Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **125TH STREET PARKING GARAGE 5 LEVEL GARAGE**
Address : **121 WEST 125TH STREET**
Borough : **MANHATTAN**
Program / Asset # : **DBS0028.000 / 4334**
Area Sq Ft : **155,197**
Date of Survey : **08-Feb-2019**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **1910** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1972 / 2005**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **1081601**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$369,100	$1,098,100
Interior Architecture	$1,009,200	$682,900
Electrical	$607,200	$1,179,400
Mechanical	$193,500	$197,200
Site Pavements		$1,147,800
Total	**$2,179,000**	**$4,305,400**
Importance Code A	$369,100	$1,295,400
Importance Code B	$1,809,900	$2,920,700
Importance Code C		$89,400
Total	**$2,179,000**	**$4,305,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$77,400			
Interior Architecture	$37,900			$600
Electrical	$58,000	$1,200	$27,800	$6,800
Mechanical	$46,600	$3,500	$17,700	$3,500
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$227,300**	**$12,100**	**$52,900**	**$18,300**
Importance Code A	$87,200		$700	
Importance Code B	$140,100	$12,100	$52,200	$18,300
Importance Code C				
Total	**$227,300**	**$12,100**	**$52,900**	**$18,300**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$10,300	
Masonry: Brick Cavity	55%	Now	$153,500	LIFE	* *	5	$90,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Of Building Below Parapet								
Metal Panel	5%			2040	* *	5-10	$56,400	
Metal Coiling Doors	5%			2035	$855,700	5	$25,600	
Metal: Cage/Fence	15%			2043	* *	5	$107,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Wall Openings								
Explanation : Protective Metal Grilles								
Window Wall	10%			2040	* *	5	$61,500	
Parapets								
Masonry: Brick Cavity	80%	Now	$15,700	LIFE	* *	5	$8,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
Location : Southwest Corner Of Building								
Metal Rail	15%	Now	$4,900	2035	$98,300	5	$10,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	5%	Now	$800	LIFE	* *	5	$3,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Cast in Place Concrete	95%	Now	$161,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Various Areas On Roof								
Explanation : Fluid Applied Coating, Traffic Coating Is Deteriorated								
Roll Roofing	5%			2026	$49,400	5	$13,000	
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	93%	Now	$356,300	LIFE	* *	5	$469,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Panel/Paver: Cer/Brk	5%			2046	* *	5	$25,900	
Vinyl Tile	2%	4+	$24,900	2035	$124,400	3	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Office								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Office								
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	70%			LIFE	* *	5	$89,400	
Gypsum Board	3%			LIFE	* *	5	$5,700	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	2%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	98%	Now	$652,900	LIFE	* *	5	$34,900	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Plaster	2%			LIFE	* *	5	$2,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	$1,147,800			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$14,700	5	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 800 Ampere, One 400 Ampere And One 200 Ampere Main Disconnect Switches								
Transformers								
Dry Type	100%			2028	$26,100	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt-ampere								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	$127,000	5	$700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Asset # : 4334

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2030	$25,900	1		
Panelboards								
Fused Disc Sw	5%			2029	$3,900	5	$200	
Molded Case Bkrs	95%			2029	$74,100	5	$3,900	
Wiring								
Thermoplastic	100%			2030	$53,300	1		
Motor Controllers								
Locally Mounted	100%			2028	$179,500	5	$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	10%			2040	* *	10	$14,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	45%	4+	$21,800	2030	$435,900			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Explanation : Lenses Missing								
LED	45%			2035	$435,900			
Egress Lighting								
Emergency, Battery	50%			2030	$127,200	10	$18,700	
Exit, Service	50%			2030	$25,700	1		
Exterior Lighting								
HID	50%	Now	$35,400	2026	$353,600			
Malfunctioning, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Ballasts Not Working								
No Component	50%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2030	$39,100	1-3	$9,600	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Radiant Heater	5%	Now	$9,900	2030	$197,200	2	$2,900	
Not in Service, Extent : Severe, Area Affected : 2%								
Location : Fire Suppression Control Room								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	5%			2038	* *	1		
No Component	95%							
Conversion Equipment								
Window/Wall Unit	5%			2026	$28,700	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2-5	$13,000	
No Component	85%							
Exhaust Fans								
Wall Unit	15%			2030	$9,800	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Galvanized Steel	10%	0-2	$3,900	2028	$193,500	1		
Corroded, Extent : Severe, Area Affected : 5%								
Location : Water Main In Basement								
No Component	90%							
Water Heater With Tanks								
Electric	5%			2028	$8,100	4		
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Janitors Closet								
Explanation : One 10 Gallon Unit								
No Component	95%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : One Unit Under Construction								
Fire Suppression								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
125TH STREET PARKING GARAGE 5 LEVEL GARAGE
Asset # : 4334

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **03-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2,3,4,5,6,7,8**		
Block	: **991** **Lot** : **50**	**BIN**	: **1086214**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$838,000	$311,800
Interior Architecture	$6,924,900	$733,800
Electrical		$148,900
Mechanical		$276,800
Total	**$7,762,900**	**$1,471,300**
Importance Code A	$838,000	$588,600
Importance Code B	$6,450,700	$882,700
Importance Code C	$474,200	
Total	**$7,762,900**	**$1,471,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$30,100			$17,200
Interior Architecture	$17,200	$11,600	$5,500	
Electrical	$45,600	$24,400	$20,300	$129,900
Mechanical	$9,600	$4,300	$6,700	$36,800
Site Pavements	$7,000			
Elevators/Escalators	$8,200	$8,200	$8,200	$8,200
Total	**$117,700**	**$48,500**	**$40,700**	**$192,000**
Importance Code A	$31,100		$1,000	$17,700
Importance Code B	$79,600	$48,500	$35,000	$174,400
Importance Code C	$7,000		$4,700	
Total	**$117,700**	**$48,500**	**$40,700**	**$192,000**



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

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

Architecture	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Cast in Place Concrete	33%	Now	$57,600	LIFE		* *	5	$98,500	
Exposed Reinforcement, Extent : Light, Area Affected : 2%									
Location : East Side Over Water									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Various Locations									
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Spalling, Extent : Light, Area Affected : 5%									
Location : East Side Over Water									
Masonry: Brick	10%	2-4	$96,100	LIFE		* *	5	$6,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Stair Tower									
Painted Surfaces, Extent : Light, Area Affected : 80%									
Location : Facades									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Stair Tower									
Metal, Corrugated	45%	Now	$51,800	2044		* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 15%									
Location : 1st Floor At Waters Edge									
Deformed/Dented, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%									
Location : South Side									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Various Locations									
Metal Coiling Doors	2%	Now	$12,500	2039		* *	5	$1,900	
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Window Wall	10%			2044		* *	5	$22,400	
Windows									
Aluminum	100%	Now	$17,600	2033	$58,700		5	$600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Roof Bulkhead Stair Tower									
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Stairs									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Parapets									
Cast in Place Concrete	100%	Now	$65,600	LIFE		* *	5	$154,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Parapet Walls									
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Various Locations									

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2029	$68,500	10	$6,000	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Over Stair Towers								
Cast in Place Concrete	95%	Now	$498,400	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout Driving Surface								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	83%	Now	$4,296,600	LIFE	* *	5	$565,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 1st Floor Ramp On East Side								
Paint Peeling, Extent : Severe, Area Affected : 10%								
Location : Stair Tower And Mechanical Spaces								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Roof								
Ceramic Tile	5%	4+	$17,200	2037	* *	5	$7,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Main Office								
Vinyl Tile	10%			2039	* *	3	$11,700	
Vinyl Tile	2%			2034	$168,100	3	$2,300	
Interior Walls								
Cast in Place Concrete	70%	Now	$327,600	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Stair Tower								
Caulking Deteriorated, Extent : Severe, Area Affected : 5%								
Location : Various Locations								
Ceramic Tile	3%			2043	* *	5	$9,500	
Concrete Masonry Unit	12%			LIFE	* *	5	$15,100	
Gypsum Board	5%			LIFE	* *	5	$9,500	
Masonry: Brick	5%	Now	$146,500	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Stair Towers								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Stair Towers								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stair Towers								
SGFT/Glazed Masonry	5%			LIFE	* *			

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$15,500	
Exposed Struc: Concrete	95%	Now	$2,154,100	LIFE	* *	5	$46,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Beam At Entry								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Stair Tower								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	* *			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2037	* *			
Cast in Place Concrete	40%			2039	* *			
Pavers/Stone	40%			2043	* *			
Parking/Driveway								
Asphalt	100%	Now	$7,000	2043	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Entrance								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2054	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Corridor								
Explanation : The 600 Ampere Main Disconnect Switch Is In Satisfactory Condition.								
Fused Disc Sw	50%			2034	$22,100	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Corridor								
Explanation : The 400 Ampere Main Disconnect Switch Enclosure And Associated Boxes Show Rust.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$900	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2056	* *	5	$5,700	
Wiring								
Thermoplastic	100%			2060	* *	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%	Now	$22,400	2047	* *	5	$700	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Entry Driveway								
Not Functioning, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor Entry Driveway								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,200	
Lighting								
Interior Lighting								
Fluorescent	2%			2029	$30,100	10	$4,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Incandescent	3%			2029	$40,800	2	$100	
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st Floor Offices								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Offices								
Explanation : T-8 Lamps								
LED	95%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Parking Areas								
Explanation : The Light Fixtures Are In Good Condition But The Illuminations Levels Throughout The Parking Areas Are Very Poor.								
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$26,300	
Exit, Battery	50%			2039	* *	10	$7,400	
Exterior Lighting								
HID	15%			2034	$148,900	10	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Photocell Control								
LED	5%			2042	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$81,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Cameras And Card Readers For Access Control Are In Satisfactory Condition.								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$134,200	

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Radiant Heater	5%			2034	$276,800	2	$5,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Office And Marina Office, First Floor								
Explanation : 7 Units. Small Base Board Type								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Split Unit	8%			2039	* *			
Split Unit	2%			2039	* *			
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	7%			LIFE	* *	2-5	$8,500	
No Component	93%							
Exhaust Fans								
Interior	5%			2034	$47,200	2	$300	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2039	* *	1		
No Component	95%							
Water Heater With Tanks								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
No Component	95%							
Generic	5%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 8th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$113,900	
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	$3,000	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **AUDUBON BALLROOM BUILDING**		
Address	: **3940 BROADWAY @ W.165 ST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0029.000 / 4335**	**Yr Built/Renovated**	: **1912 / 2010**
Area Sq Ft	: **16,000**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Jan-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2124** **Lot** : **43**	**BIN**	: **1062993**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		$67,700
Electrical		$204,100
Mechanical		$183,800
Total		**$455,500**
Importance Code A		$67,700
Importance Code B		$387,800
Total		**$455,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$50,500	$5,900		$47,600
Interior Architecture	$1,500	$9,700	$300	$6,600
Electrical	$2,600	$5,600	$2,600	$2,700
Mechanical	$16,000	$1,600	$3,300	$1,600
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$85,100**	**$37,200**	**$20,600**	**$72,800**
Importance Code A	$55,300	$6,600	$900	$48,300
Importance Code B	$29,800	$30,600	$19,800	$24,500
Importance Code C				
Total	**$85,100**	**$37,200**	**$20,600**	**$72,800**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%	0-2	$42,100	LIFE	* *	5	$67,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facades								
Concrete Masonry Unit	30%			LIFE	* *	5	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Of Building								
Explanation : Stucco Applied								
Masonry: Granite	2%			LIFE	* *	5	$500	
Metal Panel	8%	Now	$5,900	2044	* *	5	$5,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Fascia Over Retail Entrances								
Stucco Cement	10%			2039	* *	5	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Rear Of Building								
Window Wall	25%			2054	* *	5	$32,500	
Windows								
Steel	25%			2042	* *	5	$9,300	
Wood	75%			2050	* *	5	$22,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$1,600	
Concrete Masonry Unit	25%			LIFE	* *	5	$1,200	
Metal Cornice	60%			2049	* *	10	$8,100	
Stucco Cement	10%	2-4	$2,500	2039	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Copper/Terne	5%			2049	* *	10	$2,900	
Spray-on Foam	95%			2039	* *	5	$29,800	
Soffits								
Metal Panel	35%			2054	* *	5-10	$3,700	
Stucco Cement	65%			2047	* *	5	$2,500	
Interior								
Floors								
Carpet	30%			2030	$118,100	3	$10,300	
Cast in Place Concrete	10%			LIFE	* *	5	$5,000	
Ceramic Tile	3%			2043	* *	5	$700	
Terrazzo	22%			LIFE	* *	5	$3,900	
Vinyl Tile	5%	Now	$1,500	2039	* *	3	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen On 2nd Floor								
Wood	30%			2069	* *	5	$12,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$600	
Glass: Single Pane	5%			LIFE	* *	5	$1,200	
Gypsum Board	65%			LIFE	* *	5	$12,200	
Plaster	25%			LIFE	* *	5	$2,400	
Ceilings								
AcousTileSusp.Lay-In	55%			2047	* *	5	$12,500	
Gypsum Board	25%			LIFE	* *	5	$7,100	
Plaster	20%			LIFE	* *	5	$2,800	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2000 Ampere And One 600 Ampere Main Disconnect Switch.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	$100	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5		
Molded Case Bkrs	90%			2050	* *	5	$400	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	$4,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Main Electrical Room								
Explanation : 600 Amperes								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2037	* *	1	$6,200	
Enclosure Corroded, Extent : Moderate, Area Affected : 40%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 200 Kilowatt								
Batteries								
Lead/Acid	100%			2027	$2,400	5	$600	
Fuel Storage								
Main Tank	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 300 Gallons								
Lighting								
Interior Lighting								
Fluorescent	60%			2034	$153,100	10	$8,800	
Fluorescent	20%			2034	$51,000	10	$2,900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2042	* *			
Egress Lighting								
Emergency, Service	50%			2034	$4,800	1		
Exit, Service	50%			2034	$3,400	1		
Exterior Lighting								
HID	20%			2034	$14,600	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$6,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Inside The Building								
Explanation : Cameras Security System And Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	$9,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Pull Station, Strobes, Hornes And Smoke Detectors.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	90%			2034	$43,700	1	$7,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 3 Rooftop Package Units								
Radiant Heater	10%	0-2	$4,100	2034	$40,700	2	$600	
Broken, Extent : Moderate, Area Affected : 80%								
Location : 2nd Floor. Unit Is Not Working Due To Electrical Defects								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor.								
Explanation : Baseball Electric Heater								
Terminal Devices								
Convector/Radiator	25%			2039	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Second Floor Perimeter								
Explanation : Electric Baseboard								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	70%			2034	$183,800	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Units								
Ext Pkg Unit - Heating/Cooling	25%			2039	* *	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One Unit R-410 Refrigerant								
Split Unit	5%			2039	* *			
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : One Unit On Roof								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2042	* *	1	$300	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,900	
Exhaust Fans								
Roof	100%			2039	* *	2	$500	
Plumbing								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%	4+	$10,000	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Water Service Valves In Basement.								
Water Heater With Tanks								
Electric	100%			2032	$46,200	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : One Unit From Basement To 2nd Floor, One Unit From 1st To 2nd Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	$4,500	
Fire Pump								
Generic	100%			2037	* *	1	$3,000	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BROOKLYN ARMY TERMINAL ANNEX**
Address : **80 58TH STREET @ FIRST AVENUE**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0034.020 / 14829**
Yr Built/Renovated : **1925 / 2016**
Area Sq Ft : **100,000**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **04-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,4**
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$138,400	$1,311,400
Interior Architecture	$72,400	$419,100
Electrical	$73,400	
Mechanical		$1,461,900
Site Pavements	$156,000	$779,800
Total	**$440,100**	**$3,972,200**
Importance Code A	$138,400	$1,311,400
Importance Code B	$73,400	$1,881,000
Importance Code C	$228,400	$779,800
Total	**$440,100**	**$3,972,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture			$5,800	
Interior Architecture	$12,000			
Electrical	$9,400	$26,000	$12,600	$9,400
Mechanical	$6,700	$25,800	$24,100	$12,700
Site Enclosure	$6,900			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$49,400**	**$66,200**	**$56,800**	**$36,600**
Importance Code A	$100	$6,200	$5,900	$6,200
Importance Code B	$49,300	$60,000	$51,000	$30,400
Importance Code C				
Total	**$49,400**	**$66,200**	**$56,800**	**$36,600**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	99%			LIFE	* *	5	$525,400	
Metal Sect. OHD	1%			2045	* *	5	$3,300	
Windows								
Aluminum	80%			2048	* *	5	$11,500	
Metal Louvers	5%			2041	* *	10	$4,500	
Steel	15%	Now	$63,600	2057	* *	5	$13,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Arcade								
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Arcade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Arcade								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Arcade								
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	$109,000	
Roof								
Spray-on Foam	100%			2032	$602,200	5	$149,700	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$17,700	
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	$419,100	
Ceramic Tile	10%			2041	* *	5	$23,900	
Terrazzo	10%			LIFE	* *	5	$18,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Entry Area								
Explanation : This Is A Terrazzo Tile Installation								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	10%			LIFE	* *	5	$1,600	
Gypsum Board	70%			LIFE	* *	5	$16,300	
Masonry: Brick	10%	Now	$72,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement Foundation Wall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Foundation Wall								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Foundation Wall								
Explanation : This Is Actually A Terracotta Block Wall								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	$35,900	
Exposed Struc: Concrete	80%			LIFE	* *	5	$29,900	
Gypsum Board	5%			LIFE	* *	5	$15,000	
Site Enclosure								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2045	* *	5-10	$2,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Arcade								
Explanation : This Is Actually A Metal Railing								
Cast in Place Concrete	10%			2052	* *			
Chain Link	45%			2052	* *			
Iron Picket	35%			2067	* *			
Retaining Walls								
Cast in Place Concrete	70%	Now	$6,900	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Area Wall Adjacent To Roadway								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Parking Area Wall Adjacent To Roadway								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Parking Area Wall Adjacent To Roadway								
Cast in Place Concrete	30%			2052	* *			
Site Pavements								
On-Site Walkways								
Asphalt	70%			2041	* *			
Cast in Place Concrete	25%			2045	* *			
Pavers/Stone	5%			2041	* *			
Parking/Driveway								
Asphalt	100%	Now	$156,000	2035	$779,800			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : South Parking Area								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : South Parking Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2045	* *	5	$400	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	* *	5	$2,600	
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Molded Case Bkrs	100%			2048	* *	5	$2,600	
Wiring								
Thermoplastic	100%			2052	* *	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2045	* *	5	$300	
Variable Frequency Drive	50%			2045	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	$30,800	
Lighting								
Interior Lighting								
Fluorescent	80%			2037	* *	10	$73,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	20%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$11,900	
Exit, Battery	50%			2037	* *	10	$3,300	
Recent Installation, Extent : N/A, Area Affected : 5%								
Location : Throughout Floors								
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	* *	1	$7,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	$61,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	98%			2052	* *	1		
Natural Gas	2%			2052	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	2%			2037	* *	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One Unit Per Floor								
Explanation : Gas Fired Unit Heater For Freeze Protection								
Heat Pump Air Sourced	98%			2033		2	$30,300	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,800	
Terminal Devices								
Convector/Radiator	10%			2045	* *	1	$3,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Bathrooms								
Explanation : Electric								
Fan Coil Unit/Heat	2%			2037	* *	1	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement And 1st Floor								
Explanation : Electric Unit Heater For Freeze Protection								
No Component	88%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2033	$1,461,900	2	$6,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$55,800	
Exhaust Fans								
Roof	100%			2037	* *	2	$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Electric	100%			2030	$23,100	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1 Unit Per Floor								
Explanation : 3 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	$6,100	
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 4th Floor								
Explanation : 2 Elevators								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	$50,400	
Sprinkler								
Generic	100%			2052	* *	1-2	$28,000	

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BROOKLYN ARMY TERMINAL BUILDING A**		
Address	: **140A 58TH STREET @ FIRST AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0034.000 / 13424**	**Yr Built/Renovated**	: **1919 / 1995**
Area Sq Ft	: **1,767,534**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **03-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,7,8,Ph**		
Block	: **5778** **Lot** : **1**	**BIN**	: **3257058**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$4,798,500	$8,831,100
Interior Architecture	$17,064,800	$6,286,200
Electrical	$268,800	$19,700
Mechanical	$1,368,100	$406,300
Site Pavements	$720,100	$14,401,600
Total	**$24,220,200**	**$29,944,800**
Importance Code A	$4,798,500	$8,831,100
Importance Code B	$12,875,900	$6,640,900
Importance Code C	$6,545,800	$14,472,800
Total	**$24,220,200**	**$29,944,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$10,500			
Interior Architecture	$29,700		$13,200	
Electrical	$224,900	$178,100	$204,700	$172,300
Mechanical	$245,500	$210,800	$355,000	$202,700
Site Pavements	$18,500			
Elevators/Escalators	$81,600	$81,600	$81,600	$81,600
Total	**$610,600**	**$470,500**	**$654,500**	**$456,600**
Importance Code A	$71,700	$65,000	$63,100	$61,200
Importance Code B	$490,800	$405,500	$591,400	$395,500
Importance Code C	$48,100			
Total	**$610,600**	**$470,500**	**$654,500**	**$456,600**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	12%	0-2	$224,600	LIFE	* *	5	$384,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Cast in Place Concrete	68%			LIFE	* *	5	$2,178,200	
Metal Panel	5%			2058	* *	5-10	$220,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop Over BioBAT Facility								
Explanation : Mechanical Bulkhead								
Metal Coiling Doors	10%			2037	* *	5	$200,200	
Window Wall	5%			2052	* *	5	$120,100	
Windows								
Metal Louvers	10%			2041	* *	10	$122,500	
Steel	25%	Now	$719,300	2031	$3,596,500	5	$306,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 66%								
Location : Northeast End Of Building								
Explanation : Existing Windows Are One Third Of Building								
Steel	65%			2048	* *	5	$1,592,200	
Parapets								
Cast in Place Concrete	100%	Now	$465,400	LIFE	* *	5	$547,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Main Roof Parapet								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Main Roof Parapet								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout Main Roof Parapet								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	10%			LIFE	* *			
Spray-on Foam	90%	Now	$1,769,800	2042	* *	5	$366,500	
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Main Roof								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Main Roof								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Ponding, Extent : Light, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Northeast Portion Of Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Soffits								
Cast in Place Concrete	30%	0-2	$176,800	LIFE	* *	5	$153,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Exterior Overhang								
Exposed Struc: Steel	50%	4+	$326,200	LIFE	* *	5	$159,500	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock Awning								
Metal Panel	20%	Now	$10,500	2052	* *	5	$38,300	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Front Entry Awning								
Interior								
Floors								
Carpet	1%			2031	$457,000	3	$39,700	
Cast in Place Concrete	89%	Now	$3,911,900	LIFE	* *	5	$5,150,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Roof Tower								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Roof Tower								
Ceramic Tile	5%			2041	* *	5	$132,300	
Terrazzo	5%	0-2	$603,900	LIFE	* *	5	$103,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : 1st Floor Lobbies								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	63%	0-2	$5,551,400	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Above Windows, Stair 11, Foundation								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Columns, Throughout								
Ceramic Tile	5%			2041	* *	5	$59,300	
Concrete Masonry Unit	10%	4+	$217,900	LIFE	* *	5	$47,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement And 1st Floor Loading Area								
Glass: Single Pane	5%			LIFE	* *	5	$44,500	
Gypsum Board	10%			LIFE	* *	5	$71,200	
Metal Panel	5%			LIFE	* *			
Plaster	2%	Now	$56,400	LIFE	* *	5	$7,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Roof Tower								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Roof Tower								
Loose/Delam Surface, Extent : Severe, Area Affected : 25%								
Location : Roof Tower								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Roof Tower								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	$258,000	
Exposed Struc: Concrete	78%	Now	$5,890,700	LIFE	* *	5	$314,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Roof Tower								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Tunnel Entrance, Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : North Tunnel Entrance, Roof Tower, Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	10%			LIFE	* *	5	$322,500	
Plaster	2%	Now	$766,400	LIFE	* *	5	$32,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Roof Tower								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Roof Tower								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Roof Tower								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : Roof Tower								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Roof Tower								
Site Pavements								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$18,500	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Parking/Driveway								
Asphalt	100%	2-4	$720,100	2035	$14,401,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock, Parking Lot And Driveway								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	* *	3	$5,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated 200 Amperes, 5000 Volts								
Transformers								
Dry Type	100%			2049	* *	3	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1000 Kilovolt Amperes, 4160 Volts Primary 480 Volts Secondary								
Feeders								
Cable	100%			2054	* *	1		
Raceway								
Conduit	100%			2058	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$7,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Ampere, And One 3000 Ampere Main Service Disconnect Switches								
Transformers								
Dry Type	100%			2045	* *	5	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt Amperes, 480/208/120 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	10%			2052	* *	5	$900	
Fused Disc Sw	40%			2052	* *	5	$3,000	
Molded Case Bkrs	50%			2058	* *	5	$23,300	
Raceway								
Busway	5%			2045	* *	1		
Conduit	65%			2032		1		
Conduit	30%			2052	* *	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2048	* *	5	$2,000	
Molded Case Bkrs	20%			2048	* *	5	$9,300	
Molded Case Bkrs	75%			2031		5	$34,900	
Wiring								
Busway	5%			2045	* *	1		
Thermoplastic	30%			2052	* *	1		
Thermoplastic	65%			2032		1		
Motor Controllers								
Locally Mounted	10%			2045	* *	5	$1,200	
Variable Frequency Drive	90%			2049	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$26,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	* *	1	$543,800	
Generators								
Diesel	75%			2045	* *	1	$513,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 750 Kilowatts								
Diesel	25%			2035	$19,700	1	$171,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of The Building								
Explanation : Emergency Generator Rated At 200 Kilowatts								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$65,500	
Fuel Storage								
Main Tank	25%			2047	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Of The Building								
Explanation : 500 Gallons Rated Capacity								
Main Tank	75%			2067	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 1395 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2037	* *	10	$162,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Staircase								
Explanation : T-8 Lamps								
LED	90%			2040	* *			

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	25%			2037	* *	1		
Emergency, Battery	25%			2037	* *	10	$106,700	
Exit, LED	25%			2067	* *	1		
Exit, Service	25%			2037	* *	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$198,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	* *	1-3	$326,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Toilets								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station, Alarm Bells And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	70%			2042	* *	1		
No Component	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Equipment Owned And Maintained By Tenants								
Conversion Equipment								
Furnace	20%			2040	* *	1	$174,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Hot Water Boiler	30%			2037	* *	1	$262,200	
Hot Water Boiler	20%			2049	* *	1	$174,800	
No Component	30%							
Distribution								
Hot Wtr Piping/Pump	50%			2048	* *	4	$43,600	
No Component	50%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	5%			2027	$1,137,000	1	$54,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock Level								
Explanation : Service Dock Area								
Convector/Radiator	25%			2037	* *	1	$142,700	
Fan Coil Unit/Heat	20%			2040	* *	1	$114,200	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	30%			2048	* *	1		
No Component	70%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Equipment Owned And Maintained By Tenants								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2040	* *	2	$32,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units. R-410a								
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	$394,200	
No Component	60%							
Exhaust Fans								
Interior	5%			2037	* *	2	$2,700	
Roof	35%			2040	* *	2	$18,900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Electric	35%			2027	$8,100	4		
No Component	65%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Equipment Owned And Maintained By Tenants								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	$108,200	
Fixtures								
Generic	100%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 8th Floor								
Explanation : 13 Units								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	$891,200	
Sprinkler								
Generic	100%			2052	* *	1-2	$495,100	
Fire Pump								
Generic	100%			2041	* *	1	$330,100	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BROOKLYN ARMY TERMINAL BUILDING B**		
Address	: **140B 58TH STREET @ FIRST AVENUE**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0034.010 / 13425**	**Yr Built/Renovated**	: **1919 / 2012**
Area Sq Ft	: **2,211,849**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **02-Sep-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,7,8,Ph**		
Block	: **5778** **Lot** : **1**	**BIN**	: **3257058**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$59,674,300	$11,192,600
Interior Architecture	$1,596,300	$24,056,100
Electrical	$3,020,400	$1,474,500
Mechanical	$1,666,400	$30,992,700
Site Pavements	$311,900	
Total	**$66,269,400**	**$67,715,900**
Importance Code A	$61,051,600	$16,871,500
Importance Code B	$4,905,900	$50,751,200
Importance Code C	$311,900	$93,100
Total	**$66,269,400**	**$67,715,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$145,600			
Interior Architecture	$93,100		$25,900	$82,800
Electrical	$292,300	$231,400	$228,100	$218,000
Mechanical	$449,500	$320,200	$476,700	$361,500
Elevators/Escalators	$226,800	$226,800	$226,800	$226,800
Total	**$1,207,300**	**$778,500**	**$957,400**	**$889,100**
Importance Code A	$256,000	$103,200	$118,900	$100,800
Importance Code B	$941,000	$675,300	$812,600	$788,300
Importance Code C	$10,400		$25,900	
Total	**$1,207,300**	**$778,500**	**$957,400**	**$889,100**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN ARMY TERMINAL BUILDING B
Asset # : 13425

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	Now	$4,589,200	LIFE	* *	5	$981,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Atrium Walls And Balconies								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Penthouses								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Balconies Extending Into Atrium								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Atrium Walls And Balconies								
Vertical Cracks, Extent : Severe, Area Affected : 20%								
Location : Atrium Walls, And Throughout Exterior								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Atrium								
Explanation : Safety Netting In Place. Failed Local Law 11 Facade Inspection								
Cast in Place Concrete	60%			LIFE	* *	5	$2,944,900	
Recent Repair Evident, Extent : N/A, Area Affected : 50%								
Location : Perimeter Facades								
Metal Panel	5%			2042	* *	5-10	$337,400	
Metal Coiling Doors	10%	Now	$204,800	2037	* *	5	$153,400	
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Penthouse								
Window Wall	5%			2052	* *	5	$184,100	
Windows								
Metal Louvers	10%	2-4	$49,400	2035	$2,468,800			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Perimeter Vents								
Steel	90%	Now	$18,067,300	2057	* *	5	$2,563,700	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Clerestory Windows At Atrium								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	100%	Now	$523,200	LIFE	* *	5	$308,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And South Parapets Above Atrium								
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : North And South Parapets Above Atrium								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Atrium Parapet Walls								
Explanation : Safety Netting In Place. Failed Local Law 11 Facade Inspection								
Roof								
Metal, Corrugated	5%			2045	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Atrium								
Explanation : Covered Atrium Walkway								
Paver: Asphalt	10%	Now	$226,000	2035	$1,130,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Over Basement At Atrium Walls								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Over Basement At Atrium Walls								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Over Basement At Atrium Walls								
Single Ply Membrane	10%	Now	$1,663,300	2042	* *			1
Adhesion Failure, Extent : Severe, Area Affected : 50%								
Location : Atrium Catwalk								
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Atrium Catwalk								
Seams Open/Split, Extent : Severe, Area Affected : 75%								
Location : Atrium Catwalk								
Skylight, Metal/Glass	20%	Now	$34,216,500	2062	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 100%								
Location : Glass Has Been Removed From Central Atrium Skylight								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Exposed Steel Trusses								
Spray-on Foam	55%	Now	$49,000	2037	* *	5	$304,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 35%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	35%	Now	$26,300	LIFE	* *	5	$11,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Building Overhang And Atrium Balconies								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Front Entry								
Exposed Struc: Steel	50%	4+	$20,800	LIFE	* *	5	$10,200	
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Loading Dock Awning								
Glass: Special Gauge	15%			LIFE	* *	1		
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	$4,345,100	
Ceramic Tile	5%			2041	* *	5	$165,500	
Panel/Paver: Cer/Brk	10%			2040	* *	5	$744,900	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Terrazzo	5%	Now	$302,300	LIFE	* *	5	$129,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Lobby								
Vinyl Tile	20%			2032	$17,864,300	3	$331,100	
Interior Walls								
Cast in Place Concrete	64%			LIFE	* *			
Ceramic Tile	2%			2041	* *	5	$20,700	
Concrete Masonry Unit	10%			LIFE	* *	5	$41,400	
Glass: Single Pane	3%			LIFE	* *	5	$23,300	
Gypsum Board	15%			LIFE	* *	5	$93,100	
Metal Panel	5%			LIFE	* *			
Metal Coiling Doors	1%			2048	* *	5	$51,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	$331,100	
Exposed Struc: Concrete	85%			LIFE	* *	5	$439,700	
Exposed Struc: Concrete	5%	Now	$1,211,200	LIFE	* *	5	$25,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Under Ramps								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Basement Ceiling Near Atrium								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Basement Below Grade At Atrium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement Below Grade At Atrium								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	$311,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$56,800	3	$9,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Four 600 Ampere And One 1000 Ampere Main Service Disconnect Switches								
Transformers								
Dry Type	100%			2030	$165,500	3	$12,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Five 2500 Kilovolt Ampere, 27000 Volts Primary 480 Volts Secondary								
Feeders								
Cable	100%			2031	$19,900	1		
Raceway								
Conduit	100%			2032	$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2032		5	$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 1								
Explanation : Two 4000 Ampere Main Service Disconnect Switches								
Fused Disc Sw	70%			2032		5	$6,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room 2								
Explanation : Four 5000 Ampere Main Service Disconnect Switches								
Transformers								
Dry Type	100%			2030	$26,100	5	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mechanical Room And Penthouse								
Explanation : Three 118 Kilovolt Ampere, One 112 Kilovolt Ampere, One 30 Kilovolt Ampere, 480/277 Volts Primary, 208/ 120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032		5	$9,500	
Raceway								
Busway	10%			2037	* *	1		
Conduit	70%			2032		1		
Conduit	20%			2042	* *	1		

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2031		5	$5,100	
Molded Case Bkrs	80%			2031		5	$46,600	
Molded Case Bkrs	10%			2040	* *	5	$5,800	
Wiring								
Busway	5%			2030		1		
Thermoplastic	40%			2042	* *	1		
Thermoplastic	55%			2032		1		
Motor Controllers								
Locally Mounted	70%			2030		5	$10,400	
Locally Mounted	30%			2037	* *	5	$4,500	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	$16,300	
Generic	50%	2-4	$5,100	LIFE	* *	5	$16,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	$680,500	
Generators								
Diesel	100%			2035	$78,700	1	$856,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside The Building								
Explanation : Emergency Generator Rated At 125 Kilovolt Amperes.								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$81,900	
Fuel Storage								
Main Tank	100%			2047	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 275 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	10%			2027	$2,411,800	10	$202,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8th Floor								
Explanation : T-12 Lamps								
Fluorescent	20%			2037	* *	10	$405,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5th Floor And 8th Floor								
Explanation : T-8 Lamps								
LED	70%			2040	* *			

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	25%			2032	$906,500	10	$133,500	
Emergency, Battery	25%			2040	* *	10	$133,500	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$247,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2037	* *	1-3	$408,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Basement								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2042	* *	1		
Natural Gas	90%			2042	* *	1		
Conversion Equipment								
Hot Water Boiler	80%			2049	* *	1	$874,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boilers Rooms								
Explanation : 40 Gas Fired Hot Water Boilers								
Hot Water Boiler	10%	2-4	$1,377,200	2052	* *	1	$98,400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Radiant Heater	10%			2032	$5,622,100	2	$102,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Common Areas								
Explanation : Electric Unit Heaters And Base Board Radiant Heaters								
Distribution								
Hot Wtr Piping/Pump	90%			2040	* *	4	$98,100	
No Component	10%							

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	70%			2037	* *	1	$500,100	
Fan Coil Unit/Heat	20%			2032	$10,711,900	1	$142,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Tenant Storge Areas								
Explanation : Hot Water Unit Heaters								
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Split Unit	5%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Newly Commissioned Split Units, Condensing Unit								
No Component	95%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2037	* *	1	$35,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Elevator Equipment Rooms								
Explanation : Newly Commissioned Split Unit, Fan Coil Section								
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2037	* *	2	$77,000	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	2%	0-2	$38,000	LIFE	* *	2-5	$24,700	
Broken, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Ductwork/Diffusers	8%			LIFE	* *	2-5	$98,700	
No Component	90%							
Exhaust Fans								
Interior	2%	0-2	$3,800	2037	* *	2	$1,100	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Interior	8%			2037	* *	2	$5,400	
Roof	5%			2032	$209,600	2	$3,400	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	2%	0-2	$11,100	2042	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Water Main Valve, Basement Room 11								
Brass/Copper	98%			2042	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	100%			2030	$23,100	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Near Each Tenant Water Closet								
Explanation : One Unit Per Tenant Space								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2032	$1,131,100	4	$88,000	
Backflow Preventer								
Generic	100%			2032	$964,700	1	$135,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement To 8th Floor								
Explanation : 9 Passenger Units, 18 Freight Units								
Fire Suppression								
Standpipe								
Generic	100%			2032	$9,946,800	1-5	$1,156,500	
Sprinkler								
Generic	100%			2042	* *	1-2	$619,600	
Fire Pump								
Generic	100%			2035	$2,062,500	1	$413,000	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BROOKLYN WHOLESALE 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	: **03-Feb-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **819** **Lot** : **1**	**BIN**	: **3255737**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,179,700	$146,700
Interior Architecture	$290,100	$66,200
Electrical	$78,700	$1,887,500
Mechanical	$843,800	$2,346,000
Site Pavements	$715,300	
Total	**$3,107,600**	**$4,446,400**
Importance Code A	$1,179,700	$510,100
Importance Code B	$1,150,200	$3,936,200
Importance Code C	$777,800	
Total	**$3,107,600**	**$4,446,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$34,400		$80,300	
Interior Architecture	$24,600		$3,800	$900
Electrical	$22,700	$18,300	$17,400	$18,900
Mechanical	$21,000	$9,300	$101,900	$10,400
Site Pavements	$75,200			
Total	**$178,000**	**$27,500**	**$203,400**	**$30,200**
Importance Code A	$35,700	$1,300	$81,800	$1,300
Importance Code B	$67,100	$26,200	$121,600	$28,900
Importance Code C	$75,200			
Total	**$178,000**	**$27,500**	**$203,400**	**$30,200**



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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHOLESALE MEAT MARKET BLDG A
Asset # : 2431

