ** rea Affected : 100%	5 \$300	
Ground				
Grounding Devices Generic	100% 2-4 \$9,900 Other Observation, Extent: Moderate, 2 Location: Water Main Explanation: Corroded	LIFE ** Area Affected : 100%	5 \$1,500	
Lighting				
Interior Lighting	5 <b>5</b> 04			
Fluorescent Fluorescent	65% 0-2 \$390,100 28% Now \$168,100 Damaged Fixtures, Extent : Severe, Are Location : Ground Floor	2038 ** 2038 ** a Affected : 100%		
Incandescent	7% Now \$56,000  Damaged Fixtures, Extent : Severe, Are  Location : Mechanical Room	2033 ** a Affected : 100%	2 \$100	
Egress Lighting				
Emergency, Battery	50% Now \$71,100 Not Functioning, Extent : Severe, Area Location : Ground Floor	2038 ** Affected : 100%		
Exit, Service	50% Now \$17,600 Not Functioning, Extent : Severe, Area Location : Ground Floor	2038 ** Affected : 100%	1	
Exterior Lighting				
HID	30%  Not in Service, Extent : Light, Area Affe  Location : Building Exterior	2023 \$119,400 cted: 100%	10 \$100	
No Component	70%			
Alarm				
Fire/Smoke Detection Generic, Digital	100% Not in Service, Extent : Light, Area Affe Location : Machinery Room	2033 ** cted : 100%	1-3 \$64,200	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2404

Mechanical	Current Repai	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2028	\$2,300	1		
	Not in Service, Extent: Lig					
	Location : Incoming Gas Other Observation, Extent					
	Location : Entire Buildin		. 100/0			
	Explanation: The Buildi	0	or Many Years Al	ll Mechai	nical Fauinment	
	Has Been Removed	ng 11as Been raeam 1	or many rears. m	i meenai	исан Единртст	
Conversion Equipment						
Furnace	20% 0-2	\$4,600 2028	\$46,500	1	\$9,000	
	Not in Service, Extent : Mo	oderate, 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		
Gurvamzea Steer	Other Observation, Extent			•		
	Location : Next To Office					
	Explanation: Incoming	Water Service Is Shut C	Off At Main			
Water Heater						
Gas Fired	10% Now	\$100 2023	\$6,000	2	\$100	
	Not in Service, Extent : Mo	oderate, Area Affected	: 10%			
	Location : Office Area					
No Component	90%					
Sanitary Piping	1000/	LIDE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Fixtures Generic	100%					
Generic	Not in Service, Extent : Lig	oht Area Affected · 101	7%			
	Location: Bathrooms In		· · · •			
Fire Suppression						
Sprinkler						
Not Accessible	100%					

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 134

Architecture	Curre	Current Repair Future Replacement Maintenance			aintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior	•						
Exterior Walls							
Cast in Place Concrete	15%	<b>4.64.400</b>	LIFE	* *	5	\$70,500	
Concrete Masonry Unit	20% 0-2	\$161,400 Extent : Severe, Area	LIFE	**	5	\$11,700	
	-	Extent . Severe, Area And South Facades	Ајјестеи	. 25/0			
		, Extent : Severe, Are	ea Affecte	d : 25%			
		And South Facades					
		rod, Extent : Severe,	Area Affe	ected : 50%			
		And South Facades					
		, Extent : Light, Area	Affected	: 10%			
	Location: Throu	gnout	• • • • •			000.100	
Fiberglass Panel	25%		2036	* *	5	\$88,100	
Metal, Corrugated Metal/Glass Curt Wall	20% 5%		2037 LIFE	* *	1 5	\$8,800	
Metal Coiling Doors	15% Now	\$41,700	2032	* *	5	\$22,000	
Wietar Coming Doors		, Extent : Moderate, 1		cted : 25%	3	Ψ22,000	
	-	And South Facades					
	Deformed/Dented,	Extent : Moderate, A	Area Affe	cted: 15%			
	Location : North	And South Facades					
Windows	4000/ 37	***		4.4	_	00000	
Steel	100% Now	\$228,200	2052	**	5	\$26,200	
	Location: Throu	nents, Extent : Moder	ate, Area	Affectea : 25%			
		gnoui , Extent : Moderate, 1	Area Affe	cted · 25%			
	Location : Throu		11, ea 11,5 e	cica . 2070			
		ent, Extent : Moderat	e, Area A	ffected : 100%			
	Location : Throu						
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	
	-	t Damage, Extent : M ghout <b>-</b> Bird Damage		Area Affectea : 25	%		
nterior	Locuiton : Titrou	gnoui - Bira Damage					
Floors							
Cast in Place Concrete	100% 0-2	\$116,000	LIFE	* *	5	\$234,100	
	-	ng, Extent : Moderate	e, Area A	ffected : 15%			
	Location: Throu	~					
		n, Extent : Severe, Arc	ea Affecte	ed : 15%			
G. 'II'	Location: Within	n Control Joints					
Ceilings Exposed Struc: Steel	100%		LIFE	* *			
Exposed Siluc. Sieel	100/0		LIFE	-			

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 134

Electrical	Current Repair	Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	**	5	\$300	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affec	ted : 100%			
	Explanation: 1200 Amperes					
Transformers	Explanation: 1200 Amperes					
Dry Type	100%	2032	* *	5	\$300	
Diy Type	Other Observation, Extent : Moderate,		ted : 100%	3	Ψ300	
	Location : Electrical Service Area	33				
	Explanation: One 75 Kilovolt-amper	e				
Raceway						
Conduit	100%	2037	* *	1		
Panelboards						
Molded Case Bkrs	100%	2035	* *	5	\$2,100	
Wiring						
Thermoplastic	100%	2037	* *	1		
Motor Controllers	1000/	2022	* *	_	0.500	
Locally Mounted	100%	2032	· · ·	5	\$500	
Ground Grounding Devices						
Not Accessible	100%					
Lighting	10070					
Interior Lighting						
Fluorescent	100%	2032	* *	10	\$65,600	
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location : Throughout					
	Explanation: Using T-8 Lamps					
Egress Lighting						
Exit, Service	50%	2027	\$12,400	1		
No Component	50%					
Exterior Lighting	1000/	2025	<b>#214000</b>	10	<b>**</b>	
HID	100%	2027	\$314,000	10	\$200	
Alarm						
Security System No Component	90%					
Generic	10%	2027	\$25,200	1	\$3,000	
Fire/Smoke Detection	1070	2021	Ψ23,200	1	\$5,000	
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$4,900	
	<del>-</del>				¥ -,- 00	

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

Heating

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 134

Mechanical	Current Repair	Current Repair Future Replacen			cement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Electricity	2%	2047	* *	1			
Natural Gas	98%	2047	* *	1			
Conversion Equipment	200/	2022	* *		<b>05.100</b>		
Furnace	20%	2032	<i>ተ</i> ተ	1	\$7,100		
	Other Observation, Extent : Light, Area Location : Roof	Affectea : 100%					
	Explanation: I Gas Fired Packaged I	Roofton Unit					
Radiant Heater	78%	2032	* *	2	\$25,900		
Radiant neater	Other Observation, Extent : Light, Area			2	\$23,900		
	Location: Throughout Warehouse	11111ecieu : 0070					
	Explanation: 20 Gas Fired Infared H	eaters					
No Component	2%						
Air Conditioning	2/0						
Energy Source							
Electricity	100%	2043	* *	1			
Conversion Equipment							
Exterior Pkg Unit -	5%	2035	* *	2	\$200		
Cooling							
	Other Observation, Extent : Light, Area	Affected: 100%					
	Location: Rear Of Building						
	Explanation: Split Unit, Condensing						
Ext Pkg Unit -	20%	2032	* *	2	\$900		
Heating/Cooling							
No Component	75%						
Terminal Devices	50/	2025	* *	1	Ф1 <b>2</b> 00		
Fan Coil - 2 Pipe	5%	2035	* *	1	\$1,200		
	Other Observation, Extent : Light, Area Location : Above Ceiling	1 Ајјестей . 10076					
	Explanation : Spilt Unit, Fan Coil Sec	ction					
No Component	95%	nion					
No Component Ventilation	93%						
Exhaust Fans							
Roof	50% 0-2 \$2,900	2027	\$58,000	2	\$900		
11001	Malfunctioning, Extent : Moderate, Are		φ20,000	_	Ψ,00		
	Location : Defective Controls 1 Of 6 to						
	Noisy/Vibrating, Extent : Moderate, Are	ea Affected : 30%					
	Location: Roof, 2 Of 6 Units						
Wall Unit	30%	2027	\$7,500	2	\$700		
No Component	20%		. ,	-	4.40		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2047	* *	1			
Water Heater							
Electric	100%	2025	\$61,500	4	\$600		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 134

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	

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

<sup>\*\*</sup> 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		



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

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

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2027	\$3,900	1		
Panelboards						
Molded Case Bkrs	100%	2026	\$7,800	5		
Wiring						
Thermoplastic	100%	2027	\$8,500	1		
Lighting						
Interior Lighting						
Fluorescent	100%	2032	* *	10	\$100	
	Other Observation, Extent : Light,	Area Affected: 100	0%			
	Location : Throughout					
	Explanation: T-8 Lamps					

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

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

<sup>\*\*</sup> 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 F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment							
Window/Wall Unit	100%		2026	\$200	1		

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2504

rchitecture		Current Rep	pair	Futur	e Replacement	М	aintenance	
estem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	Cracking/C Location Exposed R Location Spalling, E	: Throughout einforcement, : West Facad	Extent : Severe le rate, Area Affec	e, Area Af	fected : 15%	5	\$19,100	
	Other Obs	ervation, Exte	ent : Light, Area	Affected	: 100%			
	Location	: Building En ion : No Acce	ntire			n 2012 - I	No Sign Of Recent	
Concrete Masonry Unit	_	0-2 Crumbling, Ex : Throughout	\$82,100 extent : Severe, A	LIFE rea Affec	* * ted : 60%	5	\$2,400	1
Masonry: Brick	Broken/Mi Location Jnt Mortan	: West Facaa	Extent : Modera			5	\$22,900	1
	Spalling, E	Extent : Moder	rate, Area Affec e, West Facade					
Metal Panel		0-2 ssing Element : Throughout	\$11,500 ts, Extent : Seve	2037 ere, Area	* * Affected : 60%	5	\$7,200	1
Metal Coiling Doors	Corrosion Location Deformed/	: West Facaa	nt : Moderate, A			5	\$6,000	
Windows								
Aluminum	Broken/Mi	0-2 ssing Element : Throughout		2052 ere, Area	* * Affected : 100%	5	\$900	1
Steel	Bent/Warp Location Corrosion Location Thermally	: Throughout Rusting, Exte : Throughout	nt : Moderate, 2 xtent : Severe, A	Area Affe	cted : 50%	5	\$46,500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2504

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Parapets					
Cast Stone/Terra Cotta	5% Now \$39,600 Cracking/Crumbling, Extent: Severe, A Location: Coping Jnt Mortar Miss/Erod, Extent: Moderal Location: Coping	-	5	\$2,300	1
Masonry: Brick	85% Now \$91,800 Broken/Missing Elements, Extent: Seve Location: West Parapet  Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout  Misaligned/Bulging, Extent: Moderate, Location: East Facade	te, Area Affected : 50%	5	\$5,100	
Metal Rail	10% 0-2 \$6,700 Corrosion/Rusting, Extent: Moderate, Location: Throughout	2032 ** Area Affected : 40%	5	\$4,200	
Roof					
Modified Bitumen	100% Now \$496,600 Blisters, Extent: Moderate, Area Affect Location: Over Second Floor Vegetation Growth, Extent: Moderate, Location: Over Second Floor Water Penetration, Extent: Moderate, Location: Over Tower	Area Affected : 25%			
nterior					
Floors Carpet	15% 0-2 \$21,700 Punct/Tear/Impact Damage, Extent : Se Location : Throughout	2023 \$72,300 vere, Area Affected : 30%	3	\$8,200	
Cast in Place Concrete	30% Now \$117,800 Broken/Missing Elements, Extent: Mod Location: Boiler Room Cracking/Crumbling, Extent: Moderate Location: Boiler Room		5	\$23,800	
Ceramic Tile	5% 0-2 \$36,600 Cracking/Crumbling, Extent : Severe, A Location : Throughout	2042 ** rea Affected : 100%	5	\$900	
Terrazzo	50% Now \$263,300 Cracking/Crumbling, Extent: Moderate Location: Second Floor And Stairs	LIFE ** p, Area Affected : 100%	5	\$14,200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2504

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Ceramic Tile	5%	2-4	\$52,900	2042	* *	5	\$900	
	_	Crumbling, : Througho	Extent : Severe, A out	rea Affec	eted : 100%			
Concrete Masonry Unit	50%	0-2	\$426,100	LIFE	* *	5	\$7,400	
·	_	Crumbling, : Througho	Extent : Severe, A out	rea Affec	cted : 100%			
Gypsum Board	15%	2-4	\$23,900	LIFE	* *	5	\$3,300	
	Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	cted : 100%			
	Location	: Througho	out					
Plywood/Hardboard	30%	0-2	\$48,600	LIFE	* *			
,	Broken/Mi	ssing Elem	ents, Extent : Seve		Affected : 100%			
	Location	: Through	out					
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$61,100	2047	* *	5	\$4,500	
•		Crumbling,	Extent : Severe, A	rea Affec	eted : 100%			
	Location	: Througho	out					
AcousTileSusp.Lay-In	60%	Now	\$183,300	2047	* *	5	\$10,900	
1 2	Broken/Mi	ssing Elem		erate, Ar	ea Affected : 20%			
	Location	: Tower, T	hroughout					
	Staining/Discoloring, Extent: Moderate, Area Affected: 50%							
	Location	: Tower, T	hroughout					
	Water Pen	etration, Ex	ctent : Moderate, A	Area Affe	cted : 20%			
	Location	: Tower						
Exposed Concrete	20%	2-4	\$97,200	LIFE	* *	5	\$1,100	
•	Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	eted : 100%			
	Location	: Througho	out					

lectrical		Current R	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 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%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2504

Electrical		Current Ro	epair	Futur	e Replacement	M	aintenance	
System Component Type		Tail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Servi	ce, Extent	: Severe, Area Aff	ected : 1	00%			
	Location:	Througho	ut The Perimeter					
Alarm								
Security System								
Not Accessible	100%							
Fire/Smoke Detection						•		
Not Accessible	100%							

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Energy Source								
Electricity	10%			2047	* *	1		
	Other Obs	ervation, E	xtent : Moderate, .	Area Affe	ected : 60%			
	Location	: First Flo	or, Tower And Red	ar Section	n			
	Explana	tion : Buildi	ng Is Abandoned					
Natural Gas	90%			2037	* *	1		
Conversion Equipment								
Furnace	20%	Now	\$11,100	2037	* *	1	\$2,200	
	Not in Ser Location		: Moderate, Area	Affected	: 100%		•	
Hot Water Boiler	60%	Now	\$109,300	2047	* *	1	\$6,500	
		vice, Extent : Boiler Ro	: Severe, Area Af		50%		4 - 7	
No Component	20%							
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$1,200	
	Not in Ser	vice. Extent	: Moderate, Area	Affected	: 40%		4-,	
		: Various 1		33				
Terminal Devices								
Convector/Radiator	60%			2040	* *	1	\$4,700	
Fan Coil Unit/Heat	40%			2032	* *	1	\$3,100	

#### Air Conditioning

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2504

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling		Now	\$266,300	2037	* *	2	\$1,100	
			t : Severe, Area Afj	ected : 1	00%			
	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	1000/			2021	<b>#14.400</b>	•	<b>#</b> 400	
Gas Fired	100%			2021	\$14,400	2	\$400	
Sanitary Piping	1000/				* *			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			LIDE	* *			
Cast Iron	100%			LIFE	~ ~	1		
Fixtures	1000/							
Generic	100%							
Fire Suppression								
Standpipe Not Accessible	100%							
Sprinkler	10070							
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2416

Architecture	Current Repair	Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls	270/ 27			_	<b>4105 6</b> 00	
Concrete Masonry Unit	25% Now \$1. Diagonal Cracks, Extent: Se Location: South Facade, V Horizontal Cracks, Extent: Location: North And South	Vest Entrance Severe, Area Affecte		5	\$125,200	1
	Jnt Mortar Miss/Erod, Exten Location: North Facade, S	at : Severe, Area Affe	ected : 60%			
	Staining/Discoloring, Extent Location: North Facade, S		ffected : 25%			
Fiberglass Panel	20% 0-2	\$61,100 2036	* *	5	\$300,500	
-	Broken/Missing Elements, E. Location: North And South		rea Affected : 15%			
Metal, Corrugated	20% 0-2 \$	3365,400 2037	* *	1		
	Corrosion/Rusting, Extent : Location : South Facade	Severe, Area Affecte	d : 30%			
Metal/Glass Curt Wall	5%	LIFE	* *	5	\$75,100	
Metal Coiling Doors	15% Now \$1, Corrosion/Rusting, Extent : Location : North Facade, S Deformed/Dented, Extent : S Location : North Facade, S	South Facade Severe, Area Affected		5	\$187,800	
Pre-Cast Concrete	15% 0-2 \$ Cracking/Crumbling, Extent Location: Throughout Deteriorated Finish, Extent Location: East Facade			5	\$390,700	
Windows						
Aluminum	70% Now \$ Deteriorated Finish, Extent . Location: Throughout Glazing Broken/Cracked, Ex Location: Throughout			5	\$17,600	
Steel	30% Now \$ Broken/Missing Elements, E. Location: North Facade Thermally Inefficient, Extent			5	\$94,100	1
	Location : Throughout	. Moderate, Area A	уестей. 30/0			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2416

4	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets	20/	N	¢1.600	LIEE	* *	5	\$700	
Concrete Masonry Unit	_	Now	\$1,600 tent : Moderate, Al	LIFE		5	\$700	
	-	: Through		ей Ајјесі	ea . 2070			
		_	d, Extent : Modera	te. Area A	Affected : 50%			
		: Through			55			
Pre-Cast Concrete	2%	Now	\$1,400	LIFE	* *	5	\$2,400	
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	: East Fac	rade					
			d, Extent : Modera	te, Area A	Affected : 50%			
	-	: East Fac	rade					
No Component	95%							
Roof	100/			2026	* *	1		
Fiberglass Panel Metal Panel	10% 10%			2036 2040	* *	1 10	\$43,500	
Spray-on Foam	80%			2032	* *	5	\$252,800	
Interior	0070			2032			Ψ232,000	
Floors								
Asphalt Poured	5%	0-2	\$1,800	2032	* *	5	\$6,400	
	_	Crumbling, : East Ent	Extent : Moderate rance	e, Area Aj	ffected : 25%			
Cast in Place Concrete		Now	\$237,200	LIFE	* *	5	\$957,000	
	Location	: Through						
		Growth, E : Control	Extent : Moderate, Joints	Area Affe	ected : 15%			
Terrazzo		Now	\$2,494,400	LIFE	* *	5	\$40,200	
			xtent : Severe, Are	a Affecte	d: 100%			
		: 1st And 2		1 4 1 4	1 C D:			
Interior Walls	Explanal	ion : Office	es Are Abandonde	i Ana Are	ea In Severe Disre <sub>l</sub>	pair		
Concrete Masonry Unit	10%	Now	\$427,900	LIFE	* *	5	\$37,000	
Concrete Masoniy Chit			d, Extent : Modera		Affected : 25%	3	Ψ57,000	
			er Office Walls					
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d: 100%			
		: 1st And 2						
		ion : Offic	es Are Abandoned	And Area	ı In Severe Disrepo	air		
No Component	90%							
Ceilings	1.00/	N	¢422 (00	2047	* *	F	¢21 200	
AcousTileConcealSpLn		Now	\$422,600 Extent : Severe, Are	2047		5	\$31,300	
			xient . severe, Are 2nd Floor Offices	и Ајјесте	a . 100/0			
			es Are Abandoned	And Area	ı In Severe Disrep	air		
	90%	33 - 6	,	LIFE	**			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2416

Electrical	Current Repair	Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2047	**	5	\$9,200	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
T. C	Explanation: 800 Amperes					
Transformers	100%	2040	* *	5	¢1 200	
Dry Type	Other Observation, Extent: Moderate,			3	\$1,300	
	Location: Electrical Service Area	лгеи лује	cieu . 100/0			
	Explanation: One 30 Kilovolt-ampere	280wnr	i - 208/120vsec			
Raceway	Explanation . One 50 Knovoti umpere	, 100vp11	200/1207300			
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	1000/					
Not Accessible	100%					
Lighting						
Interior Lighting Fluorescent	100% Now \$2,075,800	2037	* *			
Puolescent	Other Observation, Extent: Moderate,		ected · 100%			
	Location: Throughout The Building	11 ca 11,50	cica . 10070			
	Explanation: Missing All Bulbs					
Exterior Lighting	1					
HID	100%	2032	* *	10	\$1,100	
	Recent Installation, Extent : Light, Area	Affected	' : 100%			
	Location: Throughout The Building					

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	5%	2047	* *	1		
No Component	95%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2416

Mechanical	Current Repair			e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	5%		2025	\$131,500	1	\$8,600	
		Equipment, Extent : Light, Ar	ea Affecte	ed : 100%			
		: Office Section Of Building					
		ervation, Extent : Light, Area	ı Affected	! : 100%			
		: Office Section Of Building	. p	I.D. W			
		tion : Building Expected To E		-			
Radiant Heater	3%		2027	\$181,400	2	\$4,900	
		ervation, Extent : Light, Area	i Affectea	1: 100%			
		: Water Meter Rooms					
N. G		tion : Electric Unit Heaters					
No Component	92%						
Terminal Devices	1000/		2025	¢1.46.200	1	Ф11 <b>2</b> 000	
Convector/Radiator	100%	compation Entant Light Ana	2025	\$146,200	1	\$112,900	
	Other Observation, Extent : Light, Area Affected : 100%  Location : Throughout Office Section Of Building						
		tion : Equipment To Be Upgr		0			
Air Conditioning	Ехрійни	non . Equipment 10 be Opgr	ииеи Бу 1	ropective Tenani			
Energy Source							
Electricity	100%		2026	\$61,900	1		
Conversion Equipment				4 - 7			
Reciprocating	5%		2022	\$144,800	1	\$8,100	
Compr/Chiller							
_	Obsolete l	Equipment, Extent : Moderate					
	Location: Office Section Of Building						
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Office Section Of Building						
		tion : Equipment To Be Upgr	aded By I	Propective Tenant			
Window/Wall Unit	1%		2027	\$7,100	1		
		tallation, Extent : Light, Ared	a Affectea	l : 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						
		ervation, Extent : Moderate, : Office Section Of Building	Area Affe	ected : 100%			
		tion : Equipment To Be Upgr	aded Bv I	Propective Tenant			
No Component	95%		, -	1			
Plumbing	7570						
H/C Water Piping							
Galvanized Steel	5%		2032	* *	1		
No Component	95%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2416

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2021	\$208,200	2	\$5,100	
	Other Observation, Extent : Mode	rate, Area Affected :	100%			
	Location: Office Section Of Bui	lding				
	Explanation: Equipment To Be	Upgraded By Prope	ctive 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	1%			
	Location: Water Meter Rooms					
	Explanation : Building Has Beer	n Divided Into Two S	Sections			

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2503

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior					
Exterior Walls	400/ 37 #204.000		_	<b>#12</b> 000	
Concrete Masonry Unit	40% Now \$284,800  Jnt Mortar Miss/Erod, Extent: Moderat Location: North Facade, South Facade Vertical Cracks, Extent: Moderate, Are Location: South Facade Water Penetration, Extent: Severe, Are Location: North Facade, South Facad Other Observation, Extent: Light, Area Location: Building entire Explanation: No Access - Report To Mork Done	de ea Affected : 20% ea Affected : 25% de n Affected : 100%	5 n 2012 -	\$13,800 No Sign Of Recent	
Fiberglass Panel	10% Recent Replace Evident, Extent: Light, Location: Throughout	2040 ** Area Affected : 100%	5	\$20,700	
Metal Panel	20% Now \$24,900 Corrosion/Rusting, Extent : Severe, Are Location : Throughout Deformed/Dented, Extent : Severe, Area Location : Throughout	-	5	\$20,700	1
Metal Coiling Doors	30% Now \$490,500 Broken/Missing Elements, Extent: Seve Location: North Facade, South Facad Corrosion/Rusting, Extent: Severe, Are Location: South Facade, North Facad	de ea Affected : 50%	5	\$25,900	1
Windows					
Steel	100% Now \$1,027,000 Bent/Warped Elements, Extent: Severe Location: Throughout Corrosion/Rusting, Extent: Severe, Are Location: Throughout Glazing Broken/Cracked, Extent: Seven Location: Throughout Thermally Inefficient, Extent: Severe, A Location: Throughout	ea Affected : 50% re, Area Affected : 50%	5	\$117,900	1
Roof					
Metal Panel Not Accessible	20% 80%	2047 **	10	\$46,500	
nterior					
Floors Cast in Place Concrete	100% 0-2 \$91,000 Cracking/Crumbling, Extent : Light, Ar Location : Throughout	LIFE ** rea Affected : 10%	5	\$367,400	

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

<sup>\*\*</sup> 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		<b>Current F</b>	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	75%	0-2	\$261,500	LIFE	* *	5	\$90,300	
	Cracking/	Crumbling,	Extent : Light, Ar	ea Affecti	ed : 10%			
	Location	: Through	out					
Masonry: Brick	25%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Exposed Struc: Wood	75%	0-2	\$412,200	LIFE	* *			
•	Dry Rot/D	ecay, Exter	it : Moderate, Ared	a Affected	d : 25%			
	Location	: Through	out					
	Split/Crac	ked, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Through	out					

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Not Accessible	100%						
Transformers							
Not Accessible	100%						
Switchgear / Switchboard							
Not Accessible	100%						
Raceway							
Not Accessible	100%						
Panelboards							
Not Accessible	100%						
Wiring							
Not Accessible	100%						
Motor Controllers							
Not Accessible	100%						
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches							
Not Accessible	100%						
Generators							
Not Accessible	100%						
Batteries							
Not Accessible	100%						
Fuel Storage							
Not Accessible	100%						
Lighting							
Interior Lighting							
Not Accessible	100%						
Note: All component renairs & estimate	ates are in ci	urrent dollars and are not escalat	ed for no	tential future inflatio	n		

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

<sup>\*\*</sup> 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 Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Not Accessible	100%					
Exterior Lighting						
HID	100%	2032	* *	10	\$300	
	Recent Installation, Exte	ent : 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 F	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 : M	oderate, Area Affe	cted : 10	00%			
	Location	: Sprinkler	r Room, Damaged	Drive Co	oupling			
	Other Obs	ervation, E	Extent : Light, Area	Affected	l : 100%			
		: Sprinkler		•				
		-	ne Driven Fire Pun	np				

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

<sup>\*\*</sup> 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 A Importance Code B	\$34,400			
	\$34,400			



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

<sup>\*\*</sup> 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	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Concrete Masonry Unit	Location : North				5	\$1,500	1
	Vertical Cracks, Ex Location : Southe	ctent : Severe, Area 2 east Corner	Affected :	25%			
	Other Observation, Location : Building	Extent : Severe, Ard ng Entire	ea Affecte	d : 25%			
	Explanation : Bui Come Online In 2	lding Scheduled To 2017	Be Demo	lished - New Trans	sformer S	Scheduled To	
Metal Coiling Doors	10% Now Corrosion/Rusting, Location: West F	\$4,600 Extent : Moderate, Tacade	2040 Area Affe	* * cted : 25%	5	\$400	
	Deformed/Dented, Location: West F	Extent : Moderate, A Tacade	Area Affec	eted : 25%			
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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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%						

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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Ventilation				
Distribution				
Not Accessible	100%			
Exhaust Fans				
Wall Unit	100%	2027 \$100	2	

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

<sup>\*\*</sup> 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	_



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

<sup>\*\*</sup> 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

iers	Current Ro	epair	Future I	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Sstimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
uctural							
Deck							
Concrete	50%		LIFE	* *	5	\$39,100	
	Cracking, Extent : Lig	00					
	Location : Isolated L						
	Other Observation, Ex	0					
	Location: Concrete	v		v			
	Explanation: Map C	racking And Surf	ace Spallin	g			
Not Accessible	50%						
Pile Caps							
Concrete	93%		LIFE	* *	5	\$2,600	
	Spalling, Extent: Moderate, Area Affected: 10%						
	Location : On Cluste	r Caps Througho	ut				
Concrete	2% 4+	\$24,200	LIFE	* *	5	\$100	
	Cracking, Extent: Mod	derate, Area Affed	cted : 10%				
	Location: Isolated Locations Throughout						
	Discolor & Bleeding, Extent: Moderate, Area Affected: 10%						
	Location: At Shotcrete Repairs And Isolated Locations Throughout						
	Spalling, Extent : Mod	erate, Area Affect	ted : 10%				
	Location : Isolated L	ocations Through	out				
Steel	5%		2028	\$39,000	5	\$17,300	
	Corrosion, Extent : Lig	ght, Area Affected	<i>': 100%</i>				
	Location : Throughou	ut					
Piles and Bracing							
Concrete	28%		LIFE	* *	5	\$37,200	
Concrete	2% 4+	\$23,000	LIFE	* *	5	\$2,700	
	Cracking, Extent : Lig						
	Location: One Isola		-	Pier			
	Spalling, Extent : Mod						
	Location: One Isola	ted Pile Near Cen	ter Of Pier	•			
Not Accessible	70%						

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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 Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Deck							
Concrete	90%		LIFE	* *	5	\$24,300	
	Cracking, Extent: Ligh		2%				
	Location : Isolated Th	0	• • •				
	Spalling, Extent : Light		2%				
	Location : Isolated Th	iroughout					
Not Accessible	10%						
Deck Surface							
Concrete	20%		2037	* *	5	\$2,000	
No Component	80%						
Pile Caps							
Concrete	95%		LIFE	* *	5	\$900	
	Spalling, Extent : Light	**	2%				
	Location: Typical Th	roughout					
Concrete	5% 4+	\$6,300	LIFE	* *	5		
	Spalling, Extent : Sever						
	Location : At Southwe	est Corner End O	f Sheet I	Pile Bulkhead			
Piles and Bracing							
Concrete	50% 4+	\$33,100	LIFE	* *	5	\$23,000	
	Spalling, Extent : Light	**					
	Location: Typical Th	roughout. Isolat	ed Piles	More Significant			
Not Accessible	50%						
Deck Elements							
Railing							
Steel	53%		2026				
	Corrosion, Extent : Lig		: 10%				
	Location : Throughor						
	Missing Coating, Exten		ffected :	50%			
	Location : Throughou	ıt					
Fencing	27%		2026		3		
No Component	20%						

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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 Repai	r Future Replac	cement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck						
Concrete	100%	LIFE	* *	5	\$65,200	
		xtent : Light, Area Affected : 1	00%			
	Location : Entire Pier Co	ompleted 2015				
Pile Caps						
Concrete	5%	LIFE	* *	5	\$100	
	_	nt : Light, Area Affected : 10%				
	Location : At Exposed En	ıds Of Caps				
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				

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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

Current Repair	Future Replacement	Maintenance	
% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
		5 \$65,000	
	t, Area Affected : 100%		
Location : Inrougnout			
1000/	1100 **	5 \$2.200	
	LIFE	3 \$2,300	
	i, mea mjecica . 10070		
25%	LIFE **	5 \$27,600	
Location: Throughout			
75%			
8%	2041 **	4 \$6,100	
-	Of Platform		
92%			
	2041	4 \$2,100	
	If Platform		
2%			
1000/	2027		
Location: Throughout	i, 111 cu 1155 cicu . 100/0		
	% of Fail Date Estimated Cos Total (Years)  100% Recent Replace Evident, Extent: Light Location: Throughout  100% Recent Replace Evident, Extent: Light Location: Throughout  25% Recent Replace Evident, Extent: Light Location: Throughout  75%  8% Recent Replace Evident, Extent: Light Location: At North And South End of 92%  6% Recent Replace Evident, Extent: Light Location: At North And South End of 92%  2%  100% Recent Replace Evident, Extent: Light Location: At North And South End of 92% 2%	100% LIFE ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout  100% LIFE ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout  25% LIFE ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout  25% LIFE ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout  75%  8% 2041 ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: At North And South End Of Platform  92%  6% 2041 ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: At North And South End Of Platform  92% 2041 ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: At North And South End Of Platform  92% 20% 2041 ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: At North And South End Of Platform  92% 20% 2047 Recent Replace Evident, Extent: Light, Area Affected: 100%	Sof   Fail Date Estimated Cost   Total   Fy   Fy   Estimated Cost   Cycle (Yrs)

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

<sup>\*\*</sup> 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 Importance Code C	\$223,400	\$105,900 \$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			



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

<sup>\*\*</sup> 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 Rep	pair Future	Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural						
Deck						
Concrete	10%	LIFE	* *	5	\$8,300	
Steel	20%	2031	* *	5	\$74,400	
	Corrosion, Extent : Ligh					
	Location : On Hardwa					
		ent : Moderate, Area Affec	ted : 5%			
	Location: Near Pier 1					
	Explanation: Loose D	eck 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 Location : Tidal Zone	: Light, Area Affected : 1	0%			
Not Accessible	35%					
Piles and Bracing						
Concrete	10%	LIFE	* *	5	\$14,100	
Steel	10%	LIFE	* *	5	\$68,600	
	Corrosion, Extent : Ligh	nt, Area Affected : 5%				
	Location : Above Wate	er				
Timber	15%	LIFE	* *	4-5	\$30,000	
		ent : Moderate, Area Affec	ted : 10%		420,000	
	Location : Above Wate	**				
	Explanation : Section	Loss				
Timber	5% 2-4	\$186,200 LIFE	* *	4-5	\$10,000	
Time Ci		tent : Severe, Area Affecte	d : 100%		Ψ10,000	
	Location : Isolated Tin	**				
Not Accessible	60%					
Deck Elements	~ ~					
Railing						
Steel	100%	2025				

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

<sup>\*\*</sup> 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				
importance Code C				

**Total** 



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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	1:10%				
	Location	: Isolated In Top 2 Feet Of P	iles				
No Component	5%						
Not Accessible	65%						
Deck Elements							
Railing							
Steel	95%		2026				
No Component	5%						

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck						
Concrete	35%	LIFE	* *	5	\$4,800	
	Cracking, Extent: Light,	Area Affected : 5%				
	Location : Throughout					
Not Accessible	65%					
Deck Surface						
Brick Pavers	100%	2036	**	5	\$83,300	
	Other Observation, Exten	t : Light, Area Affected	: 5%			
	Location: Isolated	7				
B''l G	Explanation : Loose Bri	cks				
Pile Caps	1000/	LIED	* *	-	<b>\$500</b>	
Concrete	100% Cracking, Extent : Light,	LIFE	7 7	5	\$500	
	Location: Throughout	Area Affectea . 576				
Piles and Bracing	Locuiton : Infoughout					
Steel	60% 4+	\$566,900 LIFE	* *	5	\$67,300	
Steel	Corrosion, Extent : Mode		0%	5	ψο7,500	
	Location : Above Mlw	3,5				
Not Accessible	40%					
ender						
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			
	Broken, Extent : Severe, A	00				
	Location : Temporary R	epair 200 Feet From N	orth			

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> 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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck						
Concrete	5%	LIFE	* *	5	\$1,200	
Not Accessible	95%					
Deck Surface	10/	2026	* *	5	¢100	
Concrete	1% Cracking, Extent : Light, Area Affected	2036 d : 2%		5	\$100	
	Location : Isolated					
Stone Pavers	3%	2036	* *			
Timber	90%	2036	* *	5	\$47,200	
	Surface Wearing/Scaling, Extent : Lig Location : Isolated Throughout	ht, Area A <u>j</u>	ffected : 2%			
	Other Observation, Extent : Light, Are	a Affected	: 2%			
	Location : Isolated Throughout					
	Explanation: Loose Connections					
No Component	6%					
Pile Caps				_	*	
Concrete	15% Spalling, Extent : Light, Area Affected Location : Isolated	LIFE : 2%	* *	5	\$100	
Not Accessible	85%					
Piles and Bracing						
Concrete	30% Erosion, Extent : Light, Area Affected Location : Isolated In Tidal Zone	LIFE : 10%	* *	5	\$12,400	
Not Accessible	70%					
Fender Piles						
Timber	15%	2036	* *	4	\$1,500	
	Rotting/Splitting, Extent : Light, Area Location : Above Mlw Elevation	Affected : .	30%			
	Worn, Extent : Light, Area Affected : 2 Location : Tidal Zone	0%				
No Component	70%					
Not Accessible	15%					
Deck Elements						
Railing						
Steel	100%	2025				

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

<sup>\*\*</sup> 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.

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Deck					_		
Concrete	100%	1. 1. 1.00 . 1	LIFE	* *	5	\$28,000	
	Cracking, Extent: L		: 5%				
	Location: Through		1 Castad	1.50/			
	Other Observation, I Location : Isolated	-	Ајјестеа	: 3%			
		ılus Void Between (	an And	Dila			
Pile Caps	Explanation . Anni	iius voia Beiween (	up Ana	i ne			
Concrete	100%		LIFE	* *	5	\$1,000	
Concrete	Cracking, Extent : L Location : Through				3	Ψ1,000	
Piles and Bracing							
Concrete	65%		LIFE	* *	5	\$30,900	
Concrete	5% 4+	\$13,700	LIFE	* *	5	\$2,400	
	Spalling, Extent : Mo Location : Northea		ted : 75%	6			
Not Accessible	30%						
Coping/Curb							
Concrete	100%		LIFE	* *			
	Cracking, Extent : L Location : Through		: 5%				
Fender							
Wales and Chocks							
Timber	20%		2037	* *	4	\$5,000	
No Component	80%						
Piles	• • • •					<b></b>	
Timber	30%	<b>#2.2</b> 00	2037	**	4	\$3,500	
Timber	5% Now	\$2,300	2037	* *	4	\$400	
	Loose Connections, Location: One Fe						
		iaer Piie Disconnec	iea rron	n wnarj race			
No Component	30%						
Not Accessible	35%						
Electrical							
Lighting Fixture Sodium	100%		2022				
Sourdin	10070		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.