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$21,400	LIFE	* *	5	$36,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Elevation And Loading Dock								
Concrete Masonry Unit	20%			LIFE	* *	5	$18,300	
Masonry: Brick	50%	Now	$589,800	LIFE	* *	5	$73,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Base Course Throughout Loading Dock								
Metal Panel	10%			2053	* *	5-10	$100,800	
Metal Coiling Doors	15%			2038	* *	5	$68,800	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	95%	Now	$12,700	2041	* *	5	$500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2036	* *	10	$300	
Roof								
Modified Bitumen	90%	Now	$265,100	2038	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Roof Edge								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Areas								
Spray-on Foam	10%			2038	* *	5	$36,800	
Soffits								
Exposed Struc: Steel	100%	0-2	$324,800	LIFE	* *	5	$39,700	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock Canopy								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Loading Dock Canopy								
Interior								
Floors								
Cast in Place Concrete	20%	Now	$125,700	LIFE	* *	5	$66,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock And Basement								
Vinyl Tile	5%	4+	$102,000	2038	* *	3	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	15%	Now	$62,400	LIFE	* *	5	$5,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Fiberglass Panel	5%			LIFE	* *			
Not Accessible	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$24,600	2038	* *	5	$3,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices								
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	5%			2038	* *	5	$7,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Meat Packing Areas								
Explanation : Special Laminated Lay In Tiles For Food Service Cold Rooms								
Exposed Struc: Concrete	10%			LIFE	* *	5	$2,400	
Exposed Struc: Steel	10%			LIFE	* *			
Not Accessible	70%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2043	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 15%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 54th Street								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	$34,400	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	80%	Now	$715,300	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%	Now	$40,800	2046	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Truck Loading Areas								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$93,900	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Nameplate Rating Available								
Transformers								
Dry Type	100%			2031	$26,100	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$317,500	5	$400	
Raceway								
Conduit	100%			2033	$173,700	1		
Panelboards								
Fused Disc Sw	20%			2032	$50,700	5	$500	
Molded Case Bkrs	80%			2032	$202,700	5	$2,200	
Wiring								
Thermoplastic	100%			2033	$380,400	1		
Motor Controllers								
Locally Mounted	80%			2031	$36,600	5	$600	
Locally Mounted	20%			2038	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$10,600	2053	* *	1	$28,800	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%	Now	$78,700	2048	* *	1	$36,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : Two 565 Kilowatt, Not In Service, Abandoned Equipment								
Lighting								
Interior Lighting								
Fluorescent	20%			2033	$346,300	10	$19,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : T-12 Lamps								
LED	80%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$12,500	
Exit, Service	50%			2041	* *	1		
Exterior Lighting								
Fluorescent	15%			2033	$60,700	10	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Truck Loading Area								
Explanation : T-12 Lamps								
HID	15%			2033	$71,000	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$190,500	1	$38,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$66,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	25%	Now	$700	2033	$14,600	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Boiler Room								
Explanation : 2 Obsolete Oil Pumps								
No Component	75%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	25%			2031	$269,600	1	$12,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : 2 Units								
No Component	75%							
Distribution								
Hot Wtr Piping/Pump	25%			2032	$13,900	4	$1,300	
No Component	75%							
Terminal Devices								
Fan Coil Unit/Heat	25%	0-2	$7,900	2028	$157,300	1	$7,600	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : The Air Curtain, Various Locations In 1st Floor								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2028	$598,900	1	$19,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Refrigeration Storage								
Explanation : All Systems Used For Refrigeration								
No Component	60%							
Terminal Devices								
Induction Unit	40%			2028	$87,700	1	$13,400	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2028	$47,000	2	$28,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : All Systems Used For Refrigeration Storage								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$11,600	
No Component	80%							
Exhaust Fans								
Roof	20%			2028	$39,400	2	$600	
No Component	80%							
Plumbing								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$388,700	1		
HW Heat Exchanger								
HTHW/HW	100%			2033	$284,400			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2033	$20,300	4	$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : There Is No Reserve Unit Which It Is Needed.								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2033	$1,403,400	1-2	$29,100	

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **03-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **819** **Lot** : **1** **BIN** : **3378176**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,375,600	$950,600
Interior Architecture	$126,400	$71,800
Electrical	$314,500	$766,400
Mechanical	$635,900	$1,768,000
Site Enclosure	$581,200	
Site Pavements	$3,796,200	
Total	**$6,829,800**	**$3,556,900**
Importance Code A	$1,375,600	$1,153,800
Importance Code B	$1,016,800	$2,403,100
Importance Code C	$4,437,500	
Total	**$6,829,800**	**$3,556,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$14,000		$20,200	
Interior Architecture	$47,200	$300		
Electrical	$9,200	$8,300	$68,900	$8,800
Mechanical	$15,900	$7,000	$92,300	$7,000
Site Enclosure	$40,300			
Total	**$126,500**	**$15,700**	**$181,400**	**$15,800**
Importance Code A	$14,900	$1,000	$21,400	$1,000
Importance Code B	$111,600	$14,700	$160,000	$14,800
Importance Code C				
Total	**$126,500**	**$15,700**	**$181,400**	**$15,800**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$3,900	LIFE	* *	5	$6,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	20%	Now	$55,200	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : East And West Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : East Facade								
Masonry: Brick	50%	Now	$53,000	LIFE	* *	5	$13,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Base Of Wall Along Loading Dock And Building Corners								
Metal Panel	10%			2043	* *	5-10	$18,100	
Metal Coiling Doors	15%			2038	* *	5	$12,400	
Windows								
Aluminum	95%	Now	$571,900	2041	* *	5	$15,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2036	* *	10	$10,100	
Roof								
Modified Bitumen	85%	Now	$413,800	2033	$827,700			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Roof Edge								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Tenant Spaces								
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Spray-on Foam	15%			2038	* *	5	$18,200	
Soffits								
Exposed Struc: Steel	28%	4+	$281,700	LIFE	* *	5	$34,400	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Loading Dock Canopy								
Paint Peeling, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exposed Struc: Steel	72%			LIFE	* *	5	$88,500	
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%	Now	$66,300	LIFE	* *	5	$17,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Loading Dock								
Vinyl Tile	5%			2033	$71,800	3	$1,000	
Not Accessible	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Interior Walls								
Concrete Masonry Unit	25%	Now	$60,100	LIFE	* *	5	$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stairs And Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Interior								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$47,200	2046	* *	5	$4,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices, Corridors And Stairs								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Offices, Corridors								
Exposed Struc: Steel	10%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Rooms								
Not Accessible	80%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Tenant Controlled Spaces								
Explanation : Tenant Controlled Spaces								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$581,200	2063	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Water Edge And Rear Parking Lot								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Along Water								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Rear Parking								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%			2068	* *			
Cast in Place Concrete	50%	Now	$40,300	2083	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Water Edge								
Explanation : Retaining Wall Along Water Edge Is Falling Into The River								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	75%	Now	$3,479,100	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot Front And Rear								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot Front And Rear								
Sinking/Subsiding, Extent : Severe, Area Affected : 10%								
Location : Along Water Edge								
Cast in Place Concrete	25%	Now	$317,200	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Ramps								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,900	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	100%			2031	$26,100	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : Three 45 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$222,300	5	$300	
Raceway								
Conduit	100%			2033	$130,800	1		
Panelboards								
Fused Disc Sw	5%			2032	$7,800	5	$100	
Molded Case Bkrs	95%			2032	$148,100	5	$2,000	
Wiring								
Thermoplastic	70%			2033	$121,600	1		
Thermoplastic	30%			2043	* *	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	95%			2031	$43,500	5	$500	
Locally Mounted	5%			2038	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2028	$261,000	10	$14,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : T-12 Lamps								
LED	80%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$9,500	
Exit, Battery	50%			2041	* *	10	$2,600	
Exterior Lighting								
Fluorescent	15%			2028	$45,800	10	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Truck Loading Area								
Explanation : T-12 Lamps								
HID	15%			2028	$53,500	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$143,600	1	$29,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Analog	100%			2041	* *	1-3	$49,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	25%	Now	$500	2033	$11,000	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Boiler Room								
Explanation : 2 Obsolete Oil Pumps								
No Component	75%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	25%			2031	$203,200	1	$9,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor Mechanical Room								
Explanation : 2 Units								
No Component	75%							
Distribution								
Hot Wtr Piping/Pump	25%			2032	$10,500	4	$1,000	
No Component	75%							
Terminal Devices								
Fan Coil Unit/Heat	25%	0-2	$5,900	2028	$118,500	1	$5,700	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : The Air Curtain, Various Locations In 1st Floor								
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2028	$451,300	1	$14,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Refrigeration Storage								
Explanation : All Systems Used For Refrigeration								
No Component	60%							
Terminal Devices								
Induction Unit	40%			2028	$66,100	1	$10,100	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2028	$35,400	2	$21,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : All Systems Used For Refrigeration Storage								
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$13,100	
No Component	70%							
Exhaust Fans								
Roof	30%			2028	$44,500	2	$700	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2043	* *	1		
Galvanized Steel	30%			2031	$292,900	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger								
HTHW/HW	100%			2033	$214,300			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2033	$1,057,600	1-2	$21,900	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**03-Feb-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**819** **Lot** : **1**	**BIN**	:	**3378177**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$453,000	$117,300
Interior Architecture	$67,100	
Electrical	$33,100	$238,100
Mechanical		$134,000
Total	**$553,100**	**$489,400**
Importance Code A	$453,000	$117,300
Importance Code B	$100,200	$372,100
Total	**$553,100**	**$489,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$57,600		$13,100	
Interior Architecture	$42,300			$1,600
Electrical	$25,400	$1,100	$2,800	$1,100
Mechanical	$4,500	$900	$18,300	$900
Total	**$129,800**	**$1,900**	**$34,200**	**$3,500**
Importance Code A	$58,100	$500	$13,600	$500
Importance Code B	$63,800	$1,400	$20,600	$3,000
Importance Code C	$7,900			
Total	**$129,800**	**$1,900**	**$34,200**	**$3,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION

Asset # : 162

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	35%	Now	$35,200	2033	$117,300			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Metal Sect. OHD	5%			2046	* *	5	$3,000	
Stucco Cement	60%	Now	$313,100	2046	* *	5	$14,200	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$20,900	2041	* *	5	$1,100	
Air Infiltration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	$7,900	
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Interior Parapet								
Explanation : Liquid Waterproofing Applied								
Roof								
Modified Bitumen	100%			2028	$139,800	10	$13,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Liquid Waterproofing Applied								
Interior								
Floors								
Cast in Place Concrete	10%	Now	$6,500	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout And Stairs								
Ceramic Tile	5%	Now	$2,100	2036	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Showers								
Quarry Tile	5%			2046	* *	5	$1,200	
Vinyl Tile	80%	Now	$67,100	2038	* *	3	$4,700	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Second Floor, Stairs								

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

DEPT. OF SMALL BUSINESS SERV. - 801

BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION

Asset # : 162

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$700	
Gypsum Board	40%			LIFE	* *	5	$1,600	
Metal Panel	5%			LIFE	* *			
Plaster	25%	Now	$7,900	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Stairs And Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairs, Bunk And Offices								
Wood	5%			LIFE	* *	5	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Wood Paneling								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	$25,200	2046	* *	5	$7,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$7,400	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Transformers								
Dry Type	100%			2031	$26,100	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : No Nameplate Ratings Available								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$105,800	5		
Raceway								
Conduit	100%			2033	$15,800	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801

BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION

Asset # : 162

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2032	$1,900	5		
Molded Case Bkrs	90%			2032	$17,500	5	$200	
Wiring								
Thermoplastic	100%			2033	$20,600	1		
Motor Controllers								
Locally Mounted	100%			2038	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	80%			2033	$132,300	10	$7,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	20%			2028	$33,100	10	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : T-12 Lamps								
Egress Lighting								
Emergency, Service	50%			2033	$3,000	1		
Exit, Service	50%			2033	$2,100	1		
Exterior Lighting								
HID	30%			2033	$13,600	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2033	$18,200	1	$3,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	Now	$25,000	2043	* *	1-3	$5,600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Fire Alarm System Is Not Functional, Alarm Bells, Manual Pull Stations.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801

BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION

Asset # : 162

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	100%			2038	* *	1	$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Mounted								
Explanation : 2 Rooftop Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2038	* *	2	$600	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Rooftop Units On Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,500	
Exhaust Fans								
Roof	100%			2038	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$16,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : One 75 Gallon Unit								
Sanitary Piping								
Cast Iron	10%	Now	$3,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor Bathroom								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Bathroom To 1st Floor Bathroom								
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire Suppression								
Sprinkler								
Generic	100%			2033	$134,000	1-2	$2,800	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **10-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **725**	**Lot**	: **1**	**BIN**	: **3345657**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$472,000	
Site Pavements	$97,800	$180,900
Total	**$569,800**	**$180,900**
Importance Code A	$472,000	
Importance Code C	$97,800	$180,900
Total	**$569,800**	**$180,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$48,900			
Site Pavements	$19,800			
Total	**$68,700**			
Importance Code A	$48,900			
Importance Code C	$19,800			
Total	**$68,700**			



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$194,200	LIFE	* *	5	$24,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade, Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building								
Explanation : Building Inaccessible, Condemned								
Masonry: Limestone	5%	Now	$2,000	LIFE	* *	5	$1,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Watercourse At Grade Around Perimeter Of Building								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building								
Explanation : Building Inaccessible, Condemned								
Windows								
Wood	100%	Now	$47,000	2057	* *	5	$10,000	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Roof								
Slate	75%	Now	$277,700	LIFE	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Not Accessible	25%							
Interior								
Floors								
Not Accessible	100%							
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	30%			2035	$21,600			
Cast in Place Concrete	30%	0-2	$1,700	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Side Of Building								
Pavers/Stone	40%	0-2	$18,100	2035	$180,900			
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : West Side Of Building								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Parking/Driveway								
Asphalt	100%	Now	$97,800	2047	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : South Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : South Side Of Building								
Explanation : Vegetation Growth								

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

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

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

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

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

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

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

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BUSH TERMINAL - MASTAS UNIT G - WAREHOUSE**				
Address	: **41ST - 51ST STREET AND 1ST AVE.**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0016.020 / 2428**			**Yr Built/Renovated**	: **1902 /**
Area Sq Ft	: **316,935**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **725**	**Lot**	: **1**	**BIN**	: **3378185**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Site Pavements	$323,400	$1,938,900
Total	**$323,400**	**$1,938,900**
Importance Code C	$323,400	$1,938,900
Total	**$323,400**	**$1,938,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Site Pavements	$48,100			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$56,000**	**$7,900**	**$7,900**	**$7,900**
Importance Code B	$7,900	$7,900	$7,900	$7,900
Importance Code C	$48,100			
Total	**$56,000**	**$7,900**	**$7,900**	**$7,900**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Building								
Explanation : Building Inaccessible, Abandoned, Scheduled For Demolition								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$48,100	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock Area And West Side Of Building								
Parking/Driveway								
Asphalt	70%	Now	$96,900	2035	$1,938,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North And East Sides Of Building								
Pavers/Stone	30%	Now	$226,500	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Explanation : Pavers Are Replaced Or Patched With Asphalt								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Panelboards								
Not Accessible	100%							
Wiring								
Not Accessible	100%							
Motor Controllers								
Not Accessible	100%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Not Accessible	100%							
Egress Lighting								
Not Accessible	100%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : This Building Is Condemned.								
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Air Conditioning								
Energy Source								
Not Accessible	100%							
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Heat Rejection								
Not Accessible	100%							
Ventilation								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Not Accessible	100%							
Water Heater With Tanks								
Not Accessible	100%							
HW Heat Exchanger								
Not Accessible	100%							
Sanitary Piping								
Not Accessible	100%							
Storm Drain Piping								
Not Accessible	100%							
Sump Pump(s)								
Not Accessible	100%							
Pool Filter/Treatment								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Vertical Transport								
Elevators								
Not Accessible	100%							
Escalators								
Not Accessible	100%							
Fire Suppression								
Standpipe								
Not Accessible	100%							
Sprinkler								
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							
Chemical System								
Not Accessible	100%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES**
Address : **41ST - 51ST STREET AND 1ST AVE.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0016.050 / 2153**
Yr Built/Renovated : **1910 / 2013**
Area Sq Ft : **10,323**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **10-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1,2,3**
Block : **725** **Lot** : **1** **BIN** : **3345660**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$224,400	
Electrical	$129,000	$135,600
Mechanical		$129,100
Total	**$353,500**	**$264,700**
Importance Code A	$224,400	$127,000
Importance Code B	$129,000	$137,700
Total	**$353,500**	**$264,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$43,400			
Interior Architecture	$123,800		$600	$1,700
Electrical	$62,300	$13,900		
Mechanical	$31,900	$900	$600	$300
Site Pavements	$1,400			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$270,000**	**$22,000**	**$8,400**	**$9,200**
Importance Code A	$64,100	$500	$300	$300
Importance Code B	$187,500	$21,500	$8,100	$8,900
Importance Code C	$18,500			
Total	**$270,000**	**$22,000**	**$8,400**	**$9,200**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$137,500	LIFE	* *	5	$17,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corners Of Building								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, South Facade								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout Lower Level								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout Lower Level								
Masonry: Granite	5%	Now	$13,800	LIFE	* *	5	$700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Water Course								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Windows								
Aluminum	100%	Now	$87,000	2040	* *	5	$1,900	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Clouded, Extent : Light, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	10%			LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet								
Explanation : Not Accessible								
Metal Cornice	90%	Now	$29,600	2047	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Corners								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Corners								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
Not Accessible	100%							
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%	Now	$49,600	2034	$49,600	3	$4,300	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%								
Location : 2nd Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : 2nd Floor								
Cast in Place Concrete	5%			LIFE	* *	5	$1,300	
Terrazzo	10%	4+	$2,100	LIFE	* *	5	$900	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Front Entry Hall								
Vinyl Tile	15%	Now	$14,000	2042	* *	3	$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : First Floor								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Vinyl Tile	40%			2037	* *	3	$1,700	
Wood	5%	Now	$10,000	2047	* *	5	$500	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : First Floor								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	$200	
Masonry: Brick	2%			LIFE	* *			
Plaster	43%	Now	$2,100	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairwell By Roof Hatch								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Third Floor Bathroom And Stairwell								
Wood	45%	Now	$15,000	LIFE	* *	5	$7,300	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Explanation : Water Flood Damage								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	$1,900	2037	* *	5	$1,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : First Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : First Floor								
Embossed Metal	20%	Now	$13,500	LIFE	* *	5	$1,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor								
Gypsum Board	20%	Now	$2,000	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Office Area								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Office Area								
Plaster	40%	Now	$13,700	LIFE	* *	5	$2,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Third Floor Kitchen, First Floor, Roof Hatch								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Third Floor Stairwell								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Asphalt	55%			2041	* *			
Cast in Place Concrete	45%	Now	$1,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West And South Sides Of Building								
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$127,000	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Raceway								
Conduit	100%			2032	$31,600	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	70%			2031	$27,300	5	$200	
Molded Case Bkrs	30%	2-4	$11,700	2057	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stairs								
Explanation : On Extended Life								
Wiring								
Braided Cloth	70%	2-4	$36,800	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2042	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2032	$8,600	10	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Compact Fluorescent								
Fluorescent	75%			2027	$129,000	10	$7,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st, 2nd Floor								
Explanation : T-12 Lamps								
Fluorescent	20%	Now	$13,800	2042	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 1st And 2nd Floor								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$1,200	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
HID	10%			2027	$4,700	10		
No Component	90%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2027	$1,900	1	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	35%			2042	* *	5	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Being Used In 2nd Floor								
Natural Gas	65%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st And 3rd Floor								
Explanation : Being Used In 1st And 3rd Floor								
Conversion Equipment								
Furnace	33%	0-2	$10,400	2042	* *	1	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Explanation : 1 Unit. It Is On Extended Life Time.								
Furnace	33%	Now	$10,400	2042	* *	1	$1,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 2nd Floor								
Explanation : 1 Obsolete Unit. It Is On Extended Life Time.								
Not Accessible	34%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor								
Explanation : 1 Unit. Tenant Responsible For It.								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$1,700	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2026	$7,600	1		
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	$64,700	1		
Galvanized Steel	50%	0-2	$3,200	2030	$64,400	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Heater With Tanks								
Electric	65%	Now	$300	2032	$15,000	4		
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 2nd And 3rd Floors.								
Not Accessible	35%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 1st Floor								
Explanation : Tenant Responsible For His Hot Water								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 30%								
Location : 2nd Floor								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE**
Address : **41ST - 51ST STREET AND 1ST AVE.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0016.010 / 2449**
Yr Built/Renovated : **1910 /**
Area Sq Ft : **157,645**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **11-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,6**
Block : **725** **Lot** : **1** **BIN** : **3378183**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$2,584,100	$736,600
Interior Architecture	$368,600	$490,300
Electrical	$494,100	$551,900
Mechanical		$4,100,700
Total	**$3,446,700**	**$5,879,500**
Importance Code A	$2,584,100	$736,600
Importance Code B	$809,000	$5,142,900
Importance Code C	$53,600	
Total	**$3,446,700**	**$5,879,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$44,300	$4,100		
Interior Architecture	$14,800		$500	
Electrical	$80,000	$1,200	$2,000	$1,200
Mechanical	$97,900	$29,400	$8,800	$5,900
Site Pavements	$38,500			
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$298,500**	**$57,700**	**$34,400**	**$30,100**
Importance Code A	$44,300	$4,100		
Importance Code B	$200,900	$53,700	$33,900	$30,100
Importance Code C	$53,300		$500	
Total	**$298,500**	**$57,700**	**$34,400**	**$30,100**



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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801

BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE

Asset # : 2449

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	88%	Now	$111,700	LIFE	* *	5	$191,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Elevation								
Masonry: Brick	10%	Now	$34,900	LIFE	* *	5	$4,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : At Stair Bulkhead								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : At Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairwell								
Metal Coiling Doors	2%	2-4	$4,500	2037	* *	5	$1,400	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Windows								
Aluminum	100%	Now	$2,048,000	2057	* *	5	$22,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast in Place Concrete	70%	Now	$255,500	LIFE	* *	5	$300,700	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Parapet Coping								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, West Facade								
Cast in Place Concrete	30%			LIFE	* *	5	$128,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Of Parapet								
Explanation : Roof Spray Foam Cover Interior For Parapet								
Roof								
Metal, Corrugated	10%	2-4	$4,800	2037	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Loading Dock Canopy								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Loading Dock Canopy								
Metal Panel	2%			2037	* *	10	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Skylight								
Explanation : Covered With Metal Panel								
Spray-on Foam	88%			2037	* *	5	$130,200	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Exposed Struc: Steel	100%	4+	$103,800	LIFE	* *	5	$50,700	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Loading Dock Canopy Structure								
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	$490,300	
Steel Plate	5%	Now	$314,900	LIFE	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Stair Landings Throughout								
Interior Walls								
Cast in Place Concrete	20%	Now	$14,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Fifth Floor								
Concrete Masonry Unit	15%			LIFE	* *	5	$600	
Gypsum Board	5%			LIFE	* *	5	$300	
Masonry: Brick	58%	Now	$53,600	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Stairwell Windows								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Stairwell								
Metal Coiling Doors	2%			2048	* *	5	$1,000	
Ceilings								
Exposed Struc: Concrete	95%			LIFE	* *	5	$35,000	
Gypsum Board	5%			LIFE	* *	5	$14,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$38,500	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot, Loading Dock								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2032	$25,900	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE
Asset # : 2449

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%	2-4	$15,600	2057	* *	5	$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fused Knife Sw	40%	2-4	$31,200	2057	* *	5	$700	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	40%			2048	* *	5	$1,700	
Wiring								
Braided Cloth	60%	2-4	$32,000	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2052	* *	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2027	$436,300	10	$57,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	40%			2032	$436,300	10	$57,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	20%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$19,000	
Exit, Battery	50%			2040	* *	10	$5,300	
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$57,800	1	$11,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Air Conditioning								

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DEPT. OF SMALL BUSINESS SERV. - 801

BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE

Asset # : 2449

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	$988,700	1		
Galvanized Steel	50%	0-2	$49,100	2030	$982,800	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Sanitary Piping								
Cast Iron	30%	0-2	$29,100	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$10,900	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Located Outside The Building In A Pit								
Sewage Ejector(s)								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Located Outside The Building In A Pit								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 3 Units, One Has Not Operated In 5 Years								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$79,500	
Sprinkler								
Generic	100%			2032	$2,129,200	1-2	$44,200	

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE**
Address : **41ST - 51ST STREET AND 1ST AVE.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0016.000 / 2448**
Yr Built/Renovated : **1927 / 2013**
Area Sq Ft : **142,560**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **11-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,6**
Block : **725** **Lot** : **1** **BIN** : **3378184**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$3,011,700	$811,400
Interior Architecture	$805,900	$443,800
Electrical	$726,700	$299,100
Mechanical		$3,711,600
Site Pavements	$129,300	$1,717,800
Total	**$4,673,700**	**$6,983,700**
Importance Code A	$3,011,700	$811,400
Importance Code B	$1,532,700	$4,454,500
Importance Code C	$129,300	$1,717,800
Total	**$4,673,700**	**$6,983,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$65,000	$4,900		
Interior Architecture	$8,400		$400	
Electrical	$1,100	$18,900	$2,900	$1,100
Mechanical	$75,300	$26,600	$8,000	$5,300
Site Enclosure	$7,000			
Site Pavements	$76,400			
Elevators/Escalators	$23,000	$23,000	$23,000	$23,000
Total	**$256,100**	**$73,500**	**$34,400**	**$29,400**
Importance Code A	$65,000	$5,200		
Importance Code B	$99,400	$68,300	$33,900	$29,400
Importance Code C	$91,700		$400	
Total	**$256,100**	**$73,500**	**$34,400**	**$29,400**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	$2,300	LIFE	* *	5	$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkhead								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkhead								
Cast in Place Concrete	58%	Now	$266,600	LIFE	* *	5	$114,000	
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Concrete Spandrel Panels Below Windows At 6th Floor								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Concrete Spandrel Panels Below Windows At 6th Floor								
Masonry: Brick	25%	Now	$158,100	LIFE	* *	5	$9,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : North Elevation Shaft								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairwell Windows								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Coiling Doors	5%	2-4	$10,300	2037	* *	5	$3,100	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Stucco Cement	10%			2037	* *	5	$9,800	
Windows								
Steel	100%	Now	$1,754,600	2057	* *	5	$249,000	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE

Asset # : 2448

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	60%	Now	$396,400	LIFE	* *	5	$233,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : East Side								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : At All Elevations								
Cast in Place Concrete	40%			LIFE	* *	5	$155,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Parapet								
Explanation : Roofing Spray Foam Cover Interior Of Parapet								
Roof								
Metal, Corrugated	15%	2-4	$26,200	2045	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Loading Dock								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Loading Dock								
Metal Panel	2%	0-2	$28,600	2052	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Back Freight Elevator And Elevator Control								
Spray-on Foam	83%			2037	* *	5	$111,200	
Soffits								
Exposed Struc: Steel	100%	2-4	$378,200	LIFE	* *	5	$46,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Loading Dock Canopy Structure								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Canopy								
Explanation : Canopy Sagging, Additional Bracing Installed								
Interior								
Floors								
Cast in Place Concrete	95%	Now	$337,100	LIFE	* *	5	$443,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Docks								
Steel Plate	5%			LIFE	* *	1		
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	$500	
Gypsum Board	5%			LIFE	* *	5	$300	
Masonry: Brick	10%	Now	$8,400	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : East Stair								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stairwell								
Masonry: Brick	53%			LIFE	* *			
Metal Coiling Doors	2%			2048	* *	5	$900	

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DEPT. OF SMALL BUSINESS SERV. - 801

BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE

Asset # : 2448

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	73%	4+	$456,300	LIFE	* *	5	$24,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : 6th Floor								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : 6th Floor								
Paint Peeling, Extent : Moderate, Area Affected : 16%								
Location : 1st And 6th Floor								
Exposed Struc: Concrete	2%	0-2	$12,500	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Back Freight Elevator Control Room								
Exposed Struc: Concrete	25%			LIFE	* *	5	$8,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	$7,000	2052	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								
Site Pavements								
Parking/Driveway								
Asphalt	40%	Now	$42,000	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Parking Lot, Loading Dock								
Cast in Place Concrete	45%	Now	$129,300	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Loading Dock Area								
Pavers/Stone	15%	Now	$34,400	2035	$1,717,800			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : South And West Sides Of Building								
Explanation : Missing Pavers Replaced With Asphalt Patch								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5	$600	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	80%			2042	* *	1		
Conduit	20%			2052	* *	1		
Panelboards								
Fused Disc Sw	20%			2048	* *	5	$700	
Molded Case Bkrs	80%			2048	* *	5	$3,000	
Wiring								
Thermoplastic	80%			2032	$28,300	1		
Thermoplastic	20%			2052	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	65%			2027	$641,700	10	$85,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	25%			2032	$246,800	10	$32,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
LED	10%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$17,200	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	$52,300	1	$10,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Air Conditioning								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Air Conditioning Equipment Is Installed And Maintained By Tenants								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	$894,900	1		
Galvanized Steel	35%	0-2	$31,100	2030	$622,700	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Galvanized Steel	15%			2030	$266,900	1		
Sanitary Piping								
Cast Iron	30%	0-2	$26,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Cast Iron	70%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$9,800	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : Street Pit								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 3 Old Units With 2 Operational, 1 Is Not In Service.								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	$71,900	
Sprinkler								
Generic	100%			2032	$1,927,200	1-2	$40,000	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **10-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **715**	**Lot**	: **1**	**BIN**	: **3345662**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$203,300	
Interior Architecture	$118,000	
Mechanical		$164,800
Site Pavements		$128,100
Total	**$321,300**	**$292,900**
Importance Code A	$203,300	$110,600
Importance Code B		$54,300
Importance Code C	$118,000	$128,100
Total	**$321,300**	**$292,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		$1,100		
Interior Architecture	$56,700			
Electrical	$6,100	$20,600		
Mechanical	$3,100	$23,100	$400	
Site Pavements	$4,000			
Total	**$69,900**	**$44,800**	**$400**	
Importance Code A	$400	$1,200	$400	
Importance Code B	$55,600	$43,600		
Importance Code C	$13,800			
Total	**$69,900**	**$44,800**	**$400**	



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$400	
Masonry: Brick	90%	Now	$203,300	LIFE	* *	5	$12,600	
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : South Facade								
Spalling, Extent : Severe, Area Affected : 25%								
Location : South Facade								
Worn/Eroded, Extent : Severe, Area Affected : 20%								
Location : North And South Facades								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Building								
Explanation : Structural Issues, Building Closed								
Metal Coiling Doors	5%			2037	* *	5	$2,200	
Windows								
Metal Louvers	15%			2035	$34,200	10	$4,000	
Not Accessible	85%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Shop Side Of Building Was Not Accessible								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	85%	Now	$8,300	LIFE	* *	5	$10,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Panel/Paver: Cer/Brk	15%	Now	$8,200	2040	* *	5	$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%	Now	$600	LIFE	* *	5	$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Shop Walls								
Masonry: Brick	70%	Now	$118,000	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 10%								
Location : South Wall								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Wall								
Plaster	20%	Now	$9,300	LIFE	* *	5	$200	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Pump Room								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Pump Room								
Ceilings								
Exposed Struc: Concrete	40%	Now	$6,900	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Pump House Side of Building								
Exposed Struc: Wood	60%	Now	$23,500	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2035	$15,500			
Cast in Place Concrete	50%	4+	$500	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North And West Sides Of Building								
Parking/Driveway								
Asphalt	50%			2035	$128,100			
Cast in Place Concrete	50%	4+	$3,500	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : South Side Of Building								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	$31,800	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pump House								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes								
Raceway								
Conduit	100%			2032	$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2031	$9,700	5	$100	
Wiring								
Thermoplastic	100%			2032	$8,800	1		
Motor Controllers								
Locally Mounted	100%			2030	$11,200	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2027	$15,100	10	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	50%	Now	$6,000	2042	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Shops								
Exterior Lighting								
Fluorescent	20%			2027	$3,400	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Compact Fluorescent Lights								
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Radiant Heater	100%			2032	$110,600	2	$2,000	
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Pump House 1st Floor								
Explanation : 2 Electrical Unit Heaters								
Plumbing								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	$2,700	2030	$54,300	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Bathroom								
Water Heater With Tanks								
Electric	100%			2027	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Fire Suppression								
Fire Pump								
Not Accessible	100%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE**			
Address	:	**1 43RD STREET**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBS0016.080 / 2155**	**Yr Built/Renovated**	:	**1910 / 2013**
Area Sq Ft	:	**162,409**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**10-Mar-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2,3,4**			
Block	:	**715** **Lot** : **1**	**BIN**	:	**3345581**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$2,052,200	$274,100
Interior Architecture	$1,244,900	$438,500
Electrical	$827,200	$319,900
Mechanical	$183,900	$2,031,100
Site Pavements	$111,600	$1,647,700
Total	**$4,419,800**	**$4,711,300**
Importance Code A	$2,052,200	$274,100
Importance Code B	$2,148,800	$2,789,500
Importance Code C	$218,800	$1,647,700
Total	**$4,419,800**	**$4,711,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$40,600			
Interior Architecture	$61,000			
Electrical	$56,900		$300	
Mechanical	$68,600	$3,500	$7,800	$3,500
Site Enclosure	$3,400			
Site Pavements	$3,200			
Elevators/Escalators	$7,200	$7,200	$7,200	$7,200
Total	**$240,900**	**$10,700**	**$15,300**	**$10,700**
Importance Code A	$71,100	$400	$400	$400
Importance Code B	$160,000	$10,300	$14,900	$10,300
Importance Code C	$9,700			
Total	**$240,900**	**$10,700**	**$15,300**	**$10,700**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$768,200	LIFE	* *	5	$95,500	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Stair Bulkheads								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Coiling Doors	10%	Now	$332,100	2037	* *	5	$16,600	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : West Facade								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock								
Windows								
Steel	100%	Now	$810,100	2057	* *	5	$114,900	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$4,100	
Masonry: Brick	50%			LIFE	* *	5	$5,300	
Masonry: Brick	45%			LIFE	* *	5	$4,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Of Parapet								
Explanation : Entire Interior Parapet Covered In Roof Spray Foam								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	10%	Now	$9,700	2045	* *	1		
Deformed/Dented, Extent : Severe, Area Affected : 10%								
Location : Loading Dock								
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Side Of Building								
Explanation : Loading Dock Area Canopy								
Skylight, Metal/Glass	5%	4+	$30,800	2042	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Stair Bulkheads								
Spray-on Foam	85%	Now	$51,200	2037	* *	5	$63,600	
Blisters, Extent : Light, Area Affected : 15%								
Location : West Side Of Roof								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : Northeast Stair Bulkhead								
Recent Repair Evident, Extent : Light, Area Affected : 2%								
Location : Northeast Stair Bulkhead								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Into 4th Floor Tenant Space								
Soffits								
Exposed Struc: Steel	100%	Now	$90,600	LIFE	* *	5	$11,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock Canopy								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Interior								
Floors								
Cast in Place Concrete	23%	Now	$91,500	LIFE	* *	5	$120,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Loading Dock Areas And Freight Elevator At First Floor								
Ceramic Tile	2%			2041	* *	5	$4,800	
Wood	75%	Now	$1,046,300	2047	* *	5	$168,400	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Fourth Floor								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : 4th Floor Corridors								
Split/Cracked, Extent : Severe, Area Affected : 25%								
Location : Fourth Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Fourth Floor								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	1%			2041	* *	5	$400	
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Gypsum Board	10%	Now	$1,100	LIFE	* *	5	$2,300	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : Throughout Corridor Areas								
Masonry: Brick	74%	Now	$107,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : First Floor By Freight Elevator								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : First And Fourth Floors								
Plaster	10%	Now	$1,800	LIFE	* *	5	$1,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : Stairs								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
Location : First Floor Loading Dock Area								
Ceilings								
Exposed Struc: Concrete	5%	Now	$35,000	LIFE	* *	5	$1,900	
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : Elevator Machine Room Bulkhead								
Exposed Struc: Wood	20%			LIFE	* *			
Gypsum Board	10%	Now	$20,500	LIFE	* *	5	$29,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : First Floor								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 35%								
Location : First Floor								
Gypsum Board	40%			LIFE	* *	5	$119,700	
Plaster	25%			LIFE	* *	5	$37,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$3,400	2052	* *			
Impact Damage, Extent : Light, Area Affected : 10%								
Location : West Side Of Building								
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Side Of Building								
Explanation : Loading Dock Ramp Wall								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$3,200	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Loading Dock Platform On East Side								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	75%	Now	$58,500	2035	$584,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Building								
Sinking/Subsiding, Extent : Severe, Area Affected : 15%								
Location : West Side By River Edge								
Pavers/Stone	25%	Now	$53,100	2035	$1,062,800			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : West Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : West Side Of Building								
Explanation : Asphalt Patching In Lieu Of Stone Pavers								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2037	* *	3	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 500 Kilovolt Amperes, One 300 Kilovolt Amperes, 4160 Volts Primary, 208/277 Volts Secondary								
Switchgear / Switchboard								
Not Accessible	100%							
Feeders								
Not Accessible	100%							
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$5,900	2062	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2032	$25,900	1		
Panelboards								
Fused Disc Sw	10%			2031	$7,800	5	$400	
Molded Case Bkrs	40%			2040	* *	5	$1,700	
Molded Case Bkrs	50%			2031	$39,000	5	$2,100	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	$16,000	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2032	$37,300	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2027	$674,200	10	$89,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	25%			2032	$280,900	10	$37,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2027	$56,200	10	$7,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
Fluorescent	10%	Now	$33,700	2042	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$19,300	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	5%	Now	$24,700	2042	* *	1	$3,600	
Abandoned in Place, Extent : Severe, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Roof								
Explanation : 2 Gas Fired Packaged Rooftop Air Conditioning Units Serving The 4th Floor Only								
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Heating Equipment Is Installed And Maintained By Tenants.								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2027	$133,200	2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Package Units. R-22								
No Component	95%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : Air Conditioning Equipment Is Installed And Maintained By Tenants.								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$9,100	
No Component	90%							
Exhaust Fans								
Roof	10%			2032	$30,800	2	$500	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2032	$1,018,600	1		
Galvanized Steel	50%	0-2	$50,600	2030	$1,012,500	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st To 4th Floor								
Explanation : 2 Defective Freight Elevators								
Fire Suppression								
Sprinkler								
Generic	100%	Now	$43,900	2042	* *	1-2	$39,400	
Corroded, Extent : Severe, Area Affected : 25%								
Location : 1st Floor								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE**
Address : **41ST - 51ST STREET AND 1ST AVE.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0016.090 / 2156**
Yr Built/Renovated : **1910 / 2008**
Area Sq Ft : **36,768**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **10-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **715** **Lot** : **1** **BIN** : **3378186**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,148,100	$992,500
Interior Architecture	$181,700	$170,900
Electrical	$228,900	
Mechanical		$1,660,400
Site Pavements	$112,400	$412,500
Total	**$1,671,100**	**$3,236,300**
Importance Code A	$1,148,100	$1,927,100
Importance Code B	$228,900	$896,700
Importance Code C	$294,100	$412,500
Total	**$1,671,100**	**$3,236,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$14,100	$17,200		
Interior Architecture	$42,300	$4,100		
Electrical	$6,300	$47,600	$400	$400
Mechanical	$4,800	$31,600	$6,000	$800
Site Enclosure	$6,400			
Total	**$73,900**	**$100,500**	**$6,400**	**$1,200**
Importance Code A	$17,500	$17,300	$3,400	
Importance Code B	$50,000	$83,200	$3,000	$1,200
Importance Code C	$6,400			
Total	**$73,900**	**$100,500**	**$6,400**	**$1,200**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	$269,600	LIFE	* *	5	$33,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : East Facade, West Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : East Facade By Loading Dock								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Coiling Doors	5%	Now	$99,900	2045	* *	5	$3,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : These Are Actually Exterior Steel Door Pairs Located At Grade								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : These Are Actually Exterior Steel Door Pairs Located At Grade								
Metal Coiling Doors	15%			2037	* *	5	$22,500	
Stucco Cement	10%			2037	* *	5	$12,000	
Windows								
Steel	100%	Now	$421,900	2057	* *	5	$59,900	1
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Windows								
Explanation : Windows Boarded Over								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$6,300	
Recent Repair Evident, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Masonry: Brick	95%	Now	$190,700	LIFE	* *	5	$15,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East Facade, North Facade, Outside Face								
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : North And South Facade, Outside Face								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout, Outside Face								
Roof								
Metal, Corrugated	5%	Now	$14,100	2037	* *	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Canopy At Northeast Loading Dock Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : Canopy At Northeast Loading Dock Area								
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Canopy At Northeast Loading Dock Area								
Spray-on Foam	95%	2-4	$165,900	2032	$829,500	5	$103,100	
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Drains Clogged, Extent : Light, Area Affected : 10%								
Location : Northeast Corner Of Roof								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Northeast Corner Of Roof By Drain								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	$170,900	
Ceramic Tile	5%			2045	* *	5	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor Showroom								
Explanation : 2'x2' Porcelain Tile								
Wood	5%			2067	* *	5	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Mezzanine Office								
Explanation : Wood Laminate Flooring								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	$1,300	
Masonry: Brick	90%	Now	$181,700	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$42,300	2045	* *	5	$4,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 90%								
Location : Office And Showroom								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Office And Showroom								
Exposed Struc: Wood	90%			LIFE	* *			
Recent Repair Evident, Extent : Light, Area Affected : 15%								
Location : Southwest Corner Of Building								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$6,400	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : North And East Side Of Building								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Building								
Explanation : Fence Impacted By Tree Growth								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	50%			2035	$412,500			
Pavers/Stone	50%	Now	$112,400	2041	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : North South And West Sides Of Building								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : North South And West Sides Of Building								
Explanation : Asphalt Patches Replacing Missing Pavers								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$3,700	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Raceway								
Conduit	100%			2032	$4,300	1		
Panelboards								
Fused Disc Sw	50%			2040	* *	5	$400	
Fused Knife Sw	30%	0-2	$5,800	2057	* *	5	$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	10%			2031	$1,900	5	$100	
Molded Case Bkrs	10%			2040	* *	5	$100	
Wiring								
Thermoplastic	100%			2032	$8,800	1		
Lighting								
Interior Lighting								
Fluorescent	40%			2027	$101,800	10	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	40%			2027	$101,800	10	$13,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	10%			2027	$25,400	10	$3,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
LED	10%			2040	* *			
Exterior Lighting								
HID	10%			2027	$16,800	10		
LED	10%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	$20,200	1	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Camera								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Conversion Equipment								
Radiant Heater	100%			2032	$934,600	2	$17,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 10 Units								
Air Conditioning								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	$4,800	
No Component	90%							
Ventilation								
Exhaust Fans								
Wall Unit	50%			2027	$7,700	2	$600	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	* *	1		
Galvanized Steel	50%			2030	$229,200	1		
Water Heater With Tanks								
Electric	100%			2027	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2032	$496,600	1-2	$10,300	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$3,488,700	$1,145,600
Interior Architecture	$1,907,100	$676,500
Electrical	$2,188,800	$591,100
Mechanical	$381,000	$2,705,000
Site Pavements	$126,900	$2,958,800
Total	**$8,092,500**	**$8,077,000**
Importance Code A	$3,792,600	$1,145,600
Importance Code B	$4,078,900	$3,972,600
Importance Code C	$221,000	$2,958,800
Total	**$8,092,500**	**$8,077,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$33,700		$10,600	$700
Interior Architecture	$13,700	$1,600		$400
Electrical	$46,000	$2,300	$107,000	$2,300
Mechanical	$13,300	$9,300	$58,400	$13,500
Site Enclosure	$3,900			
Site Pavements	$38,700			
Elevators/Escalators	$22,300	$22,300	$22,300	$22,300
Total	**$171,700**	**$35,500**	**$198,300**	**$39,300**
Importance Code A	$38,900	$5,200	$60,400	$5,900
Importance Code B	$88,500	$30,400	$137,900	$33,400
Importance Code C	$44,200			
Total	**$171,700**	**$35,500**	**$198,300**	**$39,300**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	$197,400	LIFE	* *	5	$168,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Elevator Bulkhead, Window Spandrel Panels								
Spalling, Extent : Light, Area Affected : 10%								
Location : Elevator Bulkhead, Window Spandrel Panels								
Masonry: Brick	70%	Now	$760,600	LIFE	* *	5	$94,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Bays On West Side Of Building								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : At All Elevations								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : At All Elevations								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : At All Elevations								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At All Elevations								
Metal Coiling Doors	5%			2033	$704,700	5	$21,100	
Windows								
Aluminum	5%			2044	* *	5	$1,500	
Steel	95%	Now	$1,250,600	2053	* *	5	$177,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : All Elevations With Most Broken On North Side Of Building								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	$10,600	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parge/Tar Separating, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	5%	Now	$20,300	LIFE	* *	5	$700	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Coping								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Coping								
Explanation : Covered With Tar								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	98%	Now	$1,280,100	2038	* *			
Drains Clogged, Extent : Severe, Area Affected : 15%								
Location : West Side								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Section On West Side								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Section On West Side								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Fifth Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Skylight, Metal/Glass	2%	Now	$13,400	2058	* *			
Water Penetration, Extent : Moderate, Area Affected : 75%								
Location : Staircases								
Interior								
Floors								
Cast in Place Concrete	20%	Now	$257,600	LIFE	* *	5	$135,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Loading Areas								
Ceramic Tile	1%			2037	* *	5	$3,100	
Vinyl Tile 9" X 9"	1%	Now	$12,100	2038	* *	3	$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : First Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : First Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
Wood	78%	Now	$1,409,100	2043	* *	5	$226,800	
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$1,600	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Loading Dock								
Gypsum Board	15%	Now	$1,600	LIFE	* *	5	$3,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1st Floor								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Brick	65%	Now	$94,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 30%								
Location : 1st And 2nd Floor								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Windows Throughout								
Plaster	10%			LIFE	* *	5	$1,200	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	2%	Now	$60,400	2048	* *	5	$3,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 90%								
Location : 2nd Floor								
Gypsum Board	81%	Now	$85,800	LIFE	* *	5	$314,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Plaster	17%			LIFE	* *	5	$33,000	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$3,900	2038	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Northwest And Southwest Corners Of Building								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Northwest And Southwest Corners Of Building								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	20%	Now	$75,500	2043	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : West Side By Loading Dock Area								
Explanation : Asphalt Used To Patch Stone Paver Areas								
Cast in Place Concrete	30%	Now	$38,700	2033	$387,100			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And West Sides Of Building								
Pavers/Stone	50%	Now	$51,400	2031	$2,571,700			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Entire Perimeter Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	$44,200	5	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated 1 At 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%	Now	$5,100	2028	$254,000	5	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Sign On Switch Indicated That Switch Handle Is Broken.								
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Fused Disc Sw	10%			2036	* *	5	$500	
Fused Toggle Switch	40%	2-4	$62,400	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	$10,700	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	90%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	$448,700	5	$1,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	80%			2028	$1,153,500	10	$152,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2026	$144,200	10	$19,100	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
HID	5%	0-2	$72,300	2038	* *			
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor								
Incandescent	5%			2028	$65,000	2	$200	
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Elevator Machine Room								
Egress Lighting								
Emergency, Battery	50%			2028	$169,800	10	$25,000	
Exit, Service	50%			2028	$34,300	1		
Exterior Lighting								
HID	15%	4+	$7,100	2033	$142,500			
Damaged Fixtures, Extent : Severe, Area Affected : 5%								
Location : Exterior East Wall								
No Component	85%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	$114,600	1	$23,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2048	* *	1		
Natural Gas	98%			2048	* *	1		
Conversion Equipment								
Furnace	48%			2028	$303,900	1	$49,500	
Hot Water Boiler	2%			2041	* *	1	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Tenant Owned- Hot Water Heater Used As Boiler								
No Component	50%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	2%			2048	* *			
No Component	98%							
Terminal Devices								
Convector/Radiator	4%			2041	* *	1	$2,700	
No Component	96%							
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2026	$77,100	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Interior	5%			2028	$45,100	2	$300	
No Component	95%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	$2,598,400	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2033	$106,600	4	$8,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st To 5th Floor								
Explanation : 3 Freight - Two Are Not In Service								
Fire Suppression								
Sprinkler								
Generic	100%			2048	* *	1-2	$58,400	