<sup>\*\*</sup> 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** 



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

<sup>\*\*</sup> 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		М	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estir FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck	100/ 41 \$20.500	LIEE	* *	5	¢1 200	
Concrete	10% 4+ \$38,500 Spalling, Extent : Moderate, Area Affec	LIFE	4-4-	5	\$1,200	
	Location : Offshore Surface Entire Le		rmining Rail	ling Base	s Throughout	
	Length					
Concrete	50%	LIFE	* *	5	\$5,900	
	Cracking, Extent : Moderate, Area Affe					
	Location: Throughout With Effloresc	rence				
Not Accessible	40%					
Pile Caps	402.400		* *		<b>0.10</b> 100	
Timber	25% 4+ \$83,400	LIFE		4	\$12,400	
	Rotting/Splitting, Extent : Light, Area A Location : Outboard Ends Of Pile Ca					
Timelana			**	4	\$7.400	
Timber	15% Now \$50,000 Rotting/Splitting, Extent : Severe, Area	LIFE Affected · 1009		4	\$7,400	
	Location: Line Cap	11y/ceieu : 1007	· ·			
Not Accessible	60%					
Piles and Bracing	0070					
Timber	25%	LIFE	* *	4-5	\$7,100	
	Rotting/Splitting, Extent : Light, Area A	Iffected : 50%				
	Location : Isolated Throughout At Ab	andoned Hardv	vare Holes I	n Piles A	nd In Tidal Zone	
Timber	25% 2-4 \$131,300	LIFE	* *	4-5	\$7,100	
	Broken, Extent : Severe, Area Affected	: 50%				
	Location: Braces Throughout	100 1 1	000/			
	Rotting/Splitting, Extent : Moderate, An Location : Isolated At Abandoned Ha			Zona		
NI-4 A:1-1-		raware 110tes A	ina in itaat i	Lone		
Not Accessible Deck Elements	50%					
Deck Surface						
Asphalt Pavers	100%	2032	* *	5		
•	Cracking, Extent : Light, Area Affected					
	Location : Intermittent Longitudinal (	-	ghout			
	Settlement, Extent : Moderate, Area Aff					
D '11'	Location : Offshore 3 Feet For Full L	ength Of Asset				
Railing Steel	100%	2027	\$474,100			
Sicci	Missing Coating, Extent: Light, Area A		φ <del>4</del> / <del>4</del> ,100			
	Location: Isolated Throughout	-,,,				

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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

iers	Current Repair	Future Replacement	N	laintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ructural Deck					
Timber	90% 4+ \$153,100	LIFE *	* 5	\$6,800	
Timoer	Aging, Extent : Moderate, Area Affected		J	\$0,000	
	Location: Throughout				
	Rotting/Splitting, Extent: Moderate, Ai				
T' - 1	Location: Isolated Throughout And A		* 5	¢000	
Timber	10% Now \$17,000 Broken, Extent : Moderate, Area Affect	LIFE	* 5	\$800	
	Location: At North End Of Dock	. 10070			
	Other Observation, Extent: Severe, Ara	ea Affected : 50%			
	Location : At Center Of Deck				
Pile Caps	Explanation : Fire Damage				
Timber	80%	LIFE *	* 4	\$11,300	
	Rotting/Splitting, Extent : Moderate, Ai		•	<b>4 ,e</b> • •	
	Location : At Ends Of Pile Caps				
Timber	15% 2-4 \$14,200	LILL	* 4	\$2,100	
	Rotting/Splitting, Extent : Severe, Area Location : At Southern Pile Cap Of W				
Timber	5% Now \$4,700	LIFE	* 4	\$700	
	Rotting/Splitting, Extent: Severe, Area	**			
Piles and Bracing	Location : Severe Rot At Offshore En	as Of Timber Pile Caps			
Timber	35%	LIFE *	* 4-5	\$2,800	
11111001	Rotting/Splitting, Extent : Light, Area A			<b>\$2,000</b>	
	Location: Throughout Tidal Zone An	d Above Mhw Elevation			
Timber	15% 2-4 \$22,400	PII.D	* 4-5	\$1,200	
	Rotting/Splitting, Extent: Severe, Area	**	0:1		
T' - 1	Location: Partial Bearing And Rot In			¢1.600	
Timber	20% Now \$11,900 Other Observation, Extent: Severe, Are	LIFE	* 4-5	\$1,600	
	Location: At Tops Of Timber Piles, T				
	Explanation: Non-bearing				
Not Accessible	30%				
nder					
Wales and Chocks Timber	100% Now \$75,100	2043 *	* 4	\$8,800	
Timoci	Missing Part, Extent: Severe, Area Affo		7	φο,ουυ	
	Location: Throughout				
Piles					
Timber	100% Now \$59,500	2043 *	* 4	\$4,100	
	Broken, Extent : Severe, Area Affected Location : Throughout	: 30%			
	Rotting/Splitting, Extent: Severe, Area	Affected: 80%			

#### 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.

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Deck Elements Coping/Curb				
Timber	40% 4+ \$4,800 Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	LIFE ** ea Affected : 50%		
Timber	60% Now \$7,200 Broken, Extent : Severe, Area Affected : Location : Missing Sections At North A			

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 Replaceme	nt	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck	2% 4+ \$20,400	I IDD	* *	5	\$1,000	
Concrete	2% 4+ \$20,400 Spalling, Extent : Moderate, Area Affec Location : At 75 Feet And 560 Feet Fi			3	\$1,000	
Concrete	38%  Discolor & Bleeding, Extent: Light, Ard Location: Efflorescence At Deck Join		* *	5	\$19,600	
Not Accessible	60%					
Deck Surface						
Asphalt	100% Cracking, Extent: Light, Area Affected Location: Above Pilecaps Throughou Surface Wearing/Scaling, Extent: Light Location: Throughout	t	* *	5	\$30,600	
Pile Caps						
Concrete	75% Cracking, Extent: Light, Area Affected Location: Isolated Corrosion Cracks Discolor & Bleeding, Extent: Light, Are Location: Isolated Throughout Spalling, Extent: Light, Area Affected: Location: Throughout At Edges	Throughout ea Affected : 20%		5	\$1,400	
Concrete	25% 4+ \$80,000 Cracking, Extent : Moderate, Area Affe	LIFE cted : 10%	* *	5	\$500	
	Location : Horizontal Cracking With I Caps At Isolated Caps Spalling, Extent : Moderate, Area Affec Location : Throughout At Offshore En	ted : 20%	t Stain	ing, Ala	ong Bottom Of Pile	
Piles and Bracing						
Steel	30% 4+ \$21,500 Corrosion, Extent: Moderate, Area Affordation: Tidal Zone Missing Coating, Extent: Moderate, Ar Location: Tidal Zone		* *	5	\$128,000	
Not Accessible	70%					
ender Buffer						
Rubber	10% Other Observation, Extent: Moderate, Location: Isolated At Hardware Of TExplanation: Corrosion Of Attachme	ire Fender System	* *	4-5	\$2,900	
No Component	90%					

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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fender				
Wales and Chocks				
Steel	15% Now \$73,700	2043 **	3-5 \$5,600	
	Buckling, Extent : Severe, Area Affected Location : At Impact Location North			
	Corrosion, Extent: Severe, Area Affect	•		
	Location: Throughout	. 10070		
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 Wi		4 4 5 6 0 0	
Timber	20% 4+ \$359,200	2033	4 \$15,300	
	Loose Wrapping, Extent : Severe, Area Location : Several Bottom Cable Wra			
	Rotting/Splitting, Extent: Severe, Area			
	Location: Isolated At Timber Located			
No Component	20%			
Deck Elements				
Railing	20/ 4:	2026 #22.000		
Steel	3% 4+ \$6,800 Corrosion, Extent : Light, Area Affected	2026 \$33,800		
	Location: At North End Of Asset	1.100/0		
	Missing Coating, Extent: Severe, Area	Affected · 100%		
	Location : At North End Of Asset	1199 0000000 1 1 0 0 7 0		
Steel	97%	2026 \$1,092,000		
	Missing Coating, Extent : Light, Area A			
	Location: Throughout			
Coping/Curb				
Concrete	5% 4+ \$12,100	LIFE **		
	Exposed Reinforcement, Extent: Mode	22	1 . 1	
	Location: At Roadside Of Parapet, 1		olated	
	Spalling, Extent : Moderate, Area Affec Location : At Roadside Of Parapet, 1		And Isolated Others	
Concrete	95%	LIFE **		
	Cracking, Extent : Light, Area Affected			
	Location: At Roadside And Riverside	Throughout		

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

<sup>\*\*</sup> 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	_



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

<sup>\*\*</sup> 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 R	Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Deck								
Concrete	45%			LIFE	* *	5	\$220,700	
	_	-	ght, Area Affected					
	Location	n : Isolated I	Locations In Deck	Surface				
Not Accessible	55%	ı						
Piles and Bracing								
Not Accessible	100%	ı						
Fender								
Buffer								
Rubber		Now	\$61,200	2045	* *	4-5	\$9,800	
			re, Area Affected :					
	Location	ı : Two Fend	ders With Severe I	mpact D	amage			
	0		Severe, Area Affe	cted : 60	0%			
	Location	ı : Three Mi	ssing Fenders					
Rubber	80%	1		2033	* *	4-5	\$69,700	
Facing								
Concrete	90%	ı		LIFE	* *	10		
			xtent : Light, Area					
	Location	ı : In Tidal 2	Zone Of Vertical C	Concrete	Aprons Around Pi	er		
	Explana	tion : Light	Spalling And Cra	cking				
Not Accessible	10%	ı						
Deck Elements								
Coping/Curb								
Concrete	98%			LIFE	* *			
	Spalling,	Extent : Ligh	ht, Area Affected :	2%				
	Location	n : Isolated I	Locations					
Concrete	2%	Now	\$23,000	LIFE	* *			
	Spalling,	Extent : Sev	ere, Area Affected	: 100%				
	Location	n : Northwes	st Corner Of Pier					

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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

ers	Current Repair	Futur	<b>Future Replacement</b>		Maintenance	
stem Component Type	% of Fail Date Estir Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
uctural Deck						
Concrete	53%	LIFE	* *	5	\$40,200	
Concrete	2% Now Corrosion of Reinforcemen Location : Corroded Strat Spalling, Extent : Moderate Location : Deck Soffit Bet	nds Within Spalls e, Area Affected : 10%	6	5	\$1,500	
Not Accessible	45%					
Deck Surface						
Brick Pavers	10% Surface Wearing/Scaling, E Location : Isolated At Ins.			5	\$46,500	
Timber	75%	2037	* *	5	\$123,100	
Timber	10% 2-4 Cracking, Extent: Light, A. Location: Throughout Surface Wearing/Scaling, E Location: Throughout		* * Fected : 100%	5	\$8,200	
Not Accessible	5% Other Observation, Extent Location: Explanation: Under Cafe		: 0%			
Firewalls						
Concrete	8%	LIFE	* *	5	\$400	
Concrete	2% Now Spalling, Extent: Severe, A Location: Typical Along		* * Fidal Zone	5	\$100	
No Component	90%					
Pile Caps						
Concrete	10% 4+ Erosion, Extent: Moderate Location: Throughout W. Spalling, Extent: Moderate Location: Isolated Throu	ithin Tidal Zone e, Area Affected : 5%	* *	5	\$300	
Timber	90% Rotting/Splitting, Extent : L Location : Isolated Throu		**	4	\$287,900	
Piles and Bracing Not Accessible	100% Other Observation, Extent : Location : Explanation : 80 Percent					

Fender

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

<sup>\*\*</sup> 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

ers	Current Repair	Future Rep	olacement	М	aintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estir FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder							
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 No Component	5% 90%	2037	* *	4-5	\$1,600		
Wales and Chocks	7070						
Timber	85% Rotting/Splitting, Extent : Light, Area A Location : Throughout	2037 ffected : 20%	* *	4	\$73,300		
Timber	15% Now \$36,800 Rotting/Splitting, Extent: Severe, Area Location: Above Mhw Throughout Worn, Extent: Severe, Area Affected: S Location: At Vertical 12x12 At East F	50%	**	4	\$8,600		
Piles							
Timber	20% Now \$155,700 Broken, Extent : Severe, Area Affected . Location : Throughout	2043 100%	* *	4	\$5,300		
Timber	10% 2-4 \$77,800 Rotting/Splitting, Extent: Severe, Area Location: Throughout Worn, Extent: Severe, Area Affected: 3		**	4	\$2,700		
	Location : Above Mlw Throughout	00/0					
Timber	20% Worn, Extent : Moderate, Area Affectea Location : In Tidal Zone	2031 !: 25%	* *	4	\$5,300		
Not Accessible	50%						
Pile Cluster Timber	100% Now \$52,800 Broken, Extent : Severe, Area Affected : Location : Two Clusters At East End G		\$105,700	4	\$4,500		

Deck Elements

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

<sup>\*\*</sup> 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	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Deck Elements							
Railing							
Steel	40% 4+ \$40,500	2028	\$405,200				
	Displaced Elements, Extent : Light, Are	ea Affected	d: 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						
	Location: Throughout	199 000000 . 1					
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%						

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

<sup>\*\*</sup> 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

 $Program \, / \, Asset \, \# \quad : \, \, DGSP005.031 \, / \, 1770 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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	



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

<sup>\*\*</sup> 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 Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estima FY	ited Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural						
Deck						
Concrete	50%	LIFE	* *	5	\$25,800	
	Cracking, Extent: Light, Area Affects		D 1 4 1	O T	OCD 1	
	Location: Minor Shrinkage Crackin	-	Deck And	On Top	Of Deck	
	Spalling, Extent: Light, Area Affected		1			
	Location : Isolated At Underside Of	Precast Deck Plan	KS			
Under Construction	50%					
Pile Caps						
Concrete	80%	LIFE	* *	5	\$1,500	
	Cracking, Extent: Light, Area Affecte	ed: 20%				
	Location: Throughout	1 50/				
	Spalling, Extent: Light, Area Affected		F			
	Location : Isolated At Bottom Edge.	s Ana Along Pile Ca	ip Faces			
Not Accessible	20%					
Piles and Bracing			at at	_		
Steel	20%	LIFE	* *	5	\$85,100	
	Corrosion, Extent: Light, Area Affect	ted: 10%				
	Location: Above Mean Low Water	:-1.4 1 1664-1	. 50/			
	Damaged Concrete Jacket, Extent : L Location : Above Mean Low Water	igni, Area Affectea	: 5%			
Not Accessible	80%					
ender	8070					
Wales and Chocks						
Timber	60%	2037	* *	4	\$19,600	
Timber	40% Now \$29,800		* *	4	\$8,700	
1 11110 01	Loose Connections, Extent : Moderat		5%	·	ψο, του	
	Location : Southeast Corner	. 50				
	Missing Part, Extent : Severe, Area A	ffected : 35%				
	Location : Throughout	-				
Piles						
Timber	70%	2031	* *	4	\$7,000	
	Worn, Extent : Light, Area Affected :	10%				
	Location:					
Not Accessible	30%					

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

<sup>\*\*</sup> 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

 $Program \, / \, Asset \, \# \quad : \quad DGSP005.032 \, / \, 1771 \qquad \qquad Yr \, Built/Renovated \quad : \quad$ 

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 PIER 36

Asset #: 1771

iers	Current Repair	Future Replaceme	ent	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated ( FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ructural						
Deck	500/	LIEE	* *	_	¢210 100	
Concrete Concrete	50% 5% 4+ \$104,800	LIFE LIFE	* *	5 5	\$319,100 \$31,900	
Concrete	Spalling, Extent: Severe, Area Affected			3	\$31,900	
	Location: At Bottom Of Edge Beam A.		<b>'</b> c			
	Other Observation, Extent : Severe, Are.	-				
	Location: Isolated Locations At Botto					
	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 Affec	eted: 5%				
	Location: Throughout	50/				
	Spalling, Extent : Light, Area Affected : Location : Isolated Throughout	3%				
	Surface Wearing/Scaling, Extent: Mode	rate Area Affected ·	10%			
	Location: Inside Building	raic, mea myeetea . 1	1070			
	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 A	•	g			
	Other Observation, Extent : Severe, Are					
	Location: At Spalls Both Inside And C	hitside Of Building				
N. G	Explanation : Exposed Reinforcement					
No Component	20%					
Pile Caps Concrete	65%	LIFE	* *	5	\$15,000	
Concrete	Cracking, Extent : Light, Area Affected .			3	\$15,000	
	Location: Throughout	20,0				
	Spalling, Extent : Light, Area Affected :	20%				
	Location : Throughout					
Concrete	35% 4+ \$1,036,200	LIFE	* *	5	\$8,100	
	Cracking, Extent : Moderate, Area Affec					
	Location : Throughout Along North Ar					
	Discolor & Bleeding, Extent: Moderate					
	Location : At Bottom Of Pile Caps Thr					
	Spalling, Extent: Moderate, Area Affect					
	Location: At Bottom Of Pile Caps Thr	oughout				

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

<sup>\*\*</sup> 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	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Piles and Bracing				_		
Steel	20%	LIFE	* *	5	\$1,053,200	
	Corrosion, Extent : Light, Area Affected Location : Splash Zone	a : 2%				
Steel	15% 4+ \$664,900	LIFE	* *	5	\$789,900	
	Corrosion, Extent : Moderate, Area Aff					
	Location: Splash Zone And Near Med	an Low W	<sup>y</sup> ater			
Not Accessible	65%					
Fender						
Buffer						
Rubber	80%	2036	* *	4-5	\$28,500	
No Component	20%					
Wales and Chocks	000/	2026	* *	4	Ø50 100	
Timber	80%	2036	* *	4	\$59,100	
No Component	20%					
Piles Timber	28%	2036	* *	4	\$9,600	
Timber	Worn, Extent : Light, Area Affected : 59			4	\$9,000	
	Location : Tidal Zone					
	Other Observation, Extent : Moderate,	Area Affe	ected : 75%			
	Location: Throughout	33				
	Explanation: Corrosion Of Chain					
Timber	2% Now \$4,000	2036	* *	4	\$700	
1 11110 01	Broken, Extent : Severe, Area Affected .			·	4,00	
	Location : Chain Connections At North		f 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 Affect					
	Location: Top Rail Near Northeast C	orner 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%					

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 Replacem	ent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural Deck						
Concrete	50%  Discolor & Bleeding, Extent: Light, Area Location: Efflorescence On Deck Soffi Spalling, Extent: Light, Area Affected: Location: Deck Soffit Along Isolated F	t At Pile Caps 5%	* *	5	\$181,700	
Not Accessible	50% Other Observation, Extent: Light, Area Location: Explanation: Due To Concrete Toppin					
Deck Surface Concrete	100% Cracking, Extent : Light, Area Affected : Location : Along Centerline Of Pier	2037 5%	* *	5	\$133,500	
Pile Caps Concrete	98% Erosion, Extent : Light, Area Affected : I Location : Along Pier Fascias	LIFE 10%	* *	5	\$12,800	
Concrete	2% 4+ \$112,400 Exposed Reinforcement, Extent: Modera Location: Along South Pier Fascia Spalling, Extent: Moderate, Area Affecta Location: Along South Pier Fascia		**	5	\$300	
Piles and Bracing Concrete	40% Spalling, Extent : Light, Area Affected : . Location : Isolated Throughout	LIFE 5%	* *	5	\$247,000	
Not Accessible	60% Other Observation, Extent: Light, Area . Location: Explanation: Below Water Surface	Affected : 0%				
Fender Wales and Chocks						
Timber Timber	2% 2% Now \$25,600 Broken, Extent: Severe, Area Affected: Location: Isolated Throughout Displaced Elements, Extent: Severe, Are Location: Isolated Throughout		* *	4 4	\$4,500 \$3,000	
Timber	18% 2-4 \$230,400 Cracking, Extent: Moderate, Area Affect Location: Throughout Rotting/Splitting, Extent: Severe, Area A Location: At Ends Of Chocks Through	Iffected : 25%	* *	4	\$27,000	
No Component	78%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 PIER 4 BROOKLYN ARMY TERMINAL

Asset #: 13647

Piers	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority		
Fender						
Piles						
Steel	2% 4+ \$1,800	2031 **	3-5 \$12,300			
	Corrosion, Extent : Moderate, Area Affe	ected : 75%				
	Location : Throughout Tidal And Spla	sh Zone				
	Other Observation, Extent: Moderate, A	Area Affected : 50%				
	Location : Both Offshore Donut Fende	ers				
	Explanation: Mod Corrosion And Loc	ose Fender Elementson Dor	ıut 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 Corre	osion				

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Deck								
Concrete	5%			LIFE	* *	5	\$11,200	
	-	_	ling, Extent : Light 	, Area Aj	ffected : 10%			
			out East Apron					
Concrete	5%	· · ·	\$110,400	LIFE	* *	5	\$11,200	
			cement, Extent : Se		**			
			Locations At Botto		~			
	-	-	ent, Extent : Severe	-	-			
			Locations At At Bo	-	Edge Beam			
			ere, Area Affected		D			
			Locations At Botto	m Of Edg	ge Beam			
Not Accessible	90%							
Pile Caps								
Concrete	80%			LIFE	* *	5	\$6,500	
Concrete	2%		\$41,600	LIFE	* *	5	\$200	
			ere, Area Affected					
			ns Of Longitudinal	Pile Ca	ps			
Concrete	18%		\$374,200	LIFE	* *	5	\$1,500	
			xtent : Severe, Are				~	
			ns Of Longitudinal	l Pile Ca	ps And At East End	ds Of Tra	nsverse Pile Caps	
	Explana	tion : Delai	nination					
Piles and Bracing	200/				* *			
Concrete Encased Steel	30%		<b>#155</b> (00	LIFE	* *	-	ФО <b>2</b> 400	
Steel	5%		\$155,600 Moderate, Area Affe	LIFE		5	\$92,400	
			toaeraie, Area Affe Iean Low Water	ectea : 50	J70			
27			eun Low water					
Not Accessible	65%							
Fender								
Buffer	100/			2026	* *	1.5	¢2 400	
Rubber	10%			2036	* *	4-5	\$2,400	
No Component	90%							

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	_	-	ght, Area Affected					
	Location: Throughout And At Southwest Corner Of Pier							
	Erosion, E	Extent : Ligh	nt, Area Affected :	10%				
	Location	: Isolated 2	Along Bottom Edg	e, West F	Face Of Pier			
	Spalling, 1	Extent : Mod	derate, Area Affec	ted : 10%	ó			
	Location	: Isolated 2	At Southwest Corn	er Of Pie	er			
Not Accessible	70%							
Piles and Bracing								
Concrete Encased Steel	15%			LIFE	* *			
Steel	5%			LIFE	* *	5	\$36,900	
	Other Observation, Extent : Light, Area Affected : 5%							
		: Splash Zo						
	Explana	tion : H- Pi	le, Corrosion					
Not Accessible	80%							
Deck Elements								
Railing								
Steel	60%			2025				
No Component	40%							

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

<sup>\*\*</sup> 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 :

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



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

<sup>\*\*</sup> 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 R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Deck	60%			LIFE	* *	5	\$277.200	
Concrete	Cracking, E	-	ht, Area Affected Aap Cracking An	: 25%	Top Of Exposed I		\$277,300	
Steel			nt, Extent : Light, Offshore Face	2033 Area Affa	* * ected : 100%	5	\$20,700	
Not Accessible	39%							
Pile Caps								
Concrete			erate, Area Affec e Inshore Pile Ca		**	5	\$6,700	
No Component	15%							
Not Accessible	45%							
Piles and Bracing								
Steel	20%			LIFE	* *	5	\$762,700	
No Component	15%							
Not Accessible	65%							
Fender								
Buffer	1000/			2027	Φ <b>7</b> 0.6.200			
Pneumatic Fenders Wales and Chocks	100%			2027	\$706,300			
Rubber	Location .		\$2,800 tent : Moderate, en Units On Nort					
No Component	95%							
Piles								
Steel	Location .	: Adjacent '	tent : Light, Area To Floating Fend r Support Racks		**	3-5	\$151,800	
Timber	5%			2038	* *	4	\$4,400	
No Component	80%							
Deck Elements								
Coping/Curb	_							
Concrete	5%			LIFE	* *			
Timber	80%	_		LIFE	**			
	Location . Explanati	: Througho on : Wear,	Aging					
Timber	Broken, Ext		\$13,900 e, Area Affected . e Of Pier Near So		* * Corner, 20 Feet Le	ong		
No Component	10%							

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

<sup>\*\*</sup> 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 :

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



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

<sup>\*\*</sup> 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	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Deck					
Concrete	55%	LIFE **	5	\$134,500	
	Cracking, Extent : Light, Area Affected Location : Along Pier Perimeter	: 25%			
	Surface Wearing/Scaling, Extent: Mod	erate Area Affected · 80%			
	Location: Along Pier Perimeter	eraic, mea nyeerea : 0070			
Concrete	5%	LIFE **	5	\$12,200	
	Recent Replace Evident, Extent : Light, Location : Offshore Dolphin Structure				
Not Accessible	40%				
Deck Surface					
Asphalt	65% 4+ \$191,500	2038 **	5	\$47,100	
	Surface Wearing/Scaling, Extent: Ligh Location: Isolated Gouges Througho				
Not Accessible	35%				
Pile Caps					
Timber	25% 4+ \$347,800	LIFE **	4	\$257,800	
	Rotting/Splitting, Extent : Light, Area A Location : Periodic Throughout	ујества : 3%			
No Component	30%				
Not Accessible	45%				
Piles and Bracing			_		
Steel	5%	LIFE **	5	\$100,900	
Timber	15% 4+ \$492,600 Rotting/Splitting, Extent: Moderate, An	LIFE **	4-5	\$88,200	
	Location : Above Waterline And At Fo	**			
Not Accessible	80%				
Fender					
Facing					
Timber	30% 4+ \$82,100	2044 **	3	\$26,300	
	Other Observation, Extent: Severe, Are	ea Affected : 60%			
	Location : Along Concrete Bulkhead	G	,		
	Explanation: Impact Damage, Missin	* *		<b></b>	
Timber	70% 0-2 \$191,600	2038 **	3	\$61,400	
	Broken, Extent: Severe, Area Affected	: 100%			
	Location : Along Concrete Bulkhead				

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

<sup>\*\*</sup> 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 Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender							
Wales and Chocks							
Timber	15% 0-2	\$31,100	2044	* *	4	\$18,200	
	Displaced Elements, E		-	ted: 50%			
	Location : Isolated A	0		<b>-</b> 00/			
	Rotting/Splitting, Exter			: 30%			
	Location: Typical A	long Pier Perimet					
Timber	60%		2038	* *	4	\$109,100	
	Worn, Extent : Light, A		0%				
	Location : Througho	ut					
No Component	25%						
Piles							
Timber	15% Now	\$147,800	2038	* *	4	\$8,400	
	Broken, Extent : Sever						
	Location : Offshore I	Face And Isolated	North A	nd South Faces			
	Rotting/Splitting, Extent: Moderate, Area Affected: 25%						
	Location: Top Of Pi		_	out			
	Worn, Extent : Modero		: 50%				
	Location : Periodic T	Throughout					
Timber	30%		2038	* *	4	\$25,200	
No Component	25%						
Not Accessible	30%						
Deck Elements							
Railing							
Steel	5%		2028				
	Other Observation, Ex		Affected	! : 100%			
	Location : Offshore I						
	Explanation : Steel B	Bullrail					
No Component	95%						

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

<sup>\*\*</sup> 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 :

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



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

<sup>\*\*</sup> 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

Total (Years)   FY   (Yrs)	Piers	Current Repair	Future Replacement	Maintenance	
Deck	Component			~	Priority
Concrete					
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		50% 4+ \$569,000	IIFF **	5 \$86,600	
Not Accessible   50%	Concrete	Cracking, Extent: Moderate, Area Affe Location: Around Perimeter Apron Spalling, Extent: Moderate, Area Affec Location: Around Perimeter Apron Surface Wearing/Scaling, Extent: Light	cted : 60% sted : 10% t, Area Affected : 80%	5 \$80,000	
Pile Caps			f Deck		
Timber		50%			
Piles and Bracing   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	-	Rotting/Splitting, Extent : Severe, Area	Affected: 10%	4 \$365,400	
Timber	Not Accessible	50%			
Recemt 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	Piles and Bracing				
Fender   Facing   Timber   20% 4+ \$123,500 2044 *** 3 \$13,200	Timber	Recent Repair Evident, Extent : Light, A Location : Numerous Epoxy Jackets In Rotting/Splitting, Extent : Light, Area A	LIFE Area Affected : 10% nstalled (ffected : 10%	4-5 \$83,300	
Timber	Not Accessible	80%			
No Component   Sovere, Area Affected : 75%   Location : Along Inshore South Side At Bulkhead					
Wales and Chocks         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	_	Broken, Extent : Moderate, Area Affect	ed : 75%	3 \$13,200	
Timber 60% 2-4 \$467,400 2044 ** 4 \$54,700  *** 4 \$16,800  *** 4 \$16,800  *** 4 \$16,800  *** 4 \$16,800  *** 4 \$16,800  *** 4 \$16,800  ** 4 \$8,400  *** 4 \$8,400  *** 4 \$8,400  *** Broken, Extent: Severe, Area Affected: 100%  *** Location: Offshore And South Faces	No Component	80%			
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		Broken, Extent : Severe, Area Affected . Location : Typical Throughout Worn, Extent : Severe, Area Affected : 0	25%	4 \$54,700	
Piles       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%			
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					
Broken, Extent: Severe, Area Affected: 100%  Location: Offshore And South Faces		Rotting/Splitting, Extent : Moderate, Ar		4 \$16,800	
	Timber	Broken, Extent : Severe, Area Affected .	2044	4 \$8,400	
No Component 40%	No Component	40%			

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

<sup>\*\*</sup> 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

Date of Survey : 27-Sep-2016 Landmark Status : NONE

Areas Surveyed :

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



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

<sup>\*\*</sup> 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 Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck			di di	_	44=0=00	
Concrete	75%	LIFE	* *	5	\$170,700	
Not Accessible	25%					
Pile Caps Concrete	200/	LIEE	* *	5	\$1,600	
Timber	20% 80%	LIFE LIFE	* *	5 4	\$1,600 \$767,800	
Piles and Bracing	8070	LIFE		- 4	\$707,800	
Concrete	25%	LIFE	* *	5	\$96,700	
Concrete	Other Observation, Extent : Light, Area			3	\$70,700	
	Location: Throughout	. 1199 0000000 . 10070				
	Explanation : Concrete Extensions A	nd Encasements On	Timber	Piles		
Not Accessible	75%					
Fender	7070					
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 Aff Location : At West End	ected : 100%				
No Component	90%					
Wales and Chocks	000/ N	2042	* *	4	<b>#02.000</b>	
Timber	90% Now \$354,700 Broken, Extent: Severe, Area Affected	2043	4-4-	4	\$83,000	
	Location : Throughout	. 10070				
	Missing Part, Extent: Severe, Area Aff	ected · 100%				
	Location: Throughout	cerea : 10070				
	Rotting/Splitting, Extent : Severe, Area	Affected: 100%				
	Location: Throughout	9,7				
No Component	10%					
Piles	1070					
Timber	90% Now \$1,124,500	2043	* *	4	\$38,400	
	Broken, Extent : Severe, Area Affected			-	420,100	
	Location : Throughout					
	Missing Part, Extent : Severe, Area Aff	ected : 100%				
	Location: Throughout					
No Component	10%					
Deck Elements						
Railing						
Fencing	85%	2029		3		
No Component	15%					

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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cos	t Cycle Estimated Cost (Yrs)	Priority
Deck Elements				
Coping/Curb				
Concrete	5%	LIFE *	*	
	Other Observation, Extent : Light, Are	ea Affected : 100%		
	Location : Northwest Corner Of Pier	•		
	Explanation: Masonry Cmu Spill Pr	otection Wall Around Fuel	Tank	
Timber	15%	LIFE *	*	
No Component	80%			

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural Deck						
Concrete	25% Cracking, Extent : Light, Area Affected	LIFE	* *	5	\$1,900	
	Location: Throughout Deck Soffit  Discolor & Bleeding, Extent: Light, Ar  Location: Efflorescence Throughout	ea Affected : 25%	ó			
Not Accessible	75% Other Observation, Extent: Light, Area Location: Approximately Half Of The Explanation: Shotcrete		overed Wii	th Shoter	ete	
Deck Surface						
Asphalt	50% Cracking, Extent : Light, Area Affected Location : Throughout	2030 1:10%	\$7,500	5	\$2,200	
Asphalt	5% Now \$700 Broken, Extent : Severe, Area Affected Location : At Northern End	2042 : 60%	* *	5	\$100	
No Component	45%					
Pile Caps						
Concrete	75% Other Observation, Extent: Light, Area Location: Encasements On Several F Explanation: Shotcrete Repair Evide	Pile Caps	**	5	\$200	
Concrete	25% 2-4 \$28,800 Exposed Reinforcement, Extent: Model Location: Failing Shotcrete Repairs Spalling, Extent: Light, Area Affected. Location: Isolated Previous Repairs	: 25%	* * ed : 25%	5	\$100	
Piles and Bracing						
Concrete	5% 2-4 \$18,200 Erosion, Extent : Severe, Area Affected Location : At Tops Of Isolated Piles	LIFE ' : 10%	* *	5	\$600	
Not Accessible	95% Other Observation, Extent: Light, Area Location: All Piles Have Been Encas Explanation: Concrete Encasements		loted In Er	ncasemen	ts.	
Fender						
Wales and Chocks						
Timber	85%	2036	* *	4	\$7,400	
No Component	15%					
Deck Elements						
Railing	(50/	2029		2		
Fencing No Component	65% 35%	2028		3		
No Component	35%					

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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 F	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural								
Deck								
Concrete	98% Cracking, Extent : Lig		LIFE : 10%	* *	5	\$33,700		
	Location: Through		50/					
	Spalling, Extent : Lig Location : Isolated		370					
Concrete	2% 4+	\$22,600	LIFE	* *	5	\$700		
	Spalling, Extent : Mo	derate, Area Affec	ted : 25%					
	Location : Offshore	Face Of Pier						
Pile Caps								
Concrete	90%		LIFE	* *	5	\$1,100		
Concrete	10% 4+	\$31,900	LIFE	* *	5	\$100		
	Spalling, Extent : Mo Location : Isolated		ted : 100%					
Piles and Bracing								
Concrete	20% 0-2	\$337,100	LIFE	* *	5	\$11,700		
	Spalling, Extent : Sev Location : In Tidal .							
Not Accessible	80%							
	Other Observation, E Location :	xtent : Light, Area	Affected : 0	0%				
	Explanation : Encas	sed With Fiberglas	s Forms Re	maining				
Fender Wales and Chocks								
Timber	90%		2030	\$300,500	4	\$52,700		
Timber	10% 4+	\$16,700	2042	**	4	\$3,900		
1 1111001	Rotting/Splitting, Exte			00%	•	ψ3,700		
	Location : Isolated		33					
Deck Elements								
Coping/Curb								
Concrete	100%		LIFE	* *				

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

<sup>\*\*</sup> 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

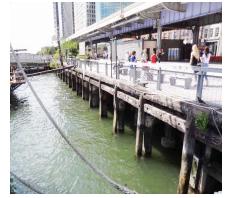
Date of Survey : 26-Sep-2016 Landmark Status : NONE

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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 PLATFORM AT PIERS 15, 16 PLATFORM

Asset #: 2858

Piers	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
ructural	•						
Deck							
Concrete	50%	LIFE	* *	5	\$8,000		
Not Accessible	50%						
	Other Observation, Extent : Light, Area	a Affected :	0%				
	Location: South Side Of Wharf	. 04	~				
	Explanation : Light To Moderate Cor	rosion Of S	Stay-in-place Stee	el Formw	ork		
Deck Surface	1000/	20.41	* *	-	ф0 <b>7</b> (00		
Brick Pavers	100% Surface Wearing/Scaling, Extent : Ligh	2041		5	\$97,600		
	Location: Isolated At Concrete Brick		есіва . 170				
Pile Caps	Location : Isolatea At Concrete Brick	1 uvers					
Timber	100%	LIFE	* *	4	\$67,200		
Piles and Bracing	10070	DII L			ψ07,200		
Not Accessible	100%						
110011000551010	Other Observation, Extent : Light, Area	a Affected :	0%				
	Location : Throughout						
	Explanation: Piles Are Encased Or V	Vrapped					
ender							
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		
	Worn, Extent : Moderate, Area Affected	d : 100%					
	Location : Typical Throughout						
Piles	050/ N	20.42	* *	4	Ø1 000		
Timber	25% Now \$51,400	2043	* *	4	\$1,800		
	Broken, Extent : Severe, Area Affected Location : Tidal Zone Or At Top Con						
m' 1	<u></u>		* *		<b>#4.200</b>		
Timber	40%	2037	* *	4	\$4,200		
	Worn, Extent : Light, Area Affected : 1 Location : Tidal Zone	)%					
Not Accessible	35%						
eck Elements							
Railing Steel	100%	2027	\$224 500				
Steel	10070	2027	\$234,500				

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER

Asset #: 14797

Piers	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural Deck						
Concrete	85%	LIFE	* *	5	\$26,300	
	Cracking, Extent: Light, Area Affected	: 2%				
	Location: Isolated Throughout Other Observation, Extent: Moderate,	1400 166	noted . 20/			
	Location: Beneath Shed	Area Ajje	ectea : 2%			
	Explanation: Cracking					
Not Accessible	15%					
Not Accession	Other Observation, Extent : Light, Area	Affected	: 0%			
	Location : Along Edge Of Wharf	-95				
	Explanation: Beneath Concrete Block	't				
Pile Caps						
Concrete	20%	LIFE	* *	5	\$200	
No Component	80%					
Piles and Bracing	700/	LIEE	* *	-	Ф1 <b>7</b> 0 000	
Steel	70% Corrosion, Extent : Light, Area Affected	LIFE	7 7	5	\$178,800	
	Location : Above Water	1. 10/0				
	Missing Coating, Extent: Moderate, Ar	ea Affect	ed · 20%			
	Location : Above Water					
Not Accessible	30%					
Coping/Curb						
Concrete	85%	LIFE	* *			
	Spalling, Extent : Moderate, Area Affec	ted : 1%				
	Location: 3 Feet long spall At Inshor	e End Of	Finger Pier			
No Component	15%					
Fender						
Facing			<b>.</b>			
Composite	85%	2025	\$179,700			
No Component	15%					
Piles Steel	1%	2036	* *	3-5	\$7,400	
Sicci	Other Observation, Extent : Light, Area			3-3	\$7,400	
	Location : At Ends Of Wharf And Pier		. 100/0			
	Explanation : Donut Fender Piles					
No Component	99%					
Deck Elements						
Railing						
Steel	12%	2025				
	Corrosion, Extent : Light, Area Affected	l : 2%				
	Location : Isolated Locations					
No Component	88%					

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

<sup>\*\*</sup> 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			_



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

<sup>\*\*</sup> 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 Re	pair	Futur	Future Replacement		Maintenance	
System Component Type		Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural Deck								
Timber	100%			LIFE	* *	5	\$16,800	
		iring/Scalin Throughou	g, Extent : Light t	, Area Aj	ffected : 25%			
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	
			te, Area Affected g Throughout	: 50%				
No Component	Location:		ent : Light, Area lvert At North Ei te Slab	00	l : 0%			
Fender Pile Cluster								
Timber		0-2 tting, Exten In Tidal Zo	\$21,100 t : Severe, Area A ne	2032 Affected	**	4	\$900	
No Component	85%							
Not Accessible	5%							
Deck Elements								
Railing								
Steel	100%			2025				
		Extent : Ligi Throughou	ht, Area Affected t	: 5%				

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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	Current Repair Futur		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck	500/	LIEE	* *	-	¢102.500	
Concrete Not Accessible	50% 50%	LIFE		5	\$102,500	
Deck Surface	3076					
Asphalt	80%	2036	* *	5	\$97,100	
rispitati	Cracking, Extent : Light, Area Affected			5	Ψ,1100	
	Location : Isolated Throughout					
	Settlement, Extent : Light, Area Affecte	d : 2%				
	Location: Isolated At Southeast Corn	er Of Pie	r			
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		C41	O.C. D.:		
	Location: Throughout With Map Cra Spalling, Extent: Light, Area Affected.		Soutneast Corner (	)j Pier		
	Location : Random	370				
	Other Observation, Extent : Light, Area	Affected	1 · 30%			
	Location: Throughout	i Hyjeeteu	. 50/0			
	Explanation : Efflorescence					
Piles and Bracing	1					
Timber	40%	LIFE	* *	4-5	\$197,100	
	Worn, Extent : Light, Area Affected : 10 Location : Within Tidal Zone	0%				
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		OCD:			
Dil	Location : Impact Damage At Souther	ast Corne	r Of Pier			
Piles Timber	38%	2036	* *	4	\$13,900	
Timber	Worn, Extent : Light, Area Affected : 55			4	\$13,900	
	Location:	<i>,</i> 0				
Timber	2% Now \$21,400	2042	* *	4	\$700	
Timber	Broken, Extent: Severe, Area Affected			4	\$700	
	Location: Impact Damage At Souther		r Of Pier			
Not Accessible	60%		J			
Deck Elements	0070					
Railing						
Fencing	100%	2028		3		
		-				

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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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			

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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

Piers		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural								
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, Ex	ctent : Seve	re, Area Affected :	10%				
	Location	: Missing	Section Of Deck Pl	ank At S	outheast End Of A.	sset		
	Rotting/Sp	litting, Ext	ent : Severe, Area A	Affected	: 10%			
	Location	: Isolated	Locations Through	out				
Pile Caps								
Concrete	100%			LIFE	* *	5	\$3,000	
	Cracking,	Extent : Li	ght, Area Affected	: 10%				
	Location	: On All P	ile Cap Faces.					
Piles and Bracing								
Concrete	100%			LIFE	* *	5	\$142,500	
	Cracking,	Extent : Li	ght, Area Affected	: 10%				
	_		sed Portions Of Pi					
		•	ht, Area Affected :					
		_	sed Portions Of Pi					
Deck Elements			<u> </u>					
Railing								
Steel	100%			2028				

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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 Replaceme	nt	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost Cycle (Yrs)	e Estimated Cost	Priority
Structural Deck					
Steel	1% Other Observation, Extent : Light, Area	2031 a Affected : 100%	** 5	\$100	
	Location: At Northeast Corner Of De Explanation: Access Platform And St				
Timber	1% Now \$600 Broken, Extent : Severe, Area Affected Location : One Deck Board Is Broken		** 5	\$100	
Timber	93% Recent Replace Evident, Extent : Light, Location : Throughout Deck And Pier		** 5	\$5,100	
Not Accessible	5%				
Pile Caps	50/ A: #2.500	LIDD	<b></b> 4	Φ.5.0.0	
Timber	5% 4+ \$3,500 Rotting/Splitting, Extent : Moderate, An Location : Isolated Along Pier And At		** 4 Deck	\$500	
Timber	95% Recent Replace Evident, Extent : Light, Location : Throughout Pier And Deck		** 4	\$9,700	
Piles and Bracing					
Concrete	35% Recent Replace Evident, Extent : Light, Location : Concrete Filled Sonotubes		** 5	\$1,400	
Timber	5% 4+ \$5,400 Rotting/Splitting, Extent : Moderate, Ar Location : At West End Of Pier	LIFE rea Affected : 50%	** 4-5	\$300	
Timber	50% Recent Replace Evident, Extent : Light, Location : Piles Replaced With Either		* * 4-5  Many Aban	\$2,900 doned In Place.	
Not Accessible	10%				
Deck Elements Railing					
Steel	60% 4+ \$11,100 Corrosion, Extent : Light, Area Affected Location : At Base Of Railing	2025 \$221,6 d:10%	600		
	Missing Coating, Extent : Light, Area A Location : At Base Of Railing	Iffected : 10%			
Timber	40% Recent Replace Evident, Extent : Light, Location : Throughout Deck Perimete		500		

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural Relieving Platform Top Concrete/Stone	100% Cracking, Extent : Light, Area A Location : Throughout With Is		* * ing			
Coping/Curb						
Concrete	10% Now \$. Broken, Extent : Severe, Area A. Location : Throughout	5,400 LIFE ffected : 50%	* *	5		
Timber	45% Now \$1 Missing Part, Extent: Severe, A Location: Isolated Locations Rotting/Splitting, Extent: Severe Location: Throughout	Throughout	* *	5	\$100	
Timber	35% 4+ \$ Rotting/Splitting, Extent : Mode Location : Throughout	6,200 LIFE rate, Area Affected : 50	* *	5	\$100	
No Component	10%					
Piles and Bracing Not Accessible	100%					
Lowlevel Pile Caps Timber	5% 4+ \$ Rotting/Splitting, Extent : Mode Location : At Ends Of Transve		* *			
Timber	5%	LIFE	* *			
Not Accessible	90%					
Backfill Fill						
Not Accessible	100%					
Surface Asphalt	100% Cracking, Extent : Moderate, Ar Location : Intermittent Transv	**	* * t	5	\$3,500	
Fender Piles						
Timber	15% Now \$ Rotting/Splitting, Extent: Sever Location: Throughout	8,900 2042 e, Area Affected : 100%	* *	4	\$1,100	
Timber	25% 4+ \$1 Broken, Extent : Moderate, Area Location : Throughout	4,900 2042 a Affected : 50%	* *	4	\$1,800	
Timber Not Accessible	40% 20%	2036	* *	4	\$2,900	

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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender					
Wales and Chocks					
Timber	25% 4+ \$14,100 Loose Connections, Extent: Moderate,	2042 ** Area Affected : 10%	4	\$4,100	
	Location : Throughout Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	rea Affected : 10%			
Timber	60% Now \$42,200  Missing Part, Extent: Severe, Area Affel  Location: Throughout  Rotting/Splitting, Extent: Severe, Area		4	\$9,900	
	Location: Throughout	Typected . 5070			
No Component	15%				
Deck Elements Railing					
Fencing	100%	2028 \$17,200	3	\$100	
	Corrosion, Extent : Light, Area Affected	d : 10%			
	Location: Throughout				

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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 Rep	air F	uture Re	placement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)		ear Esti Y	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Relieving Platform Top							
Concrete/Stone	90%	LI		* *			
	Cracking, Extent : Light, Location : Throughout						
Concrete/Stone	10% 4+ Spalling, Extent : Moder Location : At South En		10%	* * d Northern 20	Ft Of B	ulkhead	
Piles and Bracing							
Not Accessible	100%						
Lowlevel Pile Caps							
Timber	5% Now Rotting/Splitting, Extent Location: At Ends Of		ted : 75%	* *			
Timber	5%			* *			
Not Accessible	5% 90%	LI	FE				
	90%						
Backfill Fill							
Not Accessible	100%						
Surface	10070						
Asphalt	75%	20	36	* *	5	\$900	
	Cracking, Extent : Light, Location : Random Loc	Area Affected : 10%			Č	Ψ, σσ	
Asphalt Pavers	20%	20	36	* *	5	\$200	
<b>-</b>	Settlement, Extent : Ligh Location : Northern Ho	t, Area Affected : 5%			-	<b>4</b> -33	
Concrete	5%	20	36	* *	5	\$100	
Fender Piles							
Timber	50% Broken, Extent : Severe, Location : Throughout			\$10,500	4	\$1,900	
	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: Abandon	nea					
Not Accessible	50%						

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

<sup>\*\*</sup> 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

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 Importance Code C	\$400			
Total	\$400			



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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb						
Timber	65%	LIFE	* *	5	\$100	
	Rotting/Splitting, Extent: Moderate, Art Location: Isolated Throughout	ea Affect	ed : 10%			
No Component	35%					
Gravity Wall						
Concrete	30%	LIFE	* *	5	\$200	
	Erosion, Extent : Light, Area Affected : Location : In Tidal Zone	50%				
No Component	35%					
Not Accessible	35%					
Sheet Piles						
Steel	35%	LIFE	* *			
	Corrosion, Extent : Light, Area Affected Location : In Tidal Zone	l : 25%				
No Component	65%					
Pile Caps						
Concrete	35% Erosion, Extent : Light, Area Affected : Location : In Tidal Zone	LIFE 50%	* *	5	\$200	
No Component	65%					
Backfill Fill						
Not Accessible	100%					
Surface						
Asphalt	35% Cracking, Extent: Light, Area Affected Location: Throughout Pavement	2036 : 10%	* *	5	\$600	
Gravel	65%	2036	* *	2-5	\$300	
Deck Elements						
Railing						
Fencing	100% Corrosion, Extent : Light, Area Affected Location : At South End Of Asset	2028 !: 50%	\$8,300	3	\$100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - FY 2020** Print Date: 17-Sep-2019

: BATTERY MARITIME BUILDING CONCRETE BULKHEAD **Asset Name** 

: 10 SOUTH STREET Address

: MANHATTAN Agency's Number **Borough** : N/A

Program / Asset # : DOT0127.010 / 2777 Yr Built/Renovated : 366 **Project Type** : ECONOMIC DEVELOPMENT

**Date of Survey** : 15-Mar-2019 **Landmark Status** : NONE

**Areas Surveyed** 

Block BIN : 2 Lot

#### **CAPITAL**

Linear Ft

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



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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall						
Concrete	12%	LIFE	* *	5-10	\$400	
	Cracking, Extent : Light, Area A	ffected : 5%				
	Location: Exposed Wall West	Of Battery Maritime B	uilding			
Not Accessible	88%					
Backfill						
Fill						
Not Accessible	100%					
Surface						
Concrete	95%	2039	* *	5	\$4,000	
	Cracking, Extent : Light, Area A	ffected : 5%				
	Location: At Entrances					
	Surface Wearing/Scaling, Extent	: Light, Area Affected	: 100%			
	Location: At Entrances	- <del>-</del>				
Stone	5%	2039	* *	10		

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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 R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb						
Timber	55% 4+ \$17,400		* *	5	\$100	
	Excess Deflection, Extent: Severe, A		00%			
	Location : Throughout Due To Imp					
Timber	45%	LIFE	* *	5	\$100	
Sheet Piles						
Steel	5% 4+ \$7,000		* *			
	Missing Part, Extent : Light, Area Afg					
	Location: Missing Bolts W/Fill Lo	ss At Holes 194	Feet, 238 Fee	t, 254 Fe	eet And 283 Feet	
	From North Other Observation, Extent : Moderat	e Area Affecte	d · 10%			
	Location: 288 Feet From North	e, mea myecie	4.1070			
	Explanation: Top Of Sheets Not En	nhedded In Coi	acrete Can W/ I	Fill Expo	sed	
Steel	50%	LIFE	**	пп Ехро	sea	
Steel	Corrosion, Extent : Light, Area Affec					
	Location: Isolated In Tidal Zone	iea . 270				
N-4 A!-1-						
Not Accessible	45%					
Pile Caps Concrete	95%	LIFE	* *	5	\$1,300	
Concrete	9376 Cracking, Extent : Light, Area Affecto			3	\$1,300	
	Location: Throughout	ей . 10/0				
	Spalling, Extent: Light, Area Affecte	d · 5%				
	Location: Isolated Small Spalls At		of Can			
Company	5% 4+ \$6,200		**	5	\$100	
Concrete	Spalling, Extent : Moderate, Area Afj			3	\$100	
	Location: 143 Feet, 188 Feet, 225		Foot (At Outfall	l) From T	The North	
Backfill	Location : 143 Feet, 100 Feet, 223	Teel, And 200	reei (Ai Ouijuii	1) 1 10111 1	the Worth	
Fill						
Not Accessible	100%					
Surface	10070					
Asphalt	90%	2037	* *	5	\$4,600	
Asphalt	10% 0-2 \$4,200		* *	5	\$300	
. Lapitati	Cracking, Extent : Moderate, Area A			Ü	4200	
	Location : Isolated Throughout And	-	n North (At Ou	tfall)		
	Sinkhole, Extent : Severe, Area Affect	ted : 100%		-		
	Location : 285 Feet From North					
Deck Elements						
Railing						
Fencing	40%	2029	\$10,200	3	\$100	
No Component	60%					

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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	N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Pile Supported Wall	1000/	2031 *:	٠ -	¢17.400	
Concrete	100%	2031	* 5	\$17,400	
	Other Observation, Extent : Light, Area Location : Erosion In The Tidal Zone		t		
	Explanation: Erosion And Cracking		ι		
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				
	Location : From 45 Feet To 90 Feet 1	North Of Southern Limit O	f Asset		
	Explanation : Surface Wearing				
Concrete	40%	2037 **	* 5	\$2,000	
	Cracking, Extent : Light, Area Affected Location : Throughout	l : 10%			
Comprete	20% 4+ \$19,700	2037 *:	* 5	\$500	
Concrete	Cracking, Extent : Moderate, Area Affe Location : Throughout	2037	. 3	\$300	
	Erosion, Extent: Moderate, Area Affect Location: Erosion / Scaling Through Limit Of Asset	out From 240 Feet To 360	Feet Nor	th Of Southern	
	Spalling, Extent : Moderate, Area Affec Location : Isolated On Edge Of Seaw				
NI . 4 A 1.1 .		· · · · · · · · · · · · · · · · · · ·			
Not Accessible	30% Other Observation, Extent : Light, Area	a Affected : 0%			
	Location : Under Building At Souther Percent Of Remaining Surface, North Explanation : Not Accessible	rn 45 Feet Of Asset And U	nder Vege	tation For 25	
Fender					
Piles	500/ NI 042 000	2042 *:	k 1	<b>\$5.200</b>	
Timber	50% Now \$42,800 Broken, Extent : Severe, Area Affected Location : Broken / Missing Through	: 100%	* 4	\$5,200	
Not Accessible	50%				
Wales and Chocks	5070				
Timber	100% Now \$40,400	2043 ***	* 4	\$23,700	
	Broken, Extent : Severe, Area Affected	: 20%			
	Location: Throughout Length Of Bul				
	Rotting/Splitting, Extent : Severe, Area				
	Location: Throughout Length Of Bul	lkhead			

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

<sup>\*\*</sup> 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

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 BERTH 1A BULKHEAD

Bulkheads	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estir FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 Aff	ected : 5%				
	Location: Sinkholes At Adjacent Pro	operty To Southe	ast			

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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 Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Coping/Curb							
Timber	25% Now	\$15,400	LIFE	* *	5	\$100	
	Other Observation, Ext		a Affected .	: 100%			
	Location: Western 19	U					
	Explanation: Missing	3					
No Component	75%						
Pile Supported Wall							
Concrete	90%		2037	* *	5	\$31,400	
	Other Observation, Ext	-					
	Location: Erosion In		Cracking V	Vith Efflorescenc	re		
	Explanation : Erosion	n And Cracking					
Not Accessible	10%						
Piles and Bracing							
Not Accessible	100%						
Pile Caps							
Not Accessible	100%						
Backfill							
Fill							
Not Accessible	100%						
Surface					_		
Asphalt	20%		2037	* *	5	\$2,000	
	Cracking, Extent: Ligh		: 20%				
	Location: Western 16	50 Feet Of Asset					
Topsoil	80%		2026	\$39,300	5	\$3,300	
Fender							
Piles	<b>-</b> 0:	<b>.</b>	• • • •	a. •			
Timber	5% Now	\$8,600	2043	* *	4	\$1,000	
	Broken, Extent : Severe, Area Affected : 100% Location : At East End Of Asset At Transfer Dock						
		d Of Asset At Tro	ansfer Dock	ζ			
No Component	95%						
Wales and Chocks							
Timber	5% Now	\$12,200	2043	* *	4	\$2,400	
	Broken, Extent : Severe						
	Location : At East En	d Of Asset At Tro	ansfer Dock	<u> </u>			
No Component	95%						

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years) Year Estimated Cost FY (Years)		Priority				
Structural							
Coping/Curb							
Concrete	30% Now \$115,900 LIFE ** 5	\$600					
	Broken, Extent: Severe, Area Affected: 30%						
	Location : Throughout Barge Basin Other Observation, Extent : Severe, Area Affected : 60%						
	Location: Throughout North Side Of Barge Basin						
	Explanation: Missing						
Concrete	35% LIFE ** 5	\$700					
Concrete	5% 4+ \$19,300 LIFE ** 5						
Concrete	Spalling, Extent: Moderate, Area Affected: 25%	\$100					
	Location: Throughout Asset						
No Component	30%						
Pile Supported Wall	3070						
Concrete	20% 4+ \$459,500 2031 ** 5	\$8,600					
	Erosion, Extent: Moderate, Area Affected: 25%						
	Location : Along Bottom Edge Of Wall With Exposed Reinforcement						
	Exposed Reinforcement, Extent: Moderate, Area Affected: 25%						
	Location : Throughout						
	Spalling, Extent : Moderate, Area Affected : 25%						
	Location: Throughout						
Concrete	78% 2031 ** 5	\$67,300					
	Erosion, Extent : Moderate, Area Affected : 20%						
	Location : At Cj						
	Spalling, Extent: Moderate, Area Affected: 20%						
	Location: Isolated At Top Of Wall And Isolated Throughout						
	Other Observation, Extent : Moderate, Area Affected : 20% Location : Scaling In Tidal Zone, And Efflorescence Above Tidal Zone						
	Explanation: Scaling And Efflorescence  Explanation: Scaling And Efflorescence						
N. C.	2%						
No Component	2% Other Observation, Extent : Light, Area Affected : 0%						
	Location: 40 Feet Length Along North Wall Of Basin, Starting 1994 F	Teet From Southwest					
	Explanation: At Outfall	cci i rom soumvest					
Piles and Bracing	Explanation . It Outjui						
Not Accessible	100%						
Backfill							
Fill							
Gravel	1% Now \$2,000 2043 ** 5						
	Sinkhole, Extent : Severe, Area Affected : 100%						
	Location: At Northern End Of North Basin Wall						
Not Accessible	99%		-				

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

<sup>\*\*</sup> 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

Total (Years)   FV	Bulkheads		Current	Repair	Future Replacement		ure Replacement Maintenance		
Asphalt   59%   2037   ** 5   \$14,500	Component			Estimated Cost		<b>Estimated Cost</b>	•	<b>Estimated Cost</b>	Priority
Asphalt   59%   2037   ** 5   \$14,500	Backfill	•							
Surface Wearing/Scaling, Extent : Light, Area Affected : 40%   Location : Throughout	Surface								
Asphalt    1	Asphalt						5	\$14,500	
Broken, Extent : Severe, Area Affected : 100%   Location : Northern End Of North Barge Basin Wall					, Area Aj	ffected : 40%			
Asphalt Blocks   5%   2037   * * * 5   \$1,200	Asphalt	1%	Now	\$2,000	2043	* *	5	\$100	
Concrete	-			00		ı Wall			
Topsoil	Asphalt Blocks	5%			2037	* *	5	\$1,200	
Not Accessible   6%		9%			2037	* *	5	\$2,200	
Fender	Topsoil	20%			2026	\$24,300	5	\$2,000	
Piles           Timber         25% Now \$106,100 2043 ** 4 \$12,900           Broken, Extent : Severe, Area Affected : 50%           Location : South Wall Of Barge Basin           No Component Not Accessible         60%           Wales and Chocks Timber         40% Now \$160,300 2043 ** 4 \$46,900           Broken, Extent : Severe, Area Affected : 100%         Location : South Wall Of Barge Basin           No Component         60%           Deck Elements         Railing           Fencing         25% 2032 ** 3 \$200           Fencing         10% Now \$12,200 2033 ** 3 \$100           Buckling, Extent : Moderate, Area Affected : 25%           Location : Top Fence Rail Of North Basin Wall	Not Accessible	6%							
No Component   South Wall Of Barge Basin									
Not Accessible   15%	Timber	Broken, E.	ctent : Seve	ere, Area Affected :		* *	4	\$12,900	
Not Accessible   15%	No Component	60%							
Timber 40% Now \$160,300 2043 ** 4 \$46,900  **Broken, Extent: Severe, Area Affected: 100% Location: South Wall Of Barge Basin  No Component 60%  Deck Elements Railing Fencing 25% 2032 ** 3 \$200 Fencing 10% Now \$12,200 2033 ** 3 \$100  **Buckling, Extent: Moderate, Area Affected: 25% Location: Top Fence Rail Of North Basin Wall	-	15%							
Broken, Extent : Severe, Area Affected : 100% Location : South Wall Of Barge Basin  No Component  60%  Deck Elements Railing Fencing 10% Now \$12,200 2033 ** 3 \$200 Fencing Buckling, Extent : Moderate, Area Affected : 25% Location : Top Fence Rail Of North Basin Wall	Wales and Chocks								
Deck Elements   Railing   Fencing   25%   2032   ** 3   \$200     Fencing   10%   Now   \$12,200   2033   ** 3   \$100     Buckling, Extent : Moderate, Area Affected : 25%   Location : Top Fence Rail Of North Basin Wall	Timber	Broken, E.	ctent : Seve	ere, Area Affected :		* *	4	\$46,900	
Railing       25%       2032       ** 3       \$200         Fencing       10% Now       \$12,200       2033       ** 3       \$100         Buckling, Extent : Moderate, Area Affected : 25%         Location : Top Fence Rail Of North Basin Wall	No Component	60%							
Fencing 10% Now \$12,200 2033 ** 3 \$100  Buckling, Extent: Moderate, Area Affected: 25%  Location: Top Fence Rail Of North Basin Wall									
Buckling, Extent : Moderate, Area Affected : 25% Location : Top Fence Rail Of North Basin Wall	Fencing	25%			2032	* *	3	\$200	
	Fencing	Buckling,	Extent : M	oderate, Area Affec	ted : 25%	%		\$100	
	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.

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 BERTH 3A BULKHEAD

Bulkheads	Cu	Current Repair Future Replacement		e Replacement	acement Maintenance			
System Component Type		ll Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural								
Coping/Curb								
Timber		\$2,500	LIFE	* *	5			
		t : Moderate, Area Affect						
	Location : Se	everal Lengths Broken Th	hroughout					
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	4+ \$9,900	2043	* *	5	\$600		
	-	ent : Moderate, Area Affe		%				
	Location : M	Ioderate Cracking Throu	ghout					
	Settlement, Ext	tent : Light, Area Affecte	d: 10%					
	Location : Th	hroughout						
Concrete	70% 4	4+ \$92,200	2043	* *	5	\$1,400		
	Cracking, Exte	ent : Moderate, Area Affe	ected : 759	%				
	Location: Th	hroughout						
	Settlement, Ext	tent : Light, Area Affecte	d: 75%					
	Location : Th	hroughout Near Wall						

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
Colic w/Stolle Face		-	\$117,800 derate, Area Affect			3	\$3,200	
			ne Of 120 Feet Loi			Dock 1		
No Component	70%			0	<u> </u>			
Not Accessible	20%							
Sheet Piles								
Steel	30%			LIFE	* *			
	Corrosion,	Extent : L	ight, Area Affected	d : 5%				
	Location	: Isolated	In Tidal Zone					
No Component	30%							
Not Accessible	40%							
Backfill Fill								
Not Accessible	100%							
Surface								
Concrete		Now	\$104,100	2043	* *	5	\$1,600	
	_		vere, Area Affecte	d: 100%				
		_	racks Throughout	1 1000	,			
			evere, Area Affecto	ed : 100%	ó			
		: Through	out					
Not Accessible	30%			4.00	00/			
			xtent : Light, Area To Dry Dock 1	Affected	: 0%			
		. Aujuceni ion : Build						
Fender	Explanal	ion . Duna	ing					
Piles								
Timber	15%	Now	\$11,600	2043	* *	4	\$1,400	
	Missing Pa	art, Extent	: Severe, Area Affe	ected : 10	0%			
	Location	: Adjacent	To Dry Dock 1					
No Component	85%							
Wales and Chocks								
Steel	15%			2037	* *	3-5	\$2,900	
			ight, Area Affected					
	Location	: Through	out Steel Fender R	ack				
Timber		Now	\$27,500	2043	* *	4	\$3,200	
	_		: Severe, Area Affe	ected : 70	%			
		: Adjacent	To Dry Dock 1					
No Component	70%							

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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		nt Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb						
Concrete	20% 0-2 \$37,100 Broken, Extent : Moderate, Area Affecte	LIFE	* *	5	\$100	
	Location: Utility Trench At Berth 10a					
Timber	80% Now \$29,200	LIFE	* *	5	\$200	
	Missing Part, Extent : Severe, Area Affe Location : Throughout	cted : 100%				
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 Affect	ed : 30%				
	Location: Throughout					
	Spalling, Extent : Moderate, Area Affect Location : Throughout	ted: 30%				
Piles and Bracing						
Not Accessible	100%					
Pile Caps						
Not Accessible	100%					
Backfill						
Fill	100/ 31 04.700	20.42	* *	-		
Gravel	10% Now \$4,700	2043	<b>ጥ</b> ጥ	5		
	Sinkhole, Extent : Severe, Area Affected Location : Multiple Sinkholes Through 450 Feet, And 475 Feet To 518 Feet.		m Eas	t At 364	Feet, 406 Feet,	
Not Accessible	90%					
Surface	2 4 . 2					
Asphalt	70% 4+ \$34,100	2043	* *	5	\$2,100	
•	Cracking, Extent : Moderate, Area Affec	cted : 75%				
	Location: Throughout					
	Settlement, Extent : Moderate, Area Affe	ected : 10%				
	Location : Throughout					
Asphalt	10% Now \$4,900	2043	* *	5	\$300	
	Sinkhole, Extent : Severe, Area Affected					
	Location : See List Of Locations In Fil	ll Section				
Concrete	20%	2037	* *	5	\$1,200	
Fender						
Piles						
Timber	100% Now \$101,700	2043	* *	4	\$12,400	
	Other Observation, Extent : Severe, Are	a Affected : 100%				
	Location: Throughout					
	Explanation : Missing/ Broken					

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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender Wales and Chocks								
Timber	100%	Now	\$240,200	2043	* *	4	\$28,100	
	Other Obse	rvation, E	xtent : Severe, Are	a Affecte	ed: 100%			
	Location	: Through	out					

Explanation: Missing/Broken

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 BERTHS 11 AND 12 BULKHEAD AND BOATSHED

Asset #: 13527

System Component Type  Structural Coping/Curb Concrete  30% Cracking Extant: Light Area Affacted: 5%	\$300	riority
Coping/Curb Concrete 30% LIFE ** 5	\$300	
Concrete 30% LIFE ** 5	\$300	
	\$300	
Cracking, Extent : Light, Area Affected : 5% Location : Isolated Throughout		
<del></del>	Φ200	
Timber 45% 4+ \$1,000 LIFE ** 5  Broken, Extent: Light, Area Affected: 5%	\$200	
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 A	4nd	
Concrete Course At Top Of Wall And At Isolated Joints Explanation: Mortar Loss		
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%		
Backfill Fill		
Gravel 10% Now \$9,000 2043 ** 5	\$100	
Sinkhole, Extent : Severe, Area Affected : 100%		
Location: Mutliple Sinkholes Around Boatshed		
Not Accessible 90%		
Surface		_
Asphalt 70% 2037 ** 5	\$7,900	
Cracking, Extent: Light, Area Affected: 5% Location: Isolated Locations		
Asphalt 10% Now \$3,700 2037 ** 5	\$600	
Sinkhole, Extent : Severe, Area Affected : 100% Location : At Boatshed		
Concrete 20% 2037 ** 5	\$2,300	

Fender

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

<sup>\*\*</sup> 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

Bulkheads		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender							
Buffer							
Rubber	10%		2037	* *	4-5	\$3,000	
	Surface We	earing/Scaling, Extent : Lig	ht, Area Aj	ffected : 15%			
		: Floating Composite Fend 845 Feet From East	ler 373 Fee	et From East And I	Floating !	Tire Fender 433	
No Component	90%						
Piles							
Timber	55%		2037	* *	4	\$19,600	
Timber	5%	Now \$9,700	2043	* *	4	\$1,200	
	Broken, Ex	tent : Severe, Area Affected	d: 100%				
	Location	: Isolated Piles					
No Component	40%						
Wales and Chocks							
Timber	60%		2037	* *	4	\$48,300	
No Component	40%						

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future Repl	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estim FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb						
Timber	15%	LIFE	* *	5		
No Component	85%					
Sheet Piles						
Steel	13%	LIFE	* *			
	Corrosion, Extent : Light, Are					
	Location : Isolated Location.	s In Tidal Zone				
Steel	2% 4+	\$9,500 LIFE	* *			
	Corrosion, Extent : Moderate,	Area Affected : 100%				
	Location : Above Mlw Eleva	tion At Berth 7a, Adjacen	t To Dry Do	ock #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 : Li					
	Location : Lower Wire Rope					
	Explanation: Corrosion					
No Component	95%					

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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 Fu	uture Replacement	ement Maintenance		
System Component Type		ear Estimated Cost Y	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Coping/Curb	220/		_	4100	
Concrete	25% LII		5	\$100	
Concrete	25% Now \$42,500 LII Broken, Extent : Severe, Area Affected : 1009 Location : Throughout		5	\$100	
N. C.					
No Component	50%				
Pile Supported Wall	000/	21 **	-	¢17 100	
Concrete	90% 20. Cracking, Extent: Light, Area Affected: 10% Location: Throughout Spalling, Extent: Light, Area Affected: 10% Location: Throughout	6	5	\$17,100	
Concrete	10% 4+ \$50,500 20	37 **	5	\$900	
	Erosion, Extent: Moderate, Area Affected: Location: Throughout In Tidal Zone Spalling, Extent: Moderate, Area Affected: Location: 300 Feet From Dry Dock 6	30%			
Piles and Bracing	·				
Not Accessible	100%				
Pile Caps Not Accessible	100%				
Backfill Fill					
Gravel	10% Now \$4,300 20 Sinkhole, Extent : Severe, Area Affected : 10 Location : Isolated Throughout And At Sou	0%	5		
Not Accessible	90%				
Surface					
Asphalt	70% Now \$31,300 20. Settlement, Extent: Moderate, Area Affected Location: Throughout Sinkhole, Extent: Severe, Area Affected: 10. Location: Numerous Throughout	%: 100%	5	\$1,900	
Concrete	30% 20.	31 **	5	\$1,600	
Fender					
Piles Timber	100% Now \$93,300 20 Missing Part, Extent : Severe, Area Affected Location : Entire Asset		4	\$11,400	1
Wales and Chocks					
Timber	100% Now \$220,300 20 Missing Part, Extent : Severe, Area Affected Location : Throughout		4	\$25,800	

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

<sup>\*\*</sup> 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 :

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		



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

<sup>\*\*</sup> 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 F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Coping/Curb								
Concrete	88%			LIFE	* *	5	\$1,100	
	_		ght, Area Affected	: 10%				
			Throughout Curb	1.00	1 100/			
		_	Extent: Light, Are					
			Rust Staining Thro ht, Area Affected :	0	Juro			
		_	nı, Area Ajjeciea . Throughout Curb	1070				
				LIEE	* *	-	<b>#100</b>	
Concrete		Now	\$33,700 ere, Area Affected :	LIFE	* *	5	\$100	
		: Vehicle I		100%				
Revetment								
Stone	95%			LIFE	* *	5	\$7,400	
Stone	5%	0-2	\$50,100	LIFE	* *	5	\$400	
			: Moderate, Area A nd Of Asset	Iffected :	100%			
Backfill								
Surface	1000/			• • • •	* *	_	444000	
Asphalt	100%	F	1. 4. 400 . 1	2036	* *	5	\$14,900	
	-		ght, Area Affected End Of Asset	: 30%				
Deck Elements								
Railing								
Fencing	52%		442.200	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%							
	Loose Connections, Extent: Moderate, Area Affected: 75%  Location: Fabric Not Connected To Fence Posts At North End Of Asset							
			: Severe, Area Affe			, 115501		
			rth End Of Asset.					
No Component	30%							

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

<sup>\*\*</sup> 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.

<sup>\*\*</sup> 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 Rep	pair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Coping/Curb	1000/		LIPP	* *	-	Φ000	
Concrete	100%	1 100 1	LIFE	* *	5	\$900	
	Cracking, Extent : Light Location : Throughout	**	3%				
Gravity Wall							
Concrete	90%		LIFE	* *	5	\$3,500	
Not Accessible	10%						
Revetment				de de	_		
Stone	55%	<b>**</b> • <b>*</b> • • • • • • • • • • • • • • • • • • •	LIFE	* *	5	\$3,200	
Stone	5% 4+	\$36,700	LIFE	* *	5	\$300	
	Missing Part, Extent: L. Location: Missing Sto			End			
No Component	40%						
Backfill							
Fill Not Accessible	100%						
Surface	10070						
Asphalt	2%		2036	* *	5	\$200	
Asphalt Pavers	95%		2036	* *	5	\$10,400	
Asphalt Pavers	1% Now	\$3,100	2036	* *	5	\$100	
1	Other Observation, Exte		Area Affecto	ed : 10%		•	
	Location : At 200 Ft, 2	231 Ft, And 300	Ft From Sc	outh 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		Affected : 1	5%			
	Location : In Tidal Zor						
	Worn, Extent : Severe, A						
	Location : 17 Each 6-p	oile Clusters In I	Front Of Bi	ulkhead.			
No Component	25%						
Deck Elements							
Railing							
Steel	29%		2025	\$277,000			
	Missing Coating, Extent		ea Affected	1: 10%			
	Location : On Handra	il					
Steel	50% 2-4	\$23,900	2025	\$477,500			
	Corrosion, Extent: Mod	lerate, Area Affe	ected : 20%	ó			
	Location: From south	end to 400 ft fre	om south ei	nd			
Steel	1% Now	\$5,700	2027	\$9,600			
	Broken, Extent : Modera			. , .			
	Location : At 573 Ft F						
No Component	20%						
No Component	20%						

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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 Replacen	nent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb						
Concrete	99%	LIFE	* *	5	\$1,300	
	Cracking, Extent : Light, Area Affected Location : Throughout	' : 5%				
Concrete	1% Now \$5,000	LIFE	* *	5		
	Spalling, Extent : Severe, Area Affected Location : At 95 Ft From South End	l : 50%				
Gravity Wall						
Concrete	35% 4+ \$207,500	LIFE	* *	5	\$2,000	
	Cracking, Extent : Moderate, Area Affe Location : Throughout	ected: 2%				
	Erosion, Extent : Light, Area Affected :	2%				
	Location : Throughout					
Stone	5% 4+ \$36,900	LIFE	* *	5	\$6,000	
	Cracking, Extent : Moderate, Area Affe			-	40,000	
	Location : Throughout					
	Erosion, Extent : Light, Area Affected :	2%				
	Location : Throughout					
Stone	25%	LIFE	* *	5	\$29,900	
No Component	35%	LIIL		3	\$27,700	
Pile Supported Wall	3370					
Concrete	25% 4+ \$75,000	2042	* *	5	\$7,000	
0011010	Other Observation, Extent : Moderate,				Ψ7,000	
	Location: Throughout	33				
	Explanation: Erosion And Cracking					
Concrete	10% 0-2 \$899,800	2042	* *	5	\$2,800	
Concrete	Erosion, Extent : Severe, Area Affected			3	Ψ2,000	
	Location: Throughout					
	Other Observation, Extent : Moderate,	Area Affected : 50%				
	Location : Evident By Paver Displace	**				
	Explanation : Possible Settlement					
No Component	65%					
Piles and Bracing	0370					
No Component	65%					
Not Accessible	35%					
Pile Caps						
Timber	35% 0-2 \$62,400	LIFE	* *	4	\$3,900	
<del></del>	Rotting/Splitting, Extent : Moderate, A			•	42,200	
	Location : Along Face Of Wall	55				
No Component	65%					
Backfill	0070					
Fill						
Not Accessible	100%					
•						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD

Bulkheads	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Backfill							
Surface							
Asphalt Pavers	30% 4+	\$90,700	2036	* *	5	\$2,400	
	Settlement, Extent: M	oderate, Area Affe	ected : 5%	Ó			
	Location : At 60 Ft T From South End	To 160 Ft, 315 Ft	To 520 Ft,	, 1080 Ft To 1130	Ft, And	1300 To 1410 Ft	
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 : M	oderate, Area Affe	ected : 20%	%			
	Location: Fro 60 Ft	To 280 Ft From S	South End	And Isolated Thr	oughout		

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

<sup>\*\*</sup> 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 Importance Code C	\$6,400			
Total	\$6,400			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD

Asset #: 1749

Bulkheads	Currer	Current Repair Future Replac		Replacement	placement Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Relieving Platform Top	20/ 27	400.000		di di			
Concrete/Stone	Location : Throu	nt : Severe, Area Affe		**			
No Component Not Accessible	95% 2%	5					
Gravity Wall	270						
Conc w/Stone Face	Location : Throu	_		* *	5	\$33,700	
	Erosion, Extent : L Location : Throu	ight, Area Affected : ghout	10%				
Conc w/Stone Face	0	\$36,500 nt : Severe, Area Affe ng Stone Facing At 40			5 r Isolated	\$5,600	
No Component	35%	0					
Not Accessible	30%						
Piles and Bracing	2070						
No Component	95%						
Not Accessible	5%						
Revetment							
Stone	15%		LIFE	* *	5	\$1,100	
No Component	85%						
Sheet Piles							
Steel	15%		LIFE	* *			
		: Moderate, Area Affe	ected : 10%	Ó			
	Location : In Spl	asn Zone					
No Component	70%						
Not Accessible	15%						
Lowlevel Pile Caps	0.50/						
No Component	95%						
Not Accessible	5%						
Backfill Fill	1000/						
Not Accessible	100%						
Surface Asphalt	90%		2036	* *	5	\$12,800	
Aspnan Topsoil	10%		2036	\$7,000	5 5	\$12,800	
Deck Elements	10/0		2023	\$7,000	3	\$000	
Railing							
Fencing	30%		2028	\$21,100	3	\$100	
•				\$21,100	-	Ψ100	
No Component	70%						

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

<sup>\*\*</sup> 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 HELIPORT PIER EAST RIVER

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DBS0025.041 / 1765 Yr Built/Renovated :

Linear Ft : 1,275 Project Type : ECONOMIC DEVELOPMENT

Date of Survey : 26-Sep-2016 Landmark Status : NONE

Areas Surveyed :

Block : 36 Lot : 12 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$300,000	\$615,800
Total	\$300,000	\$615,800
Importance Code A Importance Code B	\$300,000	\$43,200 \$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		



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD

Bulkheads	Current I	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Gravity Wall							
Stone	5% 0-2	\$66,700	LIFE	* *	5	\$5,400	
	Missing Part, Extent						
	Location : 2 Course Slip)	es Of Grout Loss 6	Inches Higi	h Up To 2 Feet I	Deep (At	Terminus Of Old	
Stone	35% 4+	\$233,400	LIFE	* *	5	\$37,800	
	Other Observation, E Location : Periodic	_		5%			
	Explanation: Grou	t 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	n Half Is Recently N	lew; Northe	ern Half Is Unde	er Constr	uction	
Concrete	5%		2037	* *	5	\$700	
	Cracking, Extent : Li	ght, Area Affected	: 5%				
	Location : At Base	Of Pier 11					
Deck Elements							
Railing							
Steel	45%		2027	\$572,600			
	Recent Replace Evide Location : Southern	_					
No Component	55%						
No Component	55%						

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

<sup>\*\*</sup> 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

Linear Ft : 297 Project Type : ECONOMIC DEVELOPMENT

Date of Survey : 02-Aug-2016 Landmark Status : NONE

Areas Surveyed :

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** 



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD

Bulkheads	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		ail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Pile Supported Wall								
Conc w/Stone Face	40%		\$177,100	LIFE	* *	5	\$9,500	
			tent : Severe, Are	00				
	Location:	Bottom Ho	alf Of Wall For 40	) Feet To	otal			
	Explanatio	n : Missin	g Granite Fascia	Panels				
Conc w/Stone Face	35%	4+	\$77,500	LIFE	* *	5	\$8,300	
	Other Obser	vation, Ex	tent : Moderate, A	Area Affe	ected : 25%			
	Location:	At Wall E	nds Approximatel	y 300 SF	•			
	Explanatio	n : Spallin	g On Walls At Oi	ıtfall Op	ening			
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, Ex	xtent : Ligi	ht, Area Affected	75%				
	Location:	Throughor	ut					
	Discolor & E	Bleeding, E	Extent : Light, Are	ea Affecte	ed : 75%			
	Location:	Effloresce	nce At Cracking					

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD ALONG SOUTH STREET

Bulkheads	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural							
Gravity Wall							
Concrete	5%	LIFE	* *	5	\$200		
	Cracking, Extent : Light, Area Affecte	ed : 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%						

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

<sup>\*\*</sup> 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 MEMORIALBorough:MANHATTANAgency's Number:N/AProgram / Asset #:DBS0025.030 / 168Yr 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD BATTERY PARK

Bulkheads	Current	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Coping/Curb							
Concrete	100%		LIFE	* *	5	\$100	
	Cracking, Extent: 1		: 5%				
	Location : Throug		1.00	1 150/			
	Discolor & Bleeding		ea Affecto	ed : 15%			
	Location : Throug	hout					
Pile Supported Wall	000/		LIEE	* *	-	Φ <b>7</b> . (00	
Conc w/Stone Face	80% 20% 4+	\$25.500	LIFE	* *	5	\$7,600	
Conc w/Stone Face	20% 4+ Other Observation,	\$35,500	LIFE		5	\$1,900	
		hout Above Mlw Ele		xiea . 7570			
	Explanation: Gra		vaiion				
Piles and Bracing	Explanation . Gro	ui Loss					
Not Accessible	100%						
Pile Caps	10070						
Not Accessible	100%						
ackfill							
Fill							
Not Accessible	100%						
Surface							
Asphalt Pavers	50%		2036	* *	5	\$700	
Concrete	20%		2036	* *	5	\$300	
	Cracking, Extent : I		: 2%				
	Location : Throug						
	Spalling, Extent : L		2%				
	Location : Throug	hout					
Stone	30%		2040	* *	10		
Oeck Elements							
Railing							
Steel	100%		2025	\$118,800			
	Missing Connection	-		ed : 1%			
	Location : One M	issing Connection A	t 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.