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE**
Address : **41ST - 51ST STREET AND 1ST AVE.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0017.010 / 2158**
Yr Built/Renovated : **1910 / 2000**
Area Sq Ft : **267,120**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **11-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3,4,5,6**
Block : **715** **Lot** : **1** **BIN** : **3378188**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$2,203,600	$391,200
Interior Architecture	$1,346,800	$303,100
Electrical	$1,678,800	$1,367,400
Mechanical	$197,700	$6,455,000
Total	**$5,426,900**	**$8,516,600**
Importance Code A	$2,203,600	$2,665,100
Importance Code B	$3,223,200	$5,851,500
Total	**$5,426,900**	**$8,516,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$132,700	$11,600		
Interior Architecture	$9,000			
Electrical	$44,400	$50,400	$18,000	$22,900
Mechanical	$38,200	$33,200	$38,200	$33,200
Site Pavements	$23,000			
Elevators/Escalators	$30,700	$30,700	$30,700	$30,700
Total	**$277,900**	**$125,900**	**$86,800**	**$86,800**
Importance Code A	$181,800	$38,000	$26,500	$26,500
Importance Code B	$74,900	$87,900	$60,400	$60,400
Importance Code C	$21,200			
Total	**$277,900**	**$125,900**	**$86,800**	**$86,800**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$43,300	LIFE	* *	5	$74,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Elevator Machine Room Bulkhead								
Masonry: Brick	85%	Now	$1,013,600	LIFE	* *	5	$126,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Loading Dock Wall At West Elevation								
Painted Surfaces, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : East And West Facades								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Sect. OHD	5%			2037	* *	5	$23,200	
Windows								
Aluminum	100%	Now	$1,123,700	2057	* *	5	$12,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	45%	Now	$46,600	LIFE	* *	5	$3,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Roof								
Masonry: Brick	45%			LIFE	* *	5	$3,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Interior Parapet								
Explanation : Roof Spray Foam Cover Interior Of Parapet								
Masonry: Fieldstone	8%			LIFE	* *	5	$800	
Pre-Cast Concrete	2%			LIFE	* *	5	$1,100	
Roof								
Built-Up (BUR)	5%	Now	$19,200	2032	$64,000			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Side Loading Dock Canopy								
Skylight, Metal/Glass	2%	Now	$12,300	2052	* *			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Stair								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spray-on Foam	93%	Now	$11,200	2037	* *	5	$69,600	
Blisters, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Into 6th Floor								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	$66,300	LIFE	* *	5	$57,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Underside Of Loading Dock Canopy, West Elevation								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Underside Of Loading Dock Canopy, West Elevation								
Interior								
Floors								
Cast in Place Concrete	15%	Now	$89,500	LIFE	* *	5	$117,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area, West Side								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Loading Dock Area, West Side								
Ceramic Tile	5%			2041	* *	5	$18,000	
Panel/Paver: Concrete	20%	4+	$106,300	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : First Floor								
Terrazzo	5%			LIFE	* *	5	$14,000	
Wood	55%	Now	$1,150,900	2047	* *	5	$185,200	
Deflection Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Gypsum Board	5%			LIFE	* *	5	$1,200	
Masonry: Brick	85%			LIFE	* *			
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,600	
Exposed Struc: Wood	75%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$33,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$1,800	2045	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Southwest Corner Of Building								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	50%	Now	$8,200	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East And West Sides Of Building								
Pavers/Stone	50%	Now	$13,000	2041	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : East And West Sides Of Building								
Other Observation, Extent : Light, Area Affected : 10%								
Location : East And West Sides Of Building								
Explanation : Missing Pavers Patched With Asphalt								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2-4	$22,700	2062	* *	5	$600	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$254,000	5	$7,000	
Raceway								
Conduit	10%			2052	* *	1		
Conduit	90%			2032	$46,700	1		
Panelboards								
Fused Disc Sw	10%			2031	$15,600	5	$600	
Fused Knife Sw	10%	2-4	$15,600	2057	* *	5	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Molded Case Bkrs	80%			2031	$124,800	5	$5,600	
Wiring								
Braided Cloth	60%	2-4	$64,000	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2032	$42,700	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE
Asset # : 2158

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2032	$739,200	10	$98,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : T-8 Lamps								
Fluorescent	5%			2032	$92,400	10	$12,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lights								
Fluorescent	45%			2027	$831,600	10	$110,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$29,000	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st Floor								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	$672,900	2042	* *	1-3	$149,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Obsolete Fire Alarm System. Manual Pull Stations And Alarm Bells Only.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	* *	1		
Conversion Equipment								
Steam Boiler	100%			2030	$2,273,900	1	$264,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room And First Floor								
Explanation : 2 Old Units. 2 Brand New Units Are In Place Waiting For Installation To Replace The Old Units.								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2032	$2,089,100			
Terminal Devices								
Convector/Radiator	20%			2030	$426,700	1	$17,300	
Not Accessible	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	$197,700	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Window Units								
Explanation : Tenant Owned								
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	* *	1		
Galvanized Steel	50%			2030	$1,665,300	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st To 6th Floor								
Explanation : 4 Defective Old Units. 1 Unit Has Been Down For Many Years.								
Fire Suppression								
Sprinkler								
Generic	100%			2042	* *	1-2	$74,800	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **10-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **725**	**Lot**	: **1**	**BIN**	: **3345658**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$527,100	
Site Pavements		$85,600
Total	**$527,100**	**$85,600**
Importance Code A	$527,100	
Importance Code C		$85,600
Total	**$527,100**	**$85,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$63,400			
Total	**$63,400**			
Importance Code A	$63,400			
Total	**$63,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS

Asset # : 1582

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$368,000	LIFE	* *	5	$22,900	1
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : East Facade, Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : South Facade, West Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building								
Explanation : Building Inaccessible, Condemned								
Metal Coiling Doors	10%	Now	$159,100	2052	* *	5	$4,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : South Facade, Throughout								
Deformed/Dented, Extent : Severe, Area Affected : 50%								
Location : South Facade, Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building								
Explanation : Building Inaccessible, Condemned								
Windows								
Steel	40%	Now	$35,200	2057	* *	5	$5,000	1
Bent/Warped Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	60%	Now	$28,200	2057	* *	5	$6,000	1
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Not Accessible	100%							

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Not Accessible	100%							
Ceilings								
Not Accessible	100%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2041	* *			
Cast in Place Concrete	50%			2037	* *			
Parking/Driveway								
Asphalt	35%			2035	$85,600			
Cast in Place Concrete	65%			2037	* *			

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

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS

Asset # : 1582

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS

Asset # : 1582

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
Not Accessible	100%							
Sprinkler								
Not Accessible	100%							
Fire Pump								
Not Accessible	100%							
Chemical System								
Not Accessible	100%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **FULTON FIRE BOAT HOUSE**
Address : **2 OLD FULTON STREET @EAST RIVER / BROOKLYN BRIDGE**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0030.000 / 4336**
Yr Built/Renovated : **1930 / 2015**
Area Sq Ft : **3,000**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **24-Sep-2020**
Landmark Status : **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **25** **Lot** : **1** **BIN** : **3335852**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Site Pavements	$72,600	
Total	**$72,600**	
Importance Code C	$72,600	
Total	**$72,600**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$25,300	$1,900		
Interior Architecture	$42,900			
Electrical	$300	$300	$300	$300
Mechanical	$400	$18,900	$400	$500
Site Pavements	$100	$800	$100	$100
Total	**$68,900**	**$21,900**	**$800**	**$1,000**
Importance Code A	$25,400	$2,100	$100	$200
Importance Code B	$41,900	$19,000	$600	$700
Importance Code C	$1,600	$800	$100	$100
Total	**$68,900**	**$21,900**	**$800**	**$1,000**



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

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FIRE BOAT HOUSE

Asset # : 4336

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	90%	Now	$10,800	2042	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Front Entry Stairs								
Painted Surfaces, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$2,200	
Masonry: Brick	5%			LIFE	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Chimney								
Explanation : Brick Chimney								
Windows								
Metal Clad	95%	Now	$14,500	2040	* *	5	$1,400	
Air Infiltration, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Stairwell								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Explanation : Window Sash Misaligned								
Metal Louvers	5%			2035	$1,400	10	$100	
Roof								
Asphalt Shingle	100%			2041	* *	10	$500	
Soffits								
Wood	100%			2037	* *	5	$3,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof Eaves								
Explanation : Decorative Wood Eaves								
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$800	
Mosaic Tile	2%			2045	* *	5	$200	
Quarry Tile	3%			2045	* *	5	$200	
Wood	39%			2060	* *	5	$3,300	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : First Floor								
Wood	48%	Now	$27,600	2047	* *	5	$2,000	
Deflection Evident, Extent : Moderate, Area Affected : 15%								
Location : Second Floor								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Second Floor								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Second Floor								
Interior Walls								
Cast in Place Concrete	5%	0-2	$1,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Stairs To Basement								
Ceramic Tile	3%			2041	* *	5		
Fiberglass Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Freezer Storage								
Explanation : Vinyl Wall Covering								
Glass: Single Pane	2%			LIFE	* *	5		
Gypsum Board	30%			LIFE	* *	5	$100	
Metal Panel	55%			LIFE	* *			
Ceilings								
AcousTile,Adhered	5%			2045	* *	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Freazer Storage								
Explanation : Vinyl Wall Covering								
Embossed Metal	95%	Now	$13,800	LIFE	* *	5	$1,900	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : 3nd Floor Offices								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Office								
Site Enclosure								
Fence/Gates								
Metal: Cage/Fence	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Facade								
Explanation : Metal Cage Around Condensing Units								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			

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

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FIRE BOAT HOUSE

Asset # : 4336

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	30%			2045	* *			
Panel/Paver: Concrete	30%			2052	* *			
Wood	40%			2027	$72,600	1-3	$3,200	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes And 100 Amperes.								
Raceway								
Conduit	100%			2058	* *	1		
Panelboards								
Fused Disc Sw	20%			2054	* *	5		
Molded Case Bkrs	80%			2054	* *	5	$100	
Wiring								
Thermoplastic	100%			2058	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		
Lighting								
Interior Lighting								
Incandescent	20%			2032	$4,100	2		
LED	80%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$400	
Exit, Service	50%			2040	* *	1		
Exterior Lighting								
LED	20%			2040	* *			
No Component	80%							
Alarm								
Security System								
No Component	10%							
Generic	90%			2040	* *	1	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement, 1st Floor, 2nd Floor, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FIRE BOAT HOUSE

Asset # : 4336

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$1,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	50%			2042	* *	1		
Natural Gas	50%			2042	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2033		2	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 3 Split Units.								
Hot Water Boiler	50%			2037	* *	1	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : 1 Boiler								
Distribution								
Hot Wtr Piping/Pump	50%			2031	$3,500	4	$100	
No Component	50%							
Terminal Devices								
Convector/Radiator	50%			2052	* *	1	$500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 2nd Floor								
Fan Coil Unit/Heat	50%			2032	$39,900	1	$500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2033	$24,100	2	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 3 Units. R-410a								
No Component	50%							
Terminal Devices								
Fan Coil - 2 Pipe	50%			2032	$24,500	1	$500	
No Component	50%							
Heat Rejection								
Dry Cooler	50%			2037	* *	2	$1,000	
No Component	50%							

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

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FIRE BOAT HOUSE

Asset # : 4336

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	$800	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2027	$18,300	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$100	4	$100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2032	$8,900	1-2	$200	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$871,600	$1,385,200
Interior Architecture	$1,206,800	$2,895,700
Electrical	$480,100	$1,442,500
Mechanical	$286,800	$2,916,100
Site Pavements	$324,500	$2,741,200
Total	**$3,169,700**	**$11,380,800**
Importance Code A	$871,600	$1,485,600
Importance Code B	$1,354,900	$6,845,600
Importance Code C	$943,200	$3,049,600
Total	**$3,169,700**	**$11,380,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$44,300			$19,600
Interior Architecture	$5,000	$17,300	$7,200	$37,900
Electrical	$8,300	$1,100	$1,100	$46,100
Mechanical	$45,000	$12,900	$24,500	$12,900
Site Pavements	$26,100			
Total	**$128,800**	**$31,400**	**$32,800**	**$116,500**
Importance Code A	$68,400		$1,900	$19,600
Importance Code B	$34,300	$31,400	$30,900	$97,000
Importance Code C	$26,100			
Total	**$128,800**	**$31,400**	**$32,800**	**$116,500**



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$44,300	LIFE	* *	5	$37,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Loading Docks								
Concrete Masonry Unit	65%	Now	$516,300	LIFE	* *	5	$61,600	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Facade Of Courtyard And Second Floor								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North And South Facades								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Openings								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Metal Coiling Doors	25%			2036	* *	5	$118,500	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$210,200	2030	$1,051,000	5	$11,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Inner Roof Court								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5	$28,000	
Metal Rail	10%			2044	* *	5-10	$49,800	
Roof								
Spray-on Foam	100%	Now	$85,800	2036	* *	5	$213,300	
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof Area								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Soffits								
Fiberglass Panel	100%			2034		5		
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET BUILDING A
Asset # : 2796

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2030	$596,800	3	$51,800	
Cast in Place Concrete	55%	Now	$210,500	LIFE	* *	5	$277,100	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout Loading Docks								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Loading Docks								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Mechanical Spaces								
Ceramic Tile	5%			2034	$634,200	5	$11,500	
Vinyl Tile	25%			2031	$1,553,600	3	$21,600	
Interior Walls								
Cast in Place Concrete	5%	Now	$618,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Mechanical Spaces								
Concrete Masonry Unit	55%			LIFE	* *	5	$183,300	
Fiberglass Panel	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Insulated Panels.								
Glass: Single Pane	5%			LIFE	* *	5	$31,200	
Gypsum Board	25%			LIFE	* *	5	$125,000	
Plywood/Hardboard	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	$10,100	
AcousTileSusp.Lay-In	40%			2044	* *	5	$64,300	
Exposed Struc: Concrete	25%			LIFE	* *	5	$6,300	
Exposed Struc: Steel	10%	Now	$377,500	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Fiber Board	5%			2031	$122,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock Areas								
Explanation : Reinforced Insulated Panels.								
Gypsum Board	5%			LIFE	* *	5	$10,100	
Metal Panel	10%			LIFE	* *	5	$20,100	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$26,100	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East And West Elevations By Basement Hatches								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : East And West Elevations								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	50%	Now	$137,100	2034	$2,741,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$187,400	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$100,400	5	$700	
Transformers								
Dry Type	100%			2029	$26,100	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 225 Kilovolt-ampere, 480 Volt-2018/120 Volt								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$349,300	5	$700	
Raceway								
Conduit	100%			2031	$359,500	1		
Panelboards								
Fused Disc Sw	15%			2030	$43,900	5	$500	
Molded Case Bkrs	85%			2030	$248,500	5	$3,400	
Wiring								
Braided Cloth	30%	2-4	$164,900	2056	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	70%			2031	$384,800	1		
Motor Controllers								
Motor Control Center	70%	0-2	$237,600	2051	* *	5	$1,500	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : Basement								
No Component	30%							
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2039	* *	10	$42,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-5 Lamps Type Fixtures Installed In 2016.								
Fluorescent	25%			2039	* *	10	$35,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps Type Fixtures Installed In 2016.								
LED	45%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$18,600	
Exit, Service	40%			2039	* *	1		
Exit, Service	10%			2026	$6,500	1		
Exterior Lighting								
LED	100%			2039	* *			
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	* *	1	$11,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water From Utility Building								
Conversion Equipment								
HTHW/HW Exchanger	100%	2-4	$23,800	2034	$39,600	2	$7,500	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : 2 Obsolete Units								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$65,700	2039	* *	4	$7,600	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Valves And Piping, Basement								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2036	* *	1	$19,900	
Fan Coil Unit/Heat	60%			2031	$2,235,800	1	$29,800	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 90%								
Location : Tunnel								
Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning								
Electricity	10%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2031	$221,700	1	$7,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : R-410a Refrigerant								
No Component	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	$4,400	2041	* *	4	$6,800	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Valves And Piping, Tunnel								
Insul. Deteriorating, Extent : Severe, Area Affected : 30%								
Location : Tunnel								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Defective Valves								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2031	$412,700	1	$44,700	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : For Warehouse Refrigeration								
Fan Coil - 2 Pipe	10%			2031	$45,900	1	$5,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 2nd Floor								
Explanation : For Office								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	10%			2031	$6,900	2	$10,700	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$85,800	
Exhaust Fans								
Roof	15%			2031	$43,700	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	2-4	$126,400	2041	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two 350 Gallon Tanks Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$94,700	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$4,600	4	$4,900	
Fixtures								
Generic	100%							

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,027,600	$1,350,800
Interior Architecture	$1,529,000	$2,681,600
Electrical	$847,000	$1,331,100
Mechanical	$291,600	$3,053,200
Site Pavements	$302,300	$2,553,900
Total	**$3,997,600**	**$10,970,600**
Importance Code A	$1,027,600	$1,508,000
Importance Code B	$1,639,500	$6,733,900
Importance Code C	$1,330,500	$2,728,800
Total	**$3,997,600**	**$10,970,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$5,700			
Interior Architecture	$9,400	$624,500	$7,300	$32,200
Electrical	$40,800	$1,200	$1,300	$37,100
Mechanical	$130,800	$31,400	$43,500	$46,900
Site Pavements	$24,600			
Total	**$211,300**	**$657,100**	**$52,200**	**$116,200**
Importance Code A	$30,200		$2,100	
Importance Code B	$156,500	$657,100	$50,100	$116,200
Importance Code C	$24,600			
Total	**$211,300**	**$657,100**	**$52,200**	**$116,200**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$53,400	LIFE	* *	5	$45,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Concrete Masonry Unit	65%	Now	$621,500	LIFE	* *	5	$74,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade, South Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Opening								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Various Locations, North And South Facades								
Metal Coiling Doors	25%			2036	* *	5	$142,700	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$201,200	2030	$1,005,800	5	$10,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Various Windows								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5	$29,700	
Metal Panel	10%			2051	* *	5	$11,300	
Roof								
Spray-on Foam	100%	Now	$80,200	2036	* *	5	$199,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Inner Courtyard Roof								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : By Roof Access Door								
Soffits								
Fiberglass Panel	100%			2034		5		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2027	$606,900	3	$52,700	
Cast in Place Concrete	55%	Now	$214,000	LIFE	* *	5	$281,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout Loading Docks								
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout Loading Docks								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Mechanical Spaces								
Ceramic Tile	5%			2034	$644,900	5	$11,700	
Vinyl Tile	25%			2031	$1,580,000	3	$22,000	
Interior Walls								
Cast in Place Concrete	15%	Now	$590,300	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Basement Mechanical Spaces								
Concrete Masonry Unit	45%	Now	$437,900	LIFE	* *	5	$95,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Fiberglass Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Reinforced Insulated Panels.								
Glass: Single Pane	5%			LIFE	* *	5	$19,900	
Gypsum Board	25%			LIFE	* *	5	$79,500	
Plywood/Hardboard	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%			2036	* *	5	$18,800	
AcousTileSusp.Lay-In	35%			2044	* *	5	$52,700	
Exposed Struc: Concrete	25%	Now	$110,100	LIFE	* *	5	$5,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement Electrical Room And Service Tunnel								
Exposed Struc: Steel	10%	Now	$176,600	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Service Tunnel In Basement								
Fiber Board	15%			2036	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock Areas								
Explanation : Reinforced Insulated Panels.								
Gypsum Board	5%			LIFE	* *	5	$9,400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$24,600	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Facades								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North East And West Facades								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	50%	Now	$127,700	2034	$2,553,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	50%	Now	$174,600	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$56,800	3	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 600 Amperes, 4.8 Kilovolt								
Transformers								
Dry Type	100%			2029	$165,500	3	$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Amperes, 4160-480/265 Volts								
Feeders								
Cable	100%			2030	$19,900	1		
Raceway								
Conduit	100%			2031	$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	$100,400	5	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 800 Ampere Switch. There Is Some Rust On The Enclosure.								
Transformers								
Dry Type	100%			2029	$26,100	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 250 Kilovolt-ampere, And 30 Kilovolt-ampere 480-208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	$349,300	5	$700	
Raceway								
Conduit	95%			2031	$341,600	1		
Conduit	5%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2030	$29,200	5	$400	
Molded Case Bkrs	90%			2030	$263,100	5	$3,700	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	55%	2-4	$302,300	2056	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout								
Thermoplastic	40%			2031	$219,900	1		
Thermoplastic	5%			2051	* *	1		
Motor Controllers								
Locally Mounted	20%			2029	$9,200	5	$200	
Motor Control Center	80%	0-2	$271,500	2051	* *	5	$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement Mechanical Room								
Explanation : Corroded Enclosure								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	75%			2039	* *	10	$107,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout 1st Floor								
Explanation : T-5 Lamps Type Fixtures Installed In 2016.								
LED	25%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Installed In 2016								
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	$18,900	
Exit, Service	20%			2036	* *	1		
Exit, Service	30%			2026	$19,800	1		
Exterior Lighting								
LED	100%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior								
Explanation : Installed In 2016								
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	* *	1	$11,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Cameras								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2041	* *	1		
Conversion Equipment								
HTHW/HW Exchanger	100%	2-4	$24,200	2034	$40,300	2	$7,700	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel (Basement)								
Explanation : 2 Obsolete Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$66,800	2039	* *	4	$7,700	
Corroded, Extent : Severe, Area Affected : 40%								
Location : Tunnel								
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%								
Location : Basement Area								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Various								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2036	* *	1	$20,200	
Fan Coil Unit/Heat	60%			2031	$2,273,800	1	$30,300	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2041	* *	1		
Other Observation, Extent : Light, Area Affected : 90%								
Location : Tunnel								
Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning								
Electricity	10%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2036	* *	1	$7,300	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : R404a Refrigerant								
Split Unit	5%			2036	* *			
No Component	85%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	90%	Now	$6,700	2041	* *	4	$6,900	
Corroded, Extent : Severe, Area Affected : 40%								
Location : Pipe Supports, Valves And Piping In Tunnel Area								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Defective Valves								
No Component	10%							
Terminal Devices								
Fan Coil - 2 Pipe	90%			2031	$629,500	1	$45,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Throughout								
Explanation : For Warehouse Refrigeration								
Fan Coil - 2 Pipe	10%			2031	$69,900	1	$5,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : 2nd Floor								
Explanation : For Office Area								
Heat Rejection								
Dry Cooler	10%			2036	* *	2	$10,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,300	
Exhaust Fans								
Roof	15%			2031	$44,500	2	$700	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
HW Heat Exchanger								
HTHW/HW	100%	2-4	$128,500	2041	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : Two 350 Gallon Tanks And Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$96,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2031	$15,300	4	$2,500	
Submersible	50%			2026	$2,400	4	$2,500	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2031	$80,000	4	$9,300	
Fixtures								
Generic	100%							
Fire Suppression								
Chemical System								
Generic	100%			2026	$47,800	1-3	$242,700	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **HUNTS POINT CO-OP MEAT MARKET BUILDING C**		
Address	: **361 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.020 / 2131**	**Yr Built/Renovated**	: **1973 / 2014**
Area Sq Ft	: **156,589**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **01-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109484**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$5,809,700	$275,600
Interior Architecture	$1,389,900	$1,776,200
Electrical	$530,700	$2,047,200
Mechanical	$746,600	$2,275,100
Site Pavements	$191,900	
Total	**$8,668,700**	**$6,374,000**
Importance Code A	$5,910,100	$332,400
Importance Code B	$1,568,600	$5,981,100
Importance Code C	$1,190,100	$60,500
Total	**$8,668,700**	**$6,374,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$20,000			$3,600
Interior Architecture	$18,400	$17,600	$11,700	$7,200
Electrical	$6,100	$7,800	$8,100	$25,400
Mechanical	$70,600	$9,900	$19,900	$22,900
Site Pavements	$42,200			
Total	**$157,300**	**$35,300**	**$39,600**	**$59,000**
Importance Code A	$60,300		$2,100	$3,600
Importance Code B	$36,400	$35,300	$37,500	$55,400
Importance Code C	$60,600			
Total	**$157,300**	**$35,300**	**$39,600**	**$59,000**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$77,800	LIFE	* *	5	$33,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Loading Docks								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Into Basement Electrical Room From Foundation								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : All Facades								
Explanation : Facade Netting								
Concrete Masonry Unit	70%	Now	$4,878,000	LIFE	* *	5	$58,200	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Various Locations								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Window Openings								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Metal Coiling Doors	20%	2-4	$138,800	2039	* *	5	$41,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$627,600	2059	* *	5	$6,700	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	90%	Now	$20,000	LIFE	* *	5	$18,700	
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade. Exterior Face								
Metal Panel	10%			2054	* *	5	$7,100	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Spray-on Foam	100%	Now	$87,400	2039	* *	5	$217,300	
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Around Rooftop Equipment And Door Access								
Soffits								
Metal Panel	100%			2044	* *	5-10		
Interior								
Floors								
Carpet	15%			2033	$607,300	3	$52,700	
Cast in Place Concrete	60%	Now	$233,600	LIFE	* *	5	$307,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2043	* *	5	$11,700	
Vinyl Tile	20%			2034	$1,264,700	3	$17,600	
Interior Walls								
Cast in Place Concrete	20%	Now	$998,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Electrical Room								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Electrical Room								
Concrete Masonry Unit	45%			LIFE	* *	5	$60,500	
Fiberglass Panel	10%			LIFE	* *			
Glass: Single Pane	5%			LIFE	* *	5	$12,600	
Gypsum Board	20%	4+	$18,400	LIFE	* *	5	$40,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	5%			2039	* *	5	$14,300	
AcousTileSusp.Lay-In	50%			2047	* *	5	$114,700	
Exposed Struc: Concrete	15%	4+	$100,700	LIFE	* *	5	$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement								
Metal Panel	30%			LIFE	* *	5	$86,000	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$16,000	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Exterior Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Exterior Stairs And East And West Walkways								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	80%	Now	$191,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast in Place Concrete	20%	2-4	$26,200	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$56,800	3	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 600 Amperes, Four160 Volts								
Transformers								
Dry Type	100%			2032	$165,500	3	$1,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2,000 Kilovolt Ampere, Four 160 Volt Primary, 480 Volt Secondary								
Feeders								
Cable	100%			2033	$19,900	1		
Raceway								
Conduit	100%			2034	$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	$100,400	2064	* *	5	$300	
Water Present, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 600 Amperes								
Transformers								
Dry Type	100%			2032	$26,100	5	$600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt Ampere, One 30 Kilovolt Ampere, One 25 Kilovolt Ampere, 460 Volt Primary, 120 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$349,300	5	$700	
Raceway								
Conduit	100%			2034	$359,500	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2033	$29,200	5	$400	
Molded Case Bkrs	90%			2033	$263,100	5	$3,700	
Wiring								
Braided Cloth	60%	2-4	$329,800	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2034	$219,900	1		
Motor Controllers								
Locally Mounted	30%			2032	$13,700	5	$300	
Motor Control Center	70%			2032	$237,600	5	$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,300	
Lighting								
Interior Lighting								
Fluorescent	70%			2039	* *	10	$100,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 70%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 30%								
Location : Throughout The Building								
LED	30%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$18,900	
Exit, Battery	50%			2034	$108,300	10	$5,300	
Exterior Lighting								
LED	15%			2039	* *			
No Component	85%							
Alarm								
Security System								
Generic	100%			2034	$287,100	1	$58,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Hot Water From Utility Building								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
HTHW/HW Exchanger	100%	Now	$40,300	2049	* *	2	$7,700	
Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : 2 Obsolete Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$100,300	2042	* *	4	$7,700	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Valves And Piping, Tunnel Area								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Basement. Piping Leaking At Basement								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Defective Valves								
Terminal Devices								
Convector/Radiator	40%			2039	* *	1	$20,200	
Fan Coil Unit/Heat	60%			2034	$2,275,100	1	$30,300	
Air Conditioning								
Energy Source								
District Chilled Water	95%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 95%								
Location : Tunnel								
Explanation : Coolant From Utility Building, For Refrigeration Only.								
Electricity	5%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2039	* *	1	$3,600	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Roof								
Explanation : 3 Units, Refrigerant R-507 Tenant Owned								
No Component	95%							
Distribution								
CW & CHW Wtr Pipe/Pump	95%	Now	$2,300	2044	* *	4	$7,300	
Corroded, Extent : Severe, Area Affected : 30%								
Location : Valves And Piping, Basement								
Insul. Deteriorating, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Defective Valves								
No Component	5%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2039	* *	1	$2,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Office								
Explanation : For Office								
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2039	* *	2	$5,500	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$87,300	
Exhaust Fans								
Roof	15%	Now	$22,300	2034	$44,500	2	$600	
Broken, Extent : Severe, Area Affected : 30%								
Location : Roof								
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	$196,400	2044	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
HW Heat Exchanger								
HTHW/HW	100%	Now	$257,200	2064	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tunnel								
Explanation : Obsolete Unit								
Sanitary Piping								
Cast Iron	100%	Now	$192,700	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	50%			2029	$15,300	4	$1,700	
Submersible	50%			2027	$2,400	4	$2,500	
Fixtures								
Generic	100%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**09-Mar-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**2781** **Lot** : **500**	**BIN**	:	**2120454**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,308,300	$3,377,800
Interior Architecture		$815,400
Electrical		$1,247,200
Site Pavements	$219,300	$4,386,000
Total	**$1,527,600**	**$9,826,400**
Importance Code A	$1,308,300	$3,535,100
Importance Code B		$1,830,400
Importance Code C	$219,300	$4,461,000
Total	**$1,527,600**	**$9,826,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		$5,300		
Interior Architecture	$15,700		$5,800	$900
Electrical	$4,200	$3,400	$3,800	$2,700
Mechanical	$6,900	$5,400	$22,000	$5,400
Site Enclosure	$17,600			
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$58,700**	**$28,600**	**$46,000**	**$23,400**
Importance Code A	$500	$6,700	$400	$1,200
Importance Code B	$28,100	$21,900	$45,600	$22,200
Importance Code C	$30,100			
Total	**$58,700**	**$28,600**	**$46,000**	**$23,400**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%	4+	$88,700	LIFE	* *	5	$151,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Loading Docks								
Metal Panel	75%			2052	* *	5-10	$782,300	
Metal Sect. OHD	5%			2045	* *	5	$23,700	
Parapets								
Metal Panel	10%			2032	$219,300	5	$10,700	
No Component	90%							
Roof								
Single Ply Membrane	35%	Now	$448,300	2032	$2,241,500			
Debris Present, Extent : Moderate, Area Affected : 15%								
Location : Lower Roofs								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Lower Roofs								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Lower Roofs								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Lower Roofs								
Spray-on Foam	65%	Now	$558,000	2037	* *	5	$138,700	1
Blisters, Extent : Severe, Area Affected : 60%								
Location : Throughout Main Roof								
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Main Roof								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%								
Location : Main Roof								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$57,700	
Interior								
Floors								
Carpet	5%			2031	$198,900	3	$17,300	
Cast in Place Concrete	90%			LIFE	* *	5	$453,500	
Cracking/Crumbling, Extent : Light, Area Affected : 25%								
Location : Throughout								
Ceramic Tile	2%			2041	* *	5	$4,600	
Vinyl Tile	3%			2032	$186,400	3	$3,500	
Interior Walls								
Ceramic Tile	3%			2041	* *	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%			2045	* *	5	$16,100	
Exposed Struc: Steel	30%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$20,100	
Metal Panel	50%			LIFE	* *	5	$100,500	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%	4+	$17,600	2045	* *	5	$38,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Main Roof Guard Railing								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	80%	2-4	$219,300	2035	$4,386,000			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Vegetation Growth								
Cast in Place Concrete	20%			2037	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$56,800	3	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2030	$165,500	3	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : 3,000 Through 4,000 Kilovolts Amperes 4,160 Volts Primary 480/208 Volts Secondary								
Feeders								
Cable	100%			2031	$19,900	1		
Raceway								
Conduit	100%			2032	$47,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	$100,400	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : One 6,000 And 5,000 Ampere Main Disconnect Switch								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2030	$26,100	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Electrical Room								
Explanation : One 750 Kilovolt Ampere And One 150 Kilovolt Ampere 480 Volts Primary 208/120 Volts Secondary								
Switchgear / Switchboard								
Fused Disc Sw	60%			2032	$190,500	5	$400	
Fused Disc Sw	40%			2052	* *	5	$300	
Raceway								
Conduit	90%			2032	$156,300	1		
Conduit	10%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2031	$14,600	5	$200	
Fused Disc Sw	5%			2048	* *	5	$200	
Molded Case Bkrs	70%			2031	$204,700	5	$2,800	
Molded Case Bkrs	20%			2048	* *	5	$800	
Wiring								
Thermoplastic	80%			2052	* *	1		
Thermoplastic	20%			2052	* *	1		
Motor Controllers								
Locally Mounted	90%			2030	$41,200	5	$900	
Locally Mounted	10%			2045	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$2,200	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	$250,000	10	$13,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Loading Docks								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%								
Location : Electric Closets Throughout								
LED	90%			2037	* *			
Egress Lighting								
Emergency, Service	20%			2032	$18,000	1		
Emergency, Battery	50%			2032	$123,000	10	$18,100	
Exit, LED	30%			2060	* *	1		
Exterior Lighting								
LED	20%			2037	* *			
No Component	80%							
Alarm								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$27,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2052	* *	1		
Natural Gas	5%			2052	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2037	* *	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Equipment Room								
Explanation : 1 Unit.								
Radiant Heater	5%			2037	* *	2	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Microwave Room And Locker Room Bathroom								
Explanation : 3 Units Are Not In Use In 1st Floor Microwave Room								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	50%			2048	* *	1		
Natural Gas	50%			2052	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	1%			2033	$23,900	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Office								
Explanation : 1 Unit. Used Only For Heating, Cooling Part Is Not Working.								
Ext Pkg Unit - Heating/Cooling	22%			2037	* *	2	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Upper Roof								
Explanation : 7 Units Provide Electric Cooling And Gas Heating								
Split Unit	1%			2037	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Unit For Server Room.								
Window/Wall Unit	1%			2030	$5,600	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Equipment Room Office								
Explanation : 1 Unit Installed 2017								
No Component	75%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	$48,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Ducts Are Only For Offices, Bathroom, And Common Areas.								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	$20,900	
No Component	75%							
Exhaust Fans								
Roof	25%			2037	* *	2	$1,200	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater With Tanks								
Gas Fired	25%			2030	$4,200	2		
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : 1st And 2nd Floor Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor Boiler Room								
Explanation : 3 Units With Storage Tanks. 1 Is Used By Plymouth On 1st Floor, 2 Are Used By Alaskal On 2nd Floor.								
No Component	75%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	$9,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 2 Water Main Services. 1 For Sprinkler System And 1 For Domestic Water.								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : From 1st To 2nd Floor								
Explanation : 2 Units								
Fire Suppression								
Sprinkler								
Generic	100%			2052	* *	1-2	$42,000	