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Relieving Platform Top							
Concrete/Stone	3% Now	\$139,600	LIFE	* *			
	Erosion, Extent : Sev	**	: 25%				
	Location: At South		otad . 20	0/			
	Missing Part, Extent Location: Missing	***					
G /G.		racing stones At s		* *			
Concrete/Stone	3% Cracking, Extent : Li	aht Avaa Affaatad	LIFE	* *			
	Location : At South		. 23/0				
	Erosion, Extent : Lig		25%				
	Location : At South		2370				
No Component	90%						
Not Accessible	4%						
Gravity Wall	.,,						
Conc w/Stone Face	3% 4+	\$151,100	LIFE	* *	5	\$5,800	
	Broken, Extent: Mod	lerate, Area Affecte	ed : 10%				
	Location : Broken S	Stone Facing At So	uth End				
	Erosion, Extent: Mo						
	Location : South O	Stone Gravity Wa	11				
Stone	65%		LIFE	* *	5	\$118,400	
	Recent Repair Evider			eted : 75%			
	Location : Repointi		ighout				
Stone	2% 4+	\$22,500	LIFE	* *	5	\$3,600	
	Displaced Elements,		Area Aff	ected : 100%			
	Location: Two Isol	ated Areas					
No Component	10%						
Not Accessible	20%						
Piles and Bracing	90%						
No Component Not Accessible	10%						
Lowlevel Pile Caps	1070						
Timber	2% Now	\$19,900	LIFE	* *			
- -	Rotting/Splitting, Ext			50%			
	Location : South Er		==				
No Component	90%						
Not Accessible	8%						
Backfill							
Fill							
Not Accessible	100%						

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

<sup>\*\*</sup> 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.

Bulkheads	Current Rep	air Futu	re Replacement	M	laintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Backfill						
Surface						
Asphalt Blocks	70%	2036	* *	5	\$17,200	
	Settlement, Extent : Light	t, Area Affected : 2%				
	Location:					
	Other Observation, Exter	nt : Moderate, Area Afj	fected : 15%			
	Location: Isolated Thr	oughout				
	Explanation : Settlemen	nt At Planters And Util	ities			
Asphalt Blocks	5% Now	\$47,800 2036	* *	5	\$600	
•	Missing Part, Extent: M	oderate, Area Affected	: 100%			
	Location: 4 Sections F	or 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: Moder					
	Location : Three Isolat	ed Broken Posts				

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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.

Bulkheads	Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural Gravity Wall							
Conc w/Stone Face	5% Now	\$99,900	LIFE	* *	5	\$3,800	
	Missing Part, Extent : Se	. ,		%		42,000	
	Location : Around Outs				ete Wall		
Conc w/Stone Face	20%		LIFE	* *	5	\$15,400	
	Cracking, Extent : Light,	Area Affected			-	, , , , ,	
	Location : Isolated Thr						
Concrete	5% 4+	\$71,700	LIFE	* *	5	\$200	
	Cracking, Extent: Mode	rate, Area Affed	ted : 10%	ó			
	Location: Throughout	Along Top Of I	Face				
	Spalling, Extent: Moder	ate, Area Affeci	ed: 10%				
	Location : Throughout	Along Top Of I	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 Aj	ffected : 1	5%			
	Location: Throughout						
Under Construction	65%						

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

<sup>\*\*</sup> 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 :

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		_



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

<sup>\*\*</sup> 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.

Bulkheads	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Sheet Piles						
Steel	30% 4+ \$147,	800 LIFE	* *			
	Corrosion, Extent : Moderate, Ar	ea Affected : 30%				
	Location : Tidal And Splash Zor	ies				
	Other Observation, Extent : Light	, Area Affected : 2	%			
	Location : Throughout					
	Explanation: Holes At Sheet Pi	le Splice Locations	7			
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 Affe	ected : 5%				
	Location : Throughout					
Deck Elements						
Railing						
Fencing	100%	2028	\$44,900	3	\$300	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - FY 2020** Print Date: 17-Sep-2019

**Asset Name** : BULKHEAD GRAVITY WALL/RELIEVING PLATFORM

Address : SOUTH STREET MARKET SLIP TO PIER 35

**Borough** : MANHATTAN Agency's Number : N/A Program / Asset # : DGSP025.046 / 1745 Yr Built/Renovated

Linear Ft : 1,485 **Project Type** : ECONOMIC DEVELOPMENT

**Date of Survey** : 21-Dec-2015 **Landmark Status** : NONE

**Areas Surveyed** 

Block : 240 BIN Lot

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 Importance Code C	\$11,600			
Total	\$11,600			



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

<sup>\*\*</sup> 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	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Relieving Platform Top						
Concrete	10%	LIFE	* *	5	\$600	
No Component	90%					
Coping/Curb	1000/	LIPP	* *	-	Ф1 400	
Concrete	100% Cracking, Extent : Light, Area Affect	LIFE	7. 7.	5	\$1,400	
	Location: Throughout	iea . 270				
Gravity Wall	Locuiton : Inroughour					
Stone	45%	LIFE	* *	5	\$56,600	
Stone	Spalling, Extent : Moderate, Area Aj			5	ψ30,000	
	Location : At Concrete Patches	<i>y</i>				
	Other Observation, Extent : Light, A	rea Affected	: 25%			
	Location : Throughout					
	Explanation: 25% Of Grout Missi	ng				
No Component	20%					
Not Accessible	35%					
Piles and Bracing						
Steel	5%	LIFE	* *	5	\$11,500	
	Corrosion, Extent : Light, Area Affec	cted : 5%				
	Location: In Tidal Zone					
No Component	90%					
Not Accessible	5%					
Backfill						
Fill	1000/					
Not Accessible	100%					
Surface	99%	2036	* *	5	\$16,800	
Asphalt	Settlement, Extent : Light, Area Affe			3	\$10,000	
	Location: Throughout	cica . 5070				
Asphalt Pavers	1% 4+ \$3,20	0 2036	* *	5	\$100	
Asphan I avers	Settlement, Extent : Moderate, Area		%	3	\$100	
	Location: From South End To 67					
Deck Elements						
Railing						
Steel	100%	2025	\$1,482,000			
	Corrosion, Extent : Light, Area Affec	cted : 5%				
	Location : From South End To 500					
	Other Observation, Extent : Light, A					
	Location : On Timber Top Rail, 67	2 Ft From So	outh End To North	End		
	Explanation : Weathering					

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD PIER 42

	Current F	Repair	Future	e Replacement	М	aintenance	
		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
				* *	5	\$200	
		00		e			
10%		<u>,</u>	LIFE	* *	5	\$400	
20%	4+	\$111,400	LIFE	* *	5	\$18,100	
Cracking, E	xtent : Me	oderate, Area Affec	ted : 5%				
Location :	Isolated	Cracked Stones					
Missing Blo	ck Seal, E	Extent : Severe, Are	a Affecte	d : 100%			
Location :	Through	out					
40%			LIFE	* *	5	\$36,100	
25%							
100%							
60%	2-4	\$60,100	2043	* *	5	\$3,600	
Cracking, E	xtent : Mo	oderate, Area Affec	ted : 25%	6			
Location : Periodic Throughout							
Sinkhole, Ex	ctent : Sev	ere, Area Affected	: 5%				
Location :	2 Feet D	iameter Sinkhole 8	3 Feet Fr	om West Side Of I	Pier Buil	ding	
15%			2037	* *	5	\$1,800	
Cracking, E	xtent : Lig	ght, Area Affected	10%			•	
Location :	Periodic	Throughout					
25%			2026	\$15,000	5	\$1,200	
	5% Spalling, Ex Location: 10% 20% Cracking, E Location: Missing Blo Location: 40% 25%  100%  Cracking, E Location: Sinkhole, Ex Location: 15% Cracking, E	% of Fail Date Total (Years)  5% 0-2  Spalling, Extent: Sev Location: North En  10% 20% 4+ Cracking, Extent: Mo Location: Isolated of Missing Block Seal, E Location: Throught 40% 25%  100%  60% 2-4 Cracking, Extent: Mo Location: Periodic Sinkhole, Extent: Sev Location: 2 Feet Do  15% Cracking, Extent: Lig Location: Periodic	Total (Years)  5% 0-2 \$89,600  Spalling, Extent: Severe, Area Affected Location: North End, South Of Coned  10% 20% 4+ \$111,400  Cracking, Extent: Moderate, Area Affected Location: Isolated Cracked Stones  Missing Block Seal, Extent: Severe, Area Location: Throughout  40% 25%  100%  60% 2-4 \$60,100  Cracking, Extent: Moderate, Area Affected Location: Periodic Throughout  Sinkhole, Extent: Severe, Area Affected Location: 2 Feet Diameter Sinkhole 8  15%  Cracking, Extent: Light, Area Affected: Location: Periodic Throughout	% of Fail Date Estimated Cost Total (Years)  5% 0-2 \$89,600 LIFE Spalling, Extent: Severe, Area Affected: 75% Location: North End, South Of Coned Structure  10% LIFE 20% 4+ \$111,400 LIFE Cracking, Extent: Moderate, Area Affected: 5% Location: Isolated Cracked Stones Missing Block Seal, Extent: Severe, Area Affecte Location: Throughout  40% LIFE 25%  100%  60% 2-4 \$60,100 2043 Cracking, Extent: Moderate, Area Affected: 25% Location: Periodic Throughout Sinkhole, Extent: Severe, Area Affected: 5% Location: 2 Feet Diameter Sinkhole 83 Feet Fn 15% 2037 Cracking, Extent: Light, Area Affected: 10% Location: Periodic Throughout	Soft Fail Date Estimated Cost Total (Years)   Year Estimated Cost FY	% of Fail Date Estimated Cost Total (Years)  Symbol Control (Years)  Symbol Control Cycle (Yrs)  Symbol Cocation : North End, South Of Coned Structure  10%	Soft   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)

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

<sup>\*\*</sup> 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/REVETMENT/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	#27.200		0.01.200	0100
Total	\$25,200		\$61,200	\$100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD - HARLEM RIVER SEAWALL/REVETMENT/CRIBBING

Asset #: 1718

Bulkheads	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall	10%	LIEE	* *	-	¢1 000	
Concrete	10% Erosion, Extent : Light, Area A Location : Throughout	LIFE Affected : 50%		5	\$1,800	
Stone Gabion No Component	1% 79%	LIFE	* *	3		
Not Accessible	10%					
Piles and Bracing						
Timber	5% 4+ \$2 Displaced Elements, Extent: 1 Location: Isolated Offset Pi. Rotting/Splitting, Extent: Mod Location: Throughout	les		4	\$33,400	
No Component Not Accessible	65% 30%					
Revetment						
Stone	37%	LIFE	* *	5	\$9,900	
Stone	5% 2-4 \$1  Missing Part, Extent: Severe,  Location: Isolated Through	**	**	5	\$1,300	
Stone	3% Now \$1 Missing Part, Extent: Modera Location: Concrete Debris 1			5 om South	\$800	
No Component	55%					
Pile Caps						
Timber	5% 4+ \$1 Rotting/Splitting, Extent : Mod Location : Throughout	41,400 LIFE derate, Area Affected	* * d : 25%	4	\$1,800	
No Component	65%					
Not Accessible	30%					
Backfill Fill						
Not Accessible	100%					
Surface						
Asphalt	50% Cracking, Extent: Light, Area Location: Isolated Througho Settlement, Extent: Moderate, Location: Throughout	out	\$210,300	5	\$25,500	
Topsoil			\$12,600	5	\$500	
Topsoil	40%	2025	\$100,400	5	\$8,400	
Topsoil		\$7,500 2027 rea Affected : 50%	\$12,600	5	\$500	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD - HARLEM RIVER SEAWALL/REVETMENT/CRIBBING

Bulkheads	Current I	Repair Fu	ture Replacement	M	laintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost   Year FY	r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender						
Piles						
Timber	35%	202	3 \$307,200	4	\$37,500	
	Broken, Extent : Seve	re, Area Affected : 100%	Ó			
	Location : Fender S	System Obsolete				
No Component	65%					
Wales and Chocks						
Timber	35%	202	3 \$725,300	4	\$84,900	
	Broken, Extent : Severe, Area Affected : 100%					
	Location : Fender S	System Obsolete				
No Component	65%					
Deck Elements						
Railing						
Fencing	20% Now	\$10,100 202	8 \$50,600	3	\$400	
	Broken, Extent : Mod	lerate, Area Affected : 25	%			
	Location: Unsecur	ed And Damaged Portion	1			
	Corrosion, Extent : N	Ioderate, Area Affected :	75%			
	Location: Remaining	ng Sections				
Steel	15%	202	6 \$669,000			
No Component	65%					
Parapet						
Concrete	10%	203	1 **			
No Component	90%					

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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

Bulkheads	Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Piles and Bracing							
Concrete	20% 0-2	\$355,800	LIFE	* *	5	\$800	
	Erosion, Extent : Seve	00	: 100%				
	Location : In Tidal 2	Zone					
Not Accessible	80%						
Sheet Piles							
Concrete	20% 2-4	\$173,200	LIFE	* *			
	Other Observation, E.	xtent : Severe, Are	a Affecte	d : 50%			
	Location: In Tidal 2	Zone					
	Explanation : Erosia	on					
Not Accessible	80%						
Pile Caps							
Concrete	100% 4+	\$128,200	LIFE	* *	5	\$2,100	
	Corrosion of Reinford	Corrosion of Reinforcement, Extent : Moderate, Area Affected : 30%					
	Location : Through	out					
	Spalling, Extent : Mod	derate, Area Affec	ed : 30%	ó			
	Location : Through	out					
Backfill							
Fill							
Not Accessible	100%						
Surface			•				
Topsoil	100%		2025	\$39,300	5	\$3,300	

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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 Fu		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Relieving Platform Top								
Concrete	2%	4+	\$28,800	LIFE	* *	5	\$100	
	_		oderate, Area Affe	cted : 15%	6			
			End Of Pier					
			derate, Area Affec End Of Pier	ted : 15%	<b>,</b>			
Concrete	13%			LIFE	* *	5	\$700	
No Component	85%							
Gravity Wall								
Concrete	25%			LIFE	* *	5	\$1,400	
Stone	40%			LIFE	* *	5	\$46,100	
	_		Extent : Moderate, Throughout	Area Affe	ected : 2%			
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	
			Ioderate, Area Affo					
	Location	: Through	out, Beneath Conc	rete Grav	rity Wall			
Stone	35%			LIFE	* *	5	\$2,900	
No Component	60%							
Sheet Piles								
Steel	10%			LIFE	* *			
	Corrosion	, Extent : L	ight, Area Affectea	!: 100%				
	Location	: Through	out Splash And Tia	lal Zones				
No Component	90%							
Pile Caps								
No Component	75%							
Not Accessible	25%							
Backfill Fill								
Not Accessible	100%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD @PIER 36

Bulkheads	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	e, Area Affe	ected : 25%			
	Location: At Spall Locations					
	Spalling, Extent : Severe, Area Affected	: 25%				
	Location: Isolated Locations And Arc	ound Drain	s Throughout			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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



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

<sup>\*\*</sup> 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	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
		litting, Extent : Moderate, Ar	ea Affect	red : 50%			
	Location	: Tidal Zone					
No Component	90%						
Not Accessible	2%						
Wales and Chocks							
Timber	80%		2036	* *	4	\$15,600	
No Component	20%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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	



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

<sup>\*\*</sup> 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	Current Repair Future Replacemen			nt Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural							
Piles and Bracing	100/	LIEE	* *	_	¢5 100		
Steel	10% Corrosion, Extent : Light, Area Affected	LIFE	4. 4.	5	\$5,100		
	Location : Above Mlw Elevation, Sou		Feet Of Asset				
No Component	55%						
Not Accessible	35%						
Sheet Piles			de de				
Steel	25%	LIFE	* *				
	Corrosion, Extent : Light, Area Affected						
	Location : Above Mlw Elevation Thro Missing Coating, Extent : Severe, Area	_	250/				
	Location : Above Mlw Elevation Thro		33/0				
Ctaal	25%	LIFE	* *				
Steel	25% Recent Replace Evident, Extent : Light,						
	Location: Northern 180 Feet Of Asse		сией . 100/0				
Not Accessible	50%						
Wales							
Steel	45%	LIFE	* *	5	\$3,500		
	Corrosion, Extent: Light, Area Affected						
	Location: Throughout, Southern 150	Feet Of A	sset				
No Component	55%						
Pile Caps	500/	LIEE	* *	_	<b>#</b> 700		
Concrete	50%	LIFE		5	\$500		
	Displaced Elements, Extent : Light, Are Location : Up To 0.5 In. Displacemen			Erom No	rth		
	Recent Replace Evident, Extent: Light,			TOM IVO	rin		
	Location: Northern 180 Feet Of Asse		cica . 10070				
Steel	45%	2028	\$2,800	5	\$1,200		
Sieei	Corrosion, Extent : Light, Area Affected		\$2,800	3	\$1,200		
	Location: Throughout						
	Other Observation, Extent : Moderate,	Area Affe	cted : 30%				
	Location: Throughout	33					
	Explanation : Missing Coating						
No Component	5%						
Backfill							
Fill Not Accessible	100%						
Surface	10070						
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 Afj	ected : 10	00%				
	Location : At 167 Feet From North E.	nd Of Ass	et				

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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future Replacement	Maintenance Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year   Estimated Co FY	st Cycle Estimated Cost (Yrs)	Priority
Fender				
Pile Cluster				
Timber	45%	2028	4-10	
No Component	55%			
Deck Elements				
Railing				
Guard Rail	100%	LIFE *	*	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

 $Program \, / \, Asset \, \# \quad : \, \, DGSP025.048 \, / \, 1747 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 BULKHEAD AT PIER 35

Bulkheads	Current Repa	air Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Relieving Platform Top						
Concrete	40%	LIFE	* *	5	\$200	
	Recent Replace Evident, I Location : Precast Drai		ted : 100%			
No Component	60%					
Piles and Bracing						
Steel	25%	LIFE	* *	5	\$4,300	
	Missing Coating, Extent:  Location: Throughout S		6			
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%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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 Importance Code C	\$5,500	\$800		
Total	\$5,500	\$800		



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

<sup>\*\*</sup> 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

Bulkheads		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	d Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	* *			
		Extent : Severe, Area : At North End	Affected .	: 100%				
Not Accessible	95%							
Surface								
Asphalt	60%			2036	* *	5	\$2,000	
Asphalt	5%	Now \$	1,300	2042	* *	5	\$100	
-	Sinkhole, E	Extent : Severe, Area	Affected .	: 100%				
	Location	: At Northern End D	ue To Ab	andoned	d Pile Supported W	'all		
Cobblestone	35%			2047	* *	5	\$1,500	
Deck Elements								
Railing								
Fencing	100%			2031	* *	3	\$100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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			



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

<sup>\*\*</sup> 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

Bulkheads	Current Re	epair Fu	ure Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Piles and Bracing						
Steel	60%	LIF		5	\$20,400	
	Corrosion, Extent : Lig		Ó			
	Location: Throughou	•	1.00			
	Displaced Elements, E.		**			
		Flange On South Cente	r Pile			
No Component	40%					
Sheet Piles						
Steel	60%	LIF				
	Corrosion, Extent : Lig Location : Above Mlv		Ó			
Not Accessible	40%					
Wales						
Steel	40%	LIF	E **	5	\$2,100	
	Corrosion, Extent : Lig		ó			
	Location : Throughou	ıt				
No Component	60%					
Backfill						
Fill						
Not Accessible	100%					
Surface						
Asphalt	40%	203		5	\$1,000	
Concrete	60%	203	6 **	5	\$1,500	
Deck Elements						
Railing						
Fencing	50%	202		3		
Fencing	50% Now	\$6,200 203		3		
	Displaced Elements, E. Location : 100 Feet I	xtent : Severe, Area Aff Long Section In Middle				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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		



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 BUSH TERMINAL PARK BULKHEAD

Bulkheads	Current Repair	Future Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost   Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Gravity Wall					
Concrete	100%	LIFE **	5	\$1,400	
	Displaced Elements, Extent : Moder	rate, Area Affected : 10%			
	Location : 120 Feet From North, I	Horizontal Displacement Up To	o 1 Inch		
	Recent Repair Evident, Extent : Ligi	ht, Area Affected : 100%			
	Location: 100 Feet To 140 Feet F	From North			
	Recent Replace Evident, Extent : Lig	ght, Area Affected : 100%			
	Location: Throughout; Behind Ab	bandoned Displaced Pile Suppo	orted Bean	n	
Revetment					
Stone	90%	LIFE **	5	\$1,900	
Stone	10% 4+ \$27,00	00 LIFE **	5	\$200	
	Missing Part, Extent : Moderate, Ar	rea Affected : 100%			
	Location: 120 Feet From North A	ldjacent To Recent Repair			
Backfill					
Fill					
Not Accessible	100%				
Surface					
Asphalt	100%	2042 **	5	\$4,000	
_	Recent Replace Evident, Extent : Lig	ght, Area Affected : 100%			
	Location : Throughout Bush Term	inal Park			
Deck Elements					
Railing					
Steel	100%	2026 \$351,300			
	Corrosion, Extent : Light, Area Affe	ected : 1%			
	Location: Isolated Throughout				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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 Importance Code C	\$4,400	\$100		\$100
Total	\$4,400	\$100		\$100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 BUSH TERMINAL PARK REVETMENT

Bulkheads	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment						
Stone	82%	LIFE	* *	5	\$21,300	
	Recent Replace Evident, Extent : Lig	ght, Area Affect	ted : 100%			
	Location : New Stone Revetment					
No Component	18%					
Backfill						
Fill						
Not Accessible	100%					
Surface						
Asphalt	45%	2040	* *	5	\$22,300	
	Cracking, Extent : Light, Area Affec					
	Location : Along Joint Between Pa	asses At North I	End			
Sand	12%	2040	* *	2-5	\$1,600	
	Recent Replace Evident, Extent : Lig Location : At Natural Shroeline St			h End		
Topsoil	43%	2026	\$105,100	5	\$8,700	
•	Recent Replace Evident, Extent : Lig	ght, Area Affect	ted: 100%			
	Location: Natural Shoreline					
Deck Elements						
Railing						
Steel	8%	2026	\$347,100			
	Corrosion, Extent : Light, Area Affe	cted : 2%				
	Location: At Base Of Rail Posts					
No Component	92%					
Parapet						
Concrete	8%	2031	* *			
No Component	92%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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 Importance Code C	\$5,400	\$1,100		
Total	\$5,400	\$1,100		



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

<sup>\*\*</sup> 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 Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb				_		
Stone	100%	LIFE	**	5	\$500	
	Other Observation, Extent : Light, Area Location : Throughout At Top Of Wal		%			
	Explanation: Partial Loss Of Mortar		Joint Seal			
Gravity Wall	Explanation . I artial 2005 Of Mortal	Deading IInd	oomi seui			
Concrete	95%	LIFE	* *	5	\$1,100	
	Cracking, Extent : Light, Area Affected	: 5%			. ,	
	Location : Throughout In Upper 10 F	eet Of Wall				
	Spalling, Extent : Light, Area Affected .	2%				
	Location: Isolated At Joints					
	Other Observation, Extent : Light, Area		6			
	Location: Throughout In Upper 10 F	eet Of Wall				
	Explanation : Efflorescence					
Concrete	5% 4+ \$35,600	LIFE	* *	5	\$100	
	Cracking, Extent: Moderate, Area Affe		0 E+ Of A	.4		
	Location: In Upper 10 Feet Of Wall 2		) Feet Of Asse	t		
	Spalling, Extent : Moderate, Area Affec Location : At Construction Joints Alo		orn 60 Et And	From 15	5 Et To 185 Et	
	From The South	ig The Southe	m oo ri ana i	rrom 15.	5 Ft 10 105 Ft	
Backfill						
Fill						
Not Accessible	100%					
Surface	700/	2027	* *	~	Ф2 200	
Asphalt	70%	2037	* *	5	\$2,300	
	Cracking, Extent : Light, Area Affected Location : Throughout	: 3%				
	Settlement, Extent : Light, Area Affected	1 . 2%				
	Location: Isolated Throughout	1. 2/0				
No Component	30%					
Deck Elements	3070					
Parapet						
Concrete	95%	2026	\$205,400			
	Erosion, Extent : Light, Area Affected :	100%				
	Location : Erosion/Scaling Througho	ut Parapet				
	Other Observation, Extent : Light, Area	Affected: 5%	6			
	Location: Atop Coping Throughout					
	Explanation: Deteriorated Mortar Be					
Concrete	5% 4+ \$5,400	2029	\$10,800			
	Erosion, Extent : Moderate, Area Affec		224 4 1255	п . п	G d	
	Location: 20 - 30 Feet From South; I	28, 137, 210,	224, And 257	Feet Fro	om South	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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			



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

<sup>\*\*</sup> 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	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	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 Mort	ar Raddina			
Stone	90%	LIFE **	5	\$1,800	
Gravity Wall	<del>70</del> 70	LIFE		\$1,000	
Conc w/Stone Face	10% 4+ \$68,500	LIFE **	5	\$10,500	
	Missing Block Seal, Extent : Light, Area		-	4-0,000	
	Location : Bulkhead Face In Tidal Zo	ne At South End Of Asset			
Concrete	67% 4+ \$131,900	LIFE **	5	\$3,200	
	Cracking, Extent : Light, Area Affected				
	Location: Bulkhead Face Above Mhw				
	Exposed Reinforcement, Extent: Moder	00			
	Location: At Spall 520 Feet From No				
	Spalling, Extent : Light, Area Affected : Location : From 600 Feet To 700 Fee		Lina		
				<b>#100</b>	
Concrete	3% Now \$177,100 Not Plumb, Extent : Moderate, Area Aff	LILE	5	\$100	
	Location: Wall Is Leaning Between C		To 1030	Feet From North	
	End	onstruction doints 993 1 cet	10 1050	1 cci 1 rom ivorm	
Not Accessible	20%				
Backfill					
Fill	100%				
Not Accessible Surface	100%				
Asphalt	100% 4+ \$22,000	2037 **	5	\$6,700	
115611111	Cracking, Extent : Light, Area Affected			\$0,700	
	Location : Throughout				
	Settlement, Extent : Light, Area Affected	d : 5%			
	Location : Isolated Throughout				
	Sinkhole, Extent : Moderate, Area Affec				
	Location: Between 1030 And 1123 Fe	eet From North			
Deck Elements					
Parapet Concrete	100% 4+ \$44,900	2029 \$897,300			
Concrete	Spalling, Extent: Light, Area Affected:				
	Location: 180 Feet And 265 Feet Fro				
	Other Observation, Extent : Moderate,				
	Location : Throughout	<i>JJ</i>			
	Explanation : Mortar Loss				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : CRIBBING BULKHEAD

Address : EASTERN SHOREOF SHERMAN CREEK SO SIDE OF CON ED SITE SUB 1 OF A/T

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DBSR065.000 / 13807 Yr Built/Renovated :

Linear Ft : 315 Project Type : ECONOMIC DEVELOPMENT

Date of Survey : 31-Oct-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2150 Lot : 997 BIN :

CAPITAL	FY 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 CRIBBING BULKHEAD

Bulkheads	Current Repair	Future Replacement	eplacement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Gravity Wall					
Timber Crib w/Stone	100% Now \$960,800	LIFE **	4	\$9,200	1
	Broken, Extent : Severe, Area Affected				
	Location : Isolated Members Throug				
	Missing Part, Extent : Severe, Area Af Location : Collapsed At Eastern 47 I				
	Rotting/Splitting, Extent : Severe, Area	a Affected : 10%			
	Location: Horizontal Timbers And T	imber Piles Throughout			
	Tilting, Extent : Severe, Area Affected	: 100%			
	Location : Full Length				
	Other Observation, Extent : Severe, And Location : West End Of Asset	-			
	Explanation: Deterioration Of Conc	rete And Steel At Outfall			
Backfill					
Fill	000/ 37 000		_	0100	
Stone	20% Now \$17,800	LIFE	5	\$100	
	Erosion, Extent : Moderate, Area Affe Location : Isolated Throughout At To				
Not Accessible	80%				
Surface					
Concrete	10% Now \$11,900	2043 **	5	\$200	
	Broken, Extent : Severe, Area Affected				
	Location: Eastern 30 Feet And Betw	veen 85 Feet And 110 Feet F	rom Eas	t	
	Other Observation, Extent: Moderate				
	Location : Full Length Up To 3ft De	гр			
	Explanation: Undermining				
Not Accessible	90%				
	Other Observation, Extent : Light, Are	a Affected : 0%			
	Location:				
	Explanation: Heavy Vegetation				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 EAST RIVER ESPLANADE BULKHEAD

Bulkheads		Current R	epair	Future Replacement		Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		
		-	ght, Area Affectea ocations Through						
Topsoil	35%			2025	\$17,600	5	\$1,500		
Deck Elements									
Railing									
Steel	20%			2026	\$178,200				
No Component	80%								

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Asset Name : EAST RIVER ESPLANADE BULKHEAD

Address : BATTERY MARITIME BLDG NORTH TO SOUTH SIDE PIER 6 HELIPORT

Borough : MANHATTAN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DBS0025.040 \, / \, 2859 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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
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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 EAST RIVER ESPLANADE BULKHEAD

Bulkheads		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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



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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural					
Sheet Piles					
Steel	85% 4+ \$261,400	LIFE **			
	Corrosion, Extent : Moderate, Area Af	fected : 70%			
	Location: Above Mudline				
No Component	15%				
1	Other Observation, Extent : Light, Are	a Affected : 0%			
	Location : At North Foot Of Pier				
	Explanation: No Component				
ackfill					
Fill					
Not Accessible	100%				
Surface					
Concrete	15% 4+ \$28,000	2045 **	5	\$400	
	Broken, Extent : Moderate, Area Affec	ted : 100%			
	Location : At North End				
Gravel	85%	2039 **	2-5	\$1,300	
	Erosion, Extent : Moderate, Area Affec	cted: 100%			
	Location : Along Upper Edge Of Bul				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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 :

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 GIANDO RESTAURANT REVETMENT/BULKHEAD

Bulkheads	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall	450/			_		
Concrete	15% 4+ \$309,100	LIFE	**	5	\$100	
	Displaced Elements, Extent : Moderate, Location : Midway Point Of Bulkhead	!	rected: 100%			
Concrete	30%	LIFE	* *	5	\$300	
	Displaced Elements, Extent : Light, Are Location : Southern Half	a Affecte	d : 100%			
No Component	55%					
Revetment						
Stone	50% 2-4 \$94,000	LIFE	* *	5	\$700	
	Other Observation, Extent : Severe, Are	00				
	Location: Steep Slope, Exposed Fill,	-	laced Elements Th	roughou	t Northern Half	
	Explanation: Non-engineered Riprap					
Stone	25%	LIFE	* *	5	\$400	
No Component	25%					
Backfill						
Fill	1000/					
Not Accessible	100%					
Surface	85%	2026	* *	5	¢2.400	
Concrete	85% Cracking, Extent : Light, Area Affected	2036		5	\$2,400	
	Location : Isolated	. 15/0				
T 1	15%	2025	¢2 100	-	¢200	
Topsoil	13%	2025	\$2,100	5	\$200	
Fender Facing						
Timber	10%	2030	\$30,000	3	\$1,300	
No Component	90%	2030	\$50,000	3	\$1,500	
Deck Elements	3070					
Railing						
Plastic	20%	2021	\$7,800			
1 11010	Worn, Extent : Moderate, Area Affected Location : North End		ψ,,,,,,,,,			
No Component	80%					
110 Component	3070					

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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



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

<sup>\*\*</sup> 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	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural					
Coping/Curb Concrete	45%	LIFE **	5	\$200	
Concrete	Cracking, Extent: Light, Area Affected Location: Isolated Throughout Displaced Elements, Extent: Light, Ar Location: Throughout	d : 5%	3	\$200	
Concrete	45% 2-4 \$81,800 Broken, Extent: Moderate, Area Affect Location: Isolated Throughout Missing Part, Extent: Severe, Area Affect Location: Isolated Throughout Other Observation, Extent: Moderate, Location: Missing Grout Beneath Content Explanation: Undermining	Sected : 100% Area Affected : 20%	5 Et From N	\$200 North End	
Timber	5%	LIFE **	5		
Timber	5% 2-4 \$3,000 Missing Part, Extent: Severe, Area Af	LIFE **	5 5		
	Location: At South End Rotting/Splitting, Extent: Severe, Area Location: At South End				
Pile Supported Wall Conc w/Stone Face	25% Now \$189,300 Other Observation, Extent : Severe, An Location : Throughout	•	5	\$10,200	
G (G) F	Explanation : Erosion Along Bottom	•		<b>#20.500</b>	
Conc w/Stone Face	75% Other Observation, Extent: Light, Are Location: Throughout Explanation: Minor Erosion	LILL	5	\$30,500	
Piles and Bracing					
Timber	2% Now \$31,200 Rotting/Splitting, Extent : Moderate, A Location : At Tops Of Piles Along Bu	**	4	\$1,500	
Not Accessible	98%				
Lowlevel Pile Caps					
Timber	5% Now \$11,800 Missing Part, Extent: Severe, Area Af, Location: Along Bulkhead Face Thr Rotting/Splitting, Extent: Severe, Area Location: Along Bulkhead Face Thr	oughout a Affected : 30%			
Not Accessible	95%				
Backfill Fill					
Not Accessible	100%				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 GLICK PARK RELIEVING PLATFORM

Bulkheads	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	00				
	Location: Located 367 Ft From North		0	out		
	Other Observation, Extent: Moderate,					
	Location: Located 113 Ft And 297 Ft	From Nort	th 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:	30%				
	Location : At South End					
Fender Buffer						
Rubber	10%	2036	* *	4-5	\$1,300	
No Component	90%	2030		4-3	\$1,300	
Deck Elements	<del>30</del> 70					
Railing						
Concrete	10%	2028	\$13,000			
S SINGIPOLE	Other Observation, Extent: Moderate, 2		. ,			
	Location : On Concrete Parapet Wall					
	Explanation : Cracking					
Steel	54%	2025	\$273,800			
Steel	36% 4+ \$36,500	2025	\$182,500			
2	Missing Coating, Extent: Moderate, Ar Location: At Northern 183 Ft Of Asse	ea Affected	·			
	Other Observation, Extent : Light, Area		100%			
	Location: Temporary Fence In Place					
	Explanation: Light Poles Removed	opening	5			
	Emplanation . Eight I olds Removed					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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**DEPT. OF SMALL BUSINESS SERV. - FY 2020** Print Date: 17-Sep-2019

: GRAVITY RETAINING WALL / BULKHEAD **Asset Name** 

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 : : 260 **Project Type** : ECONOMIC DEVELOPMENT

**Date of Survey** : 17-Jan-2018 **Landmark Status** : NONE

**Areas Surveyed** 

Linear Ft

Block : 1703 BIN Lot : 128

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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 GRAVITY RETAINING WALL / BULKHEAD

Bulkheads	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall						
Conc w/Stone Face	75%	LIFE	* *	5	\$17,600	
	Cracking, Extent : Light, Area Affec					
	Location: Outboard Face Above I	-	er			
	Erosion, Extent : Moderate, Area Aj	fected : 5%				
	Location : Adjacent To Culvert					
	Missing Block Seal, Extent: Modera		ed : 30%			
	Location: Between Stone Facing I	In Tidal Zone				
Conc w/Stone Face	25% 2-4 \$152,30	00 LIFE	* *	5	\$5,900	
	Spalling, Extent : Moderate, Area A	ffected : 30%				
	Location: Top Edge Of Concrete,	In Some Locati	ions Underminin	g Railing	3	
	Other Observation, Extent : Modera	ite, Area Affecte	ed : 100%			
	Location: Concrete Above Stone I	Face				
	Explanation : Chemical Deteriora	tion Of Concret	te			
Backfill						
Fill						
Not Accessible	100%					
Surface						
Asphalt Pavers	98%	2038	* *	5	\$2,900	
	Settlement, Extent : Light, Area Affe	cted : 5%				
	Location: Near Tree Planter					
Topsoil	2%	2027	\$300	5		
Deck Elements						
Railing						
Steel	100%	2027	\$259,500			
	Missing Coating, Extent: Light, Are	ea Affected : 5%	ó			
	Location: Throughout					
Electrical						
Lighting Fixture						
Incandescent	100%	2024				
	Other Observation, Extent : Light, A	lrea Affected : 1	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.

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13833

Bulkheads	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Gravity Wall	<b>550</b> /			at. at.	_	#10. <b>2</b> 00	
Conc w/Stone Face	75%	1 4 4 400	LIFE	* *	5	\$18,200	
	Cracking, Extent : Mo Location : Outboard						
	Efflorescence, Extent:		_				
	Location : Concrete			3070			
	Missing Block Seal, Ex		_	cted : 50%			
	Location : Between S						
Conc w/Stone Face	25% 2-4	\$158,200	LIFE	* *	5	\$6,100	
	Spalling, Extent: Mod	lerate, Area Affec	ted : 50%			·	
	Location : Througho	ut Concrete Abov	e Stone F	ace And At Top Si	ırface Oj	Wall Below	
	Railing		1 166-	4-1.1000/			
	Other Observation, Ex Location : Througho				urface O	Wall Ralow	
	Railing	ui Concrete Abov	e sione 1	исе яни ян 10р ы	irjace Oj	wan below	
	Explanation : Chemi	cal Deterioration	Of Concr	ete			
Backfill							
Fill	1000/						
Not Accessible	100%						
Surface	0.40/		2020	* *	_	¢2 000	
Asphalt Pavers Asphalt Pavers	94% 4% 4+	\$5,800	2038 2042	* *	5 5	\$2,900 \$100	
Asplian Favers	Other Observation, Ex				3	\$100	
	Location : Near North						
	Explanation : Uplift	-	.,				
Topsoil	2%		2027	\$300	5		
Deck Elements							
Railing							
Steel	100%		2027	\$269,500			
	Missing Coating, Exte Location: Througho		ffected : 5	%			
Electrical							
Lighting Fixture							
Incandescent	100%		2024	1000/			
	Other Observation, Ex	-	Affected .	100%			
	Location: 4 Light Po						
	Explanation : Lightin	ng					

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

<sup>\*\*</sup> 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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$966,500	\$598,500
Total	\$966,500	\$598,500
Importance Code A Importance Code B	\$966,500	\$49,600 \$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	_



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads	Current R	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural								
Gravity Wall								
Conc w/Stone Face	70%		LIFE	* *	5	\$34,700		
	Cracking, Extent: Lig	-		0 1 10	_			
	Location : Map Crae		•		ncrete F	асе		
	Missing Block Seal, E.							
	Location : Typical C		'idal Zon					
Conc w/Stone Face	30% 2-4	\$966,500	LIFE	* *	5	\$14,900		
	Spalling, Extent : Mod							
	Location : Througho	ut Concrete Abov	e Stone F	Tace And At Top Si	ırface Oj	Wall Below		
	Railing Other Observation, Ex	etant : Madayata	Anna Affa	estad : 1000/				
	Location : Concrete			ciea . 100/6				
	Explanation: Chemi			vata				
Backfill	Ехрининон . Спети	cui Deierioranon	Of Conc	reie				
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%		2038	* *	5	\$5,700		
Asphalt Pavers	5% 4+	\$5,900	2038	* *	5	\$200		
1	Settlement, Extent : Li		! : 100%					
	Location: 2 Feet Wide Offset 2 Feet From Outboard Edge Wall							
	Explanation: Missing							
	Other Observation, Ex	tent : Light, Area	Affected	: 10%				
	Location: Througho	ut						
	Explanation: Crack	ing						
Topsoil	5%		2028	\$1,500	5	\$100		
Deck Elements								
Railing								
Steel	100%		2027	\$548,900				
	Missing Coating, Exte	nt : Light, Area A	ffected :	10%				
	Location : Througho	ut						

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural								
Gravity Wall								
Conc w/Stone Face	20% 2-	. +,	LIFE	* *	5	\$4,400		
	_	xtent : Moderate, Area	00					
		sing Stones Around Oi	-					
		on, Extent : Moderate,	00					
		oughout Concrete Abo	ve Stone Fac	ce And At Top Si	ırface Oj	f Wall Below		
	Railing	Cl. : ID / : /:	000					
		Chemical Deterioration						
Conc w/Stone Face	80%		LIFE	* *	5	\$17,700		
	Cracking, Extent: Moderate, Area Affected: 50%							
	Location: Throughout In Concrete Above Stone Face With Efflorescence							
	_	eal, Extent : Light, Are	a Affected : .	50%				
	Location: Thr	oughout Stone Face						
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%		2038	* *	5	\$2,700		
Asphalt Pavers	5% 4+	4,	2044	* *	5	\$100		
	Settlement, Extent : Light, Area Affected : 100%							
<u> </u>	Location : At I	Former Planter And Th	roughout 2 I	Feet Offset Fron	ı Wall			
Deck Elements								
Railing								
Steel	100%		2027	\$245,500				
	Missing Coating Location: Thr	g, Extent : Light, Area A oughout	Affected: 10	%				

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads		Current Repair		Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall						_		
Conc w/Stone Face	95%			LIFE	* *	5	\$4,300	
	0.	U	t, Area Affected					
	Location	: Throughoi	it Concrete Abov	e Stone F	Facing With Efflore			
Conc w/Stone Face	5%	2-4	\$29,300	LIFE	* *	5	\$200	
	Cracking, 1	Extent : Seve	ere, Area Affected	d: 100%				
	Location	: At South E	nd Of Asset					
	Other Obse	ervation, Ext	ent : Moderate, 2	Area Affe	ected : 40%			
	Location	: Isolated A	Top Of Concret	e And Un	ndermining Railing	Bases		
	Explanat	ion : Chemic	al Deterioration	Of Conc	rete			
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2038	* *	5	\$500	
Asphalt Pavers	10%	4+	\$5,400	2044	* *	5		
	Settlement,	Extent: Mo	derate, Area Affo	ected : 10	00%			
	Location	: At Former	Planter And 25	Feet Nor	th Of South Limit (	Of Asset I	Inshore Of DEP	
	Outfall							
Deck Elements								
Railing								
Steel	100%			2027	\$49,900			
			ht, Area Affectea	l : 50%				
	Location	: Throughoi	ıt					
	Missing Co	ating, Exten	t : Light, Area Ą	ffected :	100%			
	Location	: Throughoi	ıt					

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Gravity Wall							
Conc w/Stone Face	75%		LIFE	* *	5	\$24,000	
	Cracking, Extent: Mod	erate, Area Affe	cted : 25%				
	Location : Map Crack	ing With Efflore	scence In	Outboard Concre	ete Face		
	Missing Block Seal, Ext	ent : Light, Area	Affected :	30%			
	Location: Tidal Zone						
Conc w/Stone Face	25% 2-4	\$519,900	LIFE	* *	5	\$8,000	
	Other Observation, Exte	ent : Moderate, 1	Area Affec	ted : 75%			
	Location : Concrete F	ace Above Stone	?				
	Explanation: Chemic	al Deterioration	Of Concre	ete			
Backfill	•		-				
Fill							
Not Accessible	100%						
Surface							
Asphalt Pavers	5% 4+	\$5,700	2038	* *	5	\$100	
	Other Observation, Exte	ent : Moderate, 1	Area Affec	ted : 10%			
	Location: North End	Of Asset					
	Explanation: Upheav	al					
Asphalt Pavers	95%		2038	* *	5	\$3,800	
Deck Elements							
Railing							
Steel	100%		2027	\$354,300			
	Corrosion, Extent : Light, Area Affected : 50%						
	Location: Throughou	t					
	Missing Coating, Exten	t : Light, Area A	ffected : 10	0%			
	Location : Throughou		-				

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

<sup>\*\*</sup> 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

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

 $Program \, / \, Asset \, \# \quad : \, \, DBSR095.000 \, / \, 13843 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads	Current Repair Future Repla		e Replacement	cement Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Gravity Wall							
Conc w/Stone Face	20%		LIFE	* *	5	\$900	
	Cracking, Extent : L	0					
		te Outboard Face W					
	Missing Block Seal,	Extent : Severe, Are	ea Affecte	ed : 30%			
	Location: Between	n Stones In Tidal Zo	ne				
Conc w/Stone Face	80% 4+	\$194,900	LIFE	* *	5	\$3,700	
	Spalling, Extent: M	oderate, Area Affect	ted : 25%	ó			
	Location : Through	hout Top Of Concre	te Face				
Backfill							
Fill							
Not Accessible	100%						
Surface							
Asphalt Pavers	100%		2038	* *	5	\$600	
	Settlement, Extent:	Light, Area Affectea	d : 5%				
	Location : Offset 3	Feet From Outboa	rd Bulkh	ead Face			
	Other Observation,	Extent : Light, Area	Affected	: 50%			
	Location : Through	hout Full Lenght Of	Asset				
	Explanation: Long	gitudinal Cracking					
Deck Elements							
Railing							
Steel	100%		2027	\$51,900			
	Corrosion, Extent:	Light, Area Affected	l : 50%				
	Location: Through	hout Railing					
	Missing Coating, Ex	tent : Light, Area A	ffected :	10%			
	Location : Through	hout					

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads		Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	30%	4+	\$63,300	LIFE	* *	5	\$4,900	
	Spalling, E	Extent : Mo	derate, Area Affect	ted : 30%				
	Location	: Through	out Top Of Wall Ai	nd Underi	mining Some Of T	he Railin	g Bases	
Conc w/Stone Face	70%			LIFE	* *	5	\$11,400	
	Cracking,	Extent : M	oderate, Area Affec	cted : 25%	6		. ,	
	_		out Concrete Face					
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2038	* *	5	\$2,100	
-	Settlement,	Extent: L	ight, Area Affectea	l : 10%				
	Location	: Offset 3	Feet From Outboa	rd Face A	long Full Length .	At The N	orth End Of The	
	Asset Adj	acent To T	he FDR On Ramp					
Deck Elements								
Railing								
Steel	100%			2027	\$179,600			
	Missing Co	oating, Ext	ent : Light, Area A	ffected : 5	5%			
	Location	: Through	out					

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

<sup>\*\*</sup> 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

 $Program \, / \, Asset \, \# \quad : \, \, DBSR100.000 \, / \, 13848 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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		



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads	Current Re	pair Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural							
Gravity Wall							
Conc w/Stone Face	75%	LIFE	* *	5	\$13,500		
	Cracking, Extent: Ligh						
		Face With Efflorescence					
	· ·	tent : Severe, Area Affecte					
	Location : Between St	tone Facing In Tidal Zone	2				
Conc w/Stone Face	25% 0-2	\$175,700 LIFE	* *	5	\$4,500		
	Displaced Elements, Ex	ctent : Severe, Area Affect	ed : 25%				
	Location : Stones Around Dep Outfall						
	Spalling, Extent : Mode	erate, Area Affected : 50%	ó				
	Location : Along Top	Of Wall In Concrete Surj	face				
Backfill							
Fill							
Not Accessible	100%						
Surface							
Asphalt Pavers	100%	2032	* *	5	\$2,300		
	Settlement, Extent : Lig						
	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 : Intermitten						
	Explanation : Longitu	idinal Cracking					
Deck Elements							
Railing	1000/	2027	#100 COO				
Steel	100%	2027	\$199,600				
		t : Light, Area Affected :	<i>2</i> %o				
	Location : Throughou	tt —					

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads	Current Repair	Futur	re Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Location : Throughout	d : 2%						
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%							
1	Other Observation, Extent : Light, Are	a Affected	l : 0%					
	Location: At Entrance To Boat House	se						
	Explanation: No Component							

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13813

Bulkheads	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Coping/Curb			_		
Stone	100%	LIFE **	5	\$400	
	Other Observation, Extent: Light, Area	a Affected : 10%			
	Location: Throughout	Dadding And Jaint Coal			
Gravity Wall	Explanation : Partial Loss Of Mortar	beading And Joint Seat			
Stone	100% 4+ \$109,800	LIFE **	5	\$17,800	
Stone	Missing Part, Extent: Severe, Area Aff		3	\$17,000	
	Location: Located At 8 Fee, 110 Fee		outh		
	Missing Block Seal, Extent: Severe, Ar				
	Location : In Tidal Zone At The South				
Backfill Fill					
Topsoil	2% Now \$900	2068 **			
1	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location: Between 89 Feet And 98 F	eet, And At 154 Feet Fom T	he South		
	Explanation: Small Sinkholes				
Not Accessible	98%				
Surface					
Asphalt	5% Now \$1,000	2043 **	5	\$100	
	Other Observation, Extent : Moderate,	**			
	Location: At 89 Feet, 98 Feet, And 1	54 Feet From The South			
	Explanation : Sinkholes				
Asphalt	25% 4+ \$4,900	2043 **	5	\$300	
	Other Observation, Extent: Moderate,				
	Location: Between 160 Feet To 210 I				
	Explanation: Root Damage And Cras			ф1 <b>5</b> 00	
Asphalt	70%	2031 **	5	\$1,700	
	Cracking, Extent: Light, Area Affected	: 10%			
D. 1. El	Location : Throughout				
Deck Elements					
Parapet Concrete	100%	2026 \$161,000			
Control	Cracking, Extent : Light, Area Affected Location : Throughout				
	Erosion, Extent : Light, Area Affected :	100%			
	Location: Erosion/ Scaling Through				
	Other Observation, Extent: Light, Area				
	Location: Atop Coping Throughout	<i>w</i>			
	Explanation: Deteriorated Mortar Bo	edding			

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

<sup>\*\*</sup> 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

 $Program \, / \, Asset \, \# \quad : \, \, DBSR077.000 \, / \, 13823 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 810 Project Type : ECONOMIC DEVELOPMENT

Date of Survey : 20-Oct-2016 Landmark Status : NONE

Areas Surveyed :

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		_



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads	Curren	t Repair	Future Replacement		placement Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural								
Gravity Wall								
Conc w/Stone Face	Location : Offsho	\$237,200 Light, Area Affected are Face Throughout I, Extent : Severe, Are		* * l : 5%	5	\$36,500		
		en Stone Facing In T						
	Spalling, Extent : S	Severe, Area Affected ghout Concrete Abov	: 50%					
Conc w/Stone Face	20% Now Spalling, Extent: S	\$94,900 Severe, Area Affected	LIFE : 100%	* *	5	\$14,600		
	To 240 Feet From	pread Spalling Along n North	Top 2 Fe	et Of Wall; Under	mining l	Railing From 150		
Not Accessible	30%							
Backfill								
Fill	1000/							
Not Accessible Surface	100%							
Asphalt Pavers	75%		2037	* *	5	\$6,900		
Asphalt Pavers	10% Now	\$8,700	2043	* *	5	\$500		
1	Settlement, Extent	: Moderate, Area Aff	ected : 209	%		*		
	Location : Offsho	ore 2 Feet For 140 Fe	eet Length	Starting 100 Feet	t South C	of North		
Topsoil	15%		2026	\$6,800	5	\$600		
Deck Elements								
Railing								
Steel	85% 4+	\$68,700	2026	\$687,100				
	Location: Through	~	Ајјестеа :	3%				
	Explanation : Co							
Steel	15% Now	\$24,300 , Extent : Severe, Are	2026 ea Affected	\$121,300 1 · 100%				
		ed Railing Posts And			Feet Fro	om North		

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

<sup>\*\*</sup> 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 :

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	_



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads	Current Repair		Future Replacement			M			
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimat	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural									
Gravity Wall									
Conc w/Stone Face	25%		\$500,800	LIFE		* *	5	\$6,400	
			rate, Area Affect						
			230 Feet From S						
			ent : Severe, Are		d : 100%	5			
			lbove Stone Face						
	Explana	tion : Chemic	al Deterioration	Of Conc	rete				
Conc w/Stone Face	50%			LIFE		* *	5	\$12,800	
	Missing B	lock Seal, Ex	tent : Light, Ared	Affected	! : 5%				
	Location	ı : Isolated St	one Areas In Tid	al Zone					
Not Accessible	25%								
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt Pavers	100%			2038		* *	5	\$3,300	
	Settlement	t, Extent : Lig	ht, Area Affected	d: 2%					
	Location	ı : Isolated Tl	hroughout Adjac	ent To Se	awall				
Deck Elements									
Railing									
Steel	100%			2028	\$2	284,400			
	_	_	t : Light, Area A	ffected : .	2%				
	Location	i : Primarily 1	At Baseplates						
Electrical									
Lighting Fixture									
Incandescent	100%			2024					
			ent : Light, Area	Affected	: 100%				
		ı : 4 Light Po							
	Explana	tion : Lightin	g						

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

<sup>\*\*</sup> 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 10F 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 :

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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Bulkheads	Current Repair	Future Replacement	IV	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural					
Gravity Wall					
Concrete	30% 4+ \$166,500	LIFE **	5	\$100	
	Cracking, Extent : Moderate, Area Aff	fected : 100%			
	Location: Throughout Concrete				
	Spalling, Extent: Moderate, Area Affe	ected: 50%			
	Location: Throughout Concrete				
	Other Observation, Extent : Severe, A	rea 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 Affector Location : Isolated Throughout	ed : 5%			
Asphalt Pavers	5% 4+ \$1,200	2038 **	5		
Aspiiait I avers	Other Observation, Extent : Moderate		3		
	Location: 25 Feet From South End	, 111 ca 1137 cetea . 1007 b			
	Explanation : Missing And Loose Pa	vers			
Deck Elements	Empression : Influence I w				
Railing					
Steel	100% 4+ \$5,500	2027 \$109,800			
	Corrosion, Extent : Light, Area Affecte				
	Location : Primarily At Baseplates				
	Missing Coating, Extent: Moderate, A	Irea Affected : 5%			
	Location : Primarily At Baseplates				

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

<sup>\*\*</sup> 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 Importance Code C	\$73,800	\$1,900		
Total	\$73,800	\$1,900		



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

<sup>\*\*</sup> 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 Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estir FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb						
Concrete	55%	LIFE	* *	5	\$900	
	Other Observation, Extent : Light, Area	Affected: 25%	ó			
	Location : Throughout					
	Explanation: Partial Loose Or Missin	g Mortar Beda	ling			
Stone	45%	LIFE	* *	5	\$1,300	
	Other Observation, Extent : Light, Area	Affected: 10%	ó			
	Location : Throughout					
	Explanation : Loose Partial Missing M	Iortar Bedding	•			
Gravity Wall						
Conc w/Stone Face	38%	LIFE	* *	5	\$57,500	
	Erosion, Extent : Light, Area Affected :					
	Location : Isolated Joints In Tidal Zor	ie				
Conc w/Stone Face	2% 4+ \$118,100	LIFE	* *	5	\$3,000	
	Cracking, Extent : Moderate, Area Affe	cted : 30%				
	Location: 425 Feet And 1210 Feet Fr	om South At D	rainage Outj	fall		
	Displaced Elements, Extent : Moderate,					
	Location : Slight Offshore Rotation Fr	om 310 Feet F	rom North			
	Exposed Reinforcement, Extent: Light,	Area Affected .	1%			
	Location: 425 Feet And 820 Feet Fro	m South				
	Spalling, Extent : Moderate, Area Affec	ted : 30%				
	Location: 1210 Feet From South At L	Prainage Outfa	ll; At Isolate	d Constr	uction Joints	
	Other Observation, Extent : Severe, Are	a Affected : 1%	ó .			
	Location : Missing Block 1210 Feet F	rom 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 Through	out Length And	In Tidal Zor	ıe		
	Spalling, Extent: Light, Area Affected:	2%				
	Location: Isolated At Joints Along Le	ngth				
Stone	5%	LIFE	* *	5	\$7,100	
	Missing Block Seal, Extent: Moderate,		33%		. , .	
	Location: Throughout Within Tidal Z	one				
Not Accessible	25%					
Backfill						
Fill	1000/					
Not Accessible	100%					

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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Backfill					
Surface					
Asphalt	45% 4+ \$21,300	2037 **	5	\$4,300	
	Cracking, Extent : Light, Area Affected Location : Isolated Throughout 310 F		th		
	Settlement, Extent : Moderate, Area Aff				
	Location: Root Upheaval At 490 Fee.				
Asphalt	20% 4+ \$9,500	2041 **	5	\$1,900	
Tispitate	Settlement, Extent : Moderate, Area Aff		J	Ψ1,500	
	Location : Throughout				
	Other Observation, Extent : Light, Area	Affected: 30%			
	Location : Throughout				
	Explanation: Upheaval Resulting Fro	om Tree Roots			
Concrete	20%	2037 **	5	\$3,800	
	Cracking, Extent: Light, Area Affected				
	Location: Isolated Throughout; And I				
	Surface Wearing/Scaling, Extent: Ligh				
T '1	Location : Isolated Throughout; From			Ф000	
Topsoil	10% Settlement, Extent : Light, Area Affected	2026 \$9,400	5	\$800	
	Location: Between 1560 Feet To 162				
Not Accessible	5%	V 1 000 1 7 0 11 0 1 0 1 0 1			
Deck Elements					
Railing					
Steel	5% Now \$16,800	2028 \$83,800			
	Broken, Extent : Severe, Area Affected				
	Location: Sections Of Railing Broken				
	Loose Connections, Extent: Severe, Are	ea Affected : 100%			
No Common out	Location : At Base Of Railing				
No Component	95%				
Parapet Concrete	90%	2029 \$1,159,500			
Concrete	Other Observation, Extent : Light, Area				
	Location: Throughout	33			
	Explanation: Loose Or Missing Mort	ar With Cracking			
Concrete	5% 2-4 \$25,800	2029 \$64,400			
	Other Observation, Extent : Moderate,				
	Location: 1565 Feet From North				
	Explanation: Displaced Elements Fro	om Upheaval			
No Component	5%				·

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

<sup>\*\*</sup> 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		_



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

<sup>\*\*</sup> 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	M	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Structural							
Coping/Curb			_	*			
Stone	95%	LIFE **	5	\$1,600			
	Other Observation, Extent: Light, Area	Affected: 10%					
	Location: Throughout	D - 11:					
Q.	Explanation: Loose Or Missing Morta			<b>#100</b>			
Stone	5% 2-4 \$25,900	LIFE	5	\$100			
	Other Observation, Extent: Moderate, A Location: 950 Feet From North	Area Affectea : 100%					
		a In Displaced Florents					
Gravity Wall	Explanation : Tree Upheaval Resulting	g In Displacea Elemenis					
Stone	70% 4+ \$724,800	LIFE **	5	\$58,700			
Stone	Displaced Elements, Extent : Severe, Ar		3	Ψ30,700			
	Location : Three Significant Areas Of						
	Missing Block Seal, Extent : Severe, Are	•					
	Location : Throughout In Tidal Zone	55					
Not Accessible	30%						
Backfill							
Fill							
Not Accessible	100%						
Surface	000/	2037 **	-	<b>#10.200</b>			
Asphalt	90%	2037	5	\$10,200			
	Cracking, Extent: Light, Area Affected						
	Location: Throughout Northern 200 I						
Asphalt	5% Now \$4,700	2043 **	5	\$300			
		Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: 950 Feet From North End (	-	7.				
	Explanation: Tree Upheaval Resulting	g In Displacement And Cro	icking				
No Component	5%	100 1 00/					
	Other Observation, Extent: Light, Area						
	Location: Northern 135 Feet Of Asset	l					
Deck Elements	Explanation : Harlem River Drive						
Parapet							
Concrete	90% 4+ \$136,700	2029 \$683,300					
Concrete	Other Observation, Extent : Moderate, A						
	Location : Throughout	5,5					
	Explanation : Loose Or Missing Morte	ar					
Concrete	10% 2-4 \$38,000	2029 \$75,900					
Concient	Displaced Elements, Extent : Severe, Ar						
	Location : Broken/ Cracks/ Displaced		tween 92	0 Feet And 953			
	Feet From North	•					
	Spalling, Extent : Moderate, Area Affect	ted : 5%					
	Location : 970 Feet From North						

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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:	**						
	Location : Throughout Tia							
	Explanation: Voids In Rep	pair With Broken Form	work					
Timber	55%	LIFE	* *					
Not Accessible	15%							
Gravity Wall								
Concrete	10%	LIFE	* *	5	\$400			
	Erosion, Extent: Light, Area Affected: 5%							
	Location: Throughout Top	p 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 Er	icasement Repair						
Sheet Piles								
Steel	5%	LIFE	* *					
	Corrosion, Extent: Moderate, Area Affected: 100%							
	Location: Toward South I	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			

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 GRAVITY WALL (STACKED STONE)

Bulkheads	C	Current Repair		<b>Future Replacement</b>		Maintenance		
System Component Type		ail Date Esti Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Stone	15%	Now	\$141,200	LIFE	* *	5	\$5,700	
	Displaced El	ements, Exten	t : Moderate,	Area Afj	fected : 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 Displa	ced Wall					
Not Accessible	85%							
Surface								
Topsoil	60%	Now	\$15,200	2030	\$15,200	5	\$600	
•	Erosion, Extent : Moderate, Area Affected : 25%							
		From Top Of						
Topsoil	40%			2025	\$10,100	5	\$800	

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

<sup>\*\*</sup> 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 :

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



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

<sup>\*\*</sup> 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 F	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Gravity Wall							
Concrete	60% 4+	\$70,700	LIFE	* *	5	\$200	
	Cracking, Extent: Mo	oderate, Area Affec	ted : 20%	%			
	Location : Tidal Zor	ıe And Splash Zone	?				
	Erosion, Extent : Seve	ere, Area Affected :	70%				
	Location : Tidal Zor	<i>ie</i>					
Concrete	40%		LIFE	* *	5-10	\$200	
	Cracking, Extent: Lig	ght, Area Affected :	25%				
	Location : Through	out Top Of Wall					
Backfill							
Fill							
Not Accessible	100%						
Surface							
Asphalt	100%		2039	* *	5	\$800	
Deck Elements		_	•	_	•		•
Railing							
Steel	100%		2028	\$69,900			

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 GRAVITY WALL WITH MASONARY FACE BULKHEAD

Asset #: 13816

Bulkheads	Current Rep	air Futu	re Replacement	M	laintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb						
Stone	100%	LIFE	**	5	\$500	
	Other Observation, Exter	_	d: 10%			
	Location: Throughout		4 11 6 1			
C ' W 11	Explanation : Partial L	oss Of Mortar Bedding	And Joint Seal			
Gravity Wall Stone	100% 4+	\$300,200 LIFE	* *	5	\$24,300	
Stolle	Erosion, Extent : Light, A			3	\$24,300	
	Location : Mid Asset A	**				
	Missing Part, Extent : Me		. 10%			
	Location : Mid Asset A		. 10/0			
	Missing Block Seal, Exte	•	fected : 20%			
	Location : Throughout					
Backfill	<u> </u>					
Fill						
Not Accessible	100%					
Surface						
Asphalt	70%	2037	* *	5	\$2,300	
	Cracking, Extent : Light,	00				
	Location: Isolated Thre	-				
	Settlement, Extent : Light	**				
	Location: Isolated Three	oughout				
No Component	30%					
Deck Elements						
Parapet	1000/	2020	Ф220 100			
Concrete	100%	2029	\$220,100			
	Cracking, Extent: Light,	лгеа <i>А</i> јјесtеа : 5%				
	Location: Throughout	at . Light Auga Affe	J . 50/			
	Other Observation, Exter Location : Atop Coping	0 00	и. 370			
	Explanation : Deterior					
	Explanation . Detertore	neu moriur beauing				

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

<sup>\*\*</sup> 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 Importance Code C	\$36,800	\$300		
Total	\$36,800	\$300		



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

<sup>\*\*</sup> 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	Cu	rrent Rep	air	Future	Replacement	М	aintenance	
System Component Type		Date Es	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Concrete	32% No		\$423,900	LIFE	* *	5	\$700	
	Progressing Sc		nt : severe, Are Iding Up To 15					
	Other Observat		U .		•			
				00	s Not Threaten St	ability Oj	f The Pile	
	Supported Bu		C					
	Explanation :	Failure A	And Fill Loss					
No Component	68%							
Revetment Stone	20%			LIFE	* *	5	\$600	
No Component	80%			LIII		3	\$000	
Sheet Piles	0070							
Steel	17% 4	+	\$554,400	LIFE	* *			
	Corrosion, Exte			ected : 25	%			
	Location : Sp							
	Other Observat							
			ng Section Wes Out Of Plumb	i Oj wna	r)			
Steel	26%	mstatica	Out Of I tumo	LIFE	* *			
Steel	Corrosion, Ext	ent : Ligh	t, Area Affectea					
	Location : Iso	_						
No Component	52%							
Not Accessible	5%							
Backfill								_
Fill	250/ NI		¢20.000	2050	* *	-	¢100	
Sand	25% No Loss of Backfill		\$30,900 Severe Area A	2058		5	\$100	
					ong And 15 Feet D	еер		
Not Accessible	75%		0 1					
Surface	<u> </u>							
Asphalt	10%			2037	* *	5	\$600	
Topsoil		-4	\$5,900	2028	\$5,900	5	\$200	
Settlement, Extent : Severe, Area Affected : 90% Location : Behind Sheet Pile Wall West Of Wharf					c			
				·				
	Other Observat				a : 10% And North Of Fue	l Pumps		
	Explanation :	-		Dunung	11.10 110 0j 1 uc	i i umps		
	70%							

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Gravity Wall					
Concrete	·	LIFE **	5	\$1,100	
	Cracking, Extent: Light, Area Affected:	5%			
	Location : Throughout				
	Erosion, Extent : Moderate, Area Affected				
	Location : Throughout In Tidal Zone Ar	ıd At Top Of Wall			
Timber Crib w/Stone		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 A	1ffected : 0%			
	Location : At Intake Structure				
	Explanation : N/A				
Backfill					
Fill					
Topsoil	. ,	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 A	1ffected : 0%			
	Location: At Intake Location				
	Explanation : No Backfill				
Not Accessible	70%				

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

<sup>\*\*</sup> 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

Current Repair	Future Replaceme	nt	М	aintenance	
% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY			<b>Estimated Cost</b>	Priority
50% 4+ \$17,800	2043	* *	5	\$1,100	
Cracking, Extent : Moderate, Area Affec	eted : 20%				
Location: Eastern 190 Ft Of Asset					
Other Observation, Extent: Moderate, A	Area Affected : 30%				
Location: Throughout Eastern 190 Ft	Of Asset				
Explanation: Vegetation Growth					
10% 4+ \$14,200	2043	* *	5	\$200	
Cracking, Extent: Moderate, Area Affec	cted: 30%				
Location : Above Dep Outfall Between	285 Ft And 315 Ft Fr	om East			
Settlement, Extent : Moderate, Area Affe	ected : 50%				
Location: Above Dep Outfall Between	285 Ft And 315 Ft Fr	om East			
15% Now \$21.300	2043	* *	5	\$300	
	a Affected : 100%		_	42.0	
Explanation : Complete Failure					
	Affected: 0%				
Location : At Intake Location	33				
Explanation : No Surface					
	Affected · 0%				
	12,,, 00,000				
	% of Fail Date Estimated Cost Total (Years)  50% 4+ \$17,800 Cracking, Extent: Moderate, Area Affect Location: Eastern 190 Ft Of Asset Other Observation, Extent: Moderate, At Location: Throughout Eastern 190 Ft Explanation: Vegetation Growth  10% 4+ \$14,200 Cracking, Extent: Moderate, Area Affect Location: Above Dep Outfall Between Settlement, Extent: Moderate, Area Affect Location: Above Dep Outfall Between 15% Now \$21,300 Other Observation, Extent: Severe, Area Location: 285 Ft And 315 Ft From Ede Explanation: Complete Failure  15% Other Observation, Extent: Light, Area Location: At Intake Location Explanation: No Surface  10%	% of Fail Date Estimated Cost Total (Years)  Some 4+ \$17,800 2043  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  10% 4+ \$14,200 2043  Cracking, Extent: Moderate, Area Affected: 30%  Location: Above Dep Outfall Between 285 Ft And 315 Ft Fr  Settlement, Extent: Moderate, Area Affected: 50%  Location: Above Dep Outfall Between 285 Ft And 315 Ft Fr  15% Now \$21,300 2043  Other Observation, Extent: Severe, Area Affected: 100%  Location: 285 Ft And 315 Ft From East  Explanation: Complete Failure  15%  Other Observation, Extent: Light, Area Affected: 0%  Location: At Intake Location  Explanation: No Surface  10%  Other Observation, Extent: Light, Area Affected: 0%  Location: East Of Intake Location	% of Fail Date Estimated Cost Total (Years)  Some and the state of the	Year Estimated Cost FY   Year Estimated Cost FY   Cycle Total (Years)   Solution   Total (Years)   Year Estimated Cost FY   Cycle (Yrs)	% of Fail Date Estimated Cost   Year Estimated Cost   FY   Cycle   (Yrs)

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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	Curre	nt Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	70% 4+	\$695,400	LIFE	* *	5	\$5,400	
	Other Observatio	n, Extent : Light, Are	ea Affected : 5	50%			
	Location: Thro	ughout					
	Explanation: N	on-engineered Revet	ment				
Stone	5% Now	\$49,700	LIFE	* *	5	\$400	
		Moderate, Area Affe				,	
	Location : Just	South Of The Dep Pu	mping Statio	n			
Stone	25%		LIFE	* *	5	\$1,900	
Backfill							
Fill							
Not Accessible	100%						
Surface							
Topsoil	75% 0-2	\$54,600	2028	\$54,600	5	\$2,300	
_	Erosion, Extent:	Moderate, Area Affe	cted : 60%				
	Location:						
Topsoil	25% 4+	\$18,200	2028	\$18,200	5	\$800	
1	Erosion, Extent:	Moderate, Area Affe					
		s With Failed Revetn		t Coverage			

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

<sup>\*\*</sup> 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

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	44.600	0000		
Importance Code B Importance Code C	\$4,600	\$800		
Total	\$4,600	\$800		



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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Obs	ervation, Extent : Light, Ared	Affected	! : 100%			
		: Two Fixtures At North End	! Of Park				
	Explana	tion : Lighting Fixtures					

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

<sup>\*\*</sup> 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 Importance Code C	\$14,700	\$2,300	\$200	\$200
Total	\$14,700	\$2,300	\$200	\$200



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Concrete	70%			LIFE	* *	5	\$3,900	
Concrete		Now	\$230,600	LIFE	**	5	\$600	
			Extent : Severe, Ar From North End	ea Affeci	ted: 75%			
No Component	20%							
Revetment								
Stone	5%	0-2	\$52,600	LIFE	* *	5	\$400	
	_		: Moderate, Area A					
	Location	: Through	out With The Wors	t Area 13	50 Feet From North	h End		
Stone	95%			LIFE	* *	5	\$7,800	
Backfill Fill								
Topsoil	2%	Now	\$6,200	2068	* *			
•	Erosion, E	xtent : Sev	ere, Area Affected	: 50%				
	Location	: One Sink	thole At North End	And One	e 150 Feet From N	orth End	!	
Not Accessible	98%							
Surface								
Asphalt	20%			2037	* *	5	\$3,100	
Asphalt	5%	Now	\$6,500	2043	* *	5	\$400	
	Settlement	, Extent : S	evere, Area Affecto	ed : 50%				
	Location	: One Sink	thole At North End	And One	e 150 Feet From N	orth End		
Gravel	54%			2037	* *	2-5	\$2,300	
Gravel	1%	Now	\$1,200	2043	* *	2-5		
	Settlement	, Extent : S	evere, Area Affecto	ed : 50%				
	Location	: Sinkhole	And Settlement 48	0 Feet F	rom South End			
Topsoil	20%			2026	\$15,400	5	\$1,300	
1	Settlement	, Extent : L	ight, Area Affected	l : 10%	. ,			
	Location	: Isolated	Areas Throughout					
Deck Elements								
Railing								
Fencing	100%	4+	\$77,600	2033	* *	3	\$500	
-	Impact Da	mage, Exte	ent : Moderate, Are	ea Affecte	ed : 75%			
	Location	: Impact L	Damage On Fence	Posts				

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

<sup>\*\*</sup> 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

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 Importance Code C		\$4,500	\$100	
Total		\$4,500	\$100	



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

<sup>\*\*</sup> 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 R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Coping/Curb								
Timber	50%			LIFE	* *	5	\$200	
No Component	50%							
Pile Supported Wall	500/	4	4400 400	202-		_	00.400	
Concrete	60%	4+	\$100,300	2037	* *	5	\$9,400	
			ctent : Light, Area	i Affected	: 3%			
			dge Of Wall	Vitle France	and Dainfouncement			
No Common ant	40%	on : Erosic	on Ana Spailing w	iin Expo	sed Reinforcement			
No Component Piles and Bracing	40%							
No Component	40%							
Not Accessible	60%							
Revetment	0070							
Stone	40%			LIFE	* *	5	\$1,900	
No Component	60%			211 2			<b>\$1,500</b>	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2037	* *	5	\$9,000	
Fender								
Piles								
Timber		Now	\$92,600	2043	* *	4	\$11,300	
			re, Area Affected .	30%				
		: Througho		. 1 50	no./			
	-		Severe, Area Affe	ectea : 50	1%0			
		_	Connections	estad . 10	0/			
		e, Exieni : : Througho	Severe, Area Affe	ciea : 10	70			
		_	nt : Severe, Area	Affactad	. 500%			
		itting, Exte : Througho		Ајјестеи	. 3070			
N. C.		. Inrougho	····					
No Component	40%							
Wales and Chocks Timber	60%	Now	\$87,500	2043	* *	4	\$25,600	
1 1111001			هه ۶۵۲,300 e, Area Affected .			+	\$45,000	
		: Througho		. 50/0				
		_	xtent : Severe, Arc	ea Affecte	ed : 50%			
		: Througho		11/1/0000				
			nt : Severe, Area	Affected	: 50%			
		: Througho		33				
No Component	40%							
Deck Elements								
Railing								
Fencing	100%			2032	* *	3	\$300	

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

<sup>\*\*</sup> 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 Importance Code C	\$33,600			
Total	\$33,600			



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

<sup>\*\*</sup> 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	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment						
Stone	70% 4+ \$1,404	*	* *	5	\$11,000	
	Other Observation, Extent : Mod	erate, Area Affec	ted : 100%			
	Location : Throughout					
	Explanation: Non-engineered	Revetment				
No Component	30%					
Sheet Piles						
Steel	25%	LIFE	* *			
No Component	70%					
Not Accessible	5%					
Backfill						
Fill						
Topsoil		,300 2068	* *			
	Other Observation, Extent : Mod	, ,,,	eted : 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 B	ehind Steel Sheet	t Pile Bulkhead			
Topsoil	70%	2026	\$102,900	5	\$8,600	

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Relieving Platform Top				
Concrete/Stone	80%	LIFE **		
	Cracking, Extent : Light, Area Affected			
	Location: Outboard Face Above Mh	W		
	Missing Block Seal, Extent : Severe, Ar	rea 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 No	orth End Of Asset		
	Spalling, Extent : Moderate, Area Affec	cted : 25%		
	Location : Along Top Of Concrete Th			
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 Affecte	ed : 5%		
	Location : Offset 3 Feet From Outboo	ard Face At Southern 125 F	l'eet	
Deck Elements				
Railing				
Steel	100%	2027 \$249,500		
	Missing Coating, Extent : Light, Area L Location : Throughout	Affected: 2%		

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Coping/Curb	1000/ N. #10.00/	)	_	Ф200	
Timber	100% Now \$19,900 Missing Part, Extent: Severe, Area A Location: Throughout Rotting/Splitting, Extent: Severe, Are Location: At Isolated Locations	ffected: 80%	5	\$200	
Gravity Wall					
Conc w/Stone Face	25% 4+ \$82,600 Missing Block Seal, Extent : Severe, A Location : Throughout		5	\$6,400	
Concrete	55% Now \$521,800	) LIFE **	5	\$600	
Not Accessible	Displaced Elements, Extent: Severe, Location: Missing/ Displaced Stone North Other Observation, Extent: Severe, A Location: 195 Feet To 282 Feet Fr Explanation: Collapsed 20%	es 30 Feet To 50 Feet And 14 Area Affected : 100%	7 Feet To	195 Feet From	
Backfill	20%				
Fill					
Sand	30% Now \$19,900 Loss of Backfill, Extent : Severe, Area Location : 195 Feet To 282 Feet Fr	a Affected : 100%	5	\$100	
Not Accessible	70%				
Surface					
Asphalt	50% Now \$13,300 Cracking, Extent: Moderate, Area Ay Location: Northern 94 Feet Of Ass Other Observation, Extent: Severe, A Location: 195 Feet To 282 Feet Fr Explanation: Surface Failed Due T	ffected : 100% et Area Affected : 100% om North	5	\$800	
Concrete	20% 4+ \$21,200 Cracking, Extent: Moderate, Area Aj Location: Throughout Length Betw	ffected : 50%	5 om Nouth	\$300	
NI . 4 . 4		een 94 reel And 195 reel ri	om north	,	
Not Accessible	30% Other Observation, Extent: Light, Ar Location: Explanation: Obscured By Vegetat.				
Fender					
Piles					
Timber	100% Now \$55,400 Missing Pile, Extent : Severe, Area A Location : Throughout		4	\$6,800	1

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

<sup>\*\*</sup> 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 :

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	_



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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Relieving Platform Top				
Concrete/Stone	50% 0-2 \$329,900	LIFE **		
	Broken, Extent: Severe, Area Affected:			
	Location: Stone Face At Outfall 25 F Other Observation, Extent: Severe, Are			
	Location : Concrete Above Stone Face	-		
	Explanation: Chemical Deterioration			
C /S.				
Concrete/Stone	50%	LILE		
	Missing Block Seal, Extent: Light, Area Location: Between Stone Facing In T			
Dilas and Donains	Locution . Between Stone Fucing In 1	iaai zone		
Piles and Bracing Not Accessible	100%			
Pile Caps	10070			
Timber	10% 4+ \$19,300	LIFE **	4 \$200	
Timoer	Rotting/Splitting, Extent: Light, Area A		. \$200	
	Location: Throughout At Outboard F	-		
Not Accessible	90%			
Backfill				
Fill				
Not Accessible	100%			
Surface				_
Asphalt Pavers	100%	2038 **	5 \$3,500	
	Settlement, Extent : Light, Area Affected	d : 5%		
	Location: Adjancent To Seawall			
Deck Elements				
Railing	1000/	2027 #204 400		
Steel	100%	2027 \$304,400		
	Missing Coating, Extent: Light, Area A	јјестеа : 5%		
E1	Location : Primarily At Baseplates			
Electrical Lighting Fixture				
Incandescent	100%	2024		
meandescent	Other Observation, Extent : Light, Area			
	Location: 1 Light Pole	33		
	Explanation: Lighting			
<del></del>	1 0 0			