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D**		
Address	: **357 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0022.030 / 2132**	**Yr Built/Renovated**	: **1973 / 2016**
Area Sq Ft	: **37,337**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **01-Dec-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2781** **Lot** : **500**	**BIN**	: **2109485**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$398,900	$53,200
Interior Architecture	$71,300	$189,100
Electrical		$2,221,600
Mechanical	$53,800	$291,000
Total	**$524,000**	**$2,754,900**
Importance Code A	$398,900	$173,500
Importance Code B	$53,800	$2,581,400
Importance Code C	$71,300	
Total	**$524,000**	**$2,754,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$25,400	$10,200		$9,800
Interior Architecture	$3,000	$600	$300	
Electrical	$1,500	$2,400	$2,000	$20,600
Mechanical	$61,400	$12,600	$7,600	$95,600
Site Pavements	$2,900			
Total	**$94,100**	**$25,700**	**$9,900**	**$126,100**
Importance Code A	$27,300	$11,900	$2,000	$12,100
Importance Code B	$63,900	$13,800	$7,900	$114,000
Importance Code C	$2,900			
Total	**$94,100**	**$25,700**	**$9,900**	**$126,100**



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DEPT. OF SMALL BUSINESS SERV. - 801

HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D

Asset # : 2132

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$19,400	
Concrete Masonry Unit	85%	Now	$345,700	LIFE	* *	5	$41,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Metal Coiling Doors	5%			2039	* *	5	$12,100	
Weathering Steel	3%			LIFE	* *	1		
Window Wall	2%			2044	* *	5	$5,800	
Windows								
Metal Louvers	100%			2037	* *	10	$10,200	
Parapets								
Concrete Masonry Unit	95%	Now	$25,400	LIFE	* *	5	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Heating Plant Side								
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Metal Panel	5%			2044	* *	5	$1,700	
Roof								
Spray-on Foam	100%			2042	* *	5	$106,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Main Roof In 2019								
Soffits								
Metal Panel	100%			2044	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	93%			LIFE	* *	5	$113,700	
Ceramic Tile	2%			2037	* *	5	$1,100	
Vinyl Tile	5%			2034	$75,400	3	$1,000	
Interior Walls								
Concrete Masonry Unit	80%	Now	$71,300	LIFE	* *	5	$15,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	10%			LIFE	* *	5	$2,900	
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$3,000	2039	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	75%			LIFE	* *	5	$4,400	
Exposed Struc: Steel	15%			LIFE	* *			
Site Enclosure								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2044	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Transformer Pads								
Free Standing Walls								
Concrete Masonry Unit	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Pads								
Explanation : Dividing Walls								
Site Pavements								
On-Site Walkways								
Asphalt	15%	Now	$300	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway At South Main Entry Area								
Cast in Place Concrete	85%	Now	$2,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Walkway Located At Southwest Corner Of Building								
Parking/Driveway								
Asphalt	100%			2037	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2034	$56,800	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 1,200 Amperes, 15 Kilovolt Main Circuit Breakers								
Transformers								
Dry Type	40%			2032	$150,000	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1,500 Kilovolt Ampere, Four 160 Volt Primary, 480/277 Volt Secondary								
Liquid Filled	60%			2032	$225,100	3	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Four 4,200 Kilovolt Ampere, 15 Kilovolt Primary, Four 160 Volt Secondary								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2034	$56,800	3	$300	
Feeders								
Cable	100%			2033	$30,900	1		
Raceway								
Conduit	100%			2034	$47,900	1		
Under 600 Volts								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	$63,500	5	$1,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switches One Rated At 1,000 Amperes And One Rated At 2,500 Amperes.								
Transformers								
Dry Type	100%			2032	$64,900	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kilovolt Ampere, 480 Volt Primary, 120 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	$303,800	5	$100	
Molded Case Bkrs	50%			2034	$303,800	5	$500	
Raceway								
Conduit	100%			2034	$767,200	1		
Panelboards								
Fused Disc Sw	25%			2033	$23,300	5	$200	
Molded Case Bkrs	75%			2033	$70,000	5	$700	
Wiring								
Thermoplastic	100%			2034	$91,300	1		
Motor Controllers								
Locally Mounted	10%			2032	$5,800	5		
Motor Control Center	90%			2032	$43,100	5	$900	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2039	* *	10	$17,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2034	$30,600	10	$4,500	
Exit, Battery	50%			2039	* *	10	$1,300	
Exterior Lighting								
LED	20%			2039	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	* *	5	$800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Located In The Stack Only								
Alarm								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2034	$68,500	1	$13,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2054	* *	1		
Conversion Equipment								
Hot Water Boiler	95%			2047	* *	1	$17,500	
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Boiler Room								
Explanation : 2 Units								
Radiant Heater	5%			2034	$47,500	2	$900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Office And Hallway								
Explanation : 6 Electric Radiants								
Distribution								
Hot Wtr Piping/Pump	95%	0-2	$3,800	2042	* *	4	$1,700	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Basement. Leaking Hot Water								
No Component	5%							
Terminal Devices								
Air Handler	10%			2034	$68,600	1	$2,300	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2037	* *	1	$36,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Air Conditioning Room								
Explanation : 6 Chillers Provide Coolant To Adjacent Buildings. Refrigerant Is Ammonia								
Reciprocating Compr/Chiller	10%			2029	$53,800	1	$1,700	
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 2 Units, Roof								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2044	* *	4	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Serves Other Buildings For Refrigeration System								
No Component	10%							
Heat Rejection								
Water Cooling Tower	90%			2035	$165,800	2	$33,800	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 3 Cooling Towers Exist On The Utility Building Roof Each Tower Has 4 Cells								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$4,200	
No Component	80%							
Exhaust Fans								
Interior	20%			2029	$32,300	2	$200	
Roof	80%	Now	$5,700	2034	$56,600	2	$700	
Noisy/Vibrating, Extent : Severe, Area Affected : 60%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Electric	100%			2029	$23,100	4		
Sanitary Piping								
Cast Iron	100%	Now	$45,900	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$7,300	4	$800	
Sewage Ejector(s)								
Electric	100%			2029	$19,100	4	$1,500	
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E**			
Address	:	**365 FOOD CENTER DRIVE**			
Borough	:	**BRONX**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBS0022.040 / 2133**	**Yr Built/Renovated**	:	**1973 / 2014**
Area Sq Ft	:	**145,346**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**01-Dec-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**2781** **Lot** : **500**	**BIN**	:	**2109487**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$457,900	$434,800
Interior Architecture	$736,600	$920,100
Electrical	$66,700	$837,300
Mechanical	$184,700	$458,900
Site Pavements	$183,900	
Total	**$1,629,800**	**$2,651,000**
Importance Code A	$642,600	$491,600
Importance Code B	$803,300	$2,159,400
Importance Code C	$183,900	
Total	**$1,629,800**	**$2,651,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$38,000	$1,500		$35,200
Interior Architecture		$45,200	$4,900	$9,500
Electrical	$5,700	$7,600	$7,400	$23,500
Mechanical	$44,500	$4,400	$18,400	$27,500
Total	**$88,200**	**$58,600**	**$30,700**	**$95,700**
Importance Code A	$38,000	$2,400	$200	$36,200
Importance Code B	$50,200	$56,200	$30,600	$59,600
Importance Code C				
Total	**$88,200**	**$58,600**	**$30,700**	**$95,700**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E
Asset # : 2133

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$18,000	LIFE	* *	5	$30,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	75%	Now	$242,500	LIFE	* *	5	$57,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Expansion Joint Failure, Extent : Moderate, Area Affected : 15%								
Location : North, East And West Facades								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : North And East Facades								
Metal Panel	10%			2054	* *	5-10	$84,900	
Metal Coiling Doors	5%			2039	* *	5	$19,300	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	90%	Now	$19,900	2033	$99,700	5	$1,100	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Louvers	10%			2037	* *	10	$1,500	
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5	$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Parapet Wall								
Explanation : Spray On Foam On Roof Side								
Metal Panel	10%			2054	* *	5	$4,800	
Roof								
Spray-on Foam	100%			2039	* *	5	$430,900	
Soffits								
Metal Panel	100%			2044	* *	5-10		
Interior								
Floors								
Carpet	15%			2033	$563,700	3	$48,900	
Cast in Place Concrete	70%	0-2	$632,500	LIFE	* *	5	$333,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : North And South Corridors								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : Floor Heaving In Freezer Storage Area								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Cooler Corridors								
Ceramic Tile	2%			2043	* *	5	$4,400	
Quarry Tile	3%			2039	* *	5	$9,800	
Vinyl Tile	10%			2034	$587,000	3	$8,200	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	45%			LIFE	* *	5	$25,300	
Fiberglass Panel	25%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	$16,900	
Plywood/Hardboard	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	25%			2047	* *	5	$57,700	
AcousTileSusp.Lay-In	5%			2039	* *	5	$9,200	
Exposed Struc: Concrete	5%			LIFE	* *	5	$1,400	
Exposed Struc: Steel	38%			LIFE	* *			
Exposed Struc: Steel	12%	2-4	$104,100	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : North And South Corridors Flanking Freezer Section								
Metal Panel	15%			LIFE	* *	5	$34,600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	85%	Now	$183,900	2037	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : North And East Sides Of Building								
Cast in Place Concrete	15%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$56,800	3	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Main Service Switch Rated At 600 Amperes.								
Transformers								
Dry Type	100%			2032	$165,500	3	$1,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,000 Kilovolt Ampere, Four 160 Primary, 480 Secondary								
Feeders								
Cable	100%			2033	$19,900	1		
Raceway								
Conduit	100%			2034	$47,900	1		
Under 600 Volts								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E
Asset # : 2133

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2032	$26,100	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolt Ampere, One 75 Kilovolt Ampere And Two 45 Kilovolt Ampere, 480 Volt Primary, 208 Volt Secondary								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$95,300	5	$600	
Raceway								
Conduit	100%			2034	$17,300	1		
Panelboards								
Fused Disc Sw	20%			2033	$11,700	5	$700	
Molded Case Bkrs	80%			2033	$46,800	5	$3,100	
Wiring								
Thermoplastic	100%			2034	$35,300	1		
Motor Controllers								
Locally Mounted	5%			2032	$9,000	5		
Motor Control Center	95%			2032	$253,200	5	$3,800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2039	* *	10	$66,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	50%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$17,500	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	10%			2039	* *			
No Component	90%							
Alarm								
Security System								
Generic	100%			2034	$266,500	1	$54,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

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

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DEPT. OF SMALL BUSINESS SERV. - 801

HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E

Asset # : 2133

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	20%			2044	* *	1		
Other Observation, Extent : Light, Area Affected : 15%								
Location : For Office, Loading And Lunch Area Only								
Explanation : Hot Water Provided By Utility Building								
No Component	80%							
Conversion Equipment								
HTHW/HW Exchanger	15%			2037	* *	2	$1,300	
Radiant Heater	5%			2029	$184,700	2	$3,400	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Stairway Only								
Explanation : 4 Units								
No Component	80%							
Distribution								
Hot Wtr Piping/Pump	15%	Now	$900	2042	* *	4	$1,100	
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Room								
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	15%			2034	$105,600	1	$7,000	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	5%			2042	* *	1		
No Component	95%							
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2034	$77,800	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : Two Units On Roof For Tenant Office								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$81,000	
Exhaust Fans								
Roof	100%			2034	$275,400	2	$4,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$36,500	2044	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Mechanical Room								
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Heater With Tanks								
Electric	100%			2029	$23,100	4		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	$40,700	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F**
Address : **363 FOOD CENTER DRIVE**
Borough : **BRONX**
Program / Asset # : **DBS0022.050 / 2134**
Area Sq Ft : **36,314**
Date of Survey : **01-Dec-2022**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2781** **Lot** : **500**
Agency's Number : **N/A**
Yr Built/Renovated : **1973 / 2014**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **2109486**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		$59,800
Interior Architecture	$127,700	$95,100
Electrical		$288,900
Mechanical	$59,600	$524,300
Site Pavements	$289,400	
Total	**$476,700**	**$968,100**
Importance Code A		$116,600
Importance Code B	$131,900	$851,500
Importance Code C	$344,900	
Total	**$476,700**	**$968,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$75,500			$14,100
Interior Architecture		$9,500	$1,200	
Electrical	$1,400	$1,800	$1,900	$30,500
Mechanical	$1,600	$1,300	$4,400	$900
Site Pavements	$5,000			
Total	**$83,500**	**$12,600**	**$7,400**	**$45,600**
Importance Code A	$75,500	$200		$14,500
Importance Code B	$3,000	$12,400	$6,200	$31,100
Importance Code C	$5,000		$1,200	
Total	**$83,500**	**$12,600**	**$7,400**	**$45,600**



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Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F
Asset # : 2134

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	$8,300	LIFE	* *	5	$14,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	75%			LIFE	* *	5	$26,500	
Metal Panel	5%			2054	* *	5-10	$19,400	
Metal Coiling Doors	10%			2039	* *	5	$17,700	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$8,000	2042	* *	5	$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	100%	Now	$35,200	LIFE	* *	5	$6,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : East And West Elevations At Roof Scupper Locations								
Roof								
Spray-on Foam	100%	4+	$24,000	2039	* *	5	$59,800	
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
Location : East And West Facades								
Soffits								
Metal Panel	100%			2054	* *	5-10		
Interior								
Floors								
Carpet	10%			2030	$93,900	3	$8,200	
Cast in Place Concrete	80%	0-2	$72,200	LIFE	* *	5	$95,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Quarry Tile	10%			2047	* *	5	$8,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2043	* *	5	$2,300	
Concrete Masonry Unit	65%	0-2	$55,400	LIFE	* *	5	$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairwells								
Fiberglass Panel	15%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$2,800	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	$5,300	
Exposed Struc: Steel	90%			LIFE	* *			
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$5,000	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Southwest Corner At Entry								
Parking/Driveway								
Asphalt	85%	Now	$233,200	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	15%	Now	$56,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Loading Dock Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	$56,800	3	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 600 Amperes, Four 160 Volt								
Transformers								
Dry Type	100%			2032	$165,500	3	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Rated At 1,000 Kilovolt Amperes								
Feeders								
Cable	100%			2033	$19,900	1		
Raceway								
Conduit	100%			2034	$47,900	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2034	$31,800	5	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 1,600 Amperes								
Transformers								
Dry Type	100%			2032	$26,100	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 225 Kilovolt Ampere And One 15 Kilovolt Ampere								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	$31,800	5	$200	
Raceway								
Conduit	100%			2034	$4,300	1		
Panelboards								
Fused Disc Sw	20%			2033	$3,900	5	$200	
Molded Case Bkrs	80%			2033	$15,600	5	$800	
Wiring								
Thermoplastic	100%			2034	$8,800	1		
Motor Controllers								
Locally Mounted	20%			2032	$9,000	5		
Motor Control Center	80%			2032	$42,600	5	$800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2039	* *	10	$23,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 40%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%								
Location : Throughout The Building								
LED	30%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$4,400	
Exit, Battery	50%			2039	* *	10	$1,200	
Exterior Lighting								
LED	15%			2034	$28,500			
No Component	85%							
Alarm								
Security System								
Generic	100%			2034	$66,600	1	$13,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Pump Air Sourced	10%			2035		2	$1,100	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 6 Rooftop Package Units Are Tenant Owned								
No Component	90%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	15%			2042	* *	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$20,300	
Exhaust Fans								
Roof	100%			2034	$68,800	2	$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	$455,500	1		
Water Heater With Tanks								
Electric	100%			2032	$23,100	4		
HW Heat Exchanger								
HTHW/HW	100%	Now	$59,600	2064	* *			
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Basement								
Explanation : 2 Obsolete Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2039	* *	4	$1,200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$10,200	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION**				
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	: **05-Apr-2023**		**Landmark Status**	: **NONE**	
Areas Surveyed	: **Roof, Floors 1**				
Block	: **2770**	**Lot** : **1**	**BIN**	: **2109481**	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		$114,000
Interior Architecture		$65,100
Mechanical		$245,400
Total		**$424,400**
Importance Code A		$114,000
Importance Code B		$310,400
Total		**$424,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				$77,700
Interior Architecture			$24,900	
Electrical	$9,200	$10,500	$12,600	$26,900
Mechanical	$44,200	$25,300	$24,800	$51,100
Total	**$53,400**	**$35,900**	**$62,400**	**$155,700**
Importance Code A	$2,200	$2,200	$2,200	$80,100
Importance Code B	$51,200	$33,600	$57,500	$75,600
Importance Code C			$2,600	
Total	**$53,400**	**$35,900**	**$62,400**	**$155,700**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION
Asset # : 2144

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$10,400	
Concrete Masonry Unit	25%			LIFE	* *	5	$6,500	
Masonry: Brick	15%			LIFE	* *	5	$6,200	
Metal Panel	55%			2054	* *	5-10	$156,700	
Windows								
Aluminum	100%			2050	* *	5	$4,500	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	$1,700	
No Component	80%							
Roof								
Single Ply Membrane	20%			2039	* *	10	$9,500	
Spray-on Foam	80%			2039	* *	5	$50,900	
Interior								
Floors								
Cast in Place Concrete	40%			LIFE	* *	5	$65,100	
Ceramic Tile	60%			2043	* *	5	$44,600	
Interior Walls								
Ceramic Tile	10%			2043	* *	5	$5,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$2,100	
Gypsum Board	80%			LIFE	* *	5	$25,300	
Ceilings								
Exposed Struc: Steel	95%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	$2,800	
Wood	2%			LIFE	* *	5	$13,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	90%			2043	* *			
Cast in Place Concrete	10%			2047	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2054	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.								
Transformers								
Dry Type	100%			2047	* *	5	$200	

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION
Asset # : 2144

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	* *	5	$1,500	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$1,500	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$17,400	
Generators								
Diesel	100%			2043	* *	1	$21,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated At 1,600 Kilowatts								
Batteries								
Lead/Acid	100%			2028	$2,400	5	$2,100	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside								
Explanation : 2,300 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	20%			2039	* *	10	$10,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offices								
Explanation : Compact Fluorescent Lights								
LED	80%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$6,400	
Exit, LED	50%			2062	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$21,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION
Asset # : 2144

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$34,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Furnace	80%			2039	* *	1	$22,300	
No Component	20%							
Terminal Devices								
Fan Coil Unit/Heat	100%			2039	* *	1	$18,200	
Controls								
Electrical	100%			2032	$245,400			
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2039	* *	2	$2,800	
Split Unit	20%			2039	* *			
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 74 Gallons								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Instantaneous Hot Water								
Natural Gas	100%			2039	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Bathroom								
Explanation : For Bathroom								
Fire Suppression								
Standpipe								
Generic	100%			2054	* *	1-5	$28,500	

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE EXPANSION
Asset # : 2144

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$15,800	
Fire Pump								
Generic	100%			2043	* *	1	$10,600	
Chemical System								
Generic	100%			2032	$47,800	1-3	$242,700	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Kitchen								
Explanation : 1 Set Fire Suppression System Covers 50 Square Feet (10x5).								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION**		
Address	: **240 FOOD CENTER DRIVE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0020.000 / 2143**	**Yr Built/Renovated**	: **1969 / 2015**
Area Sq Ft	: **154,400**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Apr-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109480**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$108,100	$399,300
Interior Architecture		$283,400
Mechanical	$1,458,800	$359,100
Site Pavements	$219,600	
Total	**$1,786,600**	**$1,041,700**
Importance Code A	$108,100	$399,300
Importance Code B	$1,458,800	$642,500
Importance Code C	$219,600	
Total	**$1,786,600**	**$1,041,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$5,000	$13,300		$64,900
Interior Architecture		$3,300	$2,000	
Electrical	$19,200	$22,900	$19,200	$19,200
Mechanical	$57,000	$44,400	$40,600	$44,400
Total	**$81,100**	**$83,900**	**$61,800**	**$128,500**
Importance Code A	$12,600	$20,900	$7,600	$72,500
Importance Code B	$68,500	$62,900	$54,200	$55,900
Importance Code C				
Total	**$81,100**	**$83,900**	**$61,800**	**$128,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801

HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION

Asset # : 2143

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	$5,000	LIFE	* *	5	$21,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Corners Of Building								
Concrete Masonry Unit	25%			LIFE	* *	5	$6,600	
Metal Panel	45%			2054	* *	5-10	$131,600	
Metal Coiling Doors	20%			2047	* *	5	$26,600	
Parapets								
Metal Rail	100%			2047	* *	5-10	$178,100	
Roof								
Spray-on Foam	100%			2034	$233,600	5	$58,100	
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout Roof Surface								
Other Observation, Extent : N/A, Area Affected : 10%								
Location : At Roof Penetrations And Throughout								
Explanation : Patching Repair Evident								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$42,000	
Interior								
Floors								
Cast in Place Concrete	97%			LIFE	* *	5	$283,400	
Ceramic Tile	3%			2043	* *	5	$4,000	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	$5,200	
Gypsum Board	10%			LIFE	* *	5	$3,100	
Metal Panel	65%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$6,700	
Exposed Struc: Steel	95%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Side Of Building								
Explanation : Transformer Enclosure								
Free Standing Walls								
Concrete Masonry Unit	100%			2044	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Side Of Building								
Explanation : Dividing Walls At Transformers								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION
Asset # : 2143

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	75%			2037	* *			
Cast in Place Concrete	25%	Now	$219,600	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East Dock Area								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2047	* *	5	$600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2050	* *	5	$400	
Molded Case Bkrs	90%			2050	* *	5	$3,700	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$47,500	
Lighting								
Interior Lighting								
LED	100%			2039	* *			
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$57,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$95,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION
Asset # : 2143

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Furnace	100%			2039	* *	1	$76,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1 Big Unit In Warehouse, 2 Units On Roof								
Explanation : 3 Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2039	* *	1	$64,500	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 30 Units, R-404a								
Ext Pkg Unit - Heating/Cooling	10%			2039	* *	2	$900	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 2 Package Units, R-410a								
Terminal Devices								
Fan Coil - 2 Pipe	90%			2039	* *	1	$44,900	
Fan Coil - 4 Pipe	10%			2039	* *	1	$5,000	
Heat Rejection								
Air Cooled Condenser Unit	90%			2039	* *	2	$96,800	
No Component	10%							
Dehumidifier								
No Component	90%							
Generic	10%			2035	$66,500			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 2 Package Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$86,100	
Exhaust Fans								
Roof	100%	0-2	$29,300	2034	$292,600	2	$3,800	
Noisy/Vibrating, Extent : Moderate, Area Affected : 10%								
Location : Roof. One Unit Vibrating And Noisy. Possible Broken Bearing								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE MAIN SECTION
Asset # : 2143

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	$1,139,700	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Underground Storm And Sewer Broken								
Storm Drain Piping								
Cast Iron	100%	Now	$319,100	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Underground Storm And Sewer Broken								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2054	* *	1-2	$43,200	
Fire Pump								
Generic	100%			2043	* *	1	$28,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Office Building Mechanical Room								
Explanation : Located In Office Building								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION**			
Address	:	**240 FOOD CENTER DRIVE**			
Borough	:	**BRONX**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBS0020.010 / 2797**	**Yr Built/Renovated**	:	**1969 / 2015**
Area Sq Ft	:	**11,614**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**05-Apr-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**2770** **Lot** : **1**	**BIN**	:	**2101215**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		$53,400
Mechanical		$190,600
Total		**$243,900**
Importance Code A		$53,400
Importance Code B		$190,600
Total		**$243,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$2,700			$1,100
Interior Architecture		$4,000	$2,600	$1,900
Electrical	$1,400	$1,700	$1,400	$2,800
Mechanical	$97,000	$11,500	$13,000	$47,000
Total	**$101,100**	**$17,200**	**$17,100**	**$52,800**
Importance Code A	$4,400	$800	$300	$1,900
Importance Code B	$96,700	$16,400	$15,800	$50,800
Importance Code C			$1,000	
Total	**$101,100**	**$17,200**	**$17,100**	**$52,800**



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION
Asset # : 2797

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	* *	5	$8,100	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal, Corrugated	15%			2054	* *	1		
Windows								
Aluminum	100%			2050	* *	5	$2,700	
Parapets								
Metal Panel	100%			2054	* *	5	$2,200	
Roof								
Spray-on Foam	100%	Now	$2,700	2034	$53,400	5	$6,600	
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5	$5,900	
Interior								
Floors								
Carpet	20%			2033	$57,500	3	$5,000	
Cast in Place Concrete	15%			LIFE	* *	5	$5,500	
Ceramic Tile	20%			2043	* *	5	$3,300	
Sheet Vinyl/Rubber	15%			2039	* *	5	$3,700	
Vinyl Tile	30%			2039	* *	3	$1,900	
Interior Walls								
Ceramic Tile	15%			2043	* *	5	$2,000	
Concrete Masonry Unit	10%			LIFE	* *	5	$500	
Glass: Single Pane	15%			LIFE	* *	5	$1,500	
Gypsum Board	40%			LIFE	* *	5	$3,100	
Masonry: Brick	10%			LIFE	* *			
Wood	10%			LIFE	* *	5	$5,200	
Ceilings								
AcousTileSusp.Lay-In	20%			2047	* *	5	$3,300	
Exposed Struc: Steel	60%			LIFE	* *			
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	$2,100	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2054	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION
Asset # : 2797

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2050	* *	5	$300	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$3,600	
Lighting								
Interior Lighting								
LED	100%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	$1,400	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
LED	30%			2039	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$4,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Hallways And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	$7,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION

Asset # : 2797

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%	0-2	$1,800	2034	$17,600	1	$2,600	
Broken, Extent : Moderate, Area Affected : 10%								
Location : One Rooftop Furnance With Broken Compressor								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Radiant Heater	50%			2039	* *	2	$2,700	
Other Observation, Extent : Light, Area Affected : 50%								
Location : 1st Floor Office								
Explanation : 6 Gasoline Fired Radiants								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2034	$190,600	2	$700	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 7 Exterior Package Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,500	
Exhaust Fans								
Roof	100%			2034	$22,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2029	$16,700	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : 72 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	$42,900	LIFE	* *	1		
Broken, Extent : Moderate, Area Affected : 10%								
Location : Undergroud. Broken Drain Line								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Drain Collapsed Underground								

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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT MARKET CHEFS WAREHOUSE OFFICE SECTION
Asset # : 2797

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$24,000	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Underground								
Explanation : Drain Collapsed Underground								
Sewage Ejector(s)								
Electric	100%			2039	* *	4	$700	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$6,100	
Sprinkler								
Generic	100%			2044	* *	1-2	$3,300	
Fire Pump								
Generic	100%			2037	* *	1	$2,200	
Chemical System								
Wet	15%			2032	$28,700	1-3	$167,200	
No Component	85%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		$137,000
Total		**$137,000**
Importance Code A		$137,000
Total		**$137,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Interior Architecture				
Electrical	$200			
Total	**$200**			
Importance Code A				
Importance Code B	$200			
Importance Code C				
Total	**$200**			



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	100%			LIFE	* *	5	$137,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Base Of Train Shed Platform								
Explanation : Knee Walls To Platform								
Roof								
Metal, Corrugated	100%			2048	* *	1		
Soffits								
Metal, Corrugated	100%			2057	* *	1		
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$46,900	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Service Wall								
Explanation : Back-up Wall For Electrical Panels								
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *			
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2075	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrance Ramp								
Explanation : Cheek Walls To Ramp								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	70%			2044	* *			
Cast in Place Concrete	30%			2048	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2061	* *	1		
Panelboards								
Molded Case Bkrs	100%			2056	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Platform								
Explanation : Equipment Is Provided In Nema 4x Enclosure.								
Wiring								
Thermoplastic	100%			2061	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2041	* *	10	$1,700	
No Component	50%							
Exterior Lighting								
LED	100%			2041	* *			

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **JULIA DEBURGOS LATINO CULTURAL CENTER**		
Address	: **1680 LEXINGTON AVENUE @ E,106 ST**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0032.000 / 4338**	**Yr Built/Renovated**	: **1879 / 2003**
Area Sq Ft	: **59,744**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **01-Feb-2023**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5**		
Block	: **1633** **Lot** : **13**	**BIN**	: **1051991**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,457,300	$152,000
Interior Architecture	$493,900	$70,100
Electrical	$99,300	$1,346,800
Mechanical	$145,600	$2,139,300
Total	**$2,196,100**	**$3,708,200**
Importance Code A	$1,457,300	$152,000
Importance Code B	$738,700	$3,556,200
Total	**$2,196,100**	**$3,708,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$39,400	$9,200		$51,100
Interior Architecture	$59,100	$7,500		$3,700
Electrical	$4,500	$5,300	$5,600	$51,800
Mechanical	$16,200	$16,200	$13,600	$28,800
Site Pavements	$8,800			
Elevators/Escalators	$7,400	$7,400	$7,400	$7,400
Total	**$135,400**	**$45,600**	**$26,600**	**$142,900**
Importance Code A	$45,300	$15,100	$5,900	$57,200
Importance Code B	$41,000	$30,400	$20,700	$85,800
Importance Code C	$49,100			
Total	**$135,400**	**$45,600**	**$26,600**	**$142,900**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	$34,700	
Masonry: Brick	15%			LIFE	* *	5	$13,300	
Sidewalk Shed in Use, Extent : Light, Area Affected : 5%								
Location : Front Entry								
Masonry: Brick	65%	Now	$1,019,500	LIFE	* *	5	$57,800	
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Masonry: Limestone	10%	Now	$225,000	LIFE	* *	5	$6,700	
Caulking Deteriorated, Extent : Severe, Area Affected : 10%								
Location : Above Main Entrance And Details Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : All Facades, Various Levels								
Window Wall	5%			2054	* *	5	$16,700	
Windows								
Aluminum	25%			2050	* *	5	$5,400	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Water Leaks Through Windows								
Wood	75%	Now	$139,400	2050	* *	5	$80,900	1
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Exterior Casing Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : First And Third Floor Windows								
Explanation : Custom Curve								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	25%	Now	$6,400	LIFE	* *	5	$2,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : All Four Sides								
Metal Cornice	70%	Now	$73,400	2049	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : South East Corner, 5th Floor Roof								
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : South East Corner, 5th Floor Roof								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Slate	5%	Now	$32,900	LIFE	* *	5	$500	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Coping								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Coping								
Roof								
Metal Panel	10%			2047	* *	10	$9,200	
Modified Bitumen	85%			2039	* *	10	$42,800	
Other Observation, Extent : Light, Area Affected : 80%								
Location : Throughout								
Explanation : Unable To See Due To Snow								
Skylight, Metal/Glass	5%			2044	* *	10	$8,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$21,800	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2037	* *	5	$5,000	
Mosaic Tile	5%	4+	$10,000	2039	* *	5	$6,200	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : 1st Floor Toilets								
Sheet Vinyl/Rubber	5%			2039	* *	5	$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Stair								
Explanation : Stair Treads And Platforms								
Wood	75%			2049	* *	5	$140,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Light, Area Affected : 5%								
Location : 1st Floor Exhibit Rooms								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Office								
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Cafeteria								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	8%	Now	$11,000	2037	* *	5	$4,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Base Tiles And Main Stair								
Concrete Masonry Unit	2%			LIFE	* *	5	$900	
Glass Block	2%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	$24,500	
Masonry: Brick	10%			LIFE	* *			
Masonry: Brick	8%	4+	$38,100	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Stairwells And Basement								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations And In Basement Walls								
Plaster	35%			LIFE	* *	5	$12,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	$10,000	
Embossed Metal	60%			LIFE	* *	5	$26,900	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Concrete	8%	Now	$64,100	LIFE	* *	5	$1,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Beams In Basement								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Beams In Basement								
Exposed Struc: Steel	7%	Now	$359,700	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : This Is For Vaulted Metal Ceiling								
Gypsum Board	15%			LIFE	* *	5	$18,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$8,800	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Front, Left And Right Sides Of Building								
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Main Service Switches Two Rated At 400 Amperes Each And One Rated At 800 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	$300	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2042	* *	5	$100	
Molded Case Bkrs	90%			2042	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2039	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	95%	Now	$99,300	2034	$993,100			
Damaged Fixtures, Extent : Moderate, Area Affected : 5%								
Location : Gymnasium								
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	5%			2029	$46,800	2	$100	
Egress Lighting								
Emergency, Battery	50%			2034	$53,700	10	$7,200	
Exit, Battery	50%			2034	$45,400	10	$2,000	
Exterior Lighting								
HID	25%			2034	$74,700	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Operated Via Timer								
No Component	75%							
Alarm								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Under Construction	50%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Generic	50%			2034	$60,100	1	$11,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System								
Fire/Smoke Detection								
Generic, Digital	100%			2034	$165,200	1-3	$36,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2044	* *	5	$18,500	
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	$59,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2054	* *			
Terminal Devices								
Convector/Radiator	100%			2039	* *	1	$19,300	
Controls								
Digital	100%			2032	$1,839,200			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Custodian Room 1st Floor								
Explanation : Heat Only								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2032	$101,300	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Window/Wall Unit	60%			2029	$145,600	1		
No Component	30%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
No Component	90%							
Not Accessible	10%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2034	$13,000	2	$4,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	$10,000	
No Component	70%							
Exhaust Fans								
Interior	70%			2034	$198,800	2	$1,300	
Roof	30%			2034	$37,300	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	70%			2032	$12,800	2		
Gas Fired	30%	2-4	$300	2027	$5,500	2		
Corroded, Extent : Severe, Area Affected : 50%								
Location : Basement								
Leak Evident, Extent : Severe, Area Affected : 50%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$2,000	4	$1,900	
Backflow Preventer								
Generic	100%			2034	$28,600	1	$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Controller Not Working, Extent : Moderate, Area Affected : 100%								
Location : Key For Elevator Does Not Work								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cellar To 4th Floor								
Explanation : One Unit								
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	$31,200	
Sprinkler								
No Component	80%							
Generic	20%			2044	* *	1-2	$3,300	

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Fire Pump								
Generic	100%			2037	* *	1	$11,200	

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**20-Sep-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**3247** **Lot** : **2**	**BIN**	:	**2098784**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$15,715,300	$2,242,800
Interior Architecture	$18,224,000	$5,903,700
Electrical	$4,302,400	$3,724,200
Mechanical	$23,794,000	$659,000
Site Enclosure	$161,600	
Site Pavements	$1,277,300	
Total	**$63,474,600**	**$12,529,700**
Importance Code A	$19,235,900	$2,846,200
Importance Code B	$32,302,100	$9,683,500
Importance Code C	$11,936,700	
Total	**$63,474,600**	**$12,529,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$42,100			
Interior Architecture				$8,100
Electrical	$39,500	$59,300	$61,300	$62,300
Mechanical	$18,700	$57,100	$70,800	$57,100
Site Enclosure	$21,400			
Total	**$121,800**	**$116,400**	**$132,100**	**$127,500**
Importance Code A	$44,200	$41,000	$43,000	$41,000
Importance Code B	$77,600	$75,400	$89,100	$86,500
Importance Code C				
Total	**$121,800**	**$116,400**	**$132,100**	**$127,500**



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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF SMALL BUSINESS SERV. - 801
KINGSBRIDGE ARMORY
Asset # : 4446

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	$663,000	LIFE	* *	5	$222,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Water Table Trim Throughout And Main Entry At West Kingsbridge Avenue								
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Water Table Trim Throughout And Main Entry At West Kingsbridge Avenue								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : Water Table Trim Throughout And Main Entry At West Kingsbridge Avenue								
Copper/Terne	5%	Now	$298,700	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Along Sides Of Barrel Vault								
Fiberglass Panel	7%	Now	$113,400	2044	* *	5	$74,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East And West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : East And West Facade								
Masonry: Brick	80%	0-2	$7,319,500	LIFE	* *	5	$455,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Efflorescence, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Metal Coiling Doors	3%			2040	* *	5	$53,300	
Windows								
Aluminum	25%			2051	* *	5	$53,600	
Wood	75%	Now	$6,305,900	2060	* *	5	$803,800	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	$10,900	LIFE	* *	5	$9,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout Head House								
Masonry: Brick	95%	0-2	$144,700	LIFE	* *	5	$23,400	1
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout Head House								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : Throughout Head House								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	7%	0-2	$231,300	2063	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Tower Roofs And Cupola								
Modified Bitumen	10%	Now	$68,700	2035	$687,000			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Various Locations On Head House Roof								
Ponding, Extent : Light, Area Affected : 10%								
Location : Various Locations On Head House Roof								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Various Locations On Head House Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout Head House Roof								
Modified Bitumen	83%	Now	$570,200	2040	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout Barrel Vault								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%								
Location : Bottom Of Barrel Vault At Head House								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Throughout Barrel Vault								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Barrel Vault								
Soffits								
Cast Stone/Terra Cotta	100%	0-2	$4,400	LIFE	* *	5	$2,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Main Entry On West Kingsbridge Road								
Interior								