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

<sup>\*\*</sup> 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 :

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	



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

<sup>\*\*</sup> 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 R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural Relieving Platform Top Concrete/Stone	50%			LIFE	* *			
	Location Missing B	ı : Outboard lock Seal, Ex	ht, Area Affected Face Above Mhv stent : Light, Area Stone Facing In T	v a Affectea				
Concrete/Stone		xtent : Sever	\$281,300 ee, Area Affected : ld Pier 132 Feet I		* *			
Piles and Bracing Not Accessible	100%							
Pile Caps Timber		olitting, Exte	\$24,700 nt : Light, Area A Face Of Pile Ca		**	4	\$100	
Not Accessible	95%							
Backfill Fill								
Not Accessible	100%							
Surface Asphalt Pavers			ght, Area Affecteo Side Of Pier	2038 d : 5%	* *	5	\$2,100	
Asphalt Pavers	Other Obs Location		\$83,600 stent : Severe, Are ailing Seawall At g Pavers			5	\$400	
Deck Elements								
Railing Fencing	Displaced		\$7,400 Extent : Moderate Tier On South End			3	\$100	
Steel	Location Missing C	e, Extent : Lig n : Primarily loating, Exte	\$2,600 ght, Area Affected In Baseplates nt : Moderate, Ar In Baseplates		\$129,700 ed : 5%			
Electrical Lighting Fixture Incandescent	Location			2024 a Affected	' : 100%			

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

<sup>\*\*</sup> 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 :

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	



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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Relieving Platform Top	(00/ 2.4	¢1.40.200	LIEE	* *			
Concrete/Stone	60% 2-4 Cracking, Extent : L	\$140,200	LIFE	* *			
	0	igni, Area Ajjeciea rd Face Above Mhw					
	Other Observation,			ected · 50%			
		rd Face Above Mhw					
		nical Deterioration		rete			
Concrete/Stone	40%		LIFE	* *			
	Missing Block Seal,	Extent : Moderate, .	Area Affe	ected : 75%			
	Location: Through	hout Tidal Zone					
Piles and Bracing							
Not Accessible	100%						
Pile Caps							
Timber	10% 4+	\$34,200	LIFE	* *	4	\$200	
	Rotting/Splitting, Ex Location : Through	tent : Light, Area A hout At Outboard E					
Not Accessible	90%						
Backfill							
Fill	1000/						
Not Accessible	100%						
Surface	90%		2038	* *	5	\$2,800	
Asphalt Pavers	Settlement, Extent : .	Light Area Affected			3	\$2,000	
	Location : Adjacen		570				
Topsoil	10%		2027	\$1,500	5	\$100	
Deck Elements	1070		2021	Ψ1,500		φίου	
Railing							
Steel	100%		2027	\$269,500			
	Missing Coating, Ex Location: Primari		ffected : .	5%			
Electrical							
Lighting Fixture							
Incandescent	100%		2024				
	Other Observation,	-	Affected	: 100%			
	Location: 5 Light						
	Explanation : Ligh	ting					

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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 I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Relieving Platform Top						
Concrete		3,500 LIFE	* *	5	\$1,000	
	Broken, Extent : Severe, Area Aj Location : From East 114th St	•	Feet			
Concrete/Stone	50% 4+ \$118	3,600 LIFE	* *			
	Cracking, Extent : Moderate, Ar	ea Affected : 20%				
	Location: Outboard Face Abo	ve Mean High Wat	ter			
	Missing Block Seal, Extent : Sev	ere, Area Affected	: 30%			
	Location: Between Stone Faci	ng In Tidal Zone				
	Spalling, Extent : Light, Area Af	fected : 5%				
	Location : From North End So Plates	uth For 260 Feet A	Ind Undermining	g Several	Railing Base	
	Other Observation, Extent: Mod	derate, Area Affecto	ed : 20%			
	Location: Outboard Face Abo	ve Mean High Wai	ter			
	Explanation: Efflorescence					
Piles and Bracing						
Not Accessible	100%					
Pile Caps						
Not Accessible	100%					
Backfill						
Fill	500/ N	2060	* *			
Topsoil	50% Now \$63 Sinkhole, Extent : Severe, Area 2	1,500 2069	4. 4.			
	Location: 147 Feet, 200 Feet,	**	f 111th Street			
	Other Observation, Extent: Sev	-				
	Location : From 114th Street 1					
	Explanation: Fill Loss	vorin For 200 Feet				
Not Accessible	50%					
Surface	30%					
Asphalt Pavers	50%	2038	* *	5	\$3,100	
Asphalt Pavers		5,800 2044	* *	5	\$1,600	
Asphalt I avers	Settlement, Extent : Severe, Area	,		3	\$1,000	
	Location: From 114th Street I		•			
Deck Elements						
Railing						
Steel	100% 4+ \$27	7,300 2027	\$546,900			
	Corrosion, Extent : Light, Area					
	Location : Primarily At Basepi					
	Missing Coating, Extent : Light,		6			
	Location : Primarily At Basept					

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

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

<sup>\*\*</sup> 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 :

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	_



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

<sup>\*\*</sup> 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 R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Relieving Platform Top							
Concrete/Stone	60%		LIFE	* *			
	Cracking, Extent: Mo						
	Location: Outboard						
	Other Observation, Ex			ed : 50%			
	Location: Outboard		,				
	Explanation : Efflore						
Concrete/Stone	40% 2-4	\$147,100	LIFE	* *			
	Spalling, Extent : Mod						
	Location : Intermitte Base Plates.	nt From 111th Sti	eet North I	For 605 Feet And	d Undern	nining Railing	
Piles and Bracing							
Not Accessible	100%						
Pile Caps							
Not Accessible	100%						
Backfill							
Fill	1000/						
Not Accessible	100%						
Surface	200/	<b>4.0.40</b>	20.12	de de	_	44.000	
Asphalt Pavers	20% 4+	\$18,200	2042	**	5	\$1,000	
	Other Observation, Ex			ed : 1%			
	Location : 5 Feet Soi	-	еет				
	Explanation: Uphea	val					
Asphalt Pavers	80%		2038	* *	5	\$7,800	
Deck Elements							
Railing	1000/		2027	<b>#040.200</b>			
Steel	100%	1. 1. 100	2027	\$848,300			
	Corrosion, Extent : Lig Location : Primarily		: 3%				
	Missing Coating, Extended Location: Througho		-	6			

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

<sup>\*\*</sup> 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 :

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	_



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

<sup>\*\*</sup> 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	Mai	ntenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural					
Relieving Platform Top					
Concrete/Stone	50%	LIFE **			
	Cracking, Extent : Light, Area Affected				
	Location: Outboard Face Above Mea	-			
	Other Observation, Extent : Light, Area				
	Location: Outboard Face Above Mea	n High Water			
	Explanation: Efflorescence				
Concrete/Stone	20% 2-4 \$117,700	LIFE **			
	Spalling, Extent : Moderate, Area Affec				
	Location : Outboard Face Above Mea	-			
	Other Observation, Extent : Moderate,				
	Location: Concrete Above Stone Face	ę			
	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, Ar	ea 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 Aff				
	Location: 155 Feet From North Adja	· ·			
	Sinkhole, Extent : Moderate, Area Affec				
	Location: At South End Adjacent To I				
Asphalt Pavers	90%	2038 **	5	\$2,800	
	Settlement, Extent : Light, Area Affected				
	Location: Isolated Adjacent To Seaw	all			
Topsoil	5%	2027 \$800	5	\$100	
Deck Elements					
Railing					
Steel	100%	2027 \$271,500			
	Missing Coating, Extent: Light, Area A	ffected : 5%			
	Location: Primarily At Baseplates				

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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Electrical

Lighting Fixture

Incandescent 100% 2024

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

Location: 5 Light Poles Explanation: Lighting

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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

Bulkheads	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Relieving Platform Top							
Concrete/Stone	65%		LIFE	* *			
	Cracking, Extent : Me						
	Location : Offshore	Concrete Face Wi	th Efflore	scence			
Concrete/Stone	35% 2-4	\$204,500	LIFE	* *			
	Spalling, Extent : Sev	ere, Area Affected	: 50%				
	Location : Location Undermining Railin		3 Feet To	6 Feet Of Concre	ete Wall,	Totaling 60 Feet;	
	Other Observation, E	xtent : Severe, Are	a Affected	d : 100%			
	Location : Concrete	Above Stone Face	2				
	Explanation: Chem	ical Deterioration	Of Concr	ete			
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, Ext Location : Through		ffected : 5	<b>.</b> %			

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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

Bulkheads	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Relieving Platform Top							
Concrete/Stone	50%		LIFE	* *			
	Cracking, Extent : Me						
	Location : Offshore	Concrete Face Wi	th Efflore	scence			
Concrete/Stone	50% 2-4	\$279,100	LIFE	* *			
	Spalling, Extent : Sev	ere, Area Affected	: 50%				
	Location : Through Railing	out Top 3 Feet To	6 Feet Of	Wall In Multiple	Location	s; Undermining	
	Other Observation, E	xtent : Severe, Are	a Affected	l : 100%			
	Location : Concrete	Above Stone Face	2				
	Explanation: Chem	ical Deterioration	Of Concr	rete			
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, Ext Location : Through		ffected : 5	%			

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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 Rep	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Structural						
Relieving Platform Top						
Concrete/Stone	95%	LIFE	* *			
		rate, Area Affected : 1009				
	-	In Top 3 Feet Of Concret	**	rescence	!	
	· ·	ent : Moderate, Area Affec	cted : 5%			
	Location : Throughout	In Tidal Zone				
Concrete/Stone	5% 4+	\$25,100 LIFE	* *			
	Other Observation, Exte	nt : Moderate, Area Affec	ted : 40%			
	Location: Isolated Thr	oughout Concrete Face A	And Along Top			
	Explanation: Chemica	l Deterioration Of Concr	ete			
Piles and Bracing						
Not Accessible	100%					
Pile Caps						
Not Accessible	100%					
Backfill						
Fill	1000/					
Not Accessible	100%					
Surface	0.507	2020	***	~	Φ2.500	
Asphalt Pavers	95%	2038	* *	5	\$2,500	
Asphalt Pavers	5% 4+	\$12,400 2044		5	\$100	
		erate, Area Affected : 100 nters, At South Limit Of A		at Eugm (	South End Of	
	Asset	alers, Al Souin Limii Of A	ssei, Апа 130 гес	ei From S	souin Ena Oj	
Deck Elements	715501					
Railing						
Steel	100%	2027	\$231,500			
	Corrosion, Extent : Ligh		,- ,-			
	Location : Throughout					
	-	: Light, Area Affected : 1	00%			
	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.

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Relieving Platform Top				
Concrete/Stone	20% 2-4 \$231,500	LIFE **	k	
	Other Observation, Extent: Moderate,	00		
	Location: Concrete Face Above Ston	-		
	Explanation: Chemical Deterioration			
Concrete/Stone	80%	LIFE **	k	
	Cracking, Extent : Moderate, Area Affe			
	Location : Throughout Concrete Surf	ace With Efflorescence		
Piles and Bracing				
Not Accessible	100%			
Pile Caps				
Not Accessible	100%			
Backfill				
Fill				
Not Accessible	100%			
Surface	1000/			
Asphalt Pavers	100%	2038 **	* 5 \$6,100	
	Settlement, Extent : Light, Area Affected Location : Along Offshore Edge	d : 5%		
	Other Observation, Extent : Light, Area	ı Affected : 5%		
	Location : Along Offshore Edge			
	Explanation: Cracking			
Deck Elements				
Railing				
Steel	100% 4+ \$106,800	2028 \$533,900	)	
	Corrosion, Extent: Moderate, Area Aff	Tected: 50%		
	Location: Throughout	and Affantad . 750/		
	Missing Coating, Extent : Moderate, An Location : Throughout	ea Ajjected : /5%		

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Relieving Platform Top						
Concrete/Stone	30% 4+	\$33,100 LIFE	* *			
	Spalling, Extent : Moderate,					
	Location : At Top Of Conc	rete Wall And Undermin	ing Several Ra	iling Bas	ses	
Concrete/Stone	70%	LIFE	* *			
	Cracking, Extent: Moderate	e, Area Affected : 50%				
	Location : Throughout Co.	ncrete Surface With Efflo	rescence			
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, A	rea Affected : 30%				
	Location : Offset 3 Feet Fi	rom Outboard Face At So	outh End Of As	set		
Deck Elements						
Railing						
Steel	100%	2027	\$84,800			
	Missing Coating, Extent : La Location : Throughout	ight, Area Affected : 20%				

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Relieving Platform Top Concrete	70% 4+ \$91,200 Cracking, Extent : Moderate, Area Affe Location : Isolated Throughout	LIFE ** ected: 10%	5	\$1,900	
Concrete	30% 2-4 \$117,200 Cracking, Extent: Severe, Area Affected Location: At Areas Of Severe Erosion Erosion, Extent: Severe, Area Affected Location: At 450 Feet From South C Exposed Reinforcement, Extent: Severe Location: In Tidal Zone	n And Isolated Throughout : 40% orner And At South Corner	5	\$800	
Coping/Curb					
Concrete	90% Cracking, Extent : Light, Area Affected Location : Throughout	LIFE ** ': 10%	5	\$600	
Concrete	10% 4+ \$15,800 Cracking, Extent: Moderate, Area Affe Location: Isolated Throughout Spalling, Extent: Moderate, Area Affec Location: At 450 Feet And 620 Feet	cted : 20%	5	\$100	
Piles and Bracing					
Not Accessible	100%				
Pile Caps Not Accessible	100%				
Backfill Fill					
Not Accessible	100%				
Surface Asphalt	88% Settlement, Extent : Light, Area Affecte Location : Throughout	2033 ** d:5%	5	\$7,400	
Asphalt	10% 4+ \$6,900 Settlement, Extent : Moderate, Area Aff Location : Near Sewer Drains	2039 ** Fected : 100%	5	\$400	
Concrete	2%	2033 **	5	\$200	
г 1				•	

Fender

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

<sup>\*\*</sup> 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

Bulkheads	Current Repa	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender						
Wales and Chocks						
Timber	15% Now	\$30,800 2039	* *	4	\$6,000	
	Broken, Extent : Severe, A	Area Affected : 100%				
	Location: Two Broken	Areas: South End And	250 Feet North Of	South Er	d	
	Rotting/Splitting, Extent:	Severe, Area Affected	: 30%			
	Location: Tidal Zone T	hroughout				
Timber	85% 4+	\$87,300 2037	* *	4	\$34,000	
	Displaced Elements, Exte	nt : Severe, Area Affec	ted : 100%		. ,	
	Location : Entire System	n Is Seized In Sliding T	racks And Cannot	Function	As Designed	
	Rotting/Splitting, Extent:	Light, Area Affected :	30%		C	
	Location : Throughout	<i>S</i> . <i>SS</i>				

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

<sup>\*\*</sup> 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 Importance Code C	\$200			
Total	\$200			



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

<sup>\*\*</sup> 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

Bulkheads	Current R	epair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	100% Now	\$1,148,400	LIFE	* *	5	\$9,000	1
	Erosion, Extent : Seve	re, Area Affected	: 100%				
	Location : Full Leng	th Of Asset At Top	o Of Reve	tment Slope			
	Missing Part, Extent:	Severe, Area Affe	cted : 100	0%			
	Location : Full Leng						
Backfill							
Fill							
Topsoil	50% Now	\$168,000	2070	* *			
1	Erosion, Extent : Seve		: 100%				
	Location : Sloughing	g Of Fill Adjacent	To Paven	nent For Full Leng	gth Of As	set	
Not Accessible	50%						
Surface							
Asphalt	95% Now	\$133,900	2045	* *	5	\$8,100	
-	Erosion, Extent : Seve	re, Area Affected	: 50%				
	Location : Full Leng	th Of Asset At Off	shore Edg	ge Of Pavement			
	Settlement, Extent : Se	evere, Area Affecte	ed : 50%				
	Location : Full Leng			ge Of Pavement			
Topsoil	5%		2025	\$4,200	5	\$400	

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Coping/Curb	110/		LIEE	* *	-	<b>#200</b>	
Timber Timber	11% 2% Now	\$3,900	LIFE LIFE	**	5 5	\$200	
Timber		Extent : Severe, Area			3		
	0 1 0	Segments North Of Ho	00				
No Component	87%	50ge 1101 5j 110					
Sheet Piles	0770						
Steel	50%		LIFE	* *	10		
2001		t : Moderate, Area Aff		00%	10		
	Location : Splas	sh Zone					
		n, Extent : Light, Area					
		90, 515, And 1375 Fee	et From λ	Iorth			
	Explanation : C	utfalls					
Not Accessible	50%						
Pile Caps	0.007				_	40.000	
Concrete	90%	Φ2 <b>7</b> .500	LIFE	* *	5	\$8,900	
Concrete	5% 4+	\$37,500	LIFE		5	\$200	
	-	Moderate, Area Affec 's With Exposed Rebar			20 Foot		
Community			LIFE	**	5	£200	
Concrete	5% Now	\$37,500 Severe, Area Affected .			3	\$200	
		eet Long Section Adjac		orth Face Of Hom	enort Pie	or	
Backfill	200mmon 1 y o 1	eer zong seemon mayar		0 1 ucc 0, 110	epo. v i v		
Fill							
Topsoil	10% Now	\$36,800	2070	* *			
-		Severe, Area Affected					
	Location: At 35	10 To 450, 490, 525, A	nd 575 Fe	eet From North			
Not Accessible	90%						
Surface							
Asphalt	90%		2039	* *	5	\$16,800	
Asphalt	10% Now		2045	* *	5	\$900	
		t : Severe, Area Affect		. 1575 B . B	37 .7		
F 1	Location : Sinki	noles At 350 To 450, 5	00, 323, A	ana 3/3 Feet Fron	i North		
Fender Piles							
Timber	5% 0-2	\$16,100	2045	* *	4	\$2,000	
Timoer		vere, Area Affected : 7			-	Ψ2,000	
		hern 200 Feet Of Asse					
No Component	90%	- , , , , ,					
Not Accessible	5%						
Deck Elements							
Railing							
Fencing	50%		2034	* *	3	\$300	
No Component	50%						

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

<sup>\*\*</sup> 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 Importance Code B Importance Code C	\$900			\$1,800
Total	\$900			\$1,800



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

<sup>\*\*</sup> 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	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Coping/Curb	<b></b>		_	4000	
Concrete	75% Now \$334,000	LIFE **	5	\$900	
	Missing Part, Extent : Severe, Area Aff Location : One Location Totaling 930				
No Component	25%	Teet Itt Worth End			
Revetment	2370				
Concrete	75% Now \$657,000 Other Observation, Extent: Moderate, Location: Along Entire Length Explanation: Collapsed Concrete Str				
No Component	25%				
•	Other Observation, Extent : Light, Area Location : At Sheeting Explanation : No Concrete	a Affected : 0%			
Sheet Piles					
Steel	20% 4+ \$1,546,800 Corrosion, Extent : Severe, Area Affect Location : Along Entire Length	LIFE ** ed : 75%			
No Component	75%				
Not Accessible	5%				
Pile Caps					
Concrete	25% Spalling, Extent : Moderate, Area Affec Location : Intermittent Along Entire I		5	\$1,900	
No Component	75%				
Backfill					
Fill Topsoil	75% Now \$209,600 Erosion, Extent : Severe, Area Affected Location : Along The Upland Area O		Concrete	Riprap	
Not Accessible	25%				
Surface					
Asphalt	75% Now \$87,900 Settlement, Extent : Severe, Area Affect Location : Inshore Of Broken Asphali		5 t	\$5,300	
Asphalt	25% Cracking, Extent: Moderate, Area Affe Location: Inshore Of Sheeting	2039 * * * cted : 75%	5	\$3,600	

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

<sup>\*\*</sup> 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 :

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		



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

<sup>\*\*</sup> 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 R	epair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total	(Years)		FY		(Yrs)		
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	200/			TIPE	* *	-	Ф000	
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, I	Extent : Sev	ere, Area Affected	d: 75%				
	Location	: Isolated C	Cracked Stone Pa	vers				
Not Accessible	30%							
Fender								
Piles								
Timber	35%	0-2	\$91,600	2044	* *	4	\$11,200	
			rate, Area Affecte	ed : 25%				
			n Of Pier 88	1.00	1 250/			
		itting, Exte : South Of I	nt : Moderate, Ar	ea Affect	ed: 25%			
N. C		. South Of I	rier oo					
No Component	30%							
Not Accessible	35%							
Wales and Chocks	50%			2038	* *	4	\$54.200	
Timber Timber	20%	0-2	\$123,600	2038	* *	4 4	\$54,200 \$14,500	
Tillibel			e, Area Affected :			4	\$14,500	
		: North Of		3070				
			ate, Area Affected	. 50%				
		: South Of						
No Component	30%							
Deck Elements	3070							
Railing								
Steel	70%			2027	\$931,200			
		Elements, E	xtent : Light, Are					
	Location	: One Loca	tion Just South O	f Pier 90				
No Component	30%							

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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle Estimated Cost (Yrs)	Priority
Deck Elements					
Parapet					
Concrete	70%	2030	\$715,600		
No Component	30%				

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb						
Timber	10%	LIFE	* *	5	\$100	
No Component	90%					
Pile Supported Wall	0.707	•••	ala ala	_	<b>0=4</b>	
Concrete	85%	2037	* *	5	\$71,600	
	Cracking, Extent: Light, Area Affected	: 26%				
	Location: Isolated Throughout	100 1 200/				
	Mechanical Damage, Extent : Light, An Location : Throughout Along The Top	**				
Concrete	15% 4+ \$168,300	2037	* *	5	\$6,300	
Concrete	Erosion, Extent : Moderate, Area Affec			3	\$0,500	
	Location: Throughout In Tidal Zone	ica . 5070				
	Spalling, Extent : Moderate, Area Affec	rted · 50%				
	Location: Throughout And Specifical		proxima	tely 400	Feet From Inshore	
Piles and Bracing		<u>, , , , , , , , , , , , , , , , , , , </u>	1			
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,					
	Location: At The Southwest Corner,	West End, And Nor	thwest C	orner Of	Asset	
	Explanation: Missing Pavers					
Gravel	20%	2031	* *	2-5	\$1,300	
Not Accessible	70%					
Fender						
Buffer Rubber	5% Now \$36,600	2043	* *	1.5	¢1 000	
Rubber	Missing Part, Extent: Severe, Area Affi			4-5	\$1,800	
	Location: Large Tire Fenders Missin		tions			
Dealth an		2043	* *	1.5	\$16,000	
Rubber	45% 0-2 \$329,800 Aging, Extent : Severe, Area Affected :			4-5	\$16,000	
	Location: Rubber Tires, At South Fac		End Of N	orth Faci	ρ	
No Component	50%	ce ina in inshore i	ina Oj IV	orin r act		
Wales and Chocks	JU / 0					
Timber	100% Now \$978,400	2043	* *	4	\$114,500	
1 1111001	Broken, Extent: Severe, Area Affected				ψ117,500	
	Location: Broken Or Missing Throug					

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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

System   Component   Total   (Years)   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yes)   Estimated Cost   Cycle   (Yes)   Priority	Bulkheads	Current Repair	Future Replacement	Ma	aintenance	
Pile Supported Wall	Component			-	<b>Estimated Cost</b>	Priority
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		0.507	2025	_	<b>#</b> 60 <b>2</b> 00	
Mechanical Damage, Extent : Light, Area Affected : 20%	Concrete			5	\$69,200	
Concrete   Spalling, Extent : Light, Area Affected : 20%   Location : Along The Top Of Concrete Wall   Spalling, Extent : Light, Area Affected : 20%   Location : Isolated Throughout   Total Zone   Spalling, Extent : Moderate, Area Affected : 50%   Location : Isolated Throughout In Tidal Zone   Spalling, Extent : Moderate, Area Affected : 50%   Location : Above Mtw		Location: In Tidal Zone				
Spalling, Extent: Light, Area Affected: 20%   Location: Isolated Throughout		Mechanical Damage, Extent : Light, A	rea Affected : 20%			
Location : Isolated Throughout   S9% 4+ \$97,000 2037						
Erosion, Extent : Moderate, Area Affected : 50%   Location : Isolated Throughout In Tidal Zone   Spalling, Extent : Moderate, Area Affected : 50%   Location : Above Mfw		1 0 0	: 20%			
Location : Isolated Throughout In Tidal Zone   Spalling, Extent : Moderate, Area Affected : 50%	Concrete	5% 4+ \$97,000	2037 **	5	\$1,800	
Spalling, Extent: Moderate, Area Affected: 50%   Location: Above Mlw						
Piles and Bracing   Not Accessible   100%						
Not Accessible   100%			ciea . 5070			
Pile Caps   Not Accessible   100%		1000/				
Not Accessible   100%		100%				
Backfill   Fill   Not Accessible   100%		1000/				
Not Accessible   100%		100%				
Not Accessible   100%						
Surface		100%				
Asphalt						
Asphalt		20%	2041 **	5	\$4,200	
Asphalt Blocks	=	25% 4+ \$42,900	2043 **	5	\$2,600	
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 Concrete  5% 2037 ** 5 \$4,200 Cracking, Extent: Light, Area Affected: 10% Location: At Isolated Concrete Patches Throughout Pier  Not Accessible  15%  Fender Buffer Rubber Rubber 25% 2037 ** 4-5 \$13,700 Rubber 5% Now \$31,700 2043 ** 4-5 \$1,500 Broken, Extent: Severe, Area Affected: 100%			d : 30%			
$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                                    $		Location : Throughout Pier				
$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 \\ \hline Not Accessible & 15\% \\ \hline Fender & \\ Buffer & \\ Rubber & 25\% & 2037 & ** 4-5 & $13,700 \\ Rubber & 5\% & Now & $31,700 & 2043 & ** 4-5 & $1,500 \\ Broken, Extent: Severe, Area Affected: 100% \\ \hline  \cccccccccccccccccccccccccccccccccccc$	Asphalt Blocks	. ,	2043	5	\$1,600	
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$						
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$			rea Affected : 20%			
Asphalt Blocks Concrete  5% 2037  2037  ** 5 \$4,200  2037  ** 5 \$1,000  ** 5 \$1,000  ** 5 ** 5 \$1,000  ** 5 ** 5 ** 5 ** 5,000  ** 5 ** 5 ** 5 ** 5,000  ** 5 ** 5 ** 5 ** 5,000  ** 5 ** 5 ** 5 ** 5 ** 5 ** 5 ** 6 ** 7 ** 6 ** 7 ** 7 ** 7 ** 7 ** 7						
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%	A = 1.14 D1 = -1	<u> </u>			¢4.200	
Cracking, Extent : Light, Area Affected : 10%   Location : At Isolated Concrete Patches Throughout Pier	_					
Location : At Isolated Concrete Patches Throughout Pier	Concrete			3	\$1,000	
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%		0 0				
Buffer       Rubber       25%       2037       ** 4-5       \$13,700         Rubber       5% Now       \$31,700       2043       ** 4-5       \$1,500         Broken, Extent: Severe, Area Affected: 100%       100%	Not Accessible					
Rubber       25%       2037       ** 4-5       \$13,700         Rubber       5% Now       \$31,700       2043       ** 4-5       \$1,500         Broken, Extent : Severe, Area Affected : 100%	Fender					
Rubber 5% Now \$31,700 2043 ** 4-5 \$1,500 Broken, Extent: Severe, Area Affected: 100%						
Broken, Extent: Severe, Area Affected: 100%						
···	Rubber	·		4-5	\$1,500	
LOCATION. DI OKEN EATHAGE AICH FERIAET 333 FEEL FIOR SOUTHWEST FERICE		**		est Fence		
No Component 70%	No Component	70%				

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

<sup>\*\*</sup> 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

Bulkheads		Current F	<b>Repair</b>	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender								
Wales and Chocks								
Timber	55%	Now	\$465,400	2043	* *	4	\$54,500	
	Broken, Ex	ctent : Seve	re, Area Affected :	50%				
	Location	: North An	d West Face					
No Component	45%							

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated (Yrs)	Cost Priority
Structural				
Relieving Platform Top	050/			
Concrete/Stone Concrete/Stone	95% 5% 2-4 \$17.600	LIFE **		
Concrete/Stone	Cracking, Extent: Light, Area Affected			
	Location: With Efflorescence Throug			
	Erosion, Extent : Moderate, Area Affect			
	Location : Isolated Areas At Bottom A			
	Exposed Reinforcement, Extent: Model			
	Location : Isolated Throughout			
	Missing Part, Extent : Moderate, Area .	Affected : 5%		
<u> </u>	Location : Isolated Missing Stone Fac	cing		
Piles and Bracing				
Not Accessible	100%			
	Other Observation, Extent : Light, Area	a Affected : 0%		
	Location: Throughout			
Lowlevel Pile Caps	Explanation: Repair Currently Under	rway		
Timber	1% Now \$7,600	LIFE **		
Timoci	Rotting/Splitting, Extent : Severe, Area			
	Location: Throughout	9,5		
Not Accessible	99%			
Backfill				_
Fill				
Not Accessible	100%			
Surface				
Asphalt Pavers	58%	2036 **	5 \$10,	800
	Settlement, Extent : Light, Area Affected	d: 3%		
	Location: Throughout	2026 **	- h	200
Asphalt Pavers	2% 0-2 \$17,500	2030	5 \$	200
	Other Observation, Extent: Severe, Are Location: North Of E. 51st Street	ea Affectea : 30%		
	Explanation: Uplift			
Concrete	15%	2036 **	5 \$2,	800
Concrete	1576 Cracking, Extent : Moderate, Area Affe	2030	<i>5</i> \$2,	000
	Location: Throughout			
No Component	25%			
Deck Flements	2070			

**Deck Elements** 

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 RELIEVING PLATFORM

Bulkheads	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Deck Elements						
Railing						
Fencing	50%	2028	\$46,100	3	\$300	
	Other Observation, Extent : Light	t, Area Affected	: 100%			
	Location : Along Fdr Drive Sou	th Of E. 51st St				
	Explanation : On Top Of Parap	et Wall				
Steel	49%	2025	\$797,100			
	Corrosion, Extent : Light, Area A	ffected : 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 Afj	fected : 2%				
	Location: South Of E. 51st St T	hroughout				
No Component	50%					

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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

Dullabasada	Asset # . 13				
Bulkheads	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
Structural			•	<u> </u>	
Relieving Platform Top					
Concrete	95% 4+ \$201,200	LIFE **	5 \$1,100		
	Cracking, Extent : Severe, Area Affected				
	Location: Stations 0+90, 1+70, And 2				
	Spalling, Extent : Moderate, Area Affect				
	Location: In Tidal Zone In Bottom 2 I		ill Length Of Wall		
	Other Observation, Extent: Light, Area	Affected: 5%			
	Location: Throughout				
G /G.	Explanation: Isolated Map Cracking	1100 **			
Concrete/Stone	5% Now \$32,500 Broken, Extent : Severe, Area Affected :	LIFE			
	Location: Failed Stone Masonry Wall		1		
Piles and Bracing	Location : Patieu Stone Musoni y Watt	At North End Of Flagorin			
Not Accessible	100%				
Pile Caps	10070				
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 Location : Throughout				
	Other Observation, Extent : Light, Area	Affected: 25%			
	Location: Scattered Throughout				
	Explanation: Depressions In Asphalt				
Not Accessible	70%				
Fender Diles					
Piles Timber	100% Now \$58,900	2043 **	4 \$7,200	1	
THIOCI	Broken, Extent: Severe, Area Affected:	· ·	T \$1,200	1	
	Location: Throughout	10,0			
	Missing Part, Extent : Severe, Area Affe	ected : 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 Affe	ected : 100%			
<del> </del>	Location : Throughout				
Deck Elements					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 RELIEVING PLATFORM BULKHEAD

Bulkheads	Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Affe	cted: 59	%			
	Location : Three Nuts Missing From F	Tence An	chor Bolts			

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Relieving Platform Top				
Concrete/Stone	2% 4+ \$22,200	LIFE **		
	Erosion, Extent : Moderate, Area Affect			
	Location: Located 130 Ft And 160 Ft			
	Exposed Reinforcement, Extent: Model	00		
	Location: Located 130 Ft And 160 Ft			
	Spalling, Extent: Moderate, Area Affect			
	Location: Located 130 Ft And 160 Ft			
Concrete/Stone	38%	LIFE **		
	Cracking, Extent: Light, Area Affected	: 10%		
	Location: Throughout	4.0.7		
	Erosion, Extent: Light, Area Affected:	10%		
	Location: Throughout			
Not Accessible	60%			
Piles and Bracing				
Not Accessible	100%			
Pile Caps				
Timber	5% Now \$32,400 Rotting/Splitting, Extent : Severe, Area Location : Along Bulkhead Face Thro		4 \$200	
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	d: 10%		
	Location: Throughout			
Fender				
Piles				
Timber	10% 4+ \$10,100	2042 **	4 \$1,200	
	Rotting/Splitting, Extent : Moderate, Ar Location : Within Tidal Zone	ea Affected : 10%		
No Component	80%			
Not Accessible	10%			
Deck Elements				

Deck Elements

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

<sup>\*\*</sup> 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.

Bulkheads	Current Repair	Futui	re Replacement	Ma	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	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%						

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Relieving Platform Top								
Concrete	50%		*** -**	LIFE	* *	5	\$500	
Concrete	20%		\$93,500	LIFE	* *	5	\$200	
			re, Area Affected .					
			End And At Outfa		. 1 1000/			
	_		Extent : Severe, Ar	ea Affeci	ted: 100%			
			And At North End	1000/				
			ere, Area Affected	: 100%				
		: Isolated .	And At North End					
No Component	30%							
Piles and Bracing	2007							
No Component	30%							
Not Accessible	70%							
Revetment	200/	4.	Φ24 400	LIDE	* *	-	<b>#</b> 700	
Stone	30%	4+	\$24,400	LIFE		5	\$500	
			xtent : Moderate, . out; North End Of		eciea : 40%			
		_	oui; Norin Ena Oj ly Graded And Insi					
N. C.		on : Poori	y Graaea Ana Insi	шиеа				
No Component	70%							
Lowlevel Pile Caps	200/							
No Component Not Accessible	30% 70%							
Backfill	/0%							
Fill								
Gravel	10%	Now	\$2,400	2042	* *	5		
	Other Obse	rvation, E	xtent : Severe, Are	ea Affecte	ed : 100%			
	Location :	At North	ern End Of Pile Si	ipported	Wall			
	Explanation	on : Sinkh	ole/ Fill Loss					
Not Accessible	90%							
Surface								
Topsoil	70%			2025	\$10,400	5	\$900	
Topsoil	10%	Now	\$1,500	2027	\$1,500	5	\$100	
			evere, Area Affect					
	Location :	At North	End Of Pile Supp	orted Wa	ll And Isolated Thr	oughout		
Not Accessible	20%							
Fender								
Wales and Chocks								
Timber	70%		\$86,000	2042	* *	4	\$10,100	
			: Severe, Area Affe		00%			
		Missing .	Along Relieving P	latform				
No Component	30%							

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

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT

Bulkheads	Current Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment						
Stone	100%	LIFE	* *	5	\$1,700	
	Settlement, Extent : Light, A	rea Affected : 20%				
	Location : Isolated Near V	Vest End Of Asset				
	Other Observation, Extent:	Light, Area Affected	! : 100%			
	Location : Entire Length (					
	Explanation : Non-engine	ered Revetment				
Backfill						
Fill						
Not Accessible	100%					
Surface						
Topsoil	100%	2028	\$8,100	5	\$700	
-	Erosion, Extent : Light, Are	a Affected : 20%				
	Location : Isolated Near V	Vest End Of Asset				

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT

Bulkheads	Current Repair	Future Replac	ement	М	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimat FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural							
Revetment							
Stone	60%	LIFE	* *	5	\$8,600		
	Settlement, Extent : Light, Area Affec	cted : 10%					
	Location : Near Western End Of As	sset					
	Other Observation, Extent: Light, A.	rea Affected : 100%					
	Location : Entire Length Of Asset						
	Explanation : Non-engineered Revo	etment					
Stone	40% 4+ \$183,30	0 LIFE	* *	5	\$2,900		
	Missing Part, Extent: Moderate, Area Affected: 100%						
	Location : Missing Stone At Easter	n Half					
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Entire Length Of Asset						
	Explanation: Non-engineered Revetment						
Backfill							
Fill							
Not Accessible	100%						
Surface							
Topsoil	100% 4+ \$67,10	0 2030 5	67,100	5	\$2,800		
	Erosion, Extent : Moderate, Area Afj	fected : 5%					
	Location: At Top Of Revetment						

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT

Bulkheads	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	100%		LIFE	* *	5	\$800	
	Other Observation	Extent : Light, Area	Affected	: 2%			
	Location : 25 Fee	et From North					
	Explanation: Ou	tfall					
Backfill							
Fill							
Not Accessible	100%						
Surface							
Asphalt	10% Now	\$600	2045	* *	5		
	Broken, Extent : Se	vere, Area Affected :	50%				
	Location : Sinkho	le Around Storm Dro	iin				
Concrete	60% 0-2	\$14,500	2045	* *	5	\$200	
		Severe, Area Affecte		6	-	-	
		mining Along Abando					
Gravel	30%		2039	* *	2-5	\$100	

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

<sup>\*\*</sup> 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 Importance Code C	\$36,300			
Total	\$36,300			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT

Bulkheads	Current Repair	Future Replacement	M	laintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Structural							
Revetment							
Stone	25% Now \$96,800		5	\$800			
	Erosion, Extent : Severe, Area Affecte						
	Location: Loss Of Soil At Top Of R						
	Other Observation, Extent : Severe, A	rea Affected : 50%					
	Location : Throughout						
	Explanation: Missing Stone						
Stone	70% 4+ \$271,200	LIFE **	5	\$2,100			
	Other Observation, Extent : Light, Ar	ea Affected : 100%					
	Location: Throughout						
	Explanation: Improper Slope; Loss	Of Topsoil					
No Component	5%						
_	Other Observation, Extent : Light, Ar	ea Affected : 0%					
	Location:						
	Explanation: Boat Ramp						
Backfill							
Fill							
Topsoil	25% Now \$28,300	2068 **					
	Erosion, Extent : Moderate, Area Affected : 40%						
	Location : Areas Without Stone Cov	erage					
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 Thr	oughout And In Area Withou	t Stone C	'overage			

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

<sup>\*\*</sup> 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 Importance Code C	\$111,200 \$2,299,000	\$65,600
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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT /EAST AND WEST OF BALLPARK WHARF

Asset #: 13925

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Coping/Curb								
Concrete		Now	\$731,000	LIFE	* *	5	\$1,900	
			Extent : Severe, Are					
			ined And Unsuppor	ted For I	Full Length			
	Explana	tion : Unde	rmined					
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 Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 75%			
	Location	: Full Exte	ent West Of Ballpa	rk Wharf	•			
	Explana	tion : Inade	equate Armor Prote	ection				
Backfill								
Fill								
Gravel		Now	\$111,200	2043	* *	5	\$1,900	
			oderate, Area Affec					
	Location	: Beneath	And Behind Concr	ete Surfa	ce West Of Ballpa	rk 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 Sinkh	oles Inshore Of Co	ncrete Su	ırface West Of Bal	lpark Wh	arf.	
Topsoil	20%			2028	\$32,800	5	\$2,700	
Under Construction	55%				42=,300	-	<del>+-,</del>	

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT EAST SIDE RIKERS ISLAND BRIDGE

Bulkheads	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	80%		LIFE	* *	5	\$8,300	
Stone	20% 4+	\$267,000	LIFE	* *	5	\$2,100	
	Erosion, Extent : Seve	re, Area Affected : .	50%				
	Location: West Of F	oint Adjacent To C	reek Ne	ear Bridge			
Backfill							
Fill							
Not Accessible	100%						
Surface							
Topsoil	100%		2025	\$97,800	5	\$8,100	
-	Erosion, Extent : Ligh	t, Area Affected : 59	%				
	Location: Througho	ut, Above Revetmer	ıt				
	Other Observation, Ex	tent : Severe, Area	Affecte	d : 75%			
	Location : Througho						
	Explanation : Heavy	Vegetation					

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

<sup>\*\*</sup> 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 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 :

Program / Asset # : DBS0051.000 / 13969 Yr Built/Renovated : Linear Ft : 203 Project Type :

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT NORTH SIDE OF 65TH ST. RAIL YARD

Bulkheads	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	a Affected : 10%				
	Location : Isolated Location	ons In Natural Shorelin	e Above Revetme	ent		

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

<sup>\*\*</sup> 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 Importance Code C	\$17,300	\$700		
Total	\$17,300	\$700		



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT - RIPRAP BULKHEAD

Bulkheads	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment	<b>-</b> 00/	A444 500 T TTT		_	44.000	
Stone	50% 4+	\$141,500 LIFE	**	5	\$1,800	
	Other Observation, Extent		: 20%			
	Location : Typical Throu	0		D.I	F 11 06	
	Explanation : Non-engin Material Loss	eered Shoreline Prote	ction. Inadequate	Placeme.	nt. Evidence Of	
C4	50%	LIFE	* *	5	¢1 000	
Stone				3	\$1,800	
	Other Observation, Extent Location : Typical Throw	0	. 100%			
	Explanation: Non-engin		ation			
Backfill	Explanation : Non-engin	eerea snoreline Prole	ciion			
Fill						
Topsoil	25% Now	\$34,500 2068	* *			
торзоп	Erosion, Extent : Light, Ar	++·,+·· =-··				
	Location : Above Revetm					
Topsoil	25% Now	\$34,500 2068	* *			
Topson	Erosion, Extent : Severe, A	. ,				
	Location : Above Revetm	00	ıth End			
Not Accessible	50%					
Surface	5070					
Topsoil	25% Now	\$8,600 2028	\$8,600	5	\$400	
repoen	Erosion, Extent : Moderat	. ,		Č	ψ	
	Location : Above Revetm					
Topsoil	50%	2027	\$17,300	5	\$1,400	
Topsoil	25% Now	\$8,600 2028	\$8,600	5	\$400	
торын	Erosion, Extent : Severe, A		ψ0,000	5	ψ 100	
	Location: 150 Feet Near	00				

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

<sup>\*\*</sup> 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 206TH TO W 207TH ST HARLEM RIVER, SUB 1 OF ASSET TYPE

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

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 Importance Code C	\$26,200			
Total	\$26,200			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT - RIPRAP BULKHEAD

Bulkheads		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural									
Revetment									
Stone	65%	4+	\$127,100	LIFE	* *	5	\$1,000		
	Erosion, Es	xtent : Mod	erate, Area Affect	ed : 1009	6				
	Location	: Througho	ut						
	Other Obse	ervation, Ex	tent : Moderate, 1	Area Affe	cted : 100%				
	Location	: Througho	ut						
	Explanati	ion : Non <b>-</b> e	ngineered, Inadeq	uate Pro	tection				
Stone	35%	Now	\$68,500	LIFE	* *	5	\$500		
	Erosion, E	xtent : Seve	re, Area Affected	: 100%					
	Location	: At 206th S	Street Park And A	t Mid-blo	ck With Minimal S	Shoreline	Protection		
Backfill									
Fill									
Topsoil	40%	Now	\$22,900	2068	* *				
	Erosion, Es	xtent : Seve	re, Area Affected	: 50%					
	Location	: Above Re	vetment Undermii	ing Con	crete Slab At Mid 2	Asset			
Not Accessible	60%								
Surface									
Concrete	75%			2041	* *	5	\$2,200		
Topsoil	15%	Now	\$2,100	2028	\$2,100	5	\$100		
1	Erosion, Es	xtent : Mod	erate, Area Affect		•				
	Location	: At Southe	rn End of Asset						
Topsoil	10%			2026	\$1,400	5	\$100		

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

<sup>\*\*</sup> 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

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

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 Importance Code C	\$25,800			
Total	\$25,800			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT - RIPRAP BULKHEAD

Bulkheads Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Coping/Curb								
Concrete	25%			LIFE	* *	5	\$100	
No Component	75%							
Revetment								
Stone	100%	4+	\$117,400	LIFE	* *	5	\$1,500	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Through	out					
	Explanat	ion : Non-e	engineered, Inadeq	uate Pro	tection			
Backfill Fill								
Topsoil	20%	Now	\$11,400	2068	* *			
•	Erosion, E	xtent : Mod	derate, Area Affect	ed: 1009	%			
	Location	: Through	out Above Revetme	ent				
Not Accessible	80%							
Surface								
Topsoil	100%	4+	\$14,300	2028	\$14,300	5	\$600	
•	Erosion, E	xtent : Mod	lerate, Area Affect	ed : 30%	•			
			out Above Revetme					

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

<sup>\*\*</sup> 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

 $Program \, / \, Asset \, \# \quad : \, \, DBSR058.000 \, / \, 13800 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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 Importance Code C	\$32,800			
Total	\$32,800			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT - RIPRAP BULKHEAD

Bulkheads	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	100% Now	\$172,600	LIFE	* *	5	\$1,300	
	Other Observation, Exter	it : Severe, Are	a Affecte	d : 100%			
	Location : Throughout						
	Explanation : Non-engi	neered, Inadeq	uate Plac	cement/Protection	, Concre	te Debris	
Backfill							
Fill							
Topsoil	40% Now	\$20,200	2068	* *			
	Erosion, Extent : Severe,	Area Affected .	100%				
	Location : Throughout						
	Other Observation, Exter	it : Severe, Are	a Affecte	d: 100%			
	Location : Throughout						
	Explanation : Slope Exp	posure And Inst	ability				
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, A			4-,100	-	+=00	
	Location : Throughout	55					

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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

Bulkheads	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	95%		LIFE	* *	5	\$6,500	
	Settlement, Extent : Ligh						
	Location : From 160 F	eet To 340 Feet	From So	outh Outfalls And A	4t North	End	
Stone	5% 4+	\$26,400	LIFE	* *	5	\$300	
	Other Observation, Exte	nt : Moderate, A	1rea Affe	cted : 100%			
	Location : Inshore Of G	Outfalls 400 Fee	et And 80	00 Feet From South	h. Sinkho	les At 572 Feet	
	And 590 Feet From So	uth. Sliding Of	Revetme	nt At 430 Feet And	l 850 Fee	et From South.	
	Explanation : Erosion	With Inadequat	e Proteci	tion			
Backfill							
Fill							
Topsoil	5% Now	\$6,400	2056	* *			
	Erosion, Extent : Severe,						
	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 V	egetation					
Topsoil	5% Now	\$3,200	2028	\$3,200	5	\$100	
r opson	Erosion, Extent : Severe,	+-,		<i>\$2,</i> 200	-	<b>\$100</b>	
	Location : Inshore Of C		- 2, 2				
No Component	20%						

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

<sup>\*\*</sup> 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 Importance Code C	\$29,400			
Total	\$29,400			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT #1

Bulkheads		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Revetment								
Stone	65%	4+	\$261,300	LIFE	* *	5	\$2,000	
			Extent : Severe, Are		ed : 100%			
	Location	: Along Er	itire Length Of Ass	et				
	Explanat	ion : Insuf	ficient Armor					
Stone	35%	Now	\$140,700	LIFE	* *	5	\$1,100	
	Erosion, E	xtent : Sev	ere, Area Affected	: 100%				
	Location	: Revetme	nt Failure At Interi	nittent L	ocations			
Backfill								
Fill								
Topsoil	35%	Now	\$41,200	2070	* *			
	Erosion, E.	xtent : Sev	ere, Area Affected	: 70%				
	Location	: Sloughin	g At Areas Of Reve	etment F	ailure			
Not Accessible	65%							
Surface								
Topsoil	65%	2-4	\$19,100	2030	\$19,100	5	\$800	
•	Erosion, E	xtent : Lig	ht, Area Affected :	10%				
			Of Insufficient Sto					
Topsoil	35%	Now	\$10,300	2030	\$10,300	5	\$400	
1	Erosion, E	xtent : Sev	ere, Area Affected	: 100%	,,,,,,	-	, ,,	
			g At Areas Of Reve		ailure, Up To Side	walk		

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

<sup>\*\*</sup> 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 Importance Code C	\$31,600			
Total	\$31,600			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT #2

Bulkheads	Current Repair	<b>Future Replacement</b>	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Revetment				
Stone	100% Now \$196,400	LIFE **	5 \$1,500	
	Progressing Scour, Extent : Severe, Are	a Affected : 5%		
	Location: 40 Feet East Of Lightpole #	†r007646, Undermining Sid	lewalk	
	Other Observation, Extent: Severe, Are	a Affected : 100%		
	Location : Along Entire Length Of Ass	ret		
	Explanation : Insufficient Armor			
Backfill				
Fill				
Topsoil	30% Now \$17,200	2070 **		
•	Erosion, Extent : Severe, Area Affected	: 100%		
	Location : At West End Of Asset Up T	o 8 Feet High		
Not Accessible	70%			
Surface				
Topsoil	70% 4+ \$10,100	2030 \$10,100	5 \$400	
-	Erosion, Extent : Moderate, Area Affect	ed : 10%		
	Location: Along Top Of Revetment			
Topsoil	30% Now \$4,300	2030 \$4,300	5 \$200	
1	Erosion, Extent : Severe, Area Affected		•	
	Location : At West End Of Asset			

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 F	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural									
Coping/Curb									
Concrete	60%			LIFE	* *	5	\$400		
			ht, Area Affected :	20%					
	Location	: Along Of	fshore 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%								
		: Near Sou	thern Drain						
Topsoil	40%			2026	\$15,800	5	\$1,300		
			xtent : Light, Area	Affected	! : 100%				
		: Through							
	Explana	tion : Heavy	y Vegetation						
Deck Elements									
Railing					di di				
Guard Rail	60%			LIFE	* *				
	Broken, Extent : Light, Area Affected : 20%								
	Location: One Location With Broken Support Pole								
			xtent : Light, Area	Affectea	! : 100%				
		: Through							
		tion: With	Fencing						
No Component	40%								

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

<sup>\*\*</sup> 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			_



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT AND TIMBER SHEET PILES

Bulkheads	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Revetment				
Stone	60% 4+ \$244,400	LIFE **	5 \$1,900	
	Other Observation, Extent: Moderate, A	Irea Affected : 100%		
	Location : Most Severe At Spectrum Pa	arking Lot		
	Explanation: Insufficient Armor Stone			
No Component	40%			
Sheet Piles				
Timber	40% Now \$849,600	LIFE **	4 \$4,000	
	Broken, Extent : Severe, Area Affected :	100%		
	Location : From Broadway Bridge Sou	ıth		
No Component	60%			
Backfill				
Fill				
Topsoil	100% Now \$119,200	2070 **		
	Erosion, Extent : Severe, Area Affected :	100%		
	Location : Entire Length Of Asset			
Surface				
Topsoil	100% Now \$29,800	2030 \$29,800	5 \$1,200	
	Erosion, Extent : Severe, Area Affected :	100%		
	Location: Entire Length Of Asset			
	Other Observation, Extent: Severe, Area	a Affected : 40%		
	Location: Encroaching On Spectrum I	Parking Lot		
	Explanation: Undermining			

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT AT BKLYN ARMY TERMINAL

Asset #: 13646

Bulkheads	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment	1000/	LIEE	* *	-	<b>45.500</b>	
Stone	100%	LIFE		5	\$5,500	
	Other Observation, Extent : Light, Ar Location : Throughout	ей Ајјестей . Т	)/0			
	Explanation: Displaced Stone. Isolo	ated Location V	With Exposed 1	Filter Fah	pric	
Sheet Piles			· · · · · · · · · · · · · · · · · · ·			
Steel	2%	LIFE	* *			
	Missing Coating, Extent : Light, Area	**				
	Location: Upper Portion Of Revetn	nent Where Visi	ible			
Not Accessible	98%					
Pile Caps	000/	LIED	ماد ماد	-	<b>#2 5</b> 00	
Concrete	98%	LIFE	* *	5	\$2,700	
	Cracking, Extent : Light, Area Affecte Location : Isolated Throughout	ea : 5%				
	Spalling, Extent: Moderate, Area Aff	Sected · 5%				
	Location: At 486 Feet, 608 Feet, Ar		om North End			
Concrete	2% 4+ \$5,000		* *	5	\$100	
Concrete	Spalling, Extent : Moderate, Area Affi Location : Isolated Throughout			3	Ψ100	
Backfill						
Fill						
Not Accessible	100%					
Surface	500/	2027	* *	5	<b>95.200</b>	
Asphalt	50% Settlement, Extent : Light, Area Affect	2037 ted: 100%		5	\$5,200	
	Location: Typical Throughout	ей . 100/0				
	Worn, Extent : Light, Area Affected :	100%				
	Location : Typical Throughout					
Asphalt	50% 4+ \$43,100	2043	* *	5	\$2,600	
•	Settlement, Extent : Moderate, Area A Location : Throughout, Adjacent To				. ,	
Deck Elements						
Railing						
Steel	100% 2-4 \$182,600		\$913,200			
	Broken, Extent: Light, Area Affected					
	Location: 630 Feet From North En Corrosion, Extent: Moderate, Area A					
	Location : Throughout, At Baseplate					

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

<sup>\*\*</sup> 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	<b>FY 2025 - 2030</b> \$106,100	
Bulkheads	\$589,400		
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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT BEHIND SCHOOL

Bulkheads	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Revetment							
Stone	100% Now	\$483,300	LIFE	* *	5	\$3,800	
	Other Observation,	Extent: Severe, Are	a Affecte	ed : 100%			
	Location : At Bac	k Of Revetment					
	Explanation: Sto	ne Missing, Bank Er	osion				
Backfill							
Fill							
Topsoil	50%		2030	\$70,700	10		
Topsoil	50% 4+	\$70,700	2067	* *			
-	Erosion, Extent : Se	evere, Area Affected	: 50%				
	Location : Erosio	n Of Bank					
Surface							
Topsoil	100% Now	\$35,400	2027	\$35,400	5	\$1,500	
	Erosion, Extent : Se	evere, Area Affected	: 60%	,		. ,	
	Location : Erosio						

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT N SIDE MACOMBS BRIDGE BULKHEAD

Bulkheads		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural									
Gravity Wall									
Concrete	100%			LIFE	* *	5	\$2,300		
	_	_	t, Area Affected t With Effloresc						
Revetment									
Stone	95%			LIFE	* *	5	\$3,200		
Stone	5%	4+	\$13,100	LIFE	* *	5	\$200		
	Missing Pa	rt, Extent : N	Moderate, Area	Affected :	5%				
					l Areas Of Underm 570 Feet From Sou		Top Of Revetment		
Backfill									
Fill									
Not Accessible	100%								
Surface									
Not Accessible	100%								
Deck Elements									
Railing									
Steel	100%	4+	\$113,800	2026	\$568,900				
	Corrosion,	Extent : Mod	derate, Area Aff	ected : 10	00%				
	Location .	: Throughou	t Parapet Wall						

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

<sup>\*\*</sup> 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- 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH

Bulkheads	Current Repair Future F		e Replacement	Replacement Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, An Location : Isolated	rea Affected : 5%				
Backfill						
Fill						
Not Accessible	100%					
Surface						
Asphalt	25%	2036	* *	5	\$1,100	
	Other Observation, Extent : M Location : South End Explanation : Ungraded	oderate, Area Affe	ected : 100%			
Asphalt	75%	2036	* *	5	\$3,200	
1	Cracking, Extent : Light, Area Location : Isolated				<b>4</b> -,	
Deck Elements						
Railing						
Fencing	25%	2028	\$5,200	3		
No Component	75%					

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

<sup>\*\*</sup> 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 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPT. OF SMALL BUSINESS SERV. - 801 REVETMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE

Bulkheads	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment						
Stone	90%	LIFE	* *	5	\$6,000	
	Settlement, Extent : Severe, Ar	ea Affected : 2%				
	Location : At Dep Outfall					
Stone	10% Now \$8	35,100 LIFE	* *	5	\$700	
	Erosion, Extent : Severe, Area	Affected : 100%				
	Location : At Top Of Revetme	ent Slope Between	360 Feet And 480	Feet; 93	0 Feet And 945	
	Feet From South	•				
Sheet Piles						
Not Accessible	100%					
Backfill						
Fill						
Not Accessible	100%					

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 RIVER CAFE RELIEVING PLATFORM

Bulkheads	Current Repair	Future Replaceme	ent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated ( FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Relieving Platform Top						
Concrete	15% 4+ \$25,400 Cracking, Extent : Moderate, Area Affec	LIFE	* *	5	\$100	
	Location: In Face Of Platform	ciea . 3070				
	Erosion, Extent : Moderate, Area Affect	ed: 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%				
N. C	Location : In Face Of Platform					
No Component Not Accessible	10% 45%					
Piles and Bracing	4370					
Timber	5%	2033	* *	4	\$1,800	
	Rotting/Splitting, Extent : Light, Area A	ffected : 100%			4-,	
	Location: In Tidal Zone					
No Component	10%					
Not Accessible	85%					
Sheet Piles						
Steel	10% Now \$99,400	LIFE	* *			
	Corrosion, Extent : Severe, Area Affecte Location : At North End Of Asset	ea : 100%				
	Other Observation, Extent: Severe, Are	pa Affected · 25%				
	Location: At Bottom Of Sheet Piles	a 1111 cerea : 2570				
	Explanation : Holes					
No Component	90%					
Pile Caps						
Timber	2% 4+ \$20,200	LIFE	* *	4		
	Rotting/Splitting, Extent : Moderate, Ar Location : In Tidal Zone	ea Affected : 100%				
No Component	10%					
Not Accessible	88%					
Backfill Fill						
Not Accessible	100%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 RIVER CAFE RELIEVING PLATFORM

Bulkheads	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority		
Backfill						
Surface						
Stone	30%	2039 **	10			
	Other Observation, Extent : Light, Area Location : Patio Surface	a Affected : 100%				
	Explanation: Stone Slates					
Stone	5% 4+ \$1,700	2039 **				
Stone	Other Observation, Extent: Moderate,	2039				
	Location: Southeast Corner Of Stone					
	Explanation: Settlement					
Timber	13% 4+ \$6,200	2039 **				
	Other Observation, Extent: Moderate,					
	Location: At Deck South Of Restaura	unt				
	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			
Timber	Rotting/Splitting, Extent: Moderate, A		4 \$400			
	Location : Above Mean Low Water	ea Hyperica : 1070				
No Component	90%					
Deck Elements	7070					
Railing						
Steel	25% 4+ \$8,000	2025 \$39,900				
	Corrosion, Extent : Moderate, Area Aff	fected : 25%				
	Location: Most Severe At North End					
	Missing Coating, Extent: Moderate, As					
	Location: At Connection Points And					
Timber	25%	2024 \$6,400				
No Component	50%					

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

<sup>\*\*</sup> 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

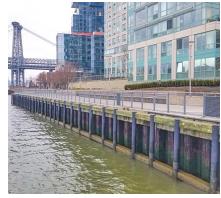
Date of Survey : 07-Feb-2019 Landmark Status : NONE

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 Importance Code B	\$1,100		\$5,200	\$1,000
Total	\$1,100		\$5,200	\$1,000



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

<sup>\*\*</sup> 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

Bulkheads	C	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Sheet Piles							
Steel	60%		LIFE	* *	10		
		xtent : Light, Area Affected					
	Location : 2	Above The Mean High Wat	er Elevat	ion In Splash Zone	?		
Not Accessible	40%						
Pile Caps							
Concrete	100%		LIFE	* *	5	\$2,200	
	Cracking, Ex	tent : Light, Area Affected	: 2%				
	Location : 1	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				di di		*	
Timber	54%		2039	* *	4	\$10,500	
Timber	46%		2039	**	4	\$8,900	
		, Extent : Severe, Area Affe At North End	ected : 10	0%			
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.

<sup>\*\*</sup> 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	



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

<sup>\*\*</sup> 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 Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall						
Concrete	30%	LIFE	* *	5-10	\$200	
	Cracking, Extent: Light, Area A,	ffected: 5%				
	Location: Isolated Locations	100 / 1 /00/				
	Erosion, Extent : Moderate, Area		1.17			
	Location: At Bottom 4 Feet Of	waii Ana wiinin 11	aai 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, Location: Within Tidal Zone	Area Affected : 2%				
No Component	37%					
Not Accessible	58%					
Pile Caps						
Concrete	53%	LIFE	* *	5	\$300	
	Cracking, Extent : Light, Area A	ffected : 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			

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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

Bulkheads	Current Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Sheet Piles						
Steel	80%	LIFE	* *	10		
Not Accessible	20%					
Pile Caps						
Concrete	100%	LIFE	* *	5	\$1,400	
	Cracking, Extent : Ligh	ht, Area Affected : 10%				
	Location: Isolated A	t 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			

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future Replacem	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment						
Asphalt Remnants		,500 LIFE	* *	5	\$400	
	Erosion, Extent : Moderate, Area	00				
	Location : Isolated Throughout					
	Other Observation, Extent : Mod	erate, Area Affected : 20%				
	Location: Throughout					
	Explanation: Poor Placement	Of Asphalt And Concrete Re	emnant	'S		
No Component	15%					
Sheet Piles						
Steel	13%	LIFE	* *			
	Corrosion, Extent : Moderate, Ai					
	Location: At Boat Lift, Above I	Mlw Elevation				
Timber	2% 4+ \$44	,800 LIFE	* *	4	\$200	
	Other Observation, Extent: Mod	erate, Area Affected : 30%				
	Location: Opening At Corner I	Near Boat Lift				
	Explanation : Fill Loss					
No Component	85%					
Backfill						
Fill						
Not Accessible	100%					
Surface						
Concrete	10%	2036	* *	5	\$600	
	Cracking, Extent : Light, Area Aj	fected : 10%				
	Location : Isolated Locations					
Gravel	20%	2036	* *	2-5	\$300	
Topsoil	70%	2025 \$22	2,000	5	\$1,800	

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

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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	IV	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
tructural							
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, A	Area Affected : 10%					
	Location: At Top Of Wall Between 65	0 Ft And 840 Ft From The	e South				
	Explanation : Loss Of Mortar Bedding	7					
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 :						
	Location : Erosion / Scaling In Upper						
	Spalling, Extent : Light, Area Affected :						
	Location: Isolated At Construction Jo						
	Other Observation, Extent : Light, Area						
	Location : Throughout In Upper 15 Fe	eet Of Wall					
	Explanation : Efflorescence						
Concrete	2% 4+ \$59,700	LIFE **	5	\$100			
	Cracking, Extent : Moderate, Area Affec						
	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 Affect	ed : 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 Affect						
	Location : At Construction Joints And From The South	At Newer Construction Lo	ocated At	875 Ft And 885 Ft			
Stone	14% 4+ \$129,900	LIFE **	5	\$10,500			
	Missing Part, Extent : Moderate, Area A	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						
ackfill							
Fill							
Not Accessible	100%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 SEAWALL BULKHEAD

Bulkheads	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Backfill						
Surface						
Asphalt	89%	2037	* *	5	\$9,000	
	Cracking, Extent: Light, Area Affected	: 5%				
	Location: Throughout					
	Settlement, Extent : Light, Area Affected	d : 3%				
	Location : Isolated Throughout					
Asphalt	1%	2037	* *	5	\$100	
	Cracking, Extent: Moderate, Area Affe					
	Location : From 700 Ft To 887 Ft Fro	om The Sou	ıth			
No Component	10%					
	Other Observation, Extent : Light, Area	${\it Affected}:$	0%			
	Location : Southern 200 Ft					
	Explanation : Harlem River Drive Is I	No Compon	ient 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 Thr	-				
	Explanation: Deteriorated Mortar Be	dding				
Concrete	2% 4+ \$2,700	2026	\$13,600			
	Broken, Extent : Moderate, Area Affecte					
	Location: Broken Parapet Top 404 F	t From The	? South			

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

<sup>\*\*</sup> 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 Importance Code B	\$1,076,200	\$63,700 \$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	_



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural								
Relieving Platform Top								
Concrete/Stone	25%	4+	\$325,300	LIFE	* *			
			vere, Area Affecte					
			Facing Stones In S		Half			
			ere, Area Affected		1 D : C	,		
					posed Reinforcem	ent		
	_		: Severe, Area Affe					
		: Inree M	issing Facing Ston		<u>*</u>			
Concrete/Stone	20%			LIFE	**			
	_		oderate, Area Affe		%			
		_	out Under Platforr		CC 1 250/			
		_	Extent: Moderate	-	ffected: 25%			
		: Inrougn	out Under Platfori	n				
No Component	50%							
Not Accessible	5%							
Gravity Wall	100/			LIDE	* *	-	<b>01.700</b>	
Concrete	12%	4.	<b>#270 400</b>	LIFE	**	5	\$1,500	
Concrete	3%	4+	\$379,400	LIFE		5	\$400	
			derate, Area Affect From North End	ea : 10%	)			
			ere, Area Affected	. 250/				
			ere, mea njjeetea From North End	. 23/0				
Stone	24%			LIFE	* *	5	\$61,200	
Stone	1%	4+	\$94,300	LIFE	* *	5	\$2,500	
Stone		·=	Extent : Severe, Ai		ted · 75%	3	\$2,500	
			Stone Near North					
No Component	50%				3			
Not Accessible	10%							
Piles and Bracing	1070							
Timber	5%	4+	\$277,200	2036	* *	4	\$22,500	
1 11110 01			ent : Moderate, Ar		ed : 25%	•	Ψ==,ε σ σ	
		-	Non-wrapped Pile					
No Component	50%		**					
Not Accessible	45%							
Pile Caps								
Concrete	2%	4+	\$27,500	LIFE	* *	5	\$200	
	Erosion, E	Extent : Mod	derate, Area Affect		Ó			
	Location	: Along Pl	atform Face Abov	e Piles				
No Component	50%							
Not Accessible	48%							
ackfill								
Fill								
Not Accessible	100%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 SEAWALL AND RELIEVING PLATFORM

Bulkheads	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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 : Lig	ht, Area Affected :	100%			
	Location : Behind Gravity Wa	ll				
	Explanation : Fdr Drive Surfa	ice				
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			

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 SEAWALL WITH STONE FACING BULKHEAD

Asset #: 13812

Bulkheads	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Coping/Curb				
Stone	100%	LIFE **	5 \$600	
	Other Observation, Extent : Light, Area	a Affected : 10%		
	Location: Throughout	D 11:		
Carata W.11	Explanation: Partial Loss Of Mortar	Beaaing		
Gravity Wall	95%	LIFE **	5 \$26,900	
Stone Stone	5% 4+ \$52,400	LIFE **	5 \$26,900	
Stone	Displaced Elements, Extent: Severe, A.		3 \$1,400	
	Location: 60 Ft From The South (nor		10)	
	Missing Part, Extent: Severe, Area Aff		*8/	
	Location: Located 240 Ft, 265 Ft, Ar			
	Missing Block Seal, Extent: Severe, Ar			
	Location: In Tidal Zone Between 50.		uth	
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 Affecte			
	Location: Along Back Of Wall Station			
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location : Isolated Throughout			
	Explanation : Small Sinkholes			
Deck Elements				
Parapet	100%	2026 \$256,100		
Concrete	100% Other Observation, Extent : Light, Area	. ,		
	Location : Atop Coping Throughout	і 1155 сіси . 10/0		
	Explanation : Deteriorated Mortar Bo	oddino		
-	Explanation . Deteriorated Mortar De	Munis		

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Sheet Piles Steel	30%	LIFE	* *			
Sicci	Corrosion, Extent : Light, Area Affecte					
	Location : At Sheet Pile Interlocks Al		ith Side Of The I	Вау		
Not Accessible	70%					
Wales						
Steel	30%	LIFE	* *	5	\$59,500	
	Corrosion, Extent : Light, Area Affecte					
	Location: Station 37+64 To 49+30 A			1		
	Missing Coating, Extent: Light, Area A Location: Station 37+64 To 49+30 A			1		
N. C.		ana station	71+90 10 04+01			
No Component Pile Caps	70%					
Concrete	99%	LIFE	* *	5	\$25,100	
Concrete	Cracking, Extent : Light, Area Affected			3	\$25,100	
	Location: Isolated Throughout					
	Displaced Elements, Extent: Moderate	e, Area Affec	eted : 5%			
	Location: At Longitudinal Joints Sta	64+00 To 7	70+56 And Sta 7	0+86 To	71+96	
	Spalling, Extent : Light, Area Affected					
	Location : Isolated Throughout North	n Side Of Ba	y			
Concrete	1% Now \$38,500	LIFE	* *	5	\$300	
	Missing Part, Extent : Severe, Area Aff		%			
D 1 011	Location: Station 70+56 To Station	/0+86				
Backfill Fill						
Not Accessible	100%					
Surface						
Concrete	5% 4+ \$158,100	2042	* *	5	\$2,400	
	Cracking, Extent : Light, Area Affected	l : 25%				
	Location: West End Of Bay					
	Settlement, Extent : Light, Area Affecte					
	Location: West End Of Bay And Isolo					
Concrete	95%	2036	* *	5	\$91,100	
Deck Elements						
Railing Concrete	23%	2028	\$495,100			
Concrete	2% 4+ \$25,800	2028	\$43,000			
Concrete	Other Observation, Extent : Moderate,					
	Location: Approximately 35 Location			Pedestal	ls .	
	Explanation : Spalling					
Steel	73%	2025	\$6,120,500			
Steel	2% 4+ \$33,500	2025	\$167,700			
	Other Observation, Extent: Moderate,	Area Affect	ed : 50%			
	Location: Mostly Near Piers					
	Explanation : Impact Damage					

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

<sup>\*\*</sup> 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 Importance Code C	\$1,900			
Total	\$1,900			



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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural							
Coping/Curb							
Timber	45%	LIFE	* *	5	\$100		
	Rotting/Splitting, Extent : Light, Area A Location : Throughout	ffected : 1	0%				
No Component	55%						
Sheet Piles							
Steel	40%	LIFE	* *				
	Corrosion, Extent : Moderate, Area Affe	ected : 30	%				
	Location : Above The Mlw Elevation T	_					
	Other Observation, Extent : Light, Area Affected : 5%						
	Location: 1 Inch Diameter Holes Whe	ere Wale I	Was Attached Thre	oughout			
	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	l: 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%						

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Coping/Curb				
Timber	10% Now \$1,700 Rotting/Splitting, Extent : Severe, Area Location : 227 Feet To 245 Feet Fron		5	
Timber	30% 4+ \$5,200 Rotting/Splitting, Extent : Moderate, Ar Location : 155 Feet To 227 Feet From		5	
No Component	60%			
Revetment				
Stone	20% 4+ \$22,600 Other Observation, Extent: Moderate, Location: Northern 50 Feet Explanation: Inadequate Protection	LIFE ** Area Affected : 100%	5 \$300	
No Component	80%			
Sheet Piles				
Steel	55% 4+ \$837,000 Corrosion, Extent: Moderate, Area Affi Location: In Tidal Zone And Splash 2 Other Observation, Extent: Severe, Are Location: In Tidal Zone Under Pier Explanation: Corrosion Holes	Cone		
No Component	20% Other Observation, Extent: Light, Area Location: Northern 46 Feet Explanation: Revetment	Affected : 0%		
Not Accessible	25%			
Wales Steel	20% Now \$9,000 Corrosion, Extent : Severe, Area Affecto Location : Throughout Exposed Lengt		5 \$1,200	
Not Accessible	80%			
Backfill Fill				
Topsoil	15% Now \$4,100 Other Observation, Extent: Severe, Are Location: Sinkholes From 179 Feet T Explanation: Sinkhole/Fill Loss	00	o 232 Feet From The North	
Not Accessible	85%			

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

<sup>\*\*</sup> 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

Bulkheads	Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Backfill							
Surface							
Concrete	35% 4+ Broken, Extent: Modera Location: Settlement/ Cracking, Extent: Mode Location: Throughout	ite, Area Affected Broken Througho erate, Area Affecte	ut		5	\$500	
Concrete	15% Now Broken, Extent : Severe, Location : Broken/ Dis	Area Affected : 10		* *	5	\$200	
Topsoil Not Accessible	30% 20%	<u>:</u>	2026	\$4,100	5	\$300	
	Other Observation, Exte Location : Explanation : Heavy V		ffected	: 0%			

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

<sup>\*\*</sup> 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 Importance Code C	\$3,500			
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.

<sup>\*\*</sup> 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 Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Piles and Bracing							
Steel	10%		LIFE	* *	5	\$38,200	
		, Extent : Light, Area Affected	! : 5%				
		: Tidal Zone					
No Component	60%						
Not Accessible	30%						
Revetment							
Stone	60%		LIFE	* *	5	\$8,900	
No Component	40%						
Sheet Piles							
Steel	20%		LIFE	* *			
		, 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%						

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Relieving Platform Top	600/	4.	Ø116 500	LIEE	* *	-	ф1 <b>2</b> 00	
Concrete	60%	4+	\$116,500	LIFE		5	\$1,200	
		xieni : Mo : Tidal Zo	derate, Area Affect ne	ea : 40%				
			ne derate, Area Affec	ted · 40%	á			
		: Tidal Zo			•			
No Component	40%							
Gravity Wall	1070							
Concrete	15%	4+	\$69,400	LIFE	* *	5	\$300	
			derate, Area Affect				45.0	
	Location	: 50 Feet	From South Near S	Start Of L	ow Level Platform			
Stone	15%			LIFE	* *	5	\$7,000	
Stone	10%	4+	\$345,100	LIFE	* *	5	\$4,700	
	Displaced	Elements,	Extent : Severe, Ar	ea Affect	ed : 100%			
	Location	: Through	out Northern Leng	th Of Wa	11			
No Component	60%							
Piles and Bracing								
No Component	40%							
Not Accessible	60%							
Backfill								
Fill	250/	NT.	<b>#20.000</b>	2067	* *			
Topsoil		Now	\$30,900 vere, Area Affected	2067	7 7			
			vere, Area Ajjeciea Sinkholes Through		nd Gravity Wall			
Not Accessible	75%	. J Large	Simmores 1 mough	oui Benin	ia Gravity Wati			
Surface	/370							
Asphalt	75%	4+	\$38,800	2042	* *	5	\$2,400	
Aspilati		-	oderate, Area Affe		V <sub>0</sub>	3	Ψ2,400	
	-	: Through						
		_	ling, Extent : Mode	erate, Are	ea Affected : 75%			
	-	: Through	-					
Asphalt	25%	Now	\$12,900	2042	* *	5	\$800	
			vere, Area Affected				4000	
	Location	: 5 Large	Sinkholes Through	out Behir	nd Gravity Wall			
Fender								
Buffer								
Rubber	50%	4+	\$57,300	2036	**	4-5	\$4,600	
			Extent : Severe, Are		ed : 15%			
			nections In Tidal Zo		000/			
			Extent : Light, Area	Affected	: 90%			
		: Through						
N. C.		ion : Hara	ware Corrosion					
No Component	50%							

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall						_		
Concrete	10%			LIFE	* *	5	\$200	
			ent, Extent : Light,	Area Aff	ected : 100%			
		: Aajacent	To 39th St Pier					
No Component	90%							
Revetment								
Stone	55%			LIFE	* *	5	\$1,300	
No Component	45%							
Sheet Piles	450/				* *			
Steel	45%	F I	· 1 · 4 · 400 · 1	LIFE	* *			
		Extent : L	ight, Area Affected	: 25%				
		: Haal Zol	ne					
No Component	10%							
Not Accessible	45%							
Backfill								
Fill	100/	3.7	ФО ООО	2065	* *			
Topsoil		Now	\$9,000	2067	* *			
			vere, Area Affected Cellular Sheet Pile		J			
		: Benina C	ellular Sheet Pile	Виікпеас	a —			
Not Accessible	90%							
Surface						_		
Asphalt	10%		***	2040	* *	5	\$500	
Concrete		Now	\$22,600	2042	* *	5	\$300	
			vere, Area Affected					
			Circular Cells Nor		h Street Pier			
			vere, Area Affected		1.0 5.			
		: At Steel (	Circular Cells Nor					
Concrete	30%			2030	\$45,200	5	\$1,400	
	_		oderate, Area Affec	ted : 105	%			
	Location	: Isolated	Throughout					
Topsoil	45%			2026	\$10,100	5	\$800	

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

<sup>\*\*</sup> 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 Importance Code C	\$46,300			
Total	\$46,300			



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

<sup>\*\*</sup> 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	Cı	rrent Repair	Futu	re Replacement	M	aintenance	
System Component Type		l Date Estima ears)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Coping/Curb							
Concrete	40%		LIFE	* *	5	\$1,100	
No Component	60%						
Revetment	000/		LIEE	* *	_	Ø15.600	
Stone	88%	ı d	LIFE	* *	5	\$15,600	
Stone			645,400 LIFE		5	\$400	
			rea Affected : 100	% 0 Feet From South	aast Cow	4.04	
N. C		sujjicieni Sione	: Ivear Sinkhole 00	o reel from South	easi Corr	ier	
No Component	10%						
Sheet Piles	50/		LIEE	* *			
Steel	5%	ant : Madayata	LIFE , Area Affected : 1				
			, Area Ajjeciea . 1 Iean Low Water E.				
N. C.		nuieu Above M	tean Low water E	evanon			
No Component	90%						
Not Accessible	5%						
Backfill Fill							
Topsoil	5% N	ow \$	510,000 2067	* *			
Торзоп	•		a Affected : 100%				
			outheast Corner				
Not Accessible	95%						
Surface	,,,,						
Asphalt	50%		2036	* *	5	\$16,900	
1	Cracking, Exte	ent : Light, Ared	a Affected : 10%			*,	
	Location : Is	olated Through	out				
Asphalt	10% N	ow \$	S27,900 2042	* *	5	\$1,700	
F			ate, Area Affected	: 75%	-	4-,,,,	
				n Edge Of Pier And	d At Offsi	hore Cell	
	Interfaces	<u> </u>	C		00		
	Sinkhole, Exte	nt : Severe, Are	a Affected : 50%				
	Location : 68	80 Feet From Se	outheast Corner				
Topsoil	40%		2025	\$66,500	5	\$5,500	
-	Other Observa	tion, Extent : N	Ioderate, Area Aff	ected : 100%			
	Location: In	Topsoil Over A	Asphalt				
	Explanation	: Heavy Vegeta	tion				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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 Importance Code C	\$60,500			\$2,400
Total	\$60,500			\$2,400