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

Architecture	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
Cast in Place Concrete	50%	Now	$2,706,400	LIFE		* *	5	$712,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Drill Hall Floor And Mezzanine									
Uneven Surface, Extent : Moderate, Area Affected : 15%									
Location : Drill Hall Floor And Mezzanine									
Ceramic Tile	2%	Now	$71,800	2038		* *	5	$6,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Head House And Drill Hall Toilet Rooms									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Head House And Drill Hall Toilet Rooms									
Marble Panels	2%	Now	$558,300	LIFE		* *	5	$9,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Stair Treads In Head House									
Worn/Eroded, Extent : Moderate, Area Affected : 60%									
Location : Stair Treads In Head House									
Steel Plate	3%	Now	$1,565,300	LIFE		* *	1		
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Stairs Throughout									
Vinyl Tile 9" X 9"	10%	Now	$254,500	2030	$5,089,300		3	$24,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Offices Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Offices Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Offices Throughout									
Wood	3%	Now	$683,200	2075		* *	5	$18,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Throughout Head House									
Not Accessible	30%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Basement And Lower Levels									
Explanation : Location Noted									

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Masonry: Brick	30%	Now	$8,027,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Efflorescence, Extent : Light, Area Affected : 75%								
Location : Throughout								
Plaster	17%	Now	$2,905,700	LIFE	* *	5	$36,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Throughout Head House								
Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
Location : Throughout Head House								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Throughout Head House								
Not Accessible	53%							
Ceilings								
Plaster	25%	Now	$1,451,600	LIFE	* *	5	$101,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Throughout Head House, Offices And Toilet Rooms								
Loose/Delam Surface, Extent : Severe, Area Affected : 75%								
Location : Throughout Head House, Offices And Toilet Rooms								
Not Accessible	75%							
Site Enclosure								
Fence/Gates								
Chain Link	50%			2055	* *			
Iron Picket	50%	Now	$161,600	2055	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	75%			2055	* *			
Masonry: Fieldstone	25%	Now	$21,400	2045	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Service Entrance On West 195th Street								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Service Entrance On West 195th Street								
Site Pavements								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$435,200	2040	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Along Reservoir Avenue								
Tripping Hazard, Extent : Severe, Area Affected : 5%								
Location : Along Reservoir Avenue								
On-Site Walkways								
Cast in Place Concrete	60%	Now	$62,700	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : South Entrances At West Kingsbridge Road								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : South Entrances At West Kingsbridge Road								
Masonry: Granite	40%	Now	$569,500	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Main Entry Stairs On West Kingsbridge Road								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 75%								
Location : Main Entry Stairs On West Kingsbridge Road								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Entry Stairs: Material Is Brownstone								
Explanation : Material Clarification								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$209,900	2040	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Lot At Reservoir Avenue And Service Entrance At West 195th Street								
Ponding, Extent : Severe, Area Affected : 15%								
Location : Lot At Reservoir Avenue								
Sinking/Subsiding, Extent : Severe, Area Affected : 15%								
Location : Lot At Reservoir Avenue								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	$50,200	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Switch Rated At 950 Amperes								
Transformers								
Dry Type	100%	Now	$26,100	2055	* *	5	$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	40%			2045	* *	5	$5,800	
Molded Case Bkrs	60%	Now	$228,600	2065	* *	5	$4,400	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	100%			2035	$77,800	1		
Panelboards								
Molded Case Bkrs	20%			2043	* *	5	$2,900	
Molded Case Bkrs	40%			2034	$93,600	5	$5,800	
Molded Case Bkrs	40%	Now	$93,600	2060	* *	5	$2,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Facility								
Explanation : Not In Service								
Wiring								
Braided Cloth	30%			2034	$47,800	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Facility								
Thermoplastic	70%			2035	$111,500	1		
Motor Controllers								
Locally Mounted	5%			2033	$33,700	5	$200	
Locally Mounted	95%	Now	$639,400	2055	* *	5	$1,800	
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Facility								
Ground								
Grounding Devices								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Basement Areas								
Explanation : Basement Levels Were Not Accessible Due To Air Quality Issues								
Stand-by Power								
Transfer Switches								
Automatic	100%	Now	$10,600	2055	* *	1	$153,800	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Electrical Room								
Generators								
Diesel	100%	Now	$78,700	2050	* *	1	$193,600	
Engine Inoperable, Extent : Severe, Area Affected : 100%								
Location : Room Adjacent To Electrical Room								
Batteries								
Lead/Acid	100%	Now	$2,400	2030	$2,400	5	$10,300	
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Generator Room								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%	Now	$75,100	2075	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Generator Room								
Explanation : Not In Use. 200 Gallon Capacity								
Lighting								
Interior Lighting								
Fluorescent	60%	Now	$903,500	2035	$1,807,100			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
T-8 Lamps And Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
HID	20%	Now	$503,500	2035	$1,007,000			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	20%			2030	$543,400	2	$1,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Head House								
Explanation : Decorative Fixtures								
Egress Lighting								
Emergency, Battery	40%			2040	* *	10	$42,000	
Emergency, Battery	10%	Now	$71,400	2045	* *			
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Service	40%	Now	$57,600	2045	* *	1		
Not Functioning, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Exit, Battery	10%			2040	* *	10	$2,900	
Exterior Lighting								
HID	25%	Now	$632,800	2045	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Building Perimeter								
No Component	75%							
Alarm								
Security System								
Generic	100%	Now	$1,018,300	2045	* *	1	$186,700	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Throughout The Facility								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Cameras								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2045	* *	1		
Natural Gas	95%			2035	$105,700	1		
Not in Service, Extent : Light, Area Affected : 95%								
Location : Boiler Room.								
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Basement.								
Explanation : Gas Supply Has Been Shut Off.								
Conversion Equipment								
Radiant Heater	5%			2030	$553,300	2	$10,100	
Steam Boiler	95%	Now	$3,520,500	2055	* *	1	$368,600	
Abandoned in Place, Extent : Severe, Area Affected : 95%								
Location : Sub-basement Boiler Room								
Other Observation, Extent : N/A, Area Affected : 95%								
Location : Sub-basement Boiler Room								
Explanation : 3 Units								
Distribution								
Steam Piping/Pump	95%	Now	$3,234,400	2065	* *			
Abandoned in Place, Extent : Severe, Area Affected : 95%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 95%								
Location : Throughout								
Explanation : Piping Cut Loose From Radiator And Broken Or Missing Throughout								
No Component	5%							
Terminal Devices								
Air Handler	15%	Now	$1,200,100	2045	* *	1	$36,300	
Abandoned in Place, Extent : Severe, Area Affected : 15%								
Location : Various								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Basement								
Explanation : Air Handlers Severely Damaged With Steam Coils Cut Out								
Convector/Radiator	80%	Now	$2,781,300	2055	* *	1	$101,200	
Abandoned in Place, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Damaged Radiators. Many With Missing Or Broken Valves And Steam Traps Throughout								
No Component	5%							
Controls								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%	Now	$1,120,400	LIFE	* *	2-5	$72,800	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : Throughout								
No Component	70%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	30%	Now	$565,700	2045	* *	2	$3,200	
Abandoned in Place, Extent : Severe, Area Affected : 30%								
Location : Basement								
No Component	70%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	$5,427,800	2055	* *	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Explanation : Piping Broken Or Missing								
Water Heater With Tanks								
Not Accessible	100%							
HW Heat Exchanger								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%	Now	$5,355,800	LIFE	* *	1		
Broken, Extent : Severe, Area Affected : 100%								
Location : Connections At Fixtures								
Damaged, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Piping In Poor Condition. Majority Has Been Out Of Service For An Extended Period								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : All Piping Above Slabs Up To Roof Drains								
Sump Pump(s)								
Submersible	100%	Now	$16,700	2030	$16,700	4	$11,700	
Obsolete Equipment, Extent : Severe, Area Affected : 100%								
Location : Boiler Room And Basement								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Boiler Room And Basement								
Explanation : Flooding Evident.								
Backflow Preventer								
Not Accessible	100%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout.								
Explanation : Broken And Missing Fixtures.								
Tankless Water Heater(POU)								
Not Accessible	100%							
Hot Water Storage Tank								
Not Accessible	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%	Now	$588,000	2065	* *	1-2	$10,600	
Corroded, Extent : Severe, Area Affected : 10%								
Location : Loading Dock And Basement Storage								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Loading Dock And Basement Storage								
Explanation : System Not In Service / Main Valve Closed								

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **14-May-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,Mez**				
Block	: **2780**	**Lot**	: **73**	**BIN**	: **2831981**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,216,000	$3,423,600
Interior Architecture	$2,233,900	$7,008,100
Electrical		$7,536,300
Mechanical	$105,600	$6,914,900
Site Enclosure	$325,100	
Site Pavements	$5,978,400	
Total	**$9,859,000**	**$24,882,900**
Importance Code A	$1,216,000	$4,353,700
Importance Code B	$2,262,500	$20,424,600
Importance Code C	$6,380,500	$104,600
Total	**$9,859,000**	**$24,882,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$30,700			
Interior Architecture	$92,700		$12,800	$20,200
Electrical	$46,100	$39,800	$53,200	$39,800
Mechanical	$68,000	$46,100	$84,700	$38,200
Site Enclosure				
Elevators/Escalators	$14,400	$14,400	$14,400	$14,400
Total	**$251,900**	**$100,300**	**$165,200**	**$112,500**
Importance Code A	$39,000	$6,300	$8,300	$6,300
Importance Code B	$120,200	$94,000	$151,100	$106,200
Importance Code C	$92,700		$5,800	
Total	**$251,900**	**$100,300**	**$165,200**	**$112,500**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	90%	Now	$771,900	2045	* *	5	$447,000	
Deformed/Dented, Extent : Severe, Area Affected : 15%								
Location : Throughout Surrounds Of Coiling Doors								
Seams Open/Split, Extent : Severe, Area Affected : 15%								
Location : Northeast And Southeast Expansion Joints								
Metal Coiling Doors	10%	4+	$276,300	2040	* *	5	$41,400	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : At Framed Openings								
Windows								
Aluminum	100%			2043	* *	5		
Roof								
Metal Panel	45%	Now	$114,800	2040	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Missing Downspouts Throughout								
Spray-on Foam	55%	0-2	$53,000	2035	$2,647,600	5	$329,000	
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 10%								
Location : Dented Downspouts Throughout								
Soffits								
Alum/Vinyl Siding	90%	Now	$20,400	2045	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Canopies								
Exposed Struc: Steel	10%			LIFE	* *	5	$20,500	
Interior								
Floors								
Cast in Place Concrete	75%	Now	$875,400	LIFE	* *	5	$1,152,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : At Expansion Joints On Mezzanine Level								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Service Areas								
Ceramic Tile	2%			2038	* *	5	$14,100	
Vinyl Tile	23%	Now	$87,200	2035	$4,359,600	3	$60,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Expansion Joint Failures In Mezzanine Corridors And Throughout								
Interior Walls								
Ceramic Tile	2%			2038	* *	5	$11,600	
Concrete Masonry Unit	10%			LIFE	* *	5	$46,500	
Fiberglass Panel	53%			LIFE	* *	10	$77,000	
Glass: Single Pane	5%			LIFE	* *	5	$43,600	
Gypsum Board	30%	Now	$47,700	LIFE	* *	5	$104,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : At Expansion Joints								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%			2040	* *	5	$14,100	
Exposed Struc: Steel	85%			LIFE	* *	10	$1,194,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Observed As Metal Decking								
Fiber Board	13%			2035	$1,391,300			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Refrigerated Units								
Explanation : Fiberglass Panels								
Site Enclosure								
Fence/Gates								
Chain Link	95%	2-4	$325,100	2045	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout Site Perimeter								
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%								
Location : Throughout Site Perimeter								
Steel Pipe Rail	5%			2045	* *	5	$16,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Various Roof Locations								
Explanation : Roof Rails								
Free Standing Walls								
Cast in Place Concrete	100%			2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	98%	0-2	$5,978,400	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout Parking Lot								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout Parking Lot								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Throughout Parking Lot								
Cast in Place Concrete	2%			2040	* *			

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	95%			2045	* *	5	$1,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 3,000 Ampere Main Disconnect Switches								
Fused Disc Sw	5%			2045	* *	5	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect For Fire Pump								
Transformers								
Dry Type	100%			2040	* *	5	$1,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room And Electrical Closets								
Explanation : Various Capacities Throughout								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	* *	5	$1,800	
Raceway								
Conduit	90%			2045	* *	1		
Conduit	10%			2055	* *	1		
Panelboards								
Fused Disc Sw	20%			2043	* *	5	$2,000	
Molded Case Bkrs	80%			2043	* *	5	$9,000	
Wiring								
Thermoplastic	90%			2045	* *	1		
Thermoplastic	10%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$2,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$12,500	
Lighting								
Interior Lighting								
Fluorescent	50%			2035	$3,551,000	10	$195,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices And Corridors								
Fluorescent	40%			2035	$2,840,800	10	$156,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Open Market Space Selling Area								
HID	2%			2035		10	$300	
LED	8%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	$349,300	10	$51,400	
Exit, Battery	50%			2035	$294,800	10	$14,400	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	5%			2035	$97,100	10	$100	
LED	10%			2040	* *			
No Component	85%							
Alarm								
Security System								
Generic	100%			2040	* *	1	$159,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2043	* *	1-3	$262,600	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2045	* *	1		
Natural Gas	35%			2045	* *	1		
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Refrigerated Area								
Explanation : Location Noted								
Conversion Equipment								
Furnace	30%			2030	$388,400	1	$63,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Nine Units For Mezzanine								
Radiant Heater	5%			2030	$541,600	2	$9,900	
Other Observation, Extent : N/A, Area Affected : 3%								
Location : Toilet Rooms, Tenant Units, And Stairs								
Explanation : Locations Noted								
No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Offices Above Units 1, 2								
Explanation : Reported Under Air Conditioning								
No Component	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Refrigerated Area								
Explanation : Location Noted								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2030	$349,700	2	$1,300	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : Rtu-2, Rtu-20: Serving Offices Above Units 1, 2. Rest Of The Units Are Maintained By Tenants								
Split Unit	40%			2030	$3,953,500			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Ten Units For Center Corridor								
No Component	55%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Throughout								
Explanation : The Rest Of Air Conditioning Is Maintained By Tenants. Most Of The Area Is Refrigerated.								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$376,300	
Exhaust Fans								
Interior	25%			2030	$461,500	2	$3,300	
Roof	75%			2030	$605,700	2	$9,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$16,700	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Heater Closet - Mezzanine Above Unit 1								
Explanation : One 100 Gallon Unit. The Rest Is Maintained By Tenants.								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1st To Mezzanine								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	$214,900	
Sprinkler								
Generic	100%			2045	* *	1-2	$119,400	

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DEPT. OF SMALL BUSINESS SERV. - 801

NEW FULTON FISH MARKET

Asset # : 13881

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Fire Pump								
Generic	100%			2031	$397,400	1	$79,600	

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**NEW YORK CITY TERMINAL MARKET BUILDING A**			
Address	:	**772 EDGEWATER AVENUE**			
Borough	:	**BRONX**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBS0021.000 / 2146**	**Yr Built/Renovated**	:	**1965 / 2001**
Area Sq Ft	:	**228,576**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**16-Dec-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1,2**			
Block	:	**2770** **Lot** : **1**	**BIN**	:	**2109488**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,020,500	$6,870,500
Interior Architecture	$1,996,300	$3,368,600
Electrical	$975,600	$4,162,400
Mechanical	$1,365,700	
Total	**$5,358,100**	**$14,401,500**
Importance Code A	$1,670,900	$7,569,000
Importance Code B	$2,930,700	$6,832,500
Importance Code C	$756,400	
Total	**$5,358,100**	**$14,401,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				
Interior Architecture	$104,100			$31,200
Electrical	$22,500	$28,400	$93,700	$21,300
Mechanical	$2,800	$1,700	$40,400	$1,700
Total	**$129,400**	**$30,100**	**$134,100**	**$54,200**
Importance Code A	$2,700	$1,700	$6,800	$1,700
Importance Code B	$126,700	$28,400	$127,300	$52,500
Importance Code C				
Total	**$129,400**	**$30,100**	**$134,100**	**$54,200**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$128,900	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Loading Dock								
Concrete Masonry Unit	25%	Now	$144,300	LIFE	* *	5	$34,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East Facade, West Facade								
Metal Panel	14%	Now	$200,000	2053	* *	5	$57,900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	21%			2053	* *	5-10	$318,500	
Metal Coiling Doors	30%			2038	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	4+	$198,100	2041	* *	5	$42,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2033	$5,365,000	10	$502,500	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	7%	4+	$158,900	LIFE	* *	5	$38,800	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Loading Dock Area								
Exposed Struc: Steel	93%			LIFE	* *	5	$516,000	
Interior								
Floors								
Carpet	10%			2032	$615,000	3	$71,200	
Cast in Place Concrete	55%	Now	$813,400	LIFE	* *	5	$428,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	Now	$49,000	2042	* *	5	$8,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor								
Vinyl Tile	30%	Now	$288,200	2033	$2,882,000	3	$40,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING A
Asset # : 2146

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$59,900	2036	* *	5	$5,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor Toilet Rooms								
Concrete Masonry Unit	50%	Now	$511,300	LIFE	* *	5	$44,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Gypsum Board	10%			LIFE	* *	5	$13,400	
Plaster	35%	Now	$185,300	LIFE	* *	5	$23,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	20%			2046	* *	5	$74,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$138,300	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	$698,600	5	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 1,600 Ampere Main Disconnect Switches For Sections A E1, A E2 And A E3								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2031	$26,100	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 75 Kilovolts Amperes Primary Voltage 208/120 Volts Secondary Voltage One For Each Section A1, A2 And A3								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$698,600	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : All Switchgear Belongs To Tenant								
Raceway								
Conduit	95%			2033	$683,100	1		
Conduit	5%			2059	* *	1		
Panelboards								
Fused Disc Sw	10%			2032	$62,400	5	$500	
Molded Case Bkrs	85%			2032	$530,200	5	$5,100	
Molded Case Bkrs	5%			2055	* *	5	$300	
Wiring								
Braided Cloth	50%	2-4	$549,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	45%			2033	$494,700	1		
Thermoplastic	5%			2059	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$45,800	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$167,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
LED	20%			2041	* *			
Egress Lighting								
Emergency, Battery	55%			2028	$206,100	10	$30,300	
Exit, LED	5%			2068	* *	1		
Exit, Service	40%			2028	$38,500	1		
Exterior Lighting								
HID	5%			2028	$52,100	10		
LED	15%			2041	* *			
No Component	80%							
Alarm								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2033	$419,100	1	$85,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$575,800	1-3	$140,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bell, Horns, Manual Pull Boxes, Smoke Detectors And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2043	* *	1		
Natural Gas	10%			2043	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$69,400	2043	* *	1	$10,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairways Outdated								
Other Observation, Extent : Light, Area Affected : 10%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Furnace	5%			2038	* *	1	$5,700	
Recent Replace Evident, Extent : N/A, Area Affected : 5%								
Location : Utility Room								
Radiant Heater	10%			2028	$581,000	2	$10,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Hallway								
Explanation : 50 Electric Baseboard Radiants								
No Component	75%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,700	
No Component	90%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
NEW YORK CITY TERMINAL MARKET BUILDING A
Asset # : 2146

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	8%			2028	$34,700	2	$600	
Roof	2%			2038	* *	2	$100	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	58%			2043	* *	1		
Galvanized Steel	42%	Now	$598,500	2038	* *	1		
Antiquated, Extent : Severe, Area Affected : 100%								
Location : Underground								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Main								
Explanation : Multiple Cracks And Leaks Every Year								
Water Heater With Tanks								
Gas Fired	40%			2028	$46,700	2		
Other Observation, Extent : Light, Area Affected : 40%								
Location : 3 Utility Rooms								
Explanation : 3 Units								
Gas Fired	60%			2026	$70,100	2		
Other Observation, Extent : Light, Area Affected : 60%								
Location : 4 Utility Rooms								
Explanation : 4 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Bathrooms								

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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **NEW YORK CITY TERMINAL MARKET BUILDING B**				
Address	: **772 EDGEWATER AVENUE**				
Borough	: **BRONX**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0021.010 / 2147**			**Yr Built/Renovated**	: **1965 / 2001**
Area Sq Ft	: **228,576**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Dec-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**				
Block	: **2770**	**Lot**	: **1**	**BIN**	: **2109493**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,407,200	$303,300
Interior Architecture	$466,100	$3,310,400
Electrical	$1,220,400	$4,284,500
Mechanical	$1,365,700	
Site Pavements	$3,358,300	
Total	**$7,817,700**	**$7,898,200**
Importance Code A	$2,057,600	$1,001,900
Importance Code B	$2,284,400	$6,896,400
Importance Code C	$3,475,600	
Total	**$7,817,700**	**$7,898,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				
Interior Architecture	$90,200	$9,300	$46,500	$636,900
Electrical	$22,500	$28,600	$96,500	$21,300
Mechanical	$2,200	$1,100	$26,700	$1,100
Total	**$114,900**	**$39,100**	**$169,800**	**$659,300**
Importance Code A	$2,100	$1,100	$6,300	$1,100
Importance Code B	$60,000	$37,900	$163,600	$658,200
Importance Code C	$52,800			
Total	**$114,900**	**$39,100**	**$169,800**	**$659,300**



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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$64,500	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%	Now	$288,700	LIFE	* *	5	$34,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade, West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Facade, East Facade								
Metal Panel	35%	Now	$250,000	2053	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Coiling Doors	30%			2038	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$198,100	2041	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2029	$615,000	3	$71,200	
Cast in Place Concrete	14%	Now	$207,100	LIFE	* *	5	$109,000	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Cast in Place Concrete	41%			LIFE	* *	5	$319,300	
Ceramic Tile	5%	4+	$19,600	2042	* *	5	$8,900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Toilet Rooms								
Vinyl Tile	9%	Now	$86,500	2033	$864,600	3	$12,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	21%			2033	$2,017,400	3	$28,000	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	$29,900	2036	* *	5	$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilet Rooms								
Concrete Masonry Unit	5%	0-2	$51,100	LIFE	* *	5	$4,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	50%			LIFE	* *	5	$44,600	
Gypsum Board	15%	4+	$22,800	LIFE	* *	5	$20,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	25%	4+	$66,200	LIFE	* *	5	$16,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	25%			2038	* *	5	$93,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	55%			LIFE	* *			
Plaster	10%	Now	$55,300	LIFE	* *	5	$23,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	70%	Now	$3,129,100	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout Parking Area								
Potholes, Extent : Severe, Area Affected : 10%								
Location : Parking Areas								
Cast in Place Concrete	30%	4+	$229,200	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Parking Area								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	$698,600	5	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2,000 Ampere Main Disconnect Switch For Sections B1, B2 And B3								
Transformers								
Dry Type	100%			2031	$26,100	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 75 Kilovolt Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$698,600	5	$1,000	
Raceway								
Conduit	100%			2033	$719,100	1		
Panelboards								
Fused Disc Sw	10%			2032	$62,400	5	$500	
Molded Case Bkrs	90%			2032	$561,400	5	$5,400	
Wiring								
Braided Cloth	50%	2-4	$549,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$549,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$45,800	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	$190,500	10	$10,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	85%			2038	* *	10	$178,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$187,400	10	$27,600	
Emergency, Battery	10%			2038	* *	10	$5,500	
Exit, Service	40%			2028	$38,500	1		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	10%			2028	$104,200	10	$100	
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$419,100	1	$85,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$575,800	1-3	$140,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Srobe Lights, Horns, Manual Pull Boxes, Smoke Detectors, Alarm Bell And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2043	* *	1		
Natural Gas	10%			2043	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$69,400	2043	* *	1	$10,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairway								
Other Observation, Extent : Light, Area Affected : 10%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gasoline Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2028	$581,000	2	$10,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Hallways								
Explanation : 50 Electric Baseboard Radiants								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,700	
No Component	90%							

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	5%			2028	$21,700	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	58%			2043	* *	1		
Galvanized Steel	42%	Now	$598,500	2038	* *	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Main Underground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 8 Inch Mains								
Explanation : Multiple Cracks And Leaks Per Year								
Water Heater With Tanks								
Gas Fired	40%			2028	$46,700	2		
Other Observation, Extent : Light, Area Affected : 40%								
Location : 3 Utility Rooms								
Explanation : 3 Units								
Gas Fired	60%			2026	$70,100	2		
Other Observation, Extent : Light, Area Affected : 60%								
Location : 4 Utility Rooms								
Explanation : 4 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Obsolete Fixtures, Extent : Light, Area Affected : 100%								
Location : Bathrooms								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **NEW YORK CITY TERMINAL MARKET BUILDING B-4**
Address : **772 EDGEWATER AVENUE**
Borough : **BRONX**
Program / Asset # : **DBS0021.040 / 2150**
Area Sq Ft : **14,230**
Date of Survey : **17-Dec-2021**
Areas Surveyed : **Roof, Floors 1**
Block : **2770** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1977 / 2001**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$267,800	
Electrical	$4,700	$179,500
Total	**$272,500**	**$179,500**
Importance Code A	$267,800	
Importance Code B	$4,700	$179,500
Total	**$272,500**	**$179,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$5,600		$49,600	
Interior Architecture	$36,000			
Electrical	$1,400	$1,800	$44,600	$1,300
Mechanical		$100	$23,400	$100
Total	**$43,000**	**$1,900**	**$117,500**	**$1,400**
Importance Code A	$5,600	$100	$49,600	$100
Importance Code B	$37,400	$1,800	$67,900	$1,300
Importance Code C				
Total	**$43,000**	**$1,900**	**$117,500**	**$1,400**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$5,600	LIFE	* *	5	$9,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Concrete Masonry Unit	60%			LIFE	* *	5	$7,200	
Metal Coiling Doors	30%			2038	* *	5	$18,000	
Windows								
Metal Louvers	75%			2036	* *	10	$104,300	
Steel	25%	Now	$163,400	2049	* *	5	$34,800	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$40,600	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	$36,000	LIFE	* *	5	$47,300	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At One Location								
Explanation : Deteriorating Expansion Joint Assembly								
Interior Walls								
Concrete Masonry Unit	85%			LIFE	* *	5	$6,600	
Metal Panel	15%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
Metal Panel	90%			LIFE	* *	5	$24,300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$14,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2031	$26,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room And Mechanical Room								
Explanation : Four 25 Kilovolts Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$127,000	5	$100	
Raceway								
Conduit	100%			2033	$31,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$3,900	5		
Molded Case Bkrs	90%			2032	$35,100	5	$300	
Wiring								
Thermoplastic	100%			2033	$52,500	1		
Motor Controllers								
Locally Mounted	100%			2031	$45,800	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	2%			2028	$4,700	10	$300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To The Tenant								
Fluorescent	88%			2038	* *	10	$11,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To The Tenant								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	60%			2028	$14,000	10	$2,100	
Exit, Service	40%			2028	$2,400	1		
Exterior Lighting								
HID	20%			2028	$13,000	10		
No Component	80%							
Alarm								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2033	$26,100	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$35,800	1-3	$8,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Stobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Boxes And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2043	* *	1		
Natural Gas	5%			2043	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2033	$2,200	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : One Unit, Gasoline Fired								
Radiant Heater	5%			2033	$18,100	2	$300	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Restroom								
Explanation : 1 Electrical Unit								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	$1,600	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : 1 Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **NEW YORK CITY TERMINAL MARKET BUILDING C**
Address : **772 EDGEWATER AVENUE**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DBS0021.020 / 2148**
Yr Built/Renovated : **1965 / 2001**
Area Sq Ft : **228,576**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **17-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **2770** **Lot** : **1** **BIN** : **2109496**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,182,900	$303,300
Interior Architecture	$904,800	$3,368,600
Electrical	$1,220,400	$3,836,900
Mechanical	$1,052,200	
Total	**$4,360,300**	**$7,508,800**
Importance Code A	$1,833,400	$554,300
Importance Code B	$2,368,100	$6,954,600
Importance Code C	$158,800	
Total	**$4,360,300**	**$7,508,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				
Interior Architecture	$72,400		$37,200	$646,200
Electrical	$22,500	$28,600	$94,000	$21,300
Mechanical	$48,100	$1,100	$26,700	$1,100
Total	**$143,000**	**$29,700**	**$158,000**	**$668,700**
Importance Code A	$2,100	$1,100	$3,700	$1,100
Importance Code B	$135,300	$28,600	$154,200	$667,500
Importance Code C	$5,600			
Total	**$143,000**	**$29,700**	**$158,000**	**$668,700**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$128,900	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%			LIFE	* *	5	$34,500	
Metal Panel	35%	Now	$250,000	2043	* *	5	$144,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Below Upper Windows								
Metal Coiling Doors	30%			2038	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$198,100	2041	* *	5	$42,600	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2029	$615,000	3	$71,200	
Cast in Place Concrete	55%	Now	$325,400	LIFE	* *	5	$428,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Stair C1								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	4+	$49,000	2036	* *	5	$8,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	30%	Now	$144,100	2033	$2,882,000	3	$40,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2036	* *	5	$11,100	
Concrete Masonry Unit	50%			LIFE	* *	5	$44,600	
Gypsum Board	15%			LIFE	* *	5	$20,100	
Plaster	30%	4+	$158,800	LIFE	* *	5	$20,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2038	* *	5	$74,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$276,500	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Loading Dock Area								
Explanation : At Off Load Ramp								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$251,000	5	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Closet								
Explanation : Three 600 Ampere Main Disconnect Switches For Sections C1, C2 And C3								
Transformers								
Dry Type	100%			2031	$26,100	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 75 Kilovolts Amperes At 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$698,600	5	$1,000	
Raceway								
Conduit	100%			2033	$719,100	1		
Panelboards								
Fused Disc Sw	10%			2032	$62,400	5	$500	
Molded Case Bkrs	90%			2032	$561,400	5	$5,400	

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	$549,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$549,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$45,800	5	$1,500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	$190,500	10	$10,500	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	85%			2038	* *	10	$178,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$187,400	10	$27,600	
Emergency, Battery	10%			2038	* *	10	$5,500	
Exit, Service	40%			2028	$38,500	1		
Exterior Lighting								
HID	10%			2028	$104,200	10	$100	
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$419,100	1	$85,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$575,800	1-3	$140,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Box, Horns, Smoke Detectors, Alarm Bell And Fire Alarm Panel								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2043	* *	1		
Natural Gas	10%			2043	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$69,400	2043	* *	1	$10,200	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairway								
Other Observation, Extent : Light, Area Affected : 10%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2028	$581,000	2	$10,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Hallway								
Explanation : 50 Electric Baseboard Radiants								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,700	
No Component	90%							
Exhaust Fans								
Roof	5%			2028	$21,700	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$45,900	2043	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	20%	Now	$285,000	2038	* *	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Mains Underground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 8 Inch Mains Underground								
Explanation : Multiple Cracks And Leaks Per Year								
Water Heater With Tanks								
Gas Fired	100%			2028	$116,800	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7 Utility Rooms								
Explanation : 7 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **NEW YORK CITY TERMINAL MARKET BUILDING C-4**		
Address	: **772 EDGEWATER AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0021.050 / 2127**	**Yr Built/Renovated**	: **1965 / 2001**
Area Sq Ft	: **14,230**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109490**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$209,300	
Electrical	$4,700	$179,500
Total	**$214,100**	**$179,500**
Importance Code A	$209,300	
Importance Code B	$4,700	$179,500
Total	**$214,100**	**$179,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$11,200		$48,100	
Interior Architecture	$36,000			
Electrical	$11,600	$1,800	$52,200	$1,300
Mechanical	$100		$25,400	
Total	**$58,800**	**$1,800**	**$125,600**	**$1,400**
Importance Code A	$11,300		$50,400	
Importance Code B	$47,500	$1,800	$75,300	$1,300
Importance Code C				
Total	**$58,800**	**$1,800**	**$125,600**	**$1,400**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$11,200	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Loading Dock And Ramp Cheek Wall								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	70%			LIFE	* *	5	$8,400	
Metal Coiling Doors	25%			2038	* *	5	$15,000	
Windows								
Metal Louvers	80%			2036	* *	10	$111,300	
Steel	20%	Now	$98,000	2049	* *	5	$27,800	
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$40,600	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	100%	Now	$36,000	LIFE	* *	5	$47,300	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Dock At One Location								
Explanation : Deteriorating Expansion Joint Assembly								
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	$7,800	
Ceilings								
Exposed Struc: Concrete	20%			LIFE	* *	5	$700	
Exposed Struc: Steel	80%			LIFE	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$14,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2031	$26,100	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 25 Kilovolts Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$127,000	5	$100	
Raceway								
Conduit	100%			2033	$31,600	1		
Panelboards								
Fused Disc Sw	10%			2032	$3,900	5		
Molded Case Bkrs	90%			2032	$35,100	5	$300	
Wiring								
Thermoplastic	100%			2033	$52,500	1		
Motor Controllers								
Locally Mounted	100%			2031	$45,800	5	$100	
Ground								
Grounding Devices								
Generic	100%	4+	$10,200	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	2%			2028	$4,700	10	$300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Electrical And Mechanical Room								
Fluorescent	88%			2038	* *	10	$11,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Belongs To The Tenant								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2033	$11,700	10	$1,700	
Exit, Service	50%			2033	$3,000	1		
Exterior Lighting								
HID	20%			2028	$13,000	10		
No Component	80%							
Alarm								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2028	$26,100	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$35,800	1-3	$8,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Box And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2043	* *	1		
Natural Gas	5%			2043	* *	1		
No Component	90%							
Conversion Equipment								
Furnace	5%			2028	$2,200	1	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : One Unit, Gasoline Fired								
Radiant Heater	5%			2038	* *	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%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2028	$23,100	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Utility Room								
Explanation : 1 Small Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **NEW YORK CITY TERMINAL MARKET BUILDING D**		
Address	: **772 EDGEWATER AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0021.030 / 2149**	**Yr Built/Renovated**	: **1965 / 2001**
Area Sq Ft	: **231,054**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	: **2109499**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,211,300	$544,600
Interior Architecture	$1,397,400	$3,560,700
Electrical	$1,420,200	$4,295,300
Mechanical	$1,062,300	
Total	**$5,091,200**	**$8,400,600**
Importance Code A	$1,868,800	$1,243,100
Importance Code B	$3,222,400	$7,157,500
Total	**$5,091,200**	**$8,400,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				
Interior Architecture	$93,200		$37,200	$520,500
Electrical	$32,900	$28,900	$101,700	$21,600
Mechanical	$58,000	$1,100	$27,000	$1,100
Total	**$184,100**	**$30,000**	**$166,000**	**$543,200**
Importance Code A	$2,100	$1,100	$6,300	$1,100
Importance Code B	$152,000	$28,900	$159,700	$542,100
Importance Code C	$29,900			
Total	**$184,100**	**$30,000**	**$166,000**	**$543,200**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$64,500	LIFE	* *	5	$55,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Concrete Masonry Unit	25%			LIFE	* *	5	$34,500	
Metal Panel	35%			2043	* *	5-10	$530,800	
Metal Coiling Doors	30%			2038	* *	5	$206,800	
Weathering Steel	5%			LIFE	* *	1		
Windows								
Aluminum	100%	Now	$396,200	2041	* *	5	$42,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$502,500	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	8%			2029	$492,000	3	$57,000	
Cast in Place Concrete	55%	Now	$813,400	LIFE	* *	5	$428,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Loading Docks At Six Locations								
Explanation : Deteriorating Expansion Joint Assemblies								
Ceramic Tile	5%	4+	$49,000	2042	* *	5	$8,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Vinyl Tile	32%	4+	$307,400	2033	$3,074,200	3	$42,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%	4+	$29,900	2036	* *	5	$5,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Bathrooms								
Concrete Masonry Unit	50%			LIFE	* *	5	$44,600	
Gypsum Board	20%			LIFE	* *	5	$26,700	
Plaster	25%			LIFE	* *	5	$16,700	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2038	* *	5	$74,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	$5,800	
Exposed Struc: Steel	45%			LIFE	* *			
Plaster	25%	4+	$276,500	LIFE	* *	5	$58,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2053	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Dock Areas								
Explanation : Off Load Ramps								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2038	* *			
Parking/Driveway								
Asphalt	70%			2042	* *			
Cast in Place Concrete	30%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2033	$698,600	5	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 400 Ampers Main Disconnect Switches								
Transformers								
Dry Type	100%			2031	$26,100	5	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 112.5 Kilovolts Amperes And Three 75 Kilovolts Amperes 480 Volts Primary Voltage 208/120 Volts Secondary Voltage								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$698,600	5	$1,000	
Raceway								
Conduit	100%			2033	$719,100	1		
Panelboards								
Fused Disc Sw	10%			2032	$62,400	5	$500	
Molded Case Bkrs	90%			2032	$561,400	5	$5,500	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	$549,700	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2033	$549,700	1		
Motor Controllers								
Locally Mounted	100%			2031	$45,800	5	$1,600	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,200	LIFE	* *	5	$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	10%			2028	$385,000	10	$21,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical And Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
Fluorescent	80%			2038	* *	10	$169,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : 70 Percent Of Interior Lighting Belongs To Tenant								
LED	10%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$189,400	10	$27,900	
Exit, Service	50%			2028	$48,700	1		
Exterior Lighting								
HID	10%			2028	$105,300	10	$100	
LED	10%			2041	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$423,600	1	$86,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$582,100	1-3	$142,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Box, Alarm Bell, Smoke Detectors, Horns And Fire Alarm Panel								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2043	* *	1		
Natural Gas	10%			2043	* *	1		
No Component	80%							
Conversion Equipment								
Furnace	10%	2-4	$70,200	2043	* *	1	$10,300	
Not Energy Efficient, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms And Stairway								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7 Utility Rooms, And 8 Stairways								
Explanation : 7 Gasoline Fired Furnaces, 8 Modine Heaters On Extended Life								
Radiant Heater	10%			2028	$587,300	2	$10,700	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Hallway								
Explanation : 50 Electric Baseboard Radiants								
No Component	80%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Businesses Supply And Maintain Their Own Heating And Air Conditioning Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$12,900	
No Component	90%							
Exhaust Fans								
Roof	5%			2028	$21,900	2	$400	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%	Now	$46,400	2043	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Utility Rooms								
Explanation : Faulty Valves								
Galvanized Steel	20%	Now	$288,100	2038	* *	1		
Antiquated, Extent : Moderate, Area Affected : 100%								
Location : 8 Inch Main Underground								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 8 Inch Main Underground								
Explanation : Multiple Cracks And Leaks Per Year								
Water Heater With Tanks								
Gas Fired	100%			2028	$116,800	2		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 7 Utility Rooms								
Explanation : 7 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$7,000	4	$7,300	
Fixtures								
Generic	100%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE**
Address : **772 EDGEWATER AVENUE**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DBS0021.090 / 2128**
Yr Built/Renovated : **1965 / 2001**
Area Sq Ft : **70,800**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **16-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **2770** **Lot** : **1**
BIN : **2109502**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$206,000	$1,064,900
Interior Architecture	$329,500	$861,900
Electrical	$214,200	$871,100
Mechanical	$360,800	$1,644,100
Site Pavements	$120,900	
Total	**$1,231,300**	**$4,442,100**
Importance Code A	$279,400	$1,799,700
Importance Code B	$831,000	$2,642,400
Importance Code C	$120,900	
Total	**$1,231,300**	**$4,442,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$21,200			
Interior Architecture	$11,400		$12,100	$60,800
Electrical	$7,000	$8,900	$61,400	$6,600
Mechanical	$36,000	$5,300	$25,000	$5,300
Total	**$75,500**	**$14,200**	**$98,500**	**$72,700**
Importance Code A	$21,200	$3,500	$3,700	$3,500
Importance Code B	$54,400	$10,700	$94,800	$69,200
Importance Code C				
Total	**$75,500**	**$14,200**	**$98,500**	**$72,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