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

<sup>\*\*</sup> 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	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Coping/Curb					
Concrete	75%	LIFE *:	* 5	\$2,200	
	Cracking, Extent : Light, Area Affectea				
	Location: Throughout N-shed, J-shed	d, West Bulkhead And Sou	th Bulkhea	ed .	
Concrete	5% Now \$57,200	LIFE *:	* 5	\$200	
	Broken, Extent : Severe, Area Affected				
	Location: Isolated At North End Of	West Bulkhead And At Wes	tern Thira	Of South	
	Bulkhead	TIEE *:		#200	
Concrete	10% 4+ \$22,900	LITE	* 5	\$300	
	Spalling, Extent: Moderate, Area Affect			0 D 06 C 4h	
	Location : At North And South Ends ( Bulkhead	Oj west Bulkneda Ana Thr	ougnout 2	o Percent Of South	
No Component	10%				
Gravity Wall	1070				
Concrete	50%	LIFE *:	* 5	\$6,500	
Concrete	Cracking, Extent : Light, Area Affectea	LILL	3	\$0,500	
	Location: Throughout N-shed, J-shed		ntilever W	all Along	
	Revetment Inshore End	a, west Buinneau, mu Cui	illiever rr	iii 11iong	
	Erosion, Extent : Moderate, Area Affec	cted : 10%			
	Location : Bottom Of Cap Along The				
Concrete	35% 4+ \$5,652,200	LIFE *:	* 5	\$4,500	
Concrete	Erosion, Extent : Severe, Area Affected		5	ψ1,500	
	Location : At Base Of Fender Stando		sset		
	Spalling, Extent : Severe, Area Affected				
	Location : Isolated At Vertical Joints				
	Tilting, Extent : Moderate, Area Affect	-			
	Location : South Bulkhead 240 Feet I				
No Component	15%	<u> </u>			
Revetment	1370				
Stone	10%	LIFE *:	* 5	\$1,900	
No Component	90%	LIIL	3	Ψ1,700	
Sheet Piles	7070				
Steel	20%	LIFE *:	*		
No Component	10%	LIIL			
Not Accessible	70%				
Pile Caps	7070				
Concrete	15%	LIFE *:	* 5	\$1,400	
Concrete	Cracking, Extent : Light, Area Affected		J	Ψ1,100	
	Location : Throughout N-shed Bulkho				
No Component	85%				
ackfill	0370				
Fill					
Topsoil	2% Now \$14,400	2067 ***	*		
Торооп	Other Observation, Extent : Severe, Ar				
	Location: Along South Bulkhead				
	Explanation: Settlement/Fill Loss				
Not Appagaible	98%				
Not Accessible  All component repairs \$ 6	98% estimates are in current dollars and are not escala	10			-

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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	<b>Future Replacement</b>	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Backfill				
Surface				
Asphalt	55%	2036 **	5 \$20,100	
Concrete	10%	2036 **	5 \$3,700	
	Cracking, Extent: Light, Area Affected			
	Location : Isolated Throughout West		ead	
Concrete	35% 4+ \$421,700	2042 **	5 \$6,400	
	Cracking, Extent : Moderate, Area Affe			
	Location : Isolated Along West Bulkh			
	Settlement, Extent : Moderate, Area Afg			
	Location : Isolated Along West Bulkh	ead And South Bulkhead		
Fender				
Buffer	000/ 0.4 000	0005		
Pneumatic Fenders	20% 2-4 \$28,300	2025 \$141,300		
	Corrosion, Extent : Severe, Area Affect Location : Lower Hardware Connect			
	Missing Connections, Extent: Severe, 2			
	Location: Lower Hardware Connects	00		
D.,	5%			
Pneumatic Fenders	20%	2025 \$35,300 2036 **	4.5 \$16.900	
Rubber	20% Surface Wearing/Scaling, Extent : Moa	2030	4-5 \$16,800	
	Location: Along West And South Bul			
D 11			4.5 \$2.700	
Rubber	5% Now \$55,600 Missing Part, Extent : Severe, Area Aff	2042	4-5 \$2,700	
	Location: Isolated Along West Bulkh			
D 11			4.5 012.500	
Rubber	25% 4+ \$13,900 Missing Connections, Extent: Moderate	2030	4-5 \$13,500	
	Location: Severe Corrosion/Missing		haad	
Timber	1%	2025 \$11,700	5 \$300	
	Weathering, Extent: Light, Area Affect			
	Location : Offshore End Of South But	кпеаа		
No Component	24%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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			



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

<sup>\*\*</sup> 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		e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Gravity Wall						
Concrete	30%	LIFE	* *	5	\$800	
	Spalling, Extent : Moderd		Ó			
	Location: Isolated Thre	oughout				
Stone	18%	LIFE	* *	5	\$10,100	
	Displaced Elements, Exte	nt : Light, Area Affected	d: 10%			
	Location : Isolated Thre	oughout				
	Missing Block Seal, Exter	ıt : Moderate, Area Affe	ected : 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 Stat		n North			
Not Accessible	40%					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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 :

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



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

<sup>\*\*</sup> 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 Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Section of the Sectio	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Piles and Bracing				_	****	
Steel	60% 4+ \$88,60 Corrosion, Extent : Severe, Area Aff Location : Splash Zone		**	5	\$14,100	
No Component	40%					
Sheet Piles						
Steel	55% 4+ \$207,70 Corrosion, Extent : Severe, Area Aff Location : Splash And Tidal Zones	ected : 40%	* *			
Steel	40% 4+ \$75,50 Corrosion, Extent : Moderate, Area Location : Splash Zone, East Side		* *			
Not Accessible	5%					
Pile Caps						
Concrete	40% Cracking, Extent : Light, Area Affect Location : East Side	LIFE ted : 100%	* *	5	\$400	
Steel	60% 4+ \$1,70 Corrosion, Extent : Moderate, Area Location : North Side		* *	5	\$400	
Backfill						
Fill Not Accessible	100%					
Surface						
Asphalt	40%	2039	* *	5	\$700	
Stone	10%	2039	* *	10		
Timber	20% Other Observation, Extent: Light, A Location: On Elevated Timber Wa Explanation: Weathering		**	10		
Topsoil	20%	2028	\$1,700	5	\$100	
Not Accessible	10%					
Deck Elements						
Railing Steel	35% 4+ \$10,60 Corrosion, Extent : Moderate, Area Location : East Side, Mostly Along	Affected : 50%	\$53,100			
Steel	60% 0-2 \$18,20 Corrosion, Extent : Severe, Area Aff Location : North Side		\$91,000			
Steel	5% Now \$7,60 Corrosion, Extent : Severe, Area Aff Location : Bottom Portion Of Rails	ected : 25%	\$7,600 Corner			

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 STEEL SHEETPILE BULKHEAD

Bulkheads	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Gravity Wall	000/ 37	11EE **	4 700	
Timber Crib w/Stone	20% Now \$127,100	LIFE	4 \$1,500	
	Other Observation, Extent: Severe, Are Location: 210 Feet To 250 Feet Fron			
	Explanation: Collapsed/Failed	i North		
No Component	80%			
Piles and Bracing	8078			
Steel	1% 4+ \$9,700	LIFE **	5 \$400	
Steel	Corrosion, Extent : Light, Area Affected		J \$400	
	Location : Single Pipe Pile At South E			
No Component	99%			
Sheet Piles				
Steel	70% Now \$1,087,100	LIFE **		
	Other Observation, Extent : Severe, Are	ea Affected : 30%		
	Location: Throughout At Waterline			
	Explanation : Dent, Holes			
No Component	20%			
Not Accessible	10%			
Pile Caps		1100 **		
Timber	80% Now \$63,300	LIFE	4 \$1,600	
	Broken, Extent: Severe, Area Affected. Location: Throughout	100%		
N. C.				
No Component	20%			
Backfill Fill				
Topsoil	70% Now \$39,300	2068 **		
1 opson	Sinkhole, Extent : Severe, Area Affected			
	Location : Inshore Of Sheet Pile Bulk			
	Other Observation, Extent : Severe, Are	ea Affected : 100%		
	Location : Inshore Of Sheet Pile Bulk	head		
	Explanation : Significant Fill Loss			
Not Accessible	30%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 STEEL SHEETPILE BULKHEAD

Bulkheads	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Backfill							
Surface							
Concrete	20% Now	\$18,800	2043	* *	5	\$300	
	Erosion, Extent : Sever	00					
	Location : 210 Feet T				e Of Cri	b	
	Other Observation, Ext						
	Location: 210 Feet T	o 250 Feet From	The Nort	th. Located Inshor	e Of Cri	b	
	Explanation : Loss O	f Structural Supp	ort				
Gravel	10%		2043	* *	2-5	\$100	
	Erosion, Extent: Mode	rate, Area Affect	ed : 15%				
	Location: Filter Fabi	ric Exposed Unde	er Gravel	Surface			
Topsoil	70% Now	\$9,800	2028	\$9,800	5	\$400	
1	Settlement, Extent : Severe, Area Affected : 100%						
	Location : Inshore Of	Sheet Pile Bulkh	iead				
	Other Observation, Ext	ent : Severe, Are	a Affected	d: 100%			
	Location : Inshore Of	Sheet Piles At T	he Northe	ern 210 Feet			
	Explanation: Sinkhol	les/ Fill Loss					
Fender							
Piles							
Timber	80% Now	\$39,300	2043	* *	4	\$4,800	
	Broken, Extent : Severe	e, Area Affected :	100%				
	Location : Along Shee						
	Rotting/Splitting, Exten			100%			
	Location : Throughou	it The Northern 2	210 Ft				
No Component	20%						
Wales and Chocks							
Timber	80% Now	\$92,700	2043	* *	4	\$10,900	
	Broken, Extent : Severe	, Area Affected :	100%				
	Location : Throughou	ıt					
No Component	20%						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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		



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

<sup>\*\*</sup> 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

Bulkheads		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		Tail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Piles and Bracing								
Timber	100%	4+	\$368,800	2042	* *	4	\$18,000	
	U 1	_	nt : Moderate, Ard ut Bulkhead	ea Affecti	ed : 40%			
Sheet Piles								
Timber	60%	4+	\$288,000	LIFE	* *	4	\$1,300	
	Rotting/Spli Location :	_	nt : Light, Area A <sub>j</sub> 'one	fected :	100%			
Timber	40%			LIFE	* *	4	\$900	
Wales								
Timber	100%	4+	\$19,000	LIFE	* *	4	\$1,800	
	Rotting/Spli	tting, Exte	nt : Moderate, Arc	ea Affecto	ed : 50%			
	Location:	Througho	ut					
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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : TIMBER BULKHEAD MIDGET SOUADRON 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	



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

<sup>\*\*</sup> 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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Piles and Bracing						
Timber	20%	2037	* *	4	\$38,700	
Timber	57% Now \$	5453,000 2043	* *	4	\$73,500	
	Broken, Extent : Severe, Are Location : East End	a Affected : 100%				
No Component	20%					
Not Accessible	3%					
Revetment						
Concrete	7% Now Other Observation, Extent: Location: Eastern 100 Fed Explanation: Minimal To	et And Western 60 Fe	eet			
No Component	93%					
Sheet Piles	2010					
Timber	20%	LIFE	* *	4	\$3,200	
Timber		5589,600 LIFE	* *	4	\$9,200	
	Broken, Extent : Severe, Are Location : East And West I	a Affected : 100%			4.,	
No Component	20%					
Not Accessible	3%					
Wales						
Timber	20%	LIFE	* *	4	\$2,600	
Timber		\$77,700 LIFE	* *	4	\$7,400	
	Broken, Extent : Severe, Are Location : At East And We	00				
N. G		Si Enas				
No Component	20%					
Not Accessible	3%					
Backfill Fill						
Topsoil	50% Now	\$96,700 2068	* *			
торын	Erosion, Extent : Severe, Arc	. ,				
	Location : Behind Collapse		nd West Ends			
Not Accessible	50%					
Surface	3070					
Concrete	3%	2041	* *	5	\$300	
Gravel	15%	2037	* *	2-5	\$400	
Topsoil	15%	2023	\$7,300	5	\$600	
Topsoil		\$32,500 2028	\$32,500	5	\$1,400	
1 opsoii	Erosion, Extent : Severe, Arc		Ψ32,300	3	φ1, <del>1</del> 00	
	Location: Loss Of Soil At		Sinkhole Locations	7		
Deck Flements	zotanon . Boss of son m					

**Deck Elements** 

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

<sup>\*\*</sup> 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

Bulkheads	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Deck Elements							
Railing							
Fencing	92%	2029	\$44,900	3	\$300		
_	Other Observation, Extent : Light, Area	Affected	l : 100%				
	Location : Throughout						
	Explanation: Chain Link Fence						
No Component	8%						

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 TIMBER CRIBBING, STACKED TIMBERS

Bulkheads		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	100%	4+	\$244,000	LIFE	* *	4	\$4,700	
	Missing Po	art, Extent : S	evere, Area Affe	cted: 50	%			
	Location	: Eastern Ha	lf					
	Rotting/Sp	litting, Exteni	: Moderate, Ar	ea Affecto	ed : 50%			
	Location	: Western Ho	ulf					
Backfill								
Fill								
Topsoil	50%	Now	\$18,000	2070	* *			
	Erosion, E	xtent : Severe	e, Area Affected	: 100%				
	Location	: At Western	Half					
Not Accessible	50%							
Surface								
Topsoil	100%	Now	\$9,000	2030	\$9,000	5	\$400	
-	Erosion, E	xtent : Severe	, Area Affected	: 50%				
	Location	: Behind Bul	khead					

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 U.N. SCHOOL BULKHEAD

Bulkheads	neads Current Repair		t i	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Co FY	Cycle (Yrs)	e Estimated Cost	Priority
Structural					
Revetment					
Stone	100%	LIFE ;	* 5	\$5,100	
Sheet Piles					
Steel	10% 4+ \$53,1	00 LIFE	*		
	Corrosion, Extent : Moderate, Area Location : In Splash Zone	a Affected : 10%			
Steel	50%	LIFE	* *		
	Recent Repair Evident, Extent : Lig Location : East Face Of Bulkhead	**			
Timber	40%	LIFE ,	* 4	\$6,400	
	Rotting/Splitting, Extent: Light, Ar	ea Affected : 5%			
	Location: At Mean Low Water				
Pile Caps					
Concrete	100%	LIFE	* * 5	\$2,600	
	Cracking, Extent : Light, Area Affe Location : Throughout	cted : 5%			
Backfill					
Fill					
Not Accessible	100%				
Surface					
Asphalt	60%	2036	* * 5	\$5,900	
Concrete	10%	2036	* * 5	\$1,000	
Topsoil	10%	2025 \$4,8	00 5	\$400	
Not Accessible	20%				

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

<sup>\*\*</sup> 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			



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

<sup>\*\*</sup> 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	Current Repair Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural					
Gravity Wall	00/ 4: 051.000	1100 **		Φ2 000	
Conc w/Stone Face	2% 4+ \$51,800 Displaced Elements, Extent: Severe, A Location: 1090 Feet From Asset 135 Erosion, Extent: Moderate, Area Affec Location: In Tidal Zone	rea Affected : 10% 32 ted : 25%	5	\$2,000	
	Missing Block Seal, Extent : Moderate, Location : Throughout Spalling, Extent : Moderate, Area Affec				
	Location : Isolated Throughout Conc				
Concrete	8% 4+ \$148,800 Cracking, Extent: Moderate, Area Affel Location: Throughout Above Mlw Spalling, Extent: Moderate, Area Affel Location: Throughout Above Mlw Other Observation, Extent: Severe, Ar Location: Throughout Above Mlw Explanation: Efflorescence	cted: 25%	5	\$400	
Concrete	5% Cracking, Extent: Light, Area Affected Location: Cracking With Efflorescen		5	\$200	
Not Accessible	85%				
Backfill					
Fill Not Accessible	100%				
Surface	10070				
Asphalt	93% 4+ \$96,800 Cracking, Extent : Moderate, Area Affe Location : Multiple Cracks Througho		5	\$5,900	
Concrete	5% 4+ \$4,200 Cracking, Extent: Light, Area Affected Location: Adjacent To Asset 13532 Spalling, Extent: Moderate, Area Affected Location: Adjacent To Asset 13532		5	\$300	
Not Accessible	2% Other Observation, Extent: Light, Area Location: Under Pipe Rack Explanation: Concrete Catch Basin	a Affected : 0%			
Deck Elements					
Railing					
Steel	100%  Corrosion, Extent: Light, Area Affecte  Location: Railing Posts  Displaced Elements, Extent: Light, Area				
	Location: Railing Posts	си 113/6016и . 10/0			

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

<sup>\*\*</sup> 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 Importance Code C	\$212,800	\$8,700	\$4,500	
Total	\$212,800	\$8,700	\$4,500	



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

<sup>\*\*</sup> 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	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb	200/ N \$72,000	LIEE	* *	-	¢200	
Concrete	20% Now \$73,000 Broken, Extent : Severe, Area Affected Location : Throughout	LIFE : 100%	**	5	\$300	
Concrete	78%  Cracking, Extent: Light, Area Affected  Location: Throughout	LIFE l : 20%	* *	5	\$1,200	
No Component	2%					
Gravity Wall						
Concrete	2% Now \$171,600 Other Observation, Extent: Severe, Ar Location: 682 Feet To 727 Feet, 126 Apron Wall And On Isolated Apron Constitution of Proceedings	55 Feet, An Columns Th	d 1415 Feet From	5 Berth 7	\$100 Along Interior	
G.	Explanation: Broken/Impact Damag		* *		<b>#</b> 400	
Concrete	6% Cracking, Extent : Light, Area Affected Location : Throughout Spalling, Extent : Light, Area Affected Location : Isolated Throughout		**	5	\$400	
Concrete	2% 4+ \$57,200	LIFE	* *	5	\$100	
Not Accessible	Cracking, Extent: Moderate, Area Affa Location: Isolated Throughout Spalling, Extent: Moderate, Area Affa Location: Isolated Throughout 90% Other Observation, Extent: Light, Area Location: Explanation: Underwater And At Be	cted : 5%	: 0%			
Backfill	Explanation : Underwater And At Be	rinea vess	ei			
Fill Not Accessible	100%					
Surface						
Concrete	5% 4+ \$32,000 Spalling, Extent : Moderate, Area Affect Location : Throughout	2043 cted : 50%	* *	5	\$500	
Concrete	90%  Cracking, Extent: Light, Area Affected  Location: Throughout  Settlement, Extent: Light, Area Affecte		* *	5	\$17,500	
Not Accessible	Location: Throughout  5%	. 10/0				
Not Accessible	Other Observation, Extent : Light, Area Location :	a Affected	: 0%			
Fandar	Explanation : Debris					

Fender

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

Estimates are rounded to the nearest hundred dollars.

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPT. OF SMALL BUSINESS SERV. - 801 WET BERTH 3 BULKHEAD

Bulkheads	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fender				
Buffer				
Rubber	70%	2031 **	4-5 \$31,200	
	Other Observation, Extent: Moderate, A	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, 1	Area Affected : 100%		
	Location: Perimeter Of Berth	••		
	Explanation : Railing Not Required Ai	t Wet Berth (Dry Dock De-a	activated)	

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural								
Gravity Wall								
Concrete	50%		*	LIFE	* *	5	\$400	
Timber Crib w/Stone	40%	Now	\$416,900	LIFE	* *	4	\$2,400	
			re, Area Affected : gth Of Crib Wall Is		nb, Missing Timbe	rs, And L	osing Fill	
No Component	10%							
Piles and Bracing								
Timber	20%			2036	* *	4	\$6,100	
	Displaced 1	Elements, I	Extent : Moderate,	Area Aff	fected : 50%			
	Location	: Through	out, Due To Mover	nent Of E	Backfill Material			
Timber	20%	2-4	\$126,000	2042	* *	4	\$6,100	
	Displaced 1	Elements, I	Extent : Moderate,	Area Aff	fected : 50%		. ,	
	Location	: Through	out, Due To Mover	nent Of E	Backfill Material			
		_	ent : Moderate, Ar	-	-			
		: Through		33				
No Component	60%							
Revetment								
Stone	50%			LIFE	* *	5	\$600	
Stone	10%	Now	\$9,400	LIFE	* *	5	\$100	
	Missing Pa	rt, Extent .	Moderate, Area A	Affected :	50%		•	
	Location	: In Front	Of Gravity Wall					
No Component	40%							
Backfill								
Fill								
Stone	15%	Now	\$8,700	LIFE	* *	5		
	Other Obse	ervation, E	xtent : Severe, Are	a Affecte	d : 100%			
	Location	: Through	out					
	Explanati	ion : Visibl	le Through Missing	g Sheet P	iles			
Not Accessible	85%							
Surface								
Concrete	5%			2040	* *	5	\$100	
Gravel	5%	Now	\$900	2042	* *	2-5	·	
			evere, Area Affecte		ó			
		: Southeas	**					
Gravel	10%	2-4	\$900	2036	* *	2-5		
			Ioderate, Area Aff		0%	_ 3		
		: Through			· · · <del>·</del>			
Gravel	35%			2036	* *	2-5	\$200	
Not Accessible				2030		2-3	\$200	
Not Accessible	45%							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name : 65TH STREET RAIL YARD MARINA TRANSFER BRIDGES

Address : FOOT OF 66TH ST NEXT TO BAT

Borough : BROOKLYN Agency's Number : N/A

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		_



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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways						
Deck						
Concrete	48%	2036	* *	5	\$5,700	
Timber	1% Now \$4,50		\$4,500	5	\$100	
	Broken, Extent : Severe, Area Affect			E 100		
	Location : Broken Deck Stringers 2					
Timber	51% Aging, Extent : Moderate, Area Affe Location : Weathered Decking	2022 cted : 100%	\$230,100	5	\$6,500	
Piles and Bracing						
Steel	25% 4+ \$64,40 Corrosion, Extent : Moderate, Area Location : Splash Zone		**	5	\$500	
	Missing Coating, Extent: Moderate, Location: Splash Zone	Area Affect	ed: 30%			
	Other Observation, Extent : Severe,	Area Affecte	ed · 100%			
	Location: Offshore End Of North	-				
	Explanation: Sheared Bolts					
Not Accessible	75%					
Deck Elements	7370					
Railing						
Steel	100%	2025	\$613,800			
Electrical						
Lighting Fixture						
Incandescent	100%	2021	\$12,400			
Fender						
Facing						
Timber	85% 2-4 \$443,50  Other Observation, Extent: Severe,  Location: At Bottom Of Facing  Explanation: Rotting, Splitting		\$443,500 ed: 100%			
Timber	15% Now \$78,30 Other Observation, Extent: Severe, Location: Isolated Throughout Explanation: Missing		\$78,300 ed:100%			
Gallows Frames	, U					
Tower Frames						
Steel	100%	2036	* *			
Movable Ramps						
Bearings						
Steel	12% 2-4 \$4,00 Other Observation, Extent: Severe, Location: North Bearing At South	Area Affecte	* * ed : 50%			
~ 1	Explanation: Missing Grout					
Steel	88%	2036	* *			

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

<sup>\*\*</sup> 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

Marinas/Docks	Current Repai	r	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Movable Ramps							
Deck and Railing							
Timber Deck on Steel	25% 4+	\$99,600	2036	* *			
	Other Observation, Extent	: Moderate, A	rea Affe	cted : 50%			
	Location : At Member Ar	nd Bolt Conne	ctions				
	Explanation: Corrosion						
Timber Deck on Steel	75%		2036	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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			



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

<sup>\*\*</sup> 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

Current Repair		Future Replacement		Maintenance			
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
100%							
100%							
			· ·				
	-	And Slip	7				
Explanation: Broker	n						
5%							
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							
2% 4+	\$66,100	2031	* *				
Other Observation, Ex	ctent : Moderate, 2	Area Affe	cted : 10%				
Location : Slip 6 And	d Slip 7						
Explanation: Splitti	ng At Tops Of Fen	der Piles	S				
90%							
100%							
100%							
100%							
	% of Fail Date Total (Years)  100%  100%  93% 2% Now Other Observation, Ex Location: Isolated I Explanation: Broker 5%  8% Other Observation, Ex Location: Througho Explanation: Rot 2% 4+ Other Observation, Ex Location: Slip 6 And Explanation: Splittin 90%	93% 100%  100%  100%  93% 2% Now \$34,300 Other Observation, Extent: Severe, Are Location: Isolated Locations At Slip 6 Explanation: Broken 5%  8% Other Observation, Extent: Light, Area Location: Throughout Fender Racks A Explanation: Rot 2% 4+ \$66,100 Other Observation, Extent: Moderate, A Location: Slip 6 And Slip 7 Explanation: Splitting At Tops Of Fen 90%  100%	100%   100%   2028   2%   Now   \$34,300   2030   Other Observation, Extent : Severe, Area Affectee Location : Isolated Locations At Slip 6 And Slip Explanation : Broken   5%   2031   Other Observation, Extent : Light, Area Affected Location : Throughout Fender Racks At Slips 6   Explanation : Rot   2%   4+   \$66,100   2031   Other Observation, Extent : Moderate, Area Affected Location : Slip 6 And Slip 7   Explanation : Splitting At Tops Of Fender Piles   90%   100%   100%	100%  100%  100%  2028 \$1,593,700 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 5%  8%  2031 ** Other Observation, Extent: Light, Area Affected: 60% Location: Throughout Fender Racks At Slips 6 And 7 Above Mea Explanation: Rot  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  90%  100%	Soft   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   FY	Year   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)	

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 R	eplacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways						
Deck	1000/	• • • • •	de de			
Aluminum	100% Other Observation, Extent : Light, Are Location : Between Pierside Explanation : Raised Alumimum Pla					
Gangways	1	<u>,                                      </u>	8 7			
Aluminum Aluminum	40% 60% 0-2 \$24,700 Cracked Weld, Extent: Severe, Area A Location: Top Of Barge-side Gangw Loose Connections, Extent: Severe, A Location: Connecting Plate To Rais	vay rea Affected :		1-3 1-3	\$4,900 \$5,600	
loating Docks	Location . Connecting 1 tate 10 Ruis	eu 1 iuijoriii				
Anchor Piles						
Steel	40% Corrosion, Extent: Light, Area Affecte Location: In Areas Of Missing Coat Missing Coating, Extent: Moderate, A Location: Above Mean Low Water Other Observation, Extent: Moderate, Location: Due To Pile Abrasion At A Explanation: Steel Pile Guide Wear	ing  rea Affected : , Area Affected Both Piles		3-5	\$2,300	
Not Accessible	60%					
Fenders	0070					
Rubber	75% Worn, Extent : Light, Area Affected : 2 Location : Throughout	2026 25%	\$2,700	1-2	\$1,900	
Rubber	25% 4+ \$900 Missing/Loose Connections, Extent : S Location : 4 Damaged Mounting Bro		\$900 ffected : 100%	1-2	\$600	
Barge						
Steel	60% Corrosion, Extent : Light, Area Affecte Location : On Barge Deck Missing Coating, Extent : Light, Area Location : Along Pile Guides And Or	Affected : 50%		5	\$12,500	
Not Accessible	40%					
rotective Structure Pile Cluster						
Timber	40%	2026	\$126,800	4-10	\$44,000	
Timber	10% 4+ \$31,700 Not Plumb, Extent : Moderate, Area A Location : 2 Pile Clusters Leaning F			4 f Barge	\$1,300	
Not Accessible	50%		<u> </u>			
Gender						

Fender

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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ender						
Facing						
Timber	78%	2026	\$11,900			
	Other Observation, Extent : Light, Area		100%			
	Location: East Of Barge Along Pier					
	Explanation: Pier Protective Structur					
Timber	12% Now \$1,800	2028	\$1,800			
	Other Observation, Extent : Severe, Are					
	Location: Isolated At Mid-facing Ana	At East E	nd Of Facing, Ea	st Of Bai	rge	
	Explanation: Broken					
Not Accessible	10%					
Piles						
Timber	60%	2029				
	Other Observation, Extent : Light, Area		100%			
	Location: At East Of Barge Along Pie					
	Explanation: Pier Protective Structur	·e				
Not Accessible	40%					
Wales and Chocks						
Timber	90%	2029	\$22,400			
	Other Observation, Extent : Light, Area		100%			
	Location: East Of Barge Along Pier	4				
	Explanation: Pier Protective Structur	·e				
Timber	10% Now \$2,500	2033	* *			
	Other Observation, Extent : Severe, Are	ea Affected	: 50%			
	Location: Isolated Locations					
	Explanation: Rot					

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

<sup>\*\*</sup> 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

Area Sq Ft : 6,178 Project Type : ECONOMIC DEVELOPMENT

Date of Survey : 15-Dec-2015 Landmark Status : NONE

Areas Surveyed :

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



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

<sup>\*\*</sup> 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	М	aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways							
Deck Timber	55%		2025	\$226,600	5	\$6.700	
Timber	Surface W	earing/Scaling, Exten		\$236,600 fected : 50%	5	\$6,700	
Not Accessible	45%						
Gangways							
Aluminum	100%		2047	* *	1-3	\$8,500	
Pile Caps	100/		• • • •	* *		<b>.</b>	
Timber	40%		2047	* *	4	\$400	
Not Accessible	60%						
Piles and Bracing	C00/		2047	* *	4.5	¢21.500	
Timber Not Accessible	60%		2047	ጥ ጥ	4-5	\$21,500	
	40%						
Floating Docks Anchor Piles							
Steel	60%	4+ \$	7,900 2047	* *	3-5	\$7,700	
Sieei		, Extent : Light, Area	*		3-3	\$7,700	
		: Tidal And Splash Z					
		oating, Extent : Mode		d · 60%			
	_	: Tidal And Splash Z		<b></b>			
Not Accessible	40%						
Fenders							
Rubber			1,100 2027	\$1,100	1-2	\$700	
	_	omponents, Extent : S					
		: Five Missing Fend		• •			
Rubber	65%		2025	\$2,100	1-2	\$1,500	
Barge							
Steel	45%	·	1,900 2036	**	5	\$2,500	
		, Extent : Moderate, A	lrea Affected : 259	<b>%</b> 0			
		: Around Perimeter					
Not Accessible	55%						
Deck Elements							
Railing	1000/		2025	Φ460 100			
Steel	100%		2025	\$468,100			
Electrical Conduit							
PVC	100%		2023	\$37,000			
Lighting Fixture	10070		2023	φ57,000			
Incandescent	100%		2021	\$22,300			
Fender	10070		2021	Ψ22,300			
Piles							
Timber	60%		2028				
Not Accessible	40%						
Wales and Chocks							

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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		M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways						
Deck						
Steel	100%	2048	* *			
Gangways			de de		4	
Aluminum	100%	2048	* *	1-3	\$7,300	
Piles and Bracing	200/	2054	יט יט	5 10	<b>#200</b>	
Steel	30%	2054	* *	5-10	\$200	
	Corrosion, Extent : Light, Area Affec Location : At Top Where Collars Ar					
		e Allucheu				
Not Accessible	70%					
Floating Docks						
Anchor Piles Steel	60%	2048	* *	2.5	\$36,500	
Steel	Missing Components, Extent : Severe			3-5	\$30,300	
	Location: Missing Pilecap Tops, 4		ей . 23/0			
	Worn, Extent : Moderate, Area Affect					
	Location: Missing Coating In Rub.		al Zone			
Not Accessible	40%		20110			
Deck	4070					
Concrete	50%	2041	* *	5		
Not Accessible	50%	2071		3		
Fenders	3070					
Rubber	100%	2026		1-2		
Launch/Haulout	10070					
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 Affec					
	Location : Handrail Only At Boat L	aunch				
Electrical						
Conduit	1000/	2025	<b>67.300</b>			
PVC	100%	2025	\$7,200			
Lighting Fixture Incandescent	100%	2023	\$7.400			
Electrical/Mech.	10070	2023	\$7,400			
Power Supply/Bollards						
Steel	100%	2027	\$15,100			
Mech./Plumbing	100/0	2021	Ψ15,100			
Water Supply						
PVC	100%	2024	\$42,200			

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

<sup>\*\*</sup> 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 :

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



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

<sup>\*\*</sup> 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	nas/Docks Current Repair Future Replacement		e Replacement	М			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways							
Gangways Aluminum	100%		2048	* *	1-3	\$5,200	
Floating Docks							
Anchor Piles	2.50/		20.40	* *	2.5		
Steel	35% Corrosion, Extent : Lig Location : Within Tid		2048 : 5%	**	3-5		
Not Accessible	65%						
Fenders							
Rubber	68%		2026	\$2,800	1-2	\$2,000	
Rubber	30% 2-4 Worn, Extent : Modera Location : Berthing I		2028 : 100%	\$1,300	1-2	\$800	
Rubber	2% Now Broken, Extent : Sever Location : Broken Fo			\$100 r Pile	1-2	\$100	
Barge							
Steel	60% Corrosion, Extent : Lig Location : Above The Missing Coating, Exte	e Waterline		**	5	\$3,400	
	Location : Above The		reciea :	370			
Not Accessible	40%						
Protective Structure Donut Fender							
Steel/Rubber	50% Worn, Extent : Light, A Location : Minor Abi	**					
Not Accessible	50%						
Deck Elements							
Railing							
Steel	100% Corrosion, Extent : Lig Location : Througho		2026 : 10%	\$77,800			
Electrical							
Lighting Fixture							
Incandescent	100%		2022				

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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

larinas/Docks	Current Repair	Future Replacement		M				
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
ccess Walkways Deck								
Concrete	25% 0-2 \$64,00 Cracking, Extent: Severe, Area Affe Location: Longitudinal And Trans Spalling, Extent: Severe, Area Affec Location: Widespread At Eastern	cted : 5% verse Cracking . eted : 100%	* * At Eastern Wa	5 Ikway	\$2,600			
Concrete	71%  Cracking, Extent: Light, Area Affectory  Location: Isolated Locations  Spalling, Extent: Light, Area Affectory  Location: Corners	2033 ted: 10%	* *	5	\$14,700			
Timber	4% 4+ \$6,30  Loose Connections, Extent: Modera Location: South Timber Approach Other Observation, Extent: Modera Location: Northwest Approach Planting Control of the Contr	ite, Area Affecteo Platform At Ga te, Area Affecteo	ngway Connec	5 tions	\$400			
Gangways								
Aluminum	12% 4+ \$1,80 Handrail Damage, Extent : Moderat Location : Northeast Interior And A	e, Area Affected		1-3	\$2,000			
Aluminum	38%	2050	* *	1-3	\$6,400			
Aluminum	Cracked Weld, Extent: Severe, Area Location: Northwest, Southwest West And Southwest East Loose Connections, Extent: Severe, Location: Damaged Pins At South Southwest West And Southwest East Missing Components, Extent: Severe Location: Disconnected Safety Che Roller Malfunction, Extent: Severe, Location: Southwest West Gangwood Other Observation, Extent: Severe,	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						
Pile Caps Concrete	25% 4+ \$168,70 Cracking, Extent : Moderate, Area A Location : Eastern Walkway Spalling, Extent : Moderate, Area Aj Location : Eastern Walkway	Affected : 10%	* *	5	\$3,600			
Concrete	71%  Cracking, Extent: Light, Area Affect  Location: Isolated Locations	2040 ted : 5%	* *	5	\$20,400			
Timber	4%	2050	* *	4	\$900			

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

<sup>\*\*</sup> 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 l	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways								
Piles and Bracing	100/	4.1	Φ106 <b>5</b> 00	2060	<b>*</b> *	4.5	Φ. 7. 7. O.O.	
Timber	Location Rotting/S <sub>I</sub> Location	Connections n : Bracing plitting, Ext n : Tidal Zo	\$106,500 , Extent : Moderate Not Attached East ent : Moderate, Ar ne	ern Walk ea Affect	way	4-5	\$5,700	
Timber			ent : Light, Area A ne	2050 ffected :	**	4-5	\$44,100	
Not Accessible	50%	ı						
Fender Piles, Wales and Cho		·						·
Timber	Broken, E		\$110,100 ere, Area Affected : outh Access Walkw		* * Offshore Face	3	\$41,200	
Not Accessible	40%	ı						
Floating Docks								
Anchor Piles	4007			20.50	* *	2.5	<b># 12 2</b> 00	
Steel	Location Missing C	n, Extent : L n : At Areas Coating, Ext	ight, Area Affected Of Missing Coatin ent : Light, Area A ne And Above Med	g ffected :	15%	3-5	\$42,200	
Timber			\$37,800 vere, Area Affected ne	2035 l : 30%	**	4-5	\$2,600	
Timber			ght, Area Affected ne	2028	\$12,600	4-5	\$1,500	
Not Accessible	20%	l						
Deck								
Timber	73%			2028	\$52,700	5	\$18,800	
Timber	Broken, E		\$1,400 ere, Area Affected : Damage At Southwe		\$1,400 Gangway Landing	5	\$300	
No Component	25%	<u> </u>		-		-		
Floats/Frames								
Polyethylene	67%			2035	* *	1-5	\$24,600	
Polyethylene		ged/Damag	\$27,500 ed Floatation, Exte stern Floating Doc		* * lerate, Area Affecte	1-5 ed : 50%	\$2,100	

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

<sup>\*\*</sup> 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 I	Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Floating Docks								
Mooring Piles								
Steel	26%			2050	* *	5-10	\$2,300	
Timber	54%			2031	* *	4-5	\$1,400	
		olitting, Ext 1 : Tidal Zo	ent : Light, Area A ne	ffected :	10%			
			Area Affected : 20	%				
		ı : Abrasior	**					
Not Accessible	20%							
Protective Structure								
Wave Attenuator								
Timber	100%	Now	\$178,400	2035	* *	4	\$90,800	
	Missing C	omponents	Extent : Severe, A	rea Affe	cted : 95%			
	Location	i : Eastern	Walkway Offshore	Face				
Deck Elements								
Railing								
Steel	95%			2028	\$867,500			
		, Extent : L 1 : Isolated	ight, Area Affectea Locations	! : 5%				
Steel	5%	4+	\$2,300	2030	\$45,700			
		-	xtent : Moderate, A Damage At North E		cted : 70%			
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%							

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

<sup>\*\*</sup> 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 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPT. OF SMALL BUSINESS SERV. - 801 SOUTH WILLIAMSBURG FERRY LANDING

Asset #: 14198

IS/DockS Current Repair Future Replacement Maintenance		aintenance			
% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%	2055	* *	1-3	\$5,900	
		di di			
. , ,		* *	3-5	\$6,000	
		ie			
	d: 30%				
30%					
		de de	_		
		* *	5	\$2,000	
	fected: 10%				
30%					
1000/	2027	Ø50 000			
		\$59,900			
	Jectea : 25%				
Location . Isotatea Inroughout					
100% Now \$22,000	2024	\$36,600			
	**	0070			
	_	nected 50%	Miccina S	olar Panels	
Explanation . Solul 1 uncl 1 overeu l	2.5.11.5 1101 0011		TIBBITE D	orar i arreto	
100%	2027	\$7,300			
Location : At Vessel Contact Points	,,, 10	• •			
Explanation : Light Wear					
	70% 4+ \$1,500 Corrosion, Extent: Moderate, Area Af Location: Above Water, Concentrate Worn, Extent: Moderate, Area Affecte Location: Area Around Pile Guides 30%  70% Corrosion, Extent: Moderate, Area Affecte Location: At Waterline 30%  100% Corrosion, Extent: Moderate, Area Affecte Location: Isolated Throughout  100% Corrosion, Extent: Moderate, Area Affecte Location: Isolated Throughout	Year Est Total (Years)   Year Est FY	Year   Estimated Cost   Year   Estimated Cost   Total   Years   Estimated Cost   FY	Woof Fail Date Estimated Cost   Year Estimated Cost   Cycle (Yrs)	Work   Fail Date   Estimated Cost   Total   Year   Estimated Cost   Cycle   (Yrs)

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

3,800

107,900

2,500

#### **DEPT. OF SMALL BUSINESS SERV. - 801**

#### **Project: ECONOMIC DEVELOPMENT**

FERRY PIER 11

14266

CAPITAL		FY	2021 - 2024		F	Y 2025 - 2030
Miscellar	neous Buildings		394,800			
EXPENSE		FY 2021	FY 2022		FY 2023	FY 2024
Miscellar	neous Buildings	17,900	7,000		5,800	6,700
ASSET#	NAME			SQFT	CAPITAL	EXPENSE
2279	SOUTH BROOKLYN MARINE BUILDING	TERMINAL OF	FICE	2,646	114,200	4,100
2280	SOUTH BROOKLYN MARINE GATEHOUSE/GUARDHOUSE	TERMINAL		60	0	1,800
2281	SOUTH BROOKLYN MARINE GATEHOUSE/GUARDHOUSE	TERMINAL		60	0	1,800
2286	NEW YORK CITY TERMINAL GH-1	MARKET BUIL	DING	225	0	6,800
2287	NEW YORK CITY TERMINAL GH-2	MARKET BUIL	DING	192	0	5,800
2288	NEW YORK CITY TERMINAL	MARKET CAN	OPY	1,837	79,300	2,800
2806	NEW YORK CITY TERMINAL	MARKET BUIL	DING G-1	6,830	294,900	10,500

PASSENGER WAIT AREA BUILDING WALL ST.

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.