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

Asset # : 2128

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$6,600	
Concrete Masonry Unit	25%			LIFE	* *	5	$4,100	
Metal Panel	65%	4+	$55,500	2053	* *	5	$32,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Throughout Facade								
Weathering Steel	5%	4+	$11,400	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Surface Of Steel								
Explanation : Paint Peeling								
Windows								
Aluminum	100%	Now	$150,500	2041	* *	5	$16,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2033	$973,700	10	$91,200	
Soffits								
Exposed Struc: Steel	4%	4+	$9,800	LIFE	* *	5	$1,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Steel	96%			LIFE	* *	5	$28,700	
Interior								
Floors								
Carpet	6%			2029	$55,200	3	$6,400	
Cast in Place Concrete	25%			LIFE	* *	5	$29,100	
Ceramic Tile	5%	Now	$7,300	2036	* *	5	$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Bathrooms								
Slate	2%			LIFE	* *	5	$1,100	
Terrazzo	2%			LIFE	* *	5	$800	
Vinyl Tile	60%	Now	$258,600	2033	$861,900	3	$12,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	15%			LIFE	* *	5	$1,600	
Gypsum Board	25%			LIFE	* *	5	$3,900	
Plaster	55%			LIFE	* *	5	$4,300	

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

DEPT. OF SMALL BUSINESS SERV. - 801

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

Asset # : 2128

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2038	* *	5	$24,200	
AcousTileSusp.Lay-In	5%			2046	* *	5	$4,800	
Exposed Struc: Concrete	10%	Now	$70,900	LIFE	* *	5	$1,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Under Stair								
Plaster	65%			LIFE	* *	5	$39,400	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$120,900	2038	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	80%			2042	* *			
Cast in Place Concrete	20%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	$46,900	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Three 600 Ampere Main Disconnect Switch								
Transformers								
Dry Type	100%			2031	$26,100	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement And Second Floor Electrical Closet								
Explanation : One 225 Kilovolt Amperes And One 75 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	$222,300	5	$300	
Raceway								
Conduit	100%			2033	$130,800	1		
Panelboards								
Fused Disc Sw	10%			2032	$15,600	5	$200	
Molded Case Bkrs	90%			2032	$140,300	5	$1,700	
Wiring								
Braided Cloth	60%	2-4	$104,200	2058	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2033	$69,500	1		
Motor Controllers								
Locally Mounted	100%			2031	$45,800	5	$500	
Ground								

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

DEPT. OF SMALL BUSINESS SERV. - 801

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

Asset # : 2128

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	
Lighting								
Interior Lighting								
Fluorescent	80%			2038	* *	10	$51,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
LED	20%			2041	* *			
Egress Lighting								
Emergency, Battery	50%			2028	$58,000	10	$8,500	
Emergency, Battery	10%			2038	* *	10	$1,700	
Exit, Service	40%			2028	$11,900	1		
Exterior Lighting								
HID	10%			2028	$32,300	10		
LED	10%			2033	$37,100			
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$129,800	1	$26,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$178,400	1-3	$43,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Horns, Alarm Bell, Manual Pull Box, Smoke Detectors And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%	Now	$900	2043	* *	1		
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Gasoline Booster Pump, Basement Boiler Room								
Conversion Equipment								
Hot Water Boiler	100%	Now	$73,500	2031	$734,700	1	$31,500	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Boiler								
Malfunctioning, Extent : Severe, Area Affected : 2%								
Location : Controller Needs To Be Replaced								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units, 1 Boiler Working, 2nd Boiler Decomissioned								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

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

Asset # : 2128

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	$30,200	2032	$151,200	4	$3,500	
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout Boiler Room								
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Leaking Circulating Pump								
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Pumps In Boiler Room								
Terminal Devices								
Convector/Radiator	80%			2038	* *	1	$18,300	
Unit Heater - Hot Water	20%			2028	$82,000			
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%	0-2	$151,600	2033	$758,200	2	$3,500	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Roof. Three Rooftop Units Not Working								
Ventilation								
Distribution								
Ductwork/Diffusers	35%			LIFE	* *	2-5	$13,800	
No Component	65%							
Exhaust Fans								
Roof	40%			2028	$53,700	2	$900	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2028	$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	$2,100	4	$2,200	
Fixtures								
Generic	100%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT A**
Address : **772 EDGEWATER AVENUE**
Borough : **BRONX**
Program / Asset # : **DBS0021.110 / 2129**
Area Sq Ft : **1,444**
Date of Survey : **16-Dec-2021**
Areas Surveyed : **Roof, Floors 1**
Block : **2770** **Lot** : **1**
Agency's Number : **N/A**
Yr Built/Renovated : **1965 / 2014**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		$63,500
Total		**$63,500**
Importance Code A		$63,500
Total		**$63,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$5,300	$3,400		
Interior Architecture				
Electrical			$26,900	
Mechanical	$200			
Site Pavements	$2,000			
Total	**$7,400**	**$3,400**	**$26,900**	
Importance Code A	$5,300	$3,400		
Importance Code B	$200		$26,900	
Importance Code C	$2,000			
Total	**$7,400**	**$3,400**	**$26,900**	



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$5,000	LIFE	* *	5	$3,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Metal: Cage/Fence	25%	4+	$300	2038	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : South Elevation								
Windows								
Metal Louvers	100%			2036	* *	10		
Roof								
Roll Roofing	100%			2032	$25,700	5	$6,800	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$2,000	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	$63,500	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Transformer Vault A								
Explanation : One 5000 Ampere Main Disconnect Switch Fed To Building A And B								
Transformers								
Liquid Filled	100%			2031	$26,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Vault A Station								
Explanation : One 13 Kilovolts Primary Voltage 277/480 Volts Secondary Voltage								
Switchgear / Switchboard								
Air Circuit Breaker	35%			2033	$22,200	5		
Fused Disc Sw	65%			2033	$41,300	5		
Raceway								
Busway	50%			2031	$3,100	1		
Conduit	50%			2033	$3,100	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2032	$200	5		
Molded Case Bkrs	98%			2032	$9,600	5		
Wiring								
Thermoplastic	100%			2033	$7,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$24,300	10	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Exterior Lighting								
HID	20%			2028	$1,300	10		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2033	$1,400	2		
Wall Unit	50%	Now	$200	2033	$300	2		
Abandoned in Place, Extent : Moderate, Area Affected : 100%								
Location : Sidewall								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B**		
Address	: **772 EDGEWATER AVENUE**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0021.120 / 2289**	**Yr Built/Renovated**	: **1965 / 2014**
Area Sq Ft	: **1,444**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Dec-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1**		
Block	: **2770** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		$63,500
Total		**$63,500**
Importance Code A		$63,500
Total		**$63,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$26,500	$3,400		
Interior Architecture				
Electrical			$26,900	
Mechanical			$300	
Site Pavements	$15,800			
Total	**$42,300**	**$3,400**	**$27,200**	
Importance Code A	$26,500	$3,400		
Importance Code B			$27,200	
Importance Code C	$15,800			
Total	**$42,300**	**$3,400**	**$27,200**	



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$25,000	LIFE	* *	5	$3,000	
Diagonal Cracks, Extent : Severe, Area Affected : 15%								
Location : Corners								
Metal: Cage/Fence	25%	4+	$1,500	2038	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : South Elevation								
Windows								
Metal Louvers	100%			2036	* *	10		
Roof								
Roll Roofing	100%			2032	$25,700	5	$6,800	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$15,800	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	$63,500	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5000 Ampere Main Disconnect Switch Fed To Buildings C And D								
Transformers								
Liquid Filled	100%			2031	$26,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Vault B Station								
Explanation : One 13 Kilovots Primary Voltage 277/480 Volts Secondary Voltage								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2033	$31,800	5		
Fused Disc Sw	50%			2033	$31,800	5		
Raceway								
Busway	50%			2031	$3,100	1		
Conduit	50%			2033	$3,100	1		

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B

Asset # : 2289

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2032	$200	5		
Molded Case Bkrs	98%			2032	$9,600	5		
Wiring								
Thermoplastic	100%			2033	$7,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$24,300	10	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Exterior Lighting								
HID	20%			2028	$1,300	10		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2033	$1,400	2		
Wall Unit	50%			2028	$300	2		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Sidewall Of The Vault								
Explanation : One Unit								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C**
Address : **772 EDGEWATER AVENUE**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DBS0021.130 / 2290**
Yr Built/Renovated : **1965 / 2014**
Area Sq Ft : **1,444**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **16-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **2770** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		$114,300
Total		**$114,300**
Importance Code A		$63,500
Importance Code B		$50,800
Total		**$114,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$3,100			$29,100
Interior Architecture				
Electrical			$26,900	
Mechanical			$300	
Site Pavements	$3,900			
Total	**$7,000**		**$27,200**	**$29,100**
Importance Code A	$3,100			$29,100
Importance Code B			$27,200	
Importance Code C	$3,900			
Total	**$7,000**		**$27,200**	**$29,100**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	$3,000	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : All Facades								
Metal: Cage/Fence	25%	Now	$3,100	2038	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Windows								
Metal Louvers	100%			2036	* *	10		
Roof								
Roll Roofing	100%			2029	$25,700	5	$6,800	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$3,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	$63,500	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Transformer Vault C								
Explanation : One 5,000 Ampere Main Disconnect Switch Fed To Buildings A, B And Cafeteria								
Transformers								
Liquid Filled	100%			2031	$26,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transformer Vault C Station								
Explanation : Two 13 Kilovolts Primary Voltage 277/480 Secondary Voltage								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2033	$50,800	5		
Fused Disc Sw	20%			2033	$12,700	5		
Raceway								
Busway	50%			2031	$3,100	1		
Conduit	50%			2033	$3,100	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C

Asset # : 2290

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	2%			2032	$200	5		
Molded Case Bkrs	98%			2032	$9,600	5		
Wiring								
Thermoplastic	100%			2033	$7,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$24,300	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	20%			2028	$1,300	10		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2033	$1,400	2		
Wall Unit	50%			2028	$300	2		
Other Observation, Extent : Light, Area Affected : 50%								
Location : Mounted On Sidewall								
Explanation : One Unit								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D**
Address : **772 EDGEWATER AVENUE**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DBS0021.140 / 2291**
Yr Built/Renovated : **1965 / 2014**
Area Sq Ft : **1,444**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **16-Dec-2021**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **2770** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		$127,000
Total		**$127,000**
Importance Code A		$63,500
Importance Code B		$63,500
Total		**$127,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$28,100		$4,100	
Interior Architecture	$7,900			
Electrical			$26,900	
Mechanical	$200			
Site Pavements	$15,800			
Total	**$51,900**		**$31,000**	
Importance Code A	$28,100		$4,100	
Importance Code B	$200		$26,900	
Importance Code C	$23,700			
Total	**$51,900**		**$31,000**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D

Asset # : 2291

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	$25,000	LIFE	* *	5	$3,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Corners								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal: Cage/Fence	25%	Now	$3,100	2038	* *	5	$3,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : At Grade Level On South Elevation								
Windows								
Metal Louvers	100%			2036	* *	10		
Roof								
Modified Bitumen	100%			2038	* *	10	$4,100	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	$4,700	
Interior Walls								
Concrete Masonry Unit	100%	Now	$7,900	LIFE	* *	5	$1,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Interior West Wall								
Ceilings								
Exposed Struc: Concrete	100%			LIFE	* *	5	$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$15,800	2046	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2033	$63,500	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 5,000 Ampere And One 3,000 Ampere Main Disconnect Switches Fed To Building D And Service Bridge								
Transformers								
Liquid Filled	100%			2031	$26,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Transformer Vault D Station								
Explanation : One 13 Kilovots Primary Voltage 277/480 Volts Secondary Voltage								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D

Asset # : 2291

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2033	$63,500	5		
Raceway								
Busway	50%			2031	$3,100	1		
Conduit	50%			2033	$3,100	1		
Panelboards								
Fused Disc Sw	2%			2032	$200	5		
Molded Case Bkrs	98%			2032	$9,600	5		
Wiring								
Thermoplastic	100%			2033	$7,700	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2028	$24,300	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exterior Lighting								
HID	20%			2028	$1,300	10		
No Component	80%							

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Fan Coil Unit/Heat	10%			2033	$3,500	1	$100	
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	50%			2033	$1,400	2		
Wall Unit	50%	Now	$200	2033	$300	2		
Broken, Extent : Severe, Area Affected : 100%								
Location : Sidewall								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Mounted On Sidewall								
Explanation : One Unit								
Plumbing								
Water Heater With Tanks								
Gas Fired	100%			2031	$16,700	2		

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **PIER 36 - BASKETBALL CITY**
Address : **299 SOUTH STREET BTW CLINTON & MONTGOMERY STS**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DSB0076.000 / 15593**
Yr Built/Renovated :
Area Sq Ft : **62,000**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **14-Feb-2023**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,Mez**
Block : **241** **Lot** : **13** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$192,900	$173,600
Interior Architecture	$581,700	$66,200
Electrical	$83,000	
Mechanical		$668,600
Site Pavements	$461,200	
Total	**$1,318,800**	**$908,400**
Importance Code A	$192,900	$173,600
Importance Code B	$664,700	$734,900
Importance Code C	$461,200	
Total	**$1,318,800**	**$908,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$86,700	$4,300		$6,300
Interior Architecture	$26,800	$4,800	$2,200	
Electrical	$12,300	$11,600	$13,600	$12,300
Mechanical	$11,000	$6,200	$10,800	$6,000
Site Enclosure	$46,400			
Site Pavements	$7,000			$13,800
Total	**$190,100**	**$27,000**	**$26,700**	**$38,500**
Importance Code A	$89,700	$7,400	$3,100	$9,500
Importance Code B	$41,300	$19,600	$23,300	$15,100
Importance Code C	$59,000		$400	$13,800
Total	**$190,100**	**$27,000**	**$26,700**	**$38,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 36 - BASKETBALL CITY
Asset # : 15593

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	30%	2-4	$11,700	2043	* *	5	$38,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Waterfront Facade								
Glass: Special Gauge	1%			LIFE	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Facade								
Explanation : Material Is Channel Glass								
Masonry: Brick	50%	4+	$138,200	LIFE	* *	5	$34,400	
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Upper Sills Below Window And Various Locations								
Graffiti, Extent : Moderate, Area Affected : 2%								
Location : North Facade And Waterfront Facade								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 2%								
Location : Front Of Building At Piers								
Metal Panel	15%	4+	$13,400	2054	* *	5	$19,300	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Rear Wall At Lintel								
Metal Sect. OHD	4%			2047	* *	5	$8,600	
Windows								
Aluminum	90%	Now	$13,800	2050	* *	5	$7,400	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%								
Location : Mezzanine Floor Windows North Facade								
Metal Louvers	10%			2043	* *	10	$10,300	
Parapets								
Metal Panel	98%			2054	* *	5	$109,500	
Metal Rail	2%			2039	* *	5-10	$10,400	
Roof								
Spray-on Foam	100%	Now	$47,800	2039	* *	5	$118,800	
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Over Basketball Courts								
Soffits								
Metal Panel	100%			2054	* *	5-10		
Interior								

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 36 - BASKETBALL CITY
Asset # : 15593

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2033	$81,400	3	$7,100	
Cast in Place Concrete	8%			LIFE	* *	5	$16,500	
Ceramic Tile	4%			2043	* *	5	$3,800	
Sheet Vinyl/Rubber	7%	Now	$21,100	2039	* *	5	$4,900	
Seams Open/Split, Extent : Light, Area Affected : 5%								
Location : Lobby And 1st Floor Locker Area								
Vinyl Tile	1%			2039	* *	3	$400	
Wood	75%	4+	$205,800	2062	* *	5	$66,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
Location : Basketball Area								
Loose Units, Extent : Light, Area Affected : 2%								
Location : Garage Door Entry								
Patching Evident, Extent : Moderate, Area Affected : 2%								
Location : Rear Seating Area Of Basketball Arena								
Interior Walls								
Ceramic Tile	3%			2043	* *	5	$700	
Concrete Masonry Unit	5%			LIFE	* *	5	$500	
Glass: Single Pane	2%			LIFE	* *	5	$300	
Gypsum Board	90%	4+	$5,700	LIFE	* *	5	$12,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Top Of Storage Closet At Basketball Court								
Ceilings								
AcousTileSusp.Lay-In	5%			2047	* *	5	$4,700	
Exposed Struc: Steel	85%	4+	$375,900	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 1%								
Location : Above Basketball Courts								
Gypsum Board	10%			LIFE	* *	5	$11,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$46,400	2054	* *			
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : South Street At Parking Area								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Asphalt	8%			2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Walkway To Waterfront								
Cast in Place Concrete	90%	4+	$6,700	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Waterfront Area And Building Front Area								
Wood	2%	2-4	$300	2029	$13,700	1-3	$600	
Split/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Main Entry Walkway								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36 - BASKETBALL CITY

Asset # : 15593

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	10%			2037	* *			
Cast in Place Concrete	90%	4+	$461,200	2047	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parking Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room								
Explanation : 5 Main Service Switch And 5 Electrical Merters, Two Rated At 400 Amperes And Three At 200 Amperes								
Transformers								
Dry Type	100%			2047	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room, Fire Alarm Room. East Electrical Room And West Electrical Room								
Explanation : 6 Step Down Transformer 480 Volt/208y-120 Volt Rated As One At 150 Kilovolt Amperes, Four Rated At 75 Kilovolt Amperes And One Rated At 30 Kilovolt Amperes								
Switchgear / Switchboard								
Fused Disc Sw	5%			2054	* *	5		
Molded Case Bkrs	95%			2054	* *	5	$1,600	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards								
Fused Disc Sw	5%			2050	* *	5	$100	
Molded Case Bkrs	95%			2050	* *	5	$1,600	
Wiring								
Thermoplastic	100%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2047	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Connected To The Main Water Pipe								
Stand-by Power								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 36 - BASKETBALL CITY
Asset # : 15593

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	$19,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Electrical Room								
Explanation : Two Automatic Transfer Switches, One For Fire Pump And Fire Alarm Panel And One For The Emergency Load Of The Building.								
Generators								
Diesel	100%			2043	* *	1	$24,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outdoor								
Explanation : One Diesel Generator Rated At 75 Kilovolt Amperes, 60 Kilowatt								
Batteries								
Lead/Acid	100%			2028	$2,400	5	$2,300	
Fuel Storage								
Main Tank	100%			2062	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outdoor								
Explanation : Tank Capacity 100 Gallons								
Lighting								
Interior Lighting								
Fluorescent	1%	4+	$500	2039	* *			
Not in Service, Extent : Moderate, Area Affected : 100%								
Location : Offices								
LED	99%	4+	$83,000	2039	* *			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Basketball Field And At Higher Level Or The Pier 36								
Explanation : LED Bulbs And LED Tube Not Working , Requires Replacement								
Egress Lighting								
Emergency, Service	40%			2039	* *	1		
Emergency, Battery	1%	0-2	$100	2039	* *			
Lens/Guard Missing, Extent : Moderate, Area Affected : 5%								
Location : At The Wall Of The Middle Basketball Field								
Emergency, Battery	9%			2039	* *	10	$1,300	
Exit, Service	50%			2039	* *	1		
Exterior Lighting								
HID	12%	4+	$1,700	2034	$33,900			
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Outdoor, River Side								
Explanation : Some Lighting Fixtures Are Rusted.								
LED	8%			2039	* *			
No Component	80%							
Alarm								
Security System								
Generic	100%			2039	* *	1	$23,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior And Exterior								
Explanation : Cameras Security System								

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 36 - BASKETBALL CITY
Asset # : 15593

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	$38,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : The System Upgraded In 2020								
Strobes, Smoke Detectors, Horns And Fire Alarm Pull Station Observed Throughout The Building								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2060	* *	1		
Conversion Equipment								
Furnace	100%			2042	* *	1	$30,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 7 Rooftop Package Units								
Terminal Devices								
Fan Coil Unit/Heat	1%			2039	* *	1	$200	
No Component	99%							
Controls								
Electrical	100%			2033	$336,600			
Air Conditioning								
Energy Source								
Electricity	100%			2056	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	1%			2035	$9,600	2		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : 1 Unit, R-407c Refrigerant								
Exterior Pkg Unit - Cooling	30%			2039	* *	2	$1,100	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units, Roof								
Ext Pkg Unit - Heating/Cooling	69%			2039	* *	2	$2,600	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : 7 Units, Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$34,600	
Exhaust Fans								
Roof	100%			2039	* *	2	$1,900	

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 36 - BASKETBALL CITY
Asset # : 15593

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Energy Recovery Ventilator								
Generic	100%			2038	* *			
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2054	* *	1		
Galvanized Steel	30%			2032	$231,900	1		
Water Heater With Tanks								
Gas Fired	100%	Now	$5,000	2032	$100,100	2		
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : 1 Of Them Not In Service, Sprinkler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Two 225 Gallon Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2042	* *	1	$3,800	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2060	* *	1-5	$6,300	
Sprinkler								
Generic	100%			2060	* *	1-2	$17,400	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**SOUTH BROOKLYN MARINE TERMINAL**			
Address	:	**29TH ST PIERSHED - BLDG #03**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBS0013.020 / 134**	**Yr Built/Renovated**	:	**1955 / 1999**
Area Sq Ft	:	**79,757**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**20-Aug-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**662** **Lot** : **1**	**BIN**	:	**3378172**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$591,500	$808,500
Interior Architecture	$160,000	$304,400
Electrical		$1,359,500
Mechanical		$3,084,700
Site Pavements	$57,100	
Total	**$808,700**	**$5,557,100**
Importance Code A	$591,500	$2,444,400
Importance Code B	$160,000	$3,112,700
Importance Code C	$57,100	
Total	**$808,700**	**$5,557,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$115,700			
Interior Architecture	$47,100			
Electrical	$2,700	$3,900	$2,200	$2,700
Mechanical	$11,700	$33,300	$11,100	$3,800
Site Enclosure	$1,500			
Total	**$178,600**	**$37,200**	**$13,400**	**$6,500**
Importance Code A	$122,000	$500	$6,300	$400
Importance Code B	$22,700	$36,700	$7,100	$6,200
Importance Code C	$33,800			
Total	**$178,600**	**$37,200**	**$13,400**	**$6,500**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	0-2	$41,200	LIFE	* *	5	$70,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Base Of Wall South Loading Area								
Concrete Masonry Unit	20%	Now	$196,700	LIFE	* *	5	$11,700	1
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : West And South Facades								
Horizontal Cracks, Extent : Severe, Area Affected : 15%								
Location : North And South Facades								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : North And South Facades								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : North And West Facades								
Fiberglass Panel	20%			2041	* *	5	$70,500	
Masonry: Brick	10%	Now	$75,600	LIFE	* *	5	$9,400	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : East Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Metal, Corrugated	20%	4+	$7,200	2042	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : North And South Facade								
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : North And South Facade								
Metal Coiling Doors	15%	Now	$29,400	2037	* *	5	$22,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Windows								
Steel	100%	Now	$184,600	2057	* *	5	$26,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	10%	4+	$2,700	2037	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Over South Facade Loading Dock								
Spray-on Foam	80%	Now	$65,600	2032	$656,500	5	$81,600	
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : North And South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Not Accessible	10%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 2 Story Office Block								
Explanation : Roof Over 2 Story Office At South Facade Not Accessible								
Soffits								
Exposed Struc: Steel	100%	4+	$69,000	LIFE	* *	5	$33,700	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : South Loading Dock Canopy								
Interior								
Floors								
Cast in Place Concrete	90%	0-2	$160,000	LIFE	* *	5	$210,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout Warehouse Floor								
Ponding, Extent : Light, Area Affected : 5%								
Location : Warehouse Floor								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Interior Loading Of Warehouse								
Mosaic Tile	3%	2-4	$14,700	2045	* *	5	$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Bathroom								
Wood	7%			2060	* *	5	$14,000	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2041	* *	5	$900	
Concrete Masonry Unit	40%	2-4	$31,900	LIFE	* *	5	$7,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North, South And West Walls								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : South And West Walls								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : North And South Walls								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Office Walls								
Gypsum Board	6%			LIFE	* *	5	$1,600	
Gypsum Board	16%			LIFE	* *	5	$4,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Upper Portion Of North Wall								
Explanation : Gypsum Board Not Painted								
Metal Panel	26%			LIFE	* *			
Plaster	10%			LIFE	* *	5	$1,300	
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	$5,400	
Exposed Struc: Steel	25%			LIFE	* *			
Metal Panel	70%			LIFE	* *	5	$93,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Free Standing Walls								
Cast in Place Concrete	100%	Now	$1,500	2052	* *			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : South Loading Dock								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$57,100	2037	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Loading Dock And Driveway								
Ponding, Extent : Severe, Area Affected : 5%								
Location : South Loading Dock And Driveway								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Driveway And Parking Lot								

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.								
Transformers								
Dry Type	100%			2037	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : 75 Kilovolt Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	$2,100	
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Fused Disc Sw	50%			2040	* *	5	$900	
Molded Case Bkrs	50%			2040	* *	5	$1,100	
Wiring								
Thermoplastic	100%			2042	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2032	$1,072,500	10	$59,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Area								
Explanation : T- 8 Lamps								
LED	10%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2032	$58,600	10	$8,600	
Exit, Service	50%			2032	$15,100	1		
Exterior Lighting								
HID	30%			2032	$109,000	10	$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2040	* *	1	$8,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Area And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL
Asset # : 134

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2032	$60,300	1-3	$15,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Areas And Offices								
Explanation : Alarm Bells, Strobe Lights, Manual Pull Stations, Smoke Detectors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Furnace	10%			2032	$21,700	1	$3,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Office Roof								
Explanation : 1 Gas Fired Packaged Rooftop Unit								
Radiant Heater	90%			2032	$1,635,900	2	$29,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Warehouse								
Explanation : 40 Gas Fired Infrared Heaters								
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2032	$117,300	2	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Office Roof								
Explanation : Package Unit								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	$4,000	
No Component	90%							
Exhaust Fans								
Roof	80%			2032	$108,400	2	$1,800	
Wall Unit	20%			2032	$6,000	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks								
Electric	100%			2027	$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	20%							
Generic	80%			2032	$257,300	1-5	$29,900	
Sprinkler								
Generic	100%			2032	$965,800	1-2	$20,000	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 1**			
Address	:	**2ND AVE BET. 37TH & 39TH STREETS ACROSS FROM COSTCO**			
Borough	:	**BROOKLYN**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DSB0013.E01 / 15172**		**Yr Built/Renovated**	: **2010 /**
Area Sq Ft	:	**750**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**21-Aug-2020**		**Landmark Status**	: **NONE**
Areas Surveyed	:	**Floors 1**			
Block	:	**662**	**Lot** : **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$700	$5,600		
Interior Architecture				
Electrical			$100	$100
Mechanical				
Total	**$700**	**$5,700**	**$100**	**$100**
Importance Code A	$700	$5,600		
Importance Code B			$100	$100
Total	**$700**	**$5,700**	**$100**	**$100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 1
Asset # : 15172

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%	4+	$700	LIFE	* *	5	$500	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Base Of Exterior Walls								
Metal Panel	95%			2052	* *	5-10	$20,500	
Roof								
Not Accessible	100%							
Interior								
Floors								
Steel Plate	100%			LIFE	* *	1		
Interior Walls								
Metal Panel	100%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Metal Panel	75%			LIFE	* *	5	$600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	3		
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	* *	3		
Feeders								
Cable	100%			2054	* *	1		
Raceway								
Conduit	100%			2058	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	5		
Transformers								
Dry Type	100%			2049	* *	5		
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	* *	5		
Raceway								
Conduit	100%			2058	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 1
Asset # : 15172

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2054	* *	5		
Wiring								
Thermoplastic	100%			2058	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	$100	
Exit, Battery	50%			2040	* *	10		
Exterior Lighting								
HID	30%			2040	* *	10		
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detector								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2054	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2030	$2,800	1		
Ventilation								
Exhaust Fans								
Wall Unit	100%			2037	* *	2		

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 2**
Address : **2ND AVE BET 37TH & 39TH STREETS REAR OF CAMPUS AT FOOT OF PIER**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DSB0013.E02 / 15173**
Yr Built/Renovated : **2010 /**
Area Sq Ft : **400**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **21-Aug-2020**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1**
Block : **662** **Lot** : **1** **BIN** :

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$700	$5,600		
Interior Architecture				
Electrical				
Mechanical				
Total	**$700**	**$5,600**		
Importance Code A	$700	$5,600		
Importance Code B				
Total	**$700**	**$5,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 2
Asset # : 15173

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%	4+	$700	LIFE	* *	5	$500	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Base Of Exterior Walls								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Base Of Exterior Walls								
Explanation : Concrete Broken And Cracked								
Metal Panel	95%			2052	* *	5-10	$20,500	
Roof								
Not Accessible	100%							
Interior								
Floors								
Steel Plate	100%			LIFE	* *	1		
Interior Walls								
Metal Panel	100%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Metal Panel	75%			LIFE	* *	5	$600	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	3		
Transformers								
Dry Type	100%			2049	* *	3		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3000 Kilovolt Amperes, Three200 Volts Primary, 480/ 277 Volts Secondary								
Feeders								
Cable	100%			2054	* *	1		
Raceway								
Conduit	100%			2058	* *	1		
Under 600 Volts								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 2
Asset # : 15173

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 5000 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 15 Kilovolt Amperes, 480/277 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	* *	5		
Raceway								
Conduit	100%			2058	* *	1		
Panelboards								
Molded Case Bkrs	100%			2054	* *	5		
Wiring								
Thermoplastic	100%			2058	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10		
Exit, Battery	50%			2040	* *	10		
Exterior Lighting								
HID	30%			2040	* *	10		
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors, Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2054	* *	1		

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 2
Asset # : 15173

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	100%			2030	$1,500	1		
Ventilation								
Exhaust Fans								
Wall Unit	100%			2037	* *	2		

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 3**				
Address	: **TBD**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0013.E03 / 15174**			**Yr Built/Renovated**	:
Area Sq Ft	: **400**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **02-Sep-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**				
Block	: **662**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Site Pavements		$657,400
Total		**$657,400**
Importance Code C		$657,400
Total		**$657,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$700	$5,600		
Interior Architecture				
Electrical				
Mechanical				
Site Pavements	$32,900			
Total	**$33,600**	**$5,600**		
Importance Code A	$700	$5,600		
Importance Code B				
Importance Code C	$32,900			
Total	**$33,600**	**$5,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 3
Asset # : 15174

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%	4+	$700	LIFE	* *	5	$500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Base Of Exterior Wall								
Metal Panel	95%			2052	* *	5-10	$20,500	
Roof								
Not Accessible	100%							
Interior								
Floors								
Steel Plate	100%			LIFE	* *	1		
Interior Walls								
Metal Panel	100%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
Metal Panel	75%			LIFE	* *	5	$600	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%	Now	$32,900	2035	$657,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Driveway And Parking Lot								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Driveway								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Oil Fuse Cutout	100%			2058	* *	3		
Transformers								
Dry Type	100%			2049	* *	3		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Thirteen 200 Volts Primary, 480/277 Volts Secondary, 1500 Kilovolt Amperes.								
Feeders								
Cable	100%			2054	* *	1		
Raceway								
Conduit	100%			2058	* *	1		
Under 600 Volts								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 3
Asset # : 15174

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,200 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : 15 Kilovolt Amperes, 480/277/120 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	* *	5		
Raceway								
Conduit	100%			2058	* *	1		
Panelboards								
Molded Case Bkrs	100%			2054	* *	5		
Wiring								
Thermoplastic	100%			2058	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2040	* *	10	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2040	* *	10		
Exit, Battery	50%			2040	* *	10		
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2040	* *	1-3	$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Strobe Lights, Smoke Detectors, Alarm Bells, Manual Pull Station, Alarm Bells								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL ELECTRICAL BUILDING 3
Asset # : 15174

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2054	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2030	$1,500	1		
Ventilation								
Exhaust Fans								
Wall Unit	100%			2037	* *	2		

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**20-Aug-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Roof, Floors 1**			
Block	:	**662** **Lot** : **1**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$800			
Electrical				
Mechanical	$400	$2,600		
Site Pavements	$700			
Total	**$1,900**	**$2,600**		
Importance Code A	$800	$2,600		
Importance Code B	$400			
Importance Code C	$700			
Total	**$1,900**	**$2,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE

Asset # : 2282

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	4+	$800	2052	* *	5	$1,200	
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Bottom Of Guardhouse All Facades								
Windows								
Aluminum	100%			2048	* *	5		
Roof								
Metal Panel	100%			2045	* *	10		
Interior								
Floors								
Steel Plate	100%			LIFE	* *	1		
Interior Walls								
Metal Panel	100%			LIFE	* *			
Ceilings								
Metal Panel	100%			LIFE	* *	5		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2045	* *			
Parking/Driveway								
Asphalt	100%	4+	$700	2041	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Around Guardhouse								
Explanation : Vegetation Growth								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2032	$4,300	1		
Panelboards								
Molded Case Bkrs	100%			2031	$9,700	5		
Wiring								
Thermoplastic	100%			2032	$8,800	1		
Lighting								
Interior Lighting								
Fluorescent	100%			2032	$700	10	$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inside The Guardhouse								
Explanation : T-12 Lamps								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE

Asset # : 2282

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Radiant Heater	100%			2027	$2,500	2		
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2026	$400	1		

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER**
Address : **MIDDLE OF SITE OPPOSITE 34TH ST. 632 2ND AVENUE**
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 : **20-Aug-2020**
Landmark Status : **NONE**
Areas Surveyed : **Floors 1**
Block : **662** **Lot** : **1** **BIN** : **3378175**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,072,400	
Interior Architecture	$141,500	
Electrical		$236,800
Site Pavements		$282,900
Total	**$1,213,900**	**$519,800**
Importance Code A	$1,072,400	
Importance Code B	$141,500	$236,800
Importance Code C		$282,900
Total	**$1,213,900**	**$519,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$12,400			
Interior Architecture	$42,200			
Electrical	$500	$9,900	$200	$200
Mechanical	$11,500		$400	
Site Pavements	$14,100			
Total	**$80,800**	**$9,900**	**$600**	**$200**
Importance Code A	$23,800		$400	
Importance Code B	$500	$9,900	$200	$200
Importance Code C	$56,400			
Total	**$80,800**	**$9,900**	**$600**	**$200**



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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER

Asset # : 2504

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$89,400	LIFE	* *	5	$19,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Reinforcement, Extent : Severe, Area Affected : 15%								
Location : West Facade								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Entire								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Concrete Masonry Unit	10%	0-2	$80,100	LIFE	* *	5	$2,400	1
Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Masonry: Brick	60%	Now	$369,100	LIFE	* *	5	$22,900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : East Facade, West Facade								
Metal Panel	10%	0-2	$12,400	2042	* *	5	$7,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Tower								
Metal Coiling Doors	10%	Now	$119,700	2037	* *	5	$6,000	
Corrosion/Rusting, Extent : Severe, Area Affected : 75%								
Location : West Facade								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Windows								
Aluminum	20%	Now	$86,600	2057	* *	5	$900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Steel	80%	Now	$327,600	2057	* *	5	$46,500	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Entire Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								

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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER

Asset # : 2504

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Entire Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Interior								
Floors								
Cast in Place Concrete	25%	Now	$75,200	LIFE	* *	5	$19,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room And Partial 1st Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 80%								
Location : Boiler Room And Partial 1st Floor								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Entire Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Interior Walls								
Concrete Masonry Unit	25%	0-2	$42,200	LIFE	* *	5	$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Enitre Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Ceilings								
Exposed Struc: Concrete	25%	2-4	$66,300	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Partial 1st Floor								
Not Accessible	75%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Enitre Building								
Explanation : No Access To 2nd, 3rd, 4th And Partial 1st Floor								
Site Pavements								
Parking/Driveway								
Asphalt	100%	0-2	$14,100	2035	$282,900			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Around Building								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER

Asset # : 2504

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2032	$67,600	1		
Panelboards								
Molded Case Bkrs	100%			2031	$78,000	5	$700	
Wiring								
Thermoplastic	100%			2032	$91,300	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2040	* *			
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$9,700	1	$2,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Partial First Floor, 2nd, 3rd, And 4th Floors								
Explanation : Abandoned Building Except Partial 1st Floor.								
Conversion Equipment								
Radiant Heater	17%			2042	* *	2	$1,900	
Radiant Heater	3%	Now	$11,100	2042	* *	2	$300	
Broken, Extent : Severe, Area Affected : 100%								
Location : 1st Floor								
Not Accessible	80%							
Distribution								
Not Accessible	100%							
Terminal Devices								
No Component	20%							
Not Accessible	80%							
Air Conditioning								

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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER

Asset # : 2504

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2030	$9,000	1		
Not Accessible	90%							
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Not Accessible	100%							
Fixtures								
Not Accessible	100%							
Fire Suppression								
Standpipe								
Not Accessible	100%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2**				
Address	: **39TH ST PIERSHED - BLDGS**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0013.000 / 2416**			**Yr Built/Renovated**	: **1955 / 2012**
Area Sq Ft	: **349,550**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **22-Feb-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1,Mez**				
Block	: **662**	**Lot**	: **1**	**BIN**	: **3378173**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$17,747,000	$2,115,000
Interior Architecture	$5,009,200	$1,013,300
Electrical	$1,726,400	$1,960,900
Mechanical	$354,100	$5,048,500
Site Enclosure	$651,400	
Site Pavements	$292,700	
Total	**$25,780,700**	**$10,137,700**
Importance Code A	$17,747,000	$2,559,200
Importance Code B	$5,550,400	$7,578,400
Importance Code C	$2,483,400	
Total	**$25,780,700**	**$10,137,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$11,900			
Interior Architecture	$15,800			$6,400
Electrical	$28,300	$19,600	$24,800	$32,200
Mechanical	$55,600	$14,900	$35,600	$14,900
Total	**$111,600**	**$34,500**	**$60,400**	**$53,500**
Importance Code A	$12,300	$1,600	$4,600	$2,000
Importance Code B	$99,300	$32,900	$55,800	$51,500
Importance Code C				
Total	**$111,600**	**$34,500**	**$60,400**	**$53,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2
Asset # : 2416

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	0-2	$1,405,100	LIFE	* *	5	$601,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Building 1 Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Building 2 Below Clerestory Windows								
Concrete Masonry Unit	20%	Now	$1,678,200	LIFE	* *	5	$100,200	1
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : South Facade, West Entrance And Throughout								
Horizontal Cracks, Extent : Severe, Area Affected : 25%								
Location : North Facade, South Facade And Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 60%								
Location : North Facade, South Facade And Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North Facade, South Facade And Throughout								
Fiberglass Panel	20%	0-2	$456,300	2036	* *	5	$300,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Metal, Corrugated	20%			2043	* *	1		
Metal/Glass Curt Wall	5%	Now	$6,595,800	LIFE	* *	5	$75,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout All Facades								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout All Facades								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 20%								
Location : Throughout All Facades								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout All Facades								
Metal Sect. OHD	5%	Now	$1,420,600	2053	* *	5	$62,600	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : West Facade Building 1								
Metal Coiling Doors	15%	Now	$2,507,900	2038	* *	5	$187,800	
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : North Facade, South Facade								
Deformed/Dented, Extent : Severe, Area Affected : 50%								
Location : North Facade, South Facade								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : North Facade, South Facade								
Windows								
Steel	100%	Now	$3,683,100	2058	* *	5	$313,600	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2
Asset # : 2416

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	5%	Now	$5,800	LIFE	* *	5	$1,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Pre-Cast Concrete	4%	Now	$6,100	LIFE	* *	5	$4,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East Facade								
No Component	91%							
Roof								
Sloped Glazing	15%			LIFE	* *	5	$474,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building 2 Roof								
Explanation : Roof Not Accessible, Unable To Assess Condition. Location Building 2								
Not Accessible	85%							
Interior								
Floors								
Cast in Place Concrete	90%	Now	$1,924,100	LIFE	* *	5	$1,013,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Control Joints								
Vinyl Tile	10%	Now	$1,388,700	2043	* *	3	$19,300	
Adhesion Failure, Extent : Severe, Area Affected : 25%								
Location : 1st Floor And Mezzanine Level Offices								
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : 1st Floor And Mezzanine Level Offices								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 1st Floor And Mezzanine Level Offices								
Interior Walls								
Concrete Masonry Unit	10%	Now	$1,696,400	LIFE	* *	5	$37,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Perimeter Walls Throughout								
No Component	90%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2
Asset # : 2416

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	$15,800	2053	* *	5	$31,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : 1st Floor And Mezzanine Level Offices								
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : 1st Floor And Mezzanine Level Offices								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : 1st Floor And Mezzanine Level Offices								
Exposed Struc: Steel	90%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Locations In Main Warehouse Area								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$494,300	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Broken Fences Throughout Facility								
Retaining Walls								
Cast in Place Concrete	100%	Now	$157,000	2053	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Docks Throughout Facilities								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$127,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At All Main Door Exits								
Parking/Driveway								
Asphalt	100%	Now	$164,800	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Between Buildings 1, 2 And 3								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Between Buildings 1, 2 And 3								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Between Buildings 1, 2 And 3								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Between Buildings 1, 2 And 3								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2059	* *	3	$1,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Substation								
Explanation : Walk-in Substation Enclosure								

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2
Asset # : 2416

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2050	* *	3	$2,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Substation								
Explanation : Walk-in Substation Enclosure								
Feeders								
Cable	100%			2055	* *	1		
Raceway								
Conduit	100%			2059	* *	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2053	* *	5	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Building 2								
Explanation : 800 Amperes								
Transformers								
Dry Type	100%			2038	* *	5	$1,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : One 30 Kilovolt-ampere, 480v Pri - 208/120v Sec For Each Building 1 And 2								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2059	* *	5	$9,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Outdoor Substation								
Explanation : Walk-in Substation Enclosure								
Raceway								
Conduit	95%			2033	$683,100	1		
Conduit	5%			2053	* *	1		
Panelboards								
Molded Case Bkrs	90%	Now	$561,400	2058	* *	5	$4,100	
Enclosure Damaged, Extent : Moderate, Area Affected : 100%								
Location : Building 1 And Building 2								
Molded Case Bkrs	10%			2049	* *	5	$900	
Wiring								
Thermoplastic	80%			2033	$879,500	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	$45,800	5	$2,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	Now	$1,165,000	2043	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Missing All Bulbs								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2
Asset # : 2416

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	25%			2033	$398,200	10	$300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
No Component	75%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2038	* *	1-3	$221,900	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2043	* *	1		
No Component	95%							
Conversion Equipment								
Radiant Heater	5%			2033	$444,200	2	$8,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Water Meter Rooms, Toilet Room								
Explanation : Electric Unit Heaters								
No Component	95%							
Air Conditioning								
Energy Source								
Electricity	5%			2041	* *	1		
No Component	95%							
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2033	$286,800	2	$1,100	
R-410a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Site Electrical Service Trailer, 2 Wall Mounted Packaged Units								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$194,900	
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Throughout								
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2031	$217,900	1		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Toilet Rooms								
No Component	95%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL PIER BLDGS. #1 & #2
Asset # : 2416

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks								
Electric	5%			2026	$1,200	4		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Unoccupied Space - Toilet Room, 1 Unit - 30 Gallons								
No Component	95%							
Sanitary Piping								
Cast Iron	5%			LIFE	* *	1		
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Toilet Rooms								
No Component	95%							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Abandoned in Place, Extent : Light, Area Affected : 100%								
Location : Toilet Rooms - Tenant Uses Portable Toilets								
Fire Suppression								
Sprinkler								
Generic	15%	Now	$354,100	2043	* *	1-2	$12,700	
Dry System, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Tenant Area								
Explanation : System Out Of Service, Portion Of The Building Used By Tenant For Storage And Material Handling								
Generic	85%			2033	$4,012,900	1-2	$83,200	
Dry System, Extent : Light, Area Affected : 100%								
Location : Unoccupied Building Area								
Not in Service, Extent : Light, Area Affected : 100%								
Location : Unoccupied Building Area								
Fire Pump								
No Component	85%							
Generic	15%	Now	$48,900	2048	* *	1	$8,800	
Malfunctioning, Extent : Severe, Area Affected : 100%								
Location : Sprinkler Pump Room - Reciprocating Engine Fire Pump Not Operational / Obsolete								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Sprinkler Pump Room								
Explanation : Fire Pump Serves Both The Tenant And Unoccupied Areas Of The Building								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N**
Address : **NEAR 39TH ST. PIERSHED**
Borough : **BROOKLYN**
Program / Asset # : **DBS0013.030 / 2503**
Area Sq Ft : **113,246**
Date of Survey : **20-Aug-2020**
Areas Surveyed : **Floors 1**
Block : **662** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1955 / 2012**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN : **3378174**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	$1,740,200	$117,900
Interior Architecture	$3,803,200	$508,900
Electrical		$886,800
Mechanical	$105,600	$1,657,700
Site Pavements	$101,600	$2,032,300
Total	**$5,750,600**	**$5,203,600**
Importance Code A	$1,740,200	$175,400
Importance Code B	$2,872,200	$2,905,500
Importance Code C	$1,138,300	$2,122,700
Total	**$5,750,600**	**$5,203,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	$26,600			
Electrical	$2,500	$3,100	$1,300	$1,700
Mechanical	$6,600	$4,200	$6,600	$4,200
Site Enclosure	$59,700			
Total	**$95,400**	**$7,300**	**$7,800**	**$6,000**
Importance Code A	$26,900	$200	$200	
Importance Code B	$18,900	$7,100	$7,600	$6,000
Importance Code C	$49,700			
Total	**$95,400**	**$7,300**	**$7,800**	**$6,000**



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%	Now	$390,600	LIFE	* *	5	$15,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : West Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : East And West Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade, South Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : North And South Facade								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : North, South And West Facade								
Metal, Corrugated	25%	Now	$26,600	2042	* *	1		
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : North, South And West Facade								
Deformed/Dented, Extent : Severe, Area Affected : 25%								
Location : All Facades								
Metal Coiling Doors	30%	Now	$518,900	2037	* *	5	$25,900	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : North And South Facade								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : North And South Facade								
Windows								
Steel	100%	Now	$830,700	2057	* *	5	$117,900	1
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Explanation : Boarded Up With Plexiglass								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Perimeter Of Building								
Explanation : Rain Leader Disconnected								
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	100%	Now	$279,100	LIFE	* *	5	$367,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Below Roof Holes								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	75%	Now	$1,036,700	LIFE	* *	5	$90,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : West Wall								
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : North, South And West Walls								
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	25%			LIFE	* *			
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : East Wall								
Ceilings								
Exposed Struc: Steel	24%			LIFE	* *			
Exposed Struc: Wood	74%	Now	$2,487,500	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Center Of Building								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Fiber Board	2%			2032	$51,200			
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	$49,700	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West End Of Building								
Impact Damage, Extent : Severe, Area Affected : 25%								
Location : West End Of Building								
Retaining Walls								
Cast in Place Concrete	100%	2-4	$10,100	2052	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Facade								
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$101,600	2035	$2,032,300			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : West End And North Facade								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Service Area								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
Transformers								
Dry Type	100%			2049	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage Area								
Explanation : 45 Kilovolt Amperes, 480/ 277/120 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	$317,500	5	$3,000	
Raceway								
Conduit	80%			2042	* *	1		
Conduit	20%			2058	* *	1		
Panelboards								
Fused Disc Sw	20%			2054	* *	5	$500	
Molded Case Bkrs	80%			2031	$202,700	5	$2,400	
Wiring								
Thermoplastic	80%			2032	$304,300	1		
Thermoplastic	20%			2058	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2040	* *			
Exterior Lighting								
HID	30%			2037	* *	10	$100	
No Component	70%							
Alarm								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	$62,300	1	$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Storage And Outside Perimeter								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	2%			2042	* *	1		
No Component	98%							
Conversion Equipment								
Radiant Heater	2%			2032	$57,600	2	$1,100	
No Component	98%							
Plumbing								
H/C Water Piping								
Galvanized Steel	5%			2030	$70,600	1		
No Component	95%							
Fire Suppression								
Sprinkler								
Generic	100%			2032	$1,529,500	1-2	$31,700	
Fire Pump								
Generic	100%			2028	$105,600	1	$21,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sprinkler Room								
Explanation : Engine Driven Fire Pump								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION**
Address : **23RD ST. MARINA**
Borough : **MANHATTAN**
Program / Asset # : **DGSPR30.001 / 2666**
Area Sq Ft : **42,000**
Date of Survey : **27-Sep-2023**
Areas Surveyed :
Block : **991** **Lot** : **50**

Agency's Number : **N/A**
Yr Built/Renovated : **1960 /**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$835,300	$144,800
Total	**$835,300**	**$144,800**
Importance Code A	$835,300	$144,800
Total	**$835,300**	**$144,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$39,000			
Total	**$39,000**			
Importance Code A	$30,300			
Importance Code C	$8,700			
Total	**$39,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION
Asset # : 2666

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	85%			LIFE	* *	5	$133,000	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations Up To 1/16 Inch Wide With Efflorescence								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Deck Surface								
Explanation : Delaminations								
Concrete	15%	4+	$452,000	LIFE	* *	5	$11,700	
Spalling, Extent : Moderate, Area Affected : 80%								
Location : Along Inshore Edge Of Pier								
Other Observation, Extent : Light, Area Affected : 25%								
Location : At Shotcrete Repairs								
Explanation : Failed Repairs								
Pile Caps								
Concrete	75%			LIFE	* *	5	$4,200	
Concrete	20%	4+	$253,000	LIFE	* *	5	$600	
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Around Top Edge Of North/south Oriented Pile Caps								
Steel	5%			2036	* *	5	$17,300	
Corrosion, Extent : Light, Area Affected : 100%								
Location : Center Of Pier								
Piles and Bracing								
Concrete	48%			LIFE	* *	5	$127,700	
Concrete	2%	4+	$19,600	LIFE	* *	5	$2,700	
Cracking, Extent : Light, Area Affected : 5%								
Location : One Isolated Pile At Offshore End Of Pier								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : One Isolated Pile Near Center Of Pier								
Not Accessible	50%							
Coping/Curb								
Concrete	10%	4+	$8,700	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Curb On Northwest Side Of Pier, Garage Exterior								
Explanation : Delaminations With Staining								
Concrete	85%			LIFE	* *			
No Component	5%							
Deck Elements								
Railing								
Concrete	15%			2036	* *			
Fencing	10%			2036	* *	3		
Guard Rail	70%			LIFE	* *			
No Component	5%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **APPROACH PLATFORM PIER 4 BROOKLYN ARMY TERMINAL**
Address : **FOOT OF 58TH STREET**
Borough : **BROOKLYN**
Program / Asset # : **DBSR050.000 / 13548**
Area Sq Ft : **14,500**
Date of Survey : **06-Jan-2021**
Areas Surveyed :
Block : **5778** **Lot** : **1**

Agency's Number : **N/A**
Yr Built/Renovated : **1994 /**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers		$150,600
Total		**$150,600**
Importance Code B		$150,600
Total		**$150,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$45,000			$3,900
Total	**$45,000**			**$3,900**
Importance Code A				
Importance Code B	$38,800			$3,900
Importance Code C	$6,200			
Total	**$45,000**			**$3,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801

APPROACH PLATFORM PIER 4 BROOKLYN ARMY TERMINAL

Asset # : 13548

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt	40%			2041	* *	5	$6,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Southern 200 Feet Of Asset								
Concrete	60%			2041	* *	5	$6,000	
Pile Caps								
Concrete	5%			LIFE	* *	5		
Spalling, Extent : Light, Area Affected : 10%								
Location : At West End Of Caps								
Not Accessible	95%							
Piles and Bracing								
Concrete	5%			LIFE	* *	5	$2,300	
Not Accessible	95%							
Coping/Curb								
Concrete	20%			LIFE	* *			
No Component	80%							
Fender								
Piles								
Timber	40%	Now	$20,800	2047	* *	4	$5,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset. Three Of Seven Fender Piles Broken With Impact Damage And Loose Connections								
Timber	60%			2041	* *	4	$7,800	
Deck Elements								
Railing								
Steel	40%			2030	$120,500			
Missing Coating, Extent : Light, Area Affected : 50%								
Location : Southern And Northern Ends Of Railing								
Steel	10%	4+	$18,100	2032	$30,100			
Corrosion, Extent : Severe, Area Affected : 50%								
Location : 89 To 114 Feet And 259 To 294 Feet From South								
Fencing	20%			2030	$8,000	3		
Corrosion, Extent : Light, Area Affected : 50%								
Location : Full Length Of Fencing From 406 Feet To 520 Feet From South								
No Component	30%							

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **19-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers		$225,700
Total		**$225,700**
Importance Code A		$225,700
Total		**$225,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$8,000			$19,200
Total	**$8,000**			**$19,200**
Importance Code A	$8,000			
Importance Code B				$19,200
Total	**$8,000**			**$19,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTHS 8, 8A, AND 8B

Asset # : 14872

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	100%			LIFE	* *	5	$65,200	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Across Deck								
Pile Caps								
Not Accessible	100%							
Piles and Bracing								
Not Accessible	100%							
Fender								
Wales and Chocks								
Timber	100%			2041	* *	4	$34,500	
Worn, Extent : Light, Area Affected : 10%								
Location : In Tidal Zone								
Piles								
Timber	25%			2041	* *	4	$4,000	
Worn, Extent : Light, Area Affected : 10%								
Location : In Tidal Zone								
Not Accessible	75%							
Pile Cluster								
Timber	25%			2033		4-10		
Worn, Extent : Light, Area Affected : 10%								
Location : In Tidal Zone								
Not Accessible	75%							
Deck Elements								
Coping/Curb								
Concrete	3%			LIFE	* *			
Timber	97%			LIFE	* *			
Mechanical/ Plumbing								
Water Supply								
Galvanized Steel	100%	4+	$8,000	2030	$160,500			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Full Length								
Explanation : Coating Loss								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **21-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **970**	**Lot**	: **14**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers				$2,700
Total				**$2,700**
Importance Code A				
Importance Code B				$2,700
Importance Code C				
Total				**$2,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

E. MIDTOWN WATERFRONT ESPLANADE WATERSIDE PIER

Asset # : 4110

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%			LIFE	* *	5	$32,500	
Not Accessible	50%							
Deck Surface								
Concrete	100%			2045	* *	5	$23,900	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations On Deck Surface								
Pile Caps								
Concrete	100%			LIFE	* *	5	$2,300	
Piles and Bracing								
Concrete	15%			LIFE	* *	5	$16,600	
Not Accessible	85%							
Fender								
Wales and Chocks								
Timber	8%			2041	* *	4	$4,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At North And South End Of Platform								
Explanation : Location								
No Component	92%							
Piles								
Timber	6%			2041	* *	4	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At North And South End Of Platform								
Explanation : Location								
No Component	92%							
Not Accessible	2%							
Deck Elements								
Railing								
Steel	100%			2031				

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **20-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **36** **Lot** : **25** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$225,700	$746,900
Total	**$225,700**	**$746,900**
Importance Code A	$225,700	$171,600
Importance Code B		$575,300
Total	**$225,700**	**$746,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$209,600		$3,200	$900
Total	**$209,600**		**$3,200**	**$900**
Importance Code A	$166,700			
Importance Code B	$2,900			
Importance Code C	$40,100		$3,200	$900
Total	**$209,600**		**$3,200**	**$900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Asset # : 2580

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	10%			LIFE	* *	5	$16,600	
Steel	20%			2036	* *	5	$74,400	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : On Hardware							
Not Accessible	70%							
Deck Surface								
Asphalt Pavers	74%			2044	* *			
Asphalt Pavers	10%	4+	$40,100	2044	* *			
	Settlement, Extent : Moderate, Area Affected : 5%							
	Location : 404, 638, 679-686, 864, And 993 Feet From South End Of Asset							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : 404, 638, And 864 Feet From South End Of Asset							
	Explanation : Differential Settlement Between Platform Segments Expansion Joints Ranging From 1/2 To 4 Inches							
Concrete	6%			2044	* *	5	$1,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : South 200 Feet Of Asset							
	Explanation : Deck Surface Steel 100 Percent							
Topsoil	10%			2033	$47,900	5	$6,300	
Pile Caps								
Concrete	30%			LIFE	* *	5	$1,800	
Timber	50%			LIFE	* *	4	$263,100	
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : At Ends Of Caps							
Not Accessible	20%							
Piles and Bracing								
Concrete	10%			LIFE	* *	5	$28,300	
Concrete Encased Timber	13%			LIFE	* *	5	$36,800	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Above Tidal Zone							
	Explanation : Section Loss							
Concrete Encased Timber	2%	Now	$54,100	LIFE	* *	5	$2,800	
	Broken, Extent : Severe, Area Affected : 2%							
	Location : Isolated Location Of Broken Piles And Loss Of Bearing On Encasements With Exposed Timber							
Steel	25%			LIFE	* *	5	$343,200	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Above Tidal Zone							
Not Accessible	50%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Asset # : 2580

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	5%	Now	$2,900	2033	$28,800			
Broken, Extent : Severe, Area Affected : 25%								
Location : Broken Bottom Wire Strand 325 Feet To 350 Feet From Southern End Of Asset								
Steel	95%			2033	$546,500			

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**20-Sep-2023**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2**	**Lot** : **23**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$44,600			$5,000
Total	**$44,600**			**$5,000**
Importance Code A	$44,600			
Importance Code C				$5,000
Total	**$44,600**			**$5,000**



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM
Asset # : 14655

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	40%			LIFE	* *	5	$14,300	
No Component	5%							
Not Accessible	55%							
Deck Surface								
Asphalt	95%			2044	* *	5	$10,000	
Settlement, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Throughout								
No Component	5%							
Pile Caps								
Concrete	95%			LIFE	* *	5	$1,200	
No Component	5%							
Piles and Bracing								
Concrete Encased Steel	5%			LIFE	* *			
Steel	25%			LIFE	* *	5	$73,700	
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Isolated In Top 2 Feet Of Piles								
No Component	5%							
Not Accessible	65%							
Deck Elements								
Railing								
Steel	95%			2033				
No Component	5%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**03-Oct-2023**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**991**	**Lot** : **29**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$147,500	$490,300
Total	**$147,500**	**$490,300**
Importance Code A	$147,500	$67,300
Importance Code B		$422,900
Total	**$147,500**	**$490,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$12,500		$25,100	$72,400
Total	**$12,500**		**$25,100**	**$72,400**
Importance Code A	$7,300			$30,700
Importance Code B	$5,200		$25,100	
Importance Code C				$41,700
Total	**$12,500**		**$25,100**	**$72,400**



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

DEPT. OF SMALL BUSINESS SERV. - 801

EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM

Asset # : 14656

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%			LIFE	* *	5	$13,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Underdeck								
Not Accessible	50%							
Deck Surface								
Brick Pavers	100%			2044	* *	5	$83,300	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Explanation : Loose Bricks								
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Locations On Edge Beam And At Joints								
Piles and Bracing								
Steel	60%	4+	$147,500	LIFE	* *	5	$67,300	
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Top 5 To 6 Feet Of Piles								
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Top 5 To 6 Feet Of Piles								
Explanation : Coating Loss								
Not Accessible	40%							
Fender								
Wales and Chocks								
Timber	99%			2044	* *	4	$39,200	
Timber	1%	Now	$1,800	2044	* *	4	$400	
Broken, Extent : Severe, Area Affected : 100%								
Location : One Broken Wale At North End Of Asset								
Piles								
Timber	60%			2044	* *	4	$11,000	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	98%			2033	$414,500			
Steel	2%	4+	$3,400	2033	$8,500			
Broken, Extent : Severe, Area Affected : 100%								
Location : Temporary Repair 200 Feet From North								
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$30,700			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 14 Fixtures Total								
Explanation : Count								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **FULTON/PIER 1- DUMBO FERRY BROOKLYN BRIDGE PARK**		
Address	: **1 OLD FULTON STREET 1 FURMAN STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0031.000 / 4337**	**Yr Built/Renovated**	: **1850 / 1995**
Area Sq Ft	: **14,976**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **29-Feb-2024**	**Landmark Status**	: **HISTORICAL LANDMARK DISTRICT**
Areas Surveyed	:		
Block	: **1850** **Lot** : **1995**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$94,100	
Total	**$94,100**	
Importance Code C	$94,100	
Total	**$94,100**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$21,800			$38,600
Total	**$21,800**			**$38,600**
Importance Code A	$21,800			$38,500
Importance Code C				$100
Total	**$21,800**			**$38,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON/PIER 1- DUMBO FERRY BROOKLYN BRIDGE PARK

Asset # : 4337

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	5%			LIFE	* *	5	$2,800	
Not Accessible	95%							
Deck Surface								
Concrete	1%			2044	* *	5	$100	
Stone Pavers	3%			2044	* *			
Timber	90%	4+	$94,100	2044	* *	5	$27,200	
Surface Wearing/Scaling, Extent : Light, Area Affected : 20%								
Location : Pier Deck Planks								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Pier Deck Planks								
Explanation : Loose Connections								
No Component	6%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$300	
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Locations On Edge Beams								
Not Accessible	85%							
Piles and Bracing								
Concrete	40%			LIFE	* *	5	$37,900	
Erosion, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Not Accessible	60%							
Fender								
Pile Cluster								
Timber	70%			2036	* *	4-10		
Rotting/Splitting, Extent : Light, Area Affected : 30%								
Location : Above Mean Low Water On All 6 Clusters On North Side								
Worn, Extent : Light, Area Affected : 20%								
Location : Tidal Zone								
Not Accessible	30%							
Deck Elements								
Railing								
Steel	98%			2033				
Fencing	2%			2036	* *	3		
Electrical								
Lighting Fixture								
Incandescent	65%	4+	$1,300	2029	$25,000			
Broken, Extent : Light, Area Affected : 5%								
Location : Missing Caps On 2 Fixtures On South Side								
Other Observation, Extent : Light, Area Affected : 5%								
Location : 4 Fixtures On North Side, 2 On West Side, And 2 On The South Side. Out Of 15 Total								
Explanation : Loose Fixtures								
Incandescent	35%			2029	$13,500			

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **GREENPOINT FERRY LANDING PIER**
Address : **10 INDIA STREET EAST RIVER**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0067.000 / 15300**
Yr Built/Renovated : **2011 /**
Area Sq Ft : **14,170**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **17-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2530** **Lot** : **8** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$572,400	$589,200
Total	**$572,400**	**$589,200**
Importance Code A	$572,400	
Importance Code B		$589,200
Total	**$572,400**	**$589,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$49,700	$8,400	$8,900	
Total	**$49,700**	**$8,400**	**$8,900**	
Importance Code A	$42,300	$8,400	$8,900	
Importance Code B	$4,700			
Importance Code C	$2,600			
Total	**$49,700**	**$8,400**	**$8,900**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
GREENPOINT FERRY LANDING PIER
Asset # : 15300

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	52%			LIFE	* *	5	$13,700	
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations Along Edges And At Corners								
Not Accessible	48%							
Deck Surface								
Asphalt Pavers	82%			2041	* *			
Concrete	2%	4+	$2,100	2047	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 30%								
Location : Slab At Pier Approach								
Other Observation, Extent : Light, Area Affected : 2%								
Location : Utility Trench Cover, 160 Feet From East End								
Explanation : Displaced Element								
Concrete	10%			2041	* *	5	$1,000	
Topsoil	6%			2030	$9,100	5	$1,200	
Pile Caps								
Concrete	70%			LIFE	* *	5	$700	
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations Along Edges And At Corners								
Concrete	10%	4+	$14,200	LIFE	* *	5	$100	
Missing Part, Extent : Severe, Area Affected : 30%								
Location : Precast Pile Caps With Missing Grout At 30 Percent Of Pile Sockets								
Not Accessible	20%							
Piles and Bracing								
Concrete Encased Steel	30%	4+	$572,400	LIFE	* *			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Exposed Steel H-piles								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : 80 Percent Of Piles Have Split Fiberglass Jackets With Exposed And Eroding Encasements								
Explanation : Failed Encasements								
Not Accessible	70%							
Deck Elements								
Railing								
Steel	98%			2030	$577,400			
Steel	2%	0-2	$4,700	2030	$11,800			
Loose Connections, Extent : Moderate, Area Affected : 20%								
Location : Two Locations With Disconnected Top Rails, 61 And 457 Feet From East End								
Electrical								
Conduit								
PVC	4%			2028	$8,900			
PVC	2%	0-2	$1,800	2030	$4,400			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Extending From Settled Utility Vault At Pier Approach								
Explanation : Pinched Lines								
Not Accessible	94%							

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

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

DEPT. OF SMALL BUSINESS SERV. - 801
GREENPOINT FERRY LANDING PIER
Asset # : 15300

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	32%	Now	$8,400	2027	$8,400			
Broken, Extent : N/A, Area Affected : 5%								
Location : 4 Of 12 Fixtures Broken								
Incandescent	68%			2026	$17,900			

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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-Jan-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5778** **Lot** : **1**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$24,800			$1,600
Total	**$24,800**			**$1,600**
Importance Code A				
Importance Code B	$24,800			$1,600
Total	**$24,800**			**$1,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801
HARBOR CHARLIE CONCRETE WHARF, PIER
Asset # : 13544

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	100%			LIFE	* *	5	$28,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Sections For The Entire Length								
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Sections								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Sections								
Explanation : Annulus Void Between Cap And Pile								
Piles and Bracing								
Concrete	70%			LIFE	* *	5	$33,200	
Not Accessible	30%							
Coping/Curb								
Concrete	90%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations On All Faces Of Curb								
No Component	10%							
Fender								
Wales and Chocks								
Timber	10%			2041	* *	4	$1,700	
No Component	90%							
Piles								
Timber	20%			2041	* *	4	$1,600	
Timber	10%	Now	$24,800	2047	* *	4	$800	
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : One Fender Pile Disconnected From Wharf Face								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Two Piles Connected To Wharf Face								
Explanation : Impact Damage								
No Component	40%							
Not Accessible	30%							
Electrical								
Lighting Fixture								
Sodium	100%			2026				

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **21-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1573** **Lot** : **52** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$1,045,300	$275,200
Total	**$1,045,300**	**$275,200**
Importance Code A	$1,045,300	
Importance Code B		$275,200
Total	**$1,045,300**	**$275,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$28,000	$28,800		
Total	**$28,000**	**$28,800**		
Importance Code A	$500	$28,500		
Importance Code B	$27,500			
Importance Code C		$300		
Total	**$28,000**	**$28,800**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

HIGH LEVEL DECK (WHARF)

Asset # : 13847

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	10%	4+	$90,300	LIFE	* *	5	$1,200	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Offshore Surface Entire Length And Undermining Railing Bases Throughout Length								
Concrete	50%			LIFE	* *	5	$5,900	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout With Efflorescence								
Concrete	10%	2-4	$90,300	LIFE	* *	5	$1,200	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Open And Closed Spalls On Deck Soffit								
Not Accessible	30%							
Deck Surface								
Asphalt Pavers	88%			2036	* *			
Cracking, Extent : Light, Area Affected : 10%								
Location : Intermittent Longitudinal Cracking Throughout								
Settlement, Extent : Moderate, Area Affected : 30%								
Location : Offshore 3 Feet For Full Length Of Asset								
Concrete	12%			2042	* *	5	$500	
Cracking, Extent : Light, Area Affected : 10%								
Location : At Both North And South Segments								
Pile Caps								
Timber	25%	4+	$133,000	LIFE	* *	4	$12,400	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Outboard Ends Of Pile Caps And Along Line Cap								
Timber	30%	Now	$159,700	LIFE	* *	4	$14,800	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap								
Timber	45%			LIFE	* *	4	$22,300	
Piles and Bracing								
Timber	25%	4+	$286,000	LIFE	* *	4-5	$7,100	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : At Abandoned Hardware Holes In Piles And In Tidal Zone								
Timber	25%	2-4	$286,000	LIFE	* *	4-5	$7,100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Bracing Elements								
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : Isolated At Abandoned Hardware Holes And In Tidal Zone								
Not Accessible	50%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

HIGH LEVEL DECK (WHARF)

Asset # : 13847

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	100%	4+	$27,500	2031	$275,200			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : For Full Length Of Asset And Primarily On Offshore Face								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Additional Chain-link Fence Installed Inshore Of Original Railing For Full Length Of Asset								
Explanation : Recent Repair Evident								
Electrical								
Lighting Fixture								
Incandescent	16%	Now	$500	2027	$4,600			
Broken, Extent : Light, Area Affected : 10%								
Location : Lights Are Out On 2 Of 13 Light Poles By 96th Street								
Incandescent	84%			2027	$24,000			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 11 Of 13 Light Poles								
Explanation : Light Poles								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **24-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2184** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$442,300	
Total	**$442,300**	
Importance Code A	$231,200	
Importance Code B	$211,100	
Total	**$442,300**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$77,000			
Total	**$77,000**			
Importance Code A	$27,200			
Importance Code B	$49,700			
Total	**$77,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854

Asset # : 13803

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Timber	90%	4+	$159,300	LIFE	* *	5	$6,800	
Aging, Extent : Moderate, Area Affected : 100%								
Location : Deck Planks								
Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
Location : Isolated Deck Planks And At Ends Of Stringers								
Timber	10%	Now	$17,700	LIFE	* *	5	$800	
Broken, Extent : Moderate, Area Affected : 100%								
Location : North End Of Deck								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Center Of Deck								
Explanation : Fire Damage								
Pile Caps								
Timber	20%	4+	$18,200	LIFE	* *	4	$2,800	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Primarily At Southern End Of Wharf								
Timber	10%	Now	$9,100	LIFE	* *	4	$1,400	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Severe Rot At Ends Of Timber Pile Caps								
Not Accessible	70%							
Piles and Bracing								
Timber	30%	4+	$32,500	LIFE	* *	4-5	$2,400	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Partial Bearing And Rot In Tidal Zone On Timber Piles								
Timber	20%	Now	$21,700	LIFE	* *	4-5	$1,600	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : At Tops Of Timber Piles								
Explanation : Non-bearing								
Not Accessible	50%							
Fender								
Wales and Chocks								
Timber	100%	Now	$81,700	2047	* *	4	$8,800	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Piles								
Timber	100%	Now	$129,400	2047	* *	4	$4,100	
Broken, Extent : Severe, Area Affected : 50%								
Location : Entire Fender System								
Deck Elements								
Coping/Curb								
Timber	100%	Now	$49,700	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Curb								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **11-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2105** **Lot** : **51** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$216,300	$2,539,600
Total	**$216,300**	**$2,539,600**
Importance Code A	$69,600	$361,400
Importance Code B	$146,600	$2,178,200
Total	**$216,300**	**$2,539,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$45,000	$400	$5,700	$22,900
Total	**$45,000**	**$400**	**$5,700**	**$22,900**
Importance Code A	$23,900		$5,700	
Importance Code B	$5,800	$400		$22,900
Importance Code C	$15,300			
Total	**$45,000**	**$400**	**$5,700**	**$22,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	2%	4+	$23,900	LIFE	* *	5	$1,000	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At 75 Feet And 560 Feet From South And 20 Feet From North End								
Concrete	38%			LIFE	* *	5	$19,600	
Discolor & Bleeding, Extent : Light, Area Affected : 20%								
Location : Efflorescence At Deck Joints Between Deck Planks								
Not Accessible	60%							
Deck Surface								
Asphalt	100%			2041	* *	5	$30,600	
Cracking, Extent : Light, Area Affected : 2%								
Location : Above Pile Caps								
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%								
Location : Entire Length								
Pile Caps								
Concrete	70%			LIFE	* *	5	$1,300	
Cracking, Extent : Light, Area Affected : 30%								
Location : Isolated Corrosion Cracks With Discoloration And Bleeding Across Entire Length								
Spalling, Extent : Light, Area Affected : 5%								
Location : At Edges								
Concrete	25%	4+	$69,600	LIFE	* *	5	$500	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Horizontal Cracking With Delamination And Rust Staining, Along Bottom Of Pile Caps At Isolated Caps								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : At Offshore Ends								
Steel	5%			2033	$84,100	5	$11,400	
Corrosion, Extent : Light, Area Affected : 5%								
Location : On Beam Flanges Between Bent 15 To Bent 17								
Piles and Bracing								
Steel	65%			LIFE	* *	5	$277,300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Full Height Of Exposed Piles Are Wrapped.								
Not Accessible	35%							
Fender								
Buffer								
Rubber	10%			2035	$38,000	4-5	$3,300	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Isolated At Hardware Of Tire Fender System								
Explanation : Corrosion Of Attachment Hardware								
No Component	90%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK AND TIM DOLPHINS HARLEM RIVER DRIVE
Asset # : 13821

Piers / System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Composite	15%			2045	* *			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Suspended At Northern End								
No Component	85%							
Pile Cluster								
Timber	60%			2033	$1,219,400	4-10	$351,100	
Other Observation, Extent : Moderate, Area Affected : 33%								
Location : In Tidal Zone								
Explanation : Corrosion Of Cable Wrapping								
Timber	20%	4+	$81,300	2037	* *	4	$15,300	
Loose Wrapping, Extent : Moderate, Area Affected : 33%								
Location : Several Bottom Cable Wraps In Tidal Zone								
Rotting/Splitting, Extent : Moderate, Area Affected : 5%								
Location : Isolated At Timber Located Above Mean Low Water								
No Component	20%							
Deck Elements								
Railing								
Steel	100%	4+	$65,400	2030	$653,500			
Corrosion, Extent : Light, Area Affected : 100%								
Location : Entire Length								
Missing Coating, Extent : Severe, Area Affected : 100%								
Location : Entire Length								
Coping/Curb								
Concrete	5%	4+	$5,800	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : At Roadside Of Parapet With Exposed Reinforcement, 440 Feet From North And Isolated Other Locations								
Concrete	95%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 10%								
Location : At Roadside And Riverside For Entire Length								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **HUNTS POINT LANDING PARK PIER**		
Address	: **2 FARRAGUT STREET EAST RIVER**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0060.010 / 15258**	**Yr Built/Renovated**	: **2013 /**
Area Sq Ft	: **1,440**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **22-Feb-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2781** **Lot** : **500**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers				
Total				
Importance Code A				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT LANDING PARK PIER
Asset # : 15258

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Composite	100%			2052	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Loose Sections								
Explanation : Loose Elements								
Pile Caps								
Concrete	100%			LIFE	* *	5	$100	
Piles and Bracing								
Steel	85%			LIFE	* *	5	$18,800	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet Of Piles								
Not Accessible	15%							
Deck Elements								
Railing								
Steel	100%			2030				
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas, Primarily Posts At Inshore End								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **11-May-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$94,400	$3,769,900
Total	**$94,400**	**$3,769,900**
Importance Code A	$94,400	$3,769,900
Total	**$94,400**	**$3,769,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$37,100	$10,900	$18,800	$5,300
Total	**$37,100**	**$10,900**	**$18,800**	**$5,300**
Importance Code A	$1,000		$18,800	$1,000
Importance Code B	$36,100	$10,900		$4,400
Total	**$37,100**	**$10,900**	**$18,800**	**$5,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT CONCRETE PIER
Asset # : 13504

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	35%			LIFE	* *	5	$85,800	
Cracking, Extent : Light, Area Affected : 25%								
Location : Isolated Locations In Deck Surface								
Steel	13%			2035	$3,069,300	5	$142,600	
Steel	2%	Now	$94,400	2035	$472,200	5	$11,000	
Broken, Extent : Light, Area Affected : 100%								
Location : Missing And Dislodged Steel Grates Mostly On Northeast End Of Pier								
Not Accessible	50%							
Piles and Bracing								
Concrete	10%			LIFE	* *	5	$41,700	
Not Accessible	90%							
Fender								
Buffer								
Rubber	10%	Now	$29,900	2043	* *	4-5	$4,900	
Broken, Extent : Severe, Area Affected : 40%								
Location : Two Fenders With Severe Impact Damage								
Missing Part, Extent : Severe, Area Affected : 60%								
Location : Three Missing Fenders								
Rubber	40%			2037	* *	4-5	$30,500	
No Component	50%							
Facing								
Concrete	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 25%								
Location : In Tidal Zone Of Vertical Concrete Aprons Around Pier								
Explanation : Spalling								
Not Accessible	10%							
Deck Elements								
Coping/Curb								
Concrete	98%			LIFE	* *			
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Concrete	2%	Now	$6,100	LIFE	* *			
Mechanical Damage, Extent : Moderate, Area Affected : 25%								
Location : Various Locations On North Side Of Pier								
Spalling, Extent : Severe, Area Affected : 100%								
Location : Northwest Corner Of Pier								
Electrical								
Lighting Fixture								
Incandescent	95%			2028	$18,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 High Mast Lights, 3 Parking Lot Lights, And 2 Navigation Lights								
Explanation : Light Count								
Incandescent	5%	Now	$1,000	2029	$1,000			
Broken, Extent : Severe, Area Affected : 100%								
Location : Navigational Light On Southeast Corner Of Pier								

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

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT CONCRETE PIER
Asset # : 13504

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **PIER 15, EAST RIVER ESPLANADE**				
Address	: **SOUTH STREET BET. MAIDEN LANE & JOHN STREET**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0071.000 / 15423**			**Yr Built/Renovated**	:
Area Sq Ft	: **38,860**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **02-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **73**	**Lot**	: **2**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$134,800	$770,600
Total	**$134,800**	**$770,600**
Importance Code A		$139,400
Importance Code B	$134,800	$631,200
Total	**$134,800**	**$770,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$72,000	$1,700	$10,400	$3,200
Total	**$72,000**	**$1,700**	**$10,400**	**$3,200**
Importance Code A				$3,200
Importance Code B	$70,300		$10,400	
Importance Code C	$1,700	$1,700		
Total	**$72,000**	**$1,700**	**$10,400**	**$3,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 15, EAST RIVER ESPLANADE
Asset # : 15423

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	20%			LIFE	* *	5	$14,500	
Steel	2%			2034	$139,400	5	$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Side Of Pier 10 Feet Wide 220 Feet Long								
Explanation : Steel Grate								
Not Accessible	78%							
Deck Surface								
Concrete	1%			2042	* *	5	$300	
Panel/Paver: Concrete	78%			2053	* *			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Isolated Locations Throughout								
Explanation : Settlement Of Paver								
Timber	2%			2042	* *	5	$3,100	
Topsoil	6%			2031	$25,000	5	$3,300	
Not Accessible	13%							
Pile Caps								
Concrete	50%			LIFE	* *	5	$1,300	
Not Accessible	50%							
Piles and Bracing								
Concrete	40%			LIFE	* *	5	$49,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Supporting Pier								
Explanation : 155 Piles								
Not Accessible	60%							
Fender								
Wales and Chocks								
Timber	1%	Now	$12,200	2048	* *	4	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : 15 Feet At The Southeast Corner Of Pier								
Timber	85%			2042	* *	4	$66,700	
No Component	14%							
Piles								
Timber	86%			2036	* *	4	$20,800	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Tidal Zone								
Explanation : Abrasion								
Timber	7%	Now	$134,800	2048	* *	4	$1,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : 6 Piles Southeast Corner Of Pier								
Timber	7%			2042	* *	4	$2,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southwest End Of Pier								
Explanation : 7 Piles								

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 15, EAST RIVER ESPLANADE
Asset # : 15423

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Pile Cluster								
Timber	14%	Now	$33,500	2038	* *	4	$1,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : 1of 4 Pile Clusters In The Southeast Corner Of Pier								
Timber	36%			2034	$86,100	4-10	$26,400	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Tidal Zone								
Explanation : Abrasion								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	86%			2031	$545,100			
No Component	14%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	**: 07-Jan-2021**	**Landmark Status**	**: NONE**
Areas Surveyed	**:**		
Block	**: 73** **Lot : 8**	**BIN**	**:**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$796,600	$992,600
Total	**$796,600**	**$992,600**
Importance Code A	$98,600	
Importance Code B	$257,500	$922,800
Importance Code C	$440,400	$69,800
Total	**$796,600**	**$992,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$95,400	$7,400		$12,900
Total	**$95,400**	**$7,400**		**$12,900**
Importance Code A	$25,100	$3,400		
Importance Code B	$47,000	$4,000		$12,900
Importance Code C	$23,200			
Total	**$95,400**	**$7,400**		**$12,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 16, EAST RIVER
Asset # : 1769

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	20%			LIFE	* *	5	$15,200	
Not Accessible	80%							
Deck Surface								
Brick Pavers	10%			2041	* *	5	$46,500	
Surface Wearing/Scaling, Extent : Light, Area Affected : 5%								
Location : Isolated At Inshore Concrete Brick Pavers								
Timber	75%	2-4	$388,600	2041	* *	5	$61,500	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 70%								
Location : Entire Timber Deck Surface								
Timber	10%	0-2	$51,800	2041	* *	5	$8,200	
Excess Deflections, Extent : Severe, Area Affected : 5%								
Location : Several Areas With Disconnected And Warped Planks								
Surface Wearing/Scaling, Extent : Severe, Area Affected : 100%								
Location : Areas Throughout Pier Surface								
Not Accessible	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Under Cafe And Under Museum								
Firewalls								
Concrete	8%			LIFE	* *	5	$400	
Concrete	2%	Now	$4,600	LIFE	* *	5	$100	
Spalling, Extent : Severe, Area Affected : 5%								
Location : Primarily At Fourth Firewall From Offshore End								
No Component	90%							
Pile Caps								
Timber	20%			LIFE	* *	4	$64,000	
Rotting/Splitting, Extent : Light, Area Affected : 5%								
Location : Pile Cap Ends								
Not Accessible	80%							
Piles and Bracing								
Concrete Encased Timber	18%			LIFE	* *	5	$23,200	
Concrete Encased Timber	2%	4+	$98,600	LIFE	* *	5	$2,600	
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Isolated Piles With Eroded Encasements								
Not Accessible	80%							
Fender								
Facing								
Timber	10%			2045	* *	3	$4,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Offshore End Of Pier And At Floating Dock On North Side								
No Component	90%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 16, EAST RIVER
Asset # : 1769

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	45%			2041	* *	4	$25,900	
Rotting/Splitting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Timber	20%	Now	$53,400	2047	* *	4	$11,500	
Rotting/Splitting, Extent : Severe, Area Affected : 40%								
Location : Isolated Sections								
No Component	15%							
Not Accessible	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Inaccessible Due To Berthed Ships								
Explanation : Other								
Piles								
Timber	10%	Now	$84,600	2047	* *	4	$2,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Piles								
Timber	20%			2035	$423,000	4	$8,000	
Worn, Extent : Moderate, Area Affected : 25%								
Location : Tidal Zone								
No Component	15%							
Not Accessible	55%							
Pile Cluster								
Timber	100%	Now	$119,500	2037	* *	4	$4,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Two Clusters At East End Of Pier								
Deck Elements								
Railing								
Steel	40%	4+	$47,000	2032	$235,200			
Displaced Elements, Extent : Light, Area Affected : 15%								
Location : Isolated Impact Damage								
Loose Connections, Extent : Moderate, Area Affected : 50%								
Location : Bolted Connections With Deteriorated Timber Deck								
Steel	45%			2030	$264,600			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : Entire Railing								
No Component	15%							
Electrical								
Lighting Fixture								
Sodium	85%			2026	$19,200			
Sodium	15%	Now	$1,400	2027	$3,400			
Broken, Extent : N/A, Area Affected : 100%								
Location : One Of Seven Lights								

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

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

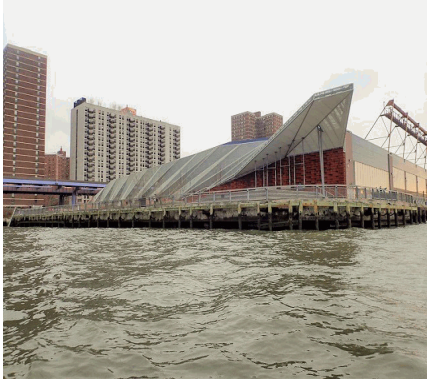
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **PIER 35**
Address : **EAST RIVER, PIER 35 EAST OF RUTGERS SLIP**
Borough : **MANHATTAN** | **Agency's Number** : **N/A**
Program / Asset # : **DGSP005.031 / 1770** | **Yr Built/Renovated** :
Area Sq Ft : **27,677** | **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **05-Jan-2021** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **241** **Lot** : **13** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$75,800	$74,200
Total	**$75,800**	**$74,200**
Importance Code B	$75,800	
Importance Code C		$74,200
Total	**$75,800**	**$74,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$32,900			$2,700
Total	**$32,900**			**$2,700**
Importance Code A				
Importance Code B	$28,000			$2,700
Importance Code C	$4,900			
Total	**$32,900**			**$2,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 35

Asset # : 1770

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt Pavers	60%			2045	* *			
Topsoil	25%			2031	$74,200	5	$9,800	
Not Accessible	15%							
Pile Caps								
Concrete	10%			LIFE	* *	5	$200	
Spalling, Extent : Light, Area Affected : 5%								
Location : Along Bottom Of Edge Beam								
Not Accessible	90%							
Piles and Bracing								
Steel	10%			LIFE	* *	5	$42,600	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Above Mean Low Water								
Not Accessible	90%							
Fender								
Wales and Chocks								
Timber	75%	Now	$75,800	2047	* *	4	$16,300	
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Low Water Wale								
Timber	25%			2041	* *	4	$5,400	
Piles								
Timber	70%	0-2	$28,000	2041	* *	4	$7,000	
Worn, Extent : Light, Area Affected : 20%								
Location : Tidal Zone								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Explanation : Corroded Retention Chains								
Not Accessible	30%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **PIER 36**				
Address	: **EAST RIVER BET CLINTON AND MONTGOMERY STS.**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP005.032 / 1771**			**Yr Built/Renovated**	:
Area Sq Ft	: **342,515**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **26-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$9,502,600	$2,377,300
Total	**$9,502,600**	**$2,377,300**
Importance Code A	$8,007,000	$1,919,600
Importance Code B	$1,213,800	$457,700
Importance Code C	$281,700	
Total	**$9,502,600**	**$2,377,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$30,700		$2,400	$69,600
Total	**$30,700**		**$2,400**	**$69,600**
Importance Code A	$30,700			
Importance Code B			$2,400	$6,100
Importance Code C				$63,500
Total	**$30,700**		**$2,400**	**$69,600**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	43%			LIFE	* *	5	$548,900	
Concrete	2%	4+	$491,500	LIFE	* *	5	$12,800	
Spalling, Extent : Severe, Area Affected : 10%								
Location : Isolated Locations								
Not Accessible	55%							
Deck Surface								
Asphalt	15%			2044	* *	5	$56,700	
Cracking, Extent : Light, Area Affected : 5%								
Location : Parking Area								
Asphalt	5%	4+	$281,700	2050	* *	5	$9,400	
Settlement, Extent : Moderate, Area Affected : 80%								
Location : West Side Of Pier At Department Of Sanitation Parking Area								
Concrete	30%			2044	* *	5	$70,300	
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
Location : Offshore Apron And East End Of Parking Area								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 35 Foot Wide Area Along The North Side Of The Building								
Explanation : Recent Repair Evident								
Not Accessible	50%							
Firewalls								
Concrete	80%			LIFE	* *	5-10	$61,400	
Erosion, Extent : Light, Area Affected : 100%								
Location : West End Of Pier								
Not Accessible	20%							
Pile Caps								
Concrete	65%	2-4	$4,469,600	LIFE	* *	5	$15,000	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Bottom Of Pile Caps								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Along Bottom Piles, Pile Cap, And Edge Beam								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Bottom Of Pile Caps And In Isolated Locations On Edge								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Bottom Of Caps								
Explanation : Delamination								
Concrete	35%	0-2	$1,203,300	LIFE	* *	5	$8,100	
Cracking, Extent : Severe, Area Affected : 30%								
Location : Primarily At North End								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Primarily At North End								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Concrete Encased Steel	3%			LIFE	* *			
Concrete Encased Steel	1%	2-4	$57,700	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Splash Zone Of Five Pile Encasements								
Explanation : Erosion Failed Encasement								
Steel	8%	4+	$184,500	LIFE	* *	5	$421,300	
Corrosion, Extent : Moderate, Area Affected : 2%								
Location : Splash Zone								
Steel	23%	2-4	$1,326,000	LIFE	* *	5	$1,211,100	
Corrosion, Extent : Severe, Area Affected : 30%								
Location : Tidal Zone								
Not Accessible	65%							
Fender								
Buffer								
Rubber	48%			2044	* *	4-5	$17,100	
Rubber	25%	Now	$116,700	2050	* *	4-5	$5,700	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations								
No Component	27%							
Wales and Chocks								
Timber	50%	Now	$343,400	2044	* *	4	$36,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 500 Feet Of Asset And Intermittent Sections Throughout Remainder Of Asset								
Timber	23%	0-2	$158,000	2044	* *	4	$17,000	
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : Multiple Sections Throughout Asset								
No Component	27%							
Piles								
Timber	10%	0-2	$272,000	2050	* *	4	$3,400	
Worn, Extent : Moderate, Area Affected : 5%								
Location : Tidal Zone								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Typical Condition								
Explanation : Corrosion Of Chain								
Timber	18%	Now	$244,800	2050	* *	4	$6,100	
Broken, Extent : Severe, Area Affected : 5%								
Location : Chain Connections At East End Of Pier								
No Component	27%							
Not Accessible	45%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 36

Asset # : 1771

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	48%			2033	$378,800			
Steel	10%	Now	$78,900	2035	$78,900			
Broken, Extent : Severe, Area Affected : 100%								
Location : Several Sections Of Damaged Fence Running East To West Totaling 140 Feet Along The Pier's South Apron								
Fencing	20%			2036	* *	3	$100	
No Component	22%							
Coping/Curb								
Concrete	75%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
No Component	25%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **06-Jan-2021**		**Landmark Status**	: **NONE**	
Areas Surveyed	:				
Block	: **5778**	**Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$1,142,600	$1,817,000
Total	**$1,142,600**	**$1,817,000**
Importance Code A	$123,600	$62,300
Importance Code B	$953,000	$1,688,700
Importance Code C	$66,100	$66,100
Total	**$1,142,600**	**$1,817,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$40,200			$9,200
Total	**$40,200**			**$9,200**
Importance Code A	$39,100			
Importance Code B				$9,200
Importance Code C	$1,100			
Total	**$40,200**			**$9,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt	1%			2041	* *	5	$2,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : At Base Of Pier								
Concrete	99%			2041	* *	5	$132,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Along Centerline Of Pier								
Pile Caps								
Concrete	2%	4+	$39,100	LIFE	* *	5	$300	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Along North And South Pier Fascia								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : Along North And South Pier Fascia								
Not Accessible	98%							
Piles and Bracing								
Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Below Water Surface								
Fender								
Wales and Chocks								
Timber	10%			2041	* *	4	$15,000	
Timber	10%	Now	$139,200	2047	* *	4	$15,000	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Broken Or Missing Wales And Chocks At The Base Of The Pier On The North And South Side								
Timber	5%	2-4	$69,600	2047	* *	4	$7,500	
Rotting/Splitting, Extent : Severe, Area Affected : 25%								
Location : At The Base Of The Pier On The North Side								
No Component	75%							
Piles								
Timber	15%	4+	$330,700	2047	* *	4	$10,400	
Rotting/Splitting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Worn, Extent : Moderate, Area Affected : 100%								
Location : North And South Side Of Pier In The Tidal Zone								
Timber	5%	2-4	$110,200	2047	* *	4	$3,500	
Worn, Extent : Severe, Area Affected : 100%								
Location : 205 To 320 Feet And 2,380 To 2,420 Feet From Northwest Corner Of Pier								
No Component	65%							
Not Accessible	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Below Water Surface								

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 13647

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Pile Cluster								
Timber	50%	Now	$179,300	2037	* *	4	$6,700	
Not Plumb, Extent : Severe, Area Affected : 100%								
Location : On South Side Of Pier. 3 Of 6 Timber Fender Clusters								
Timber	25%			2033	$89,700	4-10	$25,800	
Not Accessible	25%							
Deck Elements								
Railing								
Steel	95%	4+	$76,000	2030	$1,519,100			
Missing Coating, Extent : Light, Area Affected : 25%								
Location : Full Length Of Asset								
Steel	5%	4+	$48,000	2030	$80,000			
Impact Damage, Extent : Severe, Area Affected : 100%								
Location : 389 Feet, 882 Feet, 2,042 Feet, And 2,511 Feet From Northeast Corner Of Pier								
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : 2,119 Feet And 2,572 To 2,584 Feet From Northeast Corner Of Pier								
Protective Structure								
Donut Fender								
Steel/Rubber	50%	4+	$62,300	2030	$62,300			
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : In Tidal Zone And Splash Zone								
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : Loose Fender Element On Both Offshore Mono Piles								
Not Accessible	50%							
Electrical								
Lighting Fixture								
Sodium	100%			2026	$61,300			
Other Observation, Extent : Light, Area Affected : 25%								
Location : At Tops Of All 19 Lights With Most Severe Conditions At The Offshore End Of The Pier								
Explanation : Corrosion								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **26-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **18**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$3,093,000	$92,400
Total	**$3,093,000**	**$92,400**
Importance Code A	$1,136,200	$92,400
Importance Code B	$1,956,700	
Total	**$3,093,000**	**$92,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$6,800	$100	$200	$23,100
Total	**$6,800**	**$100**	**$200**	**$23,100**
Importance Code A	$6,100			
Importance Code B	$700	$100	$200	$400
Importance Code C				$22,600
Total	**$6,800**	**$100**	**$200**	**$23,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42

Asset # : 1772

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	5%	4+	$431,400	LIFE	* *	5	$11,200	
Corrosion of Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Of Soffit								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Of Soffit								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Isolated Locations Of Soffit								
Not Accessible	95%							
Deck Surface								
Concrete	55%			2044	* *	5	$45,300	
Not Accessible	45%							
Pile Caps								
Concrete	75%			LIFE	* *	5	$12,100	
Concrete	25%	2-4	$603,600	LIFE	* *	5	$2,000	
Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Of Edge Beam								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Along Bottom Corner Of Edge Beam								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Along Bottom Corner Of Edge Beam And Isolated Pile Bearing Area Of Pile Caps								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : At Bottoms Of Longitudinal Pile Caps And At East Ends Of Transverse Pile Caps								
Explanation : Delamination								
Piles and Bracing								
Concrete Encased Steel	35%			LIFE	* *			
Steel	5%	4+	$101,200	LIFE	* *	5	$92,400	
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Mean Low Water								
Not Accessible	60%							
Fender								
Buffer								
Rubber	5%			2044	* *	4-5	$1,200	
Rubber	55%	Now	$172,100	2050	* *	4-5	$8,500	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Offshore Face Of Pier								
No Component	40%							
Wales and Chocks								
Timber	100%	Now	$690,600	2050	* *	4	$49,500	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Timber Fender System Missing								
Piles								
Timber	100%	Now	$1,094,100	2050	* *	4	$22,900	
Missing Pile, Extent : Severe, Area Affected : 100%								
Location : Entire Timber Fender System Missing								
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 42

Asset # : 1772

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	99%			2039	* *	3	$400	
Fencing	1%	4+	$700	2040	* *	3		
Dents, Holes, Extent : Moderate, Area Affected : 50%								
Location : Northeast Corner								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **23-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **665**	**Lot**	: **14**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$144,700	$51,500
Total	**$144,700**	**$51,500**
Importance Code A	$144,700	
Importance Code C		$51,500
Total	**$144,700**	**$51,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$46,500		$3,400	$46,100
Total	**$46,500**		**$3,400**	**$46,100**
Importance Code A	$46,500			$41,700
Importance Code C			$3,400	$4,400
Total	**$46,500**		**$3,400**	**$46,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 79 LINCOLN TUNNEL VENT
Asset # : 13485

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	10%			LIFE	* *	5	$17,900	
Not Accessible	90%							
Deck Surface								
Concrete	27%			2044	* *	5	$8,900	
Surface Wearing/Scaling, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout								
Stone Pavers	3%			2044	* *			
Topsoil	10%			2033	$51,500	5	$6,800	
Not Accessible	60%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$1,300	
Cracking, Extent : Light, Area Affected : 15%								
Location : Primarily At Southwest Corner Of Pier								
Erosion, Extent : Light, Area Affected : 10%								
Location : Isolated Along Bottom Edge, West Face Of Pier								
Concrete	10%	4+	$144,700	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Delaminating Bottom Face Of Pile Caps								
Not Accessible	70%							
Piles and Bracing								
Concrete Encased Steel	15%			LIFE	* *			
Steel	5%			LIFE	* *	5	$73,900	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : South Side Of Pier, Splash Zone								
Explanation : H- Pile, Corrosion								
Not Accessible	80%							
Deck Elements								
Railing								
Steel	60%			2033				
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$41,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 9 Lights On South Side 10 Lights On North Side								
Explanation : 19 Lights Total								

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **29-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1107**	**Lot**	: **12**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$70,600	$1,778,900
Total	**$70,600**	**$1,778,900**
Importance Code A		$1,040,000
Importance Code B	$70,600	$738,900
Total	**$70,600**	**$1,778,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$32,000	$23,300		
Total	**$32,000**	**$23,300**		
Importance Code A		$20,700		
Importance Code B	$32,000	$2,600		
Total	**$32,000**	**$23,300**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 88 PASSENGER SHIP TERM.

Asset # : 13486

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	60%			LIFE	* *	5	$277,300	
Cracking, Extent : Light, Area Affected : 25%								
Location : Hairline Map Cracking And Scaling On Top Of Exposed Deck								
Steel	2%			2037	* *	5	$41,300	
Not Accessible	38%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$6,700	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : South Side Inshore Pile Cap								
No Component	15%							
Not Accessible	45%							
Piles and Bracing								
Steel	20%			LIFE	* *	5	$762,700	
No Component	15%							
Not Accessible	65%							
Fender								
Buffer								
Pneumatic Fenders	100%			2031	$668,300			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Fender Chain Connections								
Explanation : Pneumatic Fender Chain Corrosion								
Wales and Chocks								
Rubber	5%	4+	$16,100	2042	* *			
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Two Broken Units On Northwest Corner								
Explanation : Broken								
No Component	95%							
Piles								
Steel	15%			2042	* *	3-5	$149,100	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Fender Support Racks								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent To Floating Fenders								
Explanation : Fender Support Racks								
Timber	5%			2042	* *	4	$4,400	
No Component	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.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 88 PASSENGER SHIP TERM.
Asset # : 13486

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Coping/Curb								
Concrete	5%			LIFE	* *			
Timber	80%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Wear, Aging								
Timber	5%	Now	$14,500	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : South Side Of Pier Near Southwest Corner, 20 Feet Long								
No Component	10%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **PIER 90 PASSENGER SHIP TERM.**
Address : **W 50TH ST AND HUDSON RIVER**
Borough : **MANHATTAN**
Program / Asset # : **DBSR041.000 / 13487**
Area Sq Ft : **131,250**
Date of Survey : **22-Mar-2022**
Areas Surveyed :
Block : **1109** **Lot** : **21**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$3,069,000	$238,200
Total	**$3,069,000**	**$238,200**
Importance Code A	$1,469,900	$238,200
Importance Code B	$1,365,300	
Importance Code C	$233,900	
Total	**$3,069,000**	**$238,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$41,700			$29,300
Total	**$41,700**			**$29,300**
Importance Code A				
Importance Code B	$41,700			$29,300
Importance Code C				
Total	**$41,700**			**$29,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	30%			LIFE	* *	5	$73,400	
Cracking, Extent : Light, Area Affected : 30%								
Location : Along Pier Perimeter								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%								
Location : Along Pier Perimeter								
Not Accessible	70%							
Deck Surface								
Asphalt	65%	4+	$233,900	2042	* *	5	$47,100	
Surface Wearing/Scaling, Extent : Light, Area Affected : 10%								
Location : Isolated Gouges Throughout								
Not Accessible	35%							
Pile Caps								
Timber	25%	4+	$277,400	LIFE	* *	4	$257,800	
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Periodic Throughout								
No Component	30%							
Not Accessible	45%							
Piles and Bracing								
Steel	5%			LIFE	* *	5	$100,900	
Timber	15%	4+	$1,192,400	LIFE	* *	4-5	$88,200	
Rotting/Splitting, Extent : Moderate, Area Affected : 15%								
Location : Above Waterline And At Fasteners								
Not Accessible	80%							
Fender								
Facing								
Timber	25%	4+	$158,300	2042	* *	3	$21,900	
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Along Concrete Bulkhead								
Explanation : Impact Damage, Missing Components, Deterioration								
Timber	75%	0-2	$791,500	2048	* *	3	$65,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Concrete Bulkhead								
Wales and Chocks								
Timber	20%	0-2	$281,600	2042	* *	4	$24,200	
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Isolated Along Pier Perimeter								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Typical Along Pier Perimeter								
Timber	55%			2042	* *	4	$100,000	
Worn, Extent : Light, Area Affected : 100%								
Location : Throughout								
No Component	25%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 90 PASSENGER SHIP TERM.
Asset # : 13487

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Timber	15%	Now	$133,900	2042	* *	4	$8,400	
Broken, Extent : Severe, Area Affected : 30%								
Location : Offshore Face And Isolated North And South Faces								
Rotting/Splitting, Extent : Moderate, Area Affected : 30%								
Location : Top Of Piles And Periodic Throughout								
Worn, Extent : Moderate, Area Affected : 50%								
Location : Periodic Throughout								
Timber	30%			2042	* *	4	$25,200	
No Component	25%							
Not Accessible	30%							
Deck Elements								
Railing								
Steel	5%			2031				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Offshore Face								
Explanation : Steel Bullrail								
No Component	95%							

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

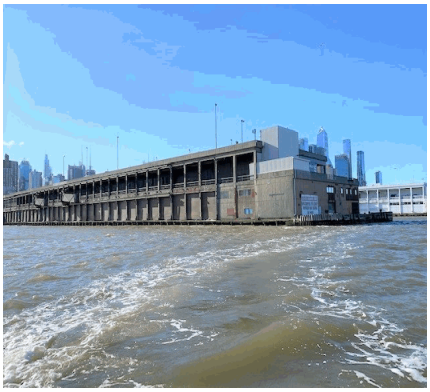
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **22-Mar-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1109**	**Lot**	: **30**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$3,854,300	$147,000
Total	**$3,854,300**	**$147,000**
Importance Code A	$2,120,700	$147,000
Importance Code B	$1,733,600	
Total	**$3,854,300**	**$147,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers				$4,400
Total				**$4,400**
Importance Code A				
Importance Code B				$4,400
Total				**$4,400**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER 92 PASSENGER SHIP TERM.
Asset # : 13488

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%	2-4	$1,334,500	LIFE	* *	5	$86,600	
Cracking, Extent : Moderate, Area Affected : 60%								
Location : Around Perimeter Apron								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Around Perimeter Apron								
Surface Wearing/Scaling, Extent : Light, Area Affected : 80%								
Location : Throughout Interior Top Of Deck								
Not Accessible	50%							
Pile Caps								
Timber	50%	2-4	$786,200	LIFE	* *	4	$365,400	
Excess Deflections, Extent : Severe, Area Affected : 10%								
Location : Northwest Deck And Caps Sagging								
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Beneath Pile Cluster Supports								
Not Accessible	50%							
Piles and Bracing								
Timber	20%			LIFE	* *	4-5	$83,300	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Numerous Epoxy Jackets Installed								
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Above Waterline And At Fasteners								
Not Accessible	80%							
Fender								
Facing								
Timber	20%	2-4	$158,700	2048	* *	3	$13,200	
Broken, Extent : Moderate, Area Affected : 75%								
Location : Along Inshore South Side At Bulkhead								
No Component	80%							
Wales and Chocks								
Timber	60%	0-2	$635,400	2042	* *	4	$54,700	
Broken, Extent : Severe, Area Affected : 25%								
Location : Typical Throughout The Southern And Western Faces								
Worn, Extent : Severe, Area Affected : 60%								
Location : Typical Throughout The Southern And Western Faces								
No Component	40%							
Piles								
Timber	40%	4+	$268,400	2042	* *	4	$16,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 15%								
Location : Typical Throughout								
Timber	20%	Now	$671,100	2048	* *	4	$8,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Offshore And South Faces								
No Component	40%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **PIER 94 PIERS 92/94 LLC**				
Address	: **W 54TH ST AND HUDSON RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR043.000 / 13489**			**Yr Built/Renovated**	:
Area Sq Ft	: **122,150**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **29-Dec-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1109**	**Lot**	: **5**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$1,077,200	$297,600
Total	**$1,077,200**	**$297,600**
Importance Code A		$297,600
Importance Code B	$1,077,200	
Total	**$1,077,200**	**$297,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$18,100			$2,200
Total	**$18,100**			**$2,200**
Importance Code A	$8,700			
Importance Code B	$9,400			$2,200
Total	**$18,100**			**$2,200**



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 94 PIERS 92/94 LLC

Asset # : 13489

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	50%			LIFE	* *	5	$113,800	
Spalling, Extent : Light, Area Affected : 2%								
Location : Bollard Foundations								
Not Accessible	50%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$1,600	
Timber	80%			LIFE	* *	4	$767,800	
Piles and Bracing								
Concrete	25%			LIFE	* *	5	$96,700	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Bottom And Edges Of Concrete Encasements								
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Piles								
Explanation : Concrete Extensions And Encasements On Timber Piles								
Not Accessible	75%							
Fender								
Facing								
Timber	10%	Now	$80,300	2047	* *	3	$6,700	
Broken, Extent : Severe, Area Affected : 100%								
Location : At West End								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At West End								
No Component	90%							
Wales and Chocks								
Timber	90%	Now	$385,800	2047	* *	4	$83,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Across Entire Fender System								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Across Entire Fender System								
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Across Entire Fender System								
No Component	10%							
Piles								
Timber	90%	Now	$611,100	2047	* *	4	$38,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Across Entire Fender System								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Across Entire Fender System								
No Component	10%							
Deck Elements								
Railing								
Fencing	85%			2033		3		
Broken, Extent : Moderate, Area Affected : 2%								
Location : Isolated Areas Of Broken Chain Link Mesh								
No Component	15%							

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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER 94 PIERS 92/94 LLC

Asset # : 13489

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Coping/Curb								
Concrete	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Northwest Corner Of Pier								
Explanation : Masonry Spill Protection Wall Around Fuel Tank								
Timber	12%			LIFE	* *			
Timber	3%	Now	$9,400	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Southwest Corner Of Pier								
No Component	80%							
Electrical								
Conduit								
Steel	100%			2030				
Broken, Extent : N/A, Area Affected : 2%								
Location : Connection Broken At 23 Feet And 141 Feet From Northeastern Corner Of Pier								
Lighting Fixture								
LED	75%			2030	$65,300			
LED	25%	Now	$8,700	2032	$21,800			
Broken, Extent : N/A, Area Affected : 100%								
Location : 2 On The South Side Of Pier And 3 On The North Side Of Pier								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**PIER C CITYWIDE FERRY SERVICE HOMEPORT**			
Address	:	**EASTWAY AND FRONT AVENUE BROOKLYN NAVY YARD**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR045.190 / 15251**	**Yr Built/Renovated**	:	**2017 /**
Area Sq Ft	:	**48,400**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**12-Feb-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2023** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers		$229,600
Total		**$229,600**
Importance Code A		$229,600
Total		**$229,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$2,800			$17,700
Total	**$2,800**			**$17,700**
Importance Code A				
Importance Code B	$1,300			$17,700
Importance Code C	$1,400			
Total	**$2,800**			**$17,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER C CITYWIDE FERRY SERVICE HOMEPORT
Asset # : 15251

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Concrete	78%			2045	* *	5	$25,800	
Concrete	2%	4+	$1,400	2045	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Offshore Half Of Pier								
Explanation : Clogged Deck Drains								
Not Accessible	20%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$700	
Not Accessible	80%							
Piles and Bracing								
Steel	20%			LIFE	* *	5	$148,800	
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
Not Accessible	80%							
Fender								
Wales and Chocks								
Timber	40%			2045	* *	4	$35,500	
No Component	60%							
Piles								
Composite	50%			2058	* *			
Not Accessible	50%							
Deck Elements								
Railing								
Concrete	10%			2036	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 160 Feet Of Wall At Utility Bank, Northwest Side Of Pier								
Explanation : Other								
Steel	6%	4+	$1,300	2031	$3,300			
Loose Connections, Extent : Light, Area Affected : 2%								
Location : Loose Handrail Next To Building At Pier Entrance								
No Component	84%							
Coping/Curb								
Concrete	14%			LIFE	* *			
Timber	70%			LIFE	* *			
No Component	16%							
Electrical								
Conduit								
PVC	100%			2029				
Lighting Fixture								
LED	100%			2031				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 24 Light Poles. 9 North Side, 15 South Side								
Explanation : Other								

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

DEPT. OF SMALL BUSINESS SERV. - 801
PIER C CITYWIDE FERRY SERVICE HOMEPORT
Asset # : 15251

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical/ Mechanical								
Power Supply/ Bollards								
Plastic	100%			2031	$80,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 33 Power Supply Bollards. 9 North Side, 24 South Side								
Explanation : Other								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**02-Apr-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$443,000	
Total	**$443,000**	
Importance Code A	$443,000	
Total	**$443,000**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$27,800		$3,600	
Total	**$27,800**		**$3,600**	
Importance Code A	$1,900			
Importance Code B	$4,000		$3,600	
Importance Code C	$21,900			
Total	**$27,800**		**$3,600**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG

Asset # : 14148

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	25%			LIFE	* *	5	$3,700	
Cracking, Extent : Light, Area Affected : 25%								
Location : Deck Soffit								
Discolor & Bleeding, Extent : Light, Area Affected : 25%								
Location : Deck Soffit Efflorescence								
Not Accessible	75%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Approximately Half Of The Deck Soffit Is Covered With Shotcrete								
Explanation : Shotcrete								
Deck Surface								
Asphalt	20%	4+	$21,900	2050	* *	5	$400	
Cracking, Extent : Light, Area Affected : 10%								
Location : North End								
Surface Wearing/Scaling, Extent : Severe, Area Affected : 100%								
Location : North End								
No Component	45%							
Not Accessible	35%							
Pile Caps								
Concrete	65%	4+	$130,500	LIFE	* *	5	$200	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : Corner Erosion								
Spalling, Extent : Moderate, Area Affected : 60%								
Location : Widespread								
Concrete	35%	Now	$70,300	LIFE	* *	5	$100	
Spalling, Extent : Severe, Area Affected : 100%								
Location : Widespread								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Failed Repairs								
Piles and Bracing								
Concrete	45%	4+	$167,700	LIFE	* *	5	$5,700	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Explanation : Failed Repairs								
Concrete	20%	Now	$74,500	LIFE	* *	5	$2,500	
Spalling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Explanation : Failed Repairs								
Not Accessible	35%							
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801

PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG

Asset # : 14148

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	83%			2044	* *	4	$7,200	
Timber	2%	Now	$4,000	2050	* *	4	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : 10 Foot Long Section Of Bottom Wale At South End								
No Component	15%							
Deck Elements								
Railing								
Fencing	65%			2036	* *	3		
No Component	35%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**28-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$1,002,400	$52,700
Total	**$1,002,400**	**$52,700**
Importance Code A	$929,800	$52,700
Importance Code B	$72,600	
Total	**$1,002,400**	**$52,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$48,500		$5,400	
Total	**$48,500**		**$5,400**	
Importance Code A	$32,900			
Importance Code B	$15,600		$5,400	
Total	**$48,500**		**$5,400**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

PILE SUPPORTED WHARF BET. NICKS LOBSTER, KINGS PLAZA

Asset # : 14147

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	92%			LIFE	* *	5	$63,400	
Cracking, Extent : Light, Area Affected : 10%								
Location : Deck Surface								
Not Accessible	8%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Construction Equipment On Deck								
Explanation : Not Accessible								
Pile Caps								
Concrete	100%			LIFE	* *	5	$2,500	
Erosion, Extent : Light, Area Affected : 5%								
Location : Along Bottom Corners								
Piles and Bracing								
Concrete	72%	2-4	$619,900	LIFE	* *	5	$42,100	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Exposed Concrete Above Encasements And Within Failed Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Widespread								
Explanation : Failed Repairs								
Concrete	18%	Now	$309,900	LIFE	* *	5	$10,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Piles With Opened And Missing Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Widespread								
Explanation : Failed Repairs								
Not Accessible	10%							
Fender								
Wales and Chocks								
Timber	80%			2038	* *	4	$46,900	
Timber	20%	Now	$72,600	2050	* *	4	$7,800	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Throughout Upper Wale On Offshore Face								
Piles								
Timber	60%			2048	* *	4	$10,800	
No Component	40%							
Deck Elements								
Coping/Curb								
Concrete	100%			LIFE	* *			

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**5,400**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**07-Jan-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**73** **Lot** : **2**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers		$136,100
Total		**$136,100**
Importance Code B		$136,100
Total		**$136,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$38,200			$5,500
Total	**$38,200**			**$5,500**
Importance Code A				
Importance Code B	$38,200			$5,500
Total	**$38,200**			**$5,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
PLATFORM AT PIERS 15, 16 PLATFORM
Asset # : 2858

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Not Accessible	100%							
Deck Surface								
Asphalt Pavers	100%			2045	* *			
Pile Caps								
Timber	15%			LIFE	* *	4	$6,400	
Not Accessible	85%							
Piles and Bracing								
Concrete Encased Timber	10%			LIFE	* *	5	$1,700	
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Five Concrete Encasements With Spalls, Cracks And Exposed Reinforcement								
Not Accessible	90%							
Fender								
Wales and Chocks								
Timber	5%	Now	$2,300	2047	* *	4	$500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Near Middle Of Wharf								
Timber	95%			2041	* *	4	$9,300	
Worn, Extent : Moderate, Area Affected : 100%								
Location : Typical Across Entire Fender System								
Piles								
Timber	25%	Now	$35,900	2047	* *	4	$1,100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Tidal Zone Or At Top Connection								
Timber	40%			2041	* *	4	$1,800	
Worn, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Not Accessible	35%							
Deck Elements								
Railing								
Steel	100%			2030	$136,100			

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **SOUNDVIEW FERRY PIER**		
Address	: **CLASON POINT PARK EAST RIVER**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0061.000 / 15282**	**Yr Built/Renovated**	: **2018 /**
Area Sq Ft	: **4,000**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **10-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **3435** **Lot** : **75**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers		$225,700
Total		**$225,700**
Importance Code B		$225,700
Total		**$225,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$1,000			
Total	**$1,000**			
Importance Code A				
Importance Code B	$1,000			
Importance Code C				
Total	**$1,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUNDVIEW FERRY PIER

Asset # : 15282

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	40%			LIFE	* *	5	$3,000	
Not Accessible	60%							
Deck Surface								
Concrete	100%			2045	* *	5	$2,700	
Pile Caps								
Concrete	80%			LIFE	* *	5	$200	
Not Accessible	20%							
Piles and Bracing								
Concrete Encased Steel	65%			LIFE	* *			
Not Accessible	35%							
Deck Elements								
Railing								
Steel	95%			2031	$225,700			
Fencing	5%	Now	$1,000	2037	* *	3		
Loose Connections, Extent : Severe, Area Affected : 10%								
Location : Disconnected Security Fencing At Gangway Gate								
Electrical								
Conduit								
PVC	100%			2029				
Lighting Fixture								
LED	100%			2031				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Fixtures								
Explanation : Other								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**14-Apr-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**662** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$95,400	$639,300
Total	**$95,400**	**$639,300**
Importance Code A	$95,400	$178,800
Importance Code B		$460,500
Total	**$95,400**	**$639,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$3,600	$3,600		
Total	**$3,600**	**$3,600**		
Importance Code A				
Importance Code B		$3,600		
Importance Code C	$3,600			
Total	**$3,600**	**$3,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER

Asset # : 14797

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	65%			LIFE	* *	5	$20,100	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Throughout								
Concrete	20%	4+	$95,400	LIFE	* *	5	$6,200	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Between 375 Feet And 750 Feet From The Eastern End Of The Asset								
Not Accessible	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Along Edge Of Wharf								
Explanation : Beneath Concrete Block								
Pile Caps								
Concrete	20%			LIFE	* *	5	$200	
No Component	80%							
Piles and Bracing								
Steel	70%			LIFE	* *	5	$178,800	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Splash Zone								
Missing Coating, Extent : Light, Area Affected : 20%								
Location : Splash Zone								
Not Accessible	30%							
Coping/Curb								
Concrete	75%			LIFE	* *			
Concrete	10%	4+	$3,600	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 100%								
Location : 3 Feet Long Spall At Inshore End Of Finger Pier And Intermittent Spalling Along Length Of Curb Beneath Shed								
No Component	15%							
Fender								
Facing								
Composite	85%			2031	$460,500			
Surface Wearing/Scaling, Extent : Light, Area Affected : 5%								
Location : Throughout								
No Component	15%							
Piles								
Steel	1%			2042	* *	3-5	$7,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two At Each End Of The Offshore Shed Pier And One At The End Of The Finger Pier								
Explanation : Donut Fender Piles								
No Component	99%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER

Asset # : 14797

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	12%			2031				
Corrosion, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
No Component	88%							
Protective Structure								
Donut Fender								
Steel/Rubber	85%			2031				
Worn, Extent : Light, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : One At The Offshore End Of The Finger Pier And Two On Each End Of The Offshore Shed Pier								
Explanation : Five Donut Fenders								
No Component	15%							
Electrical								
Lighting Fixture								
LED	100%			2031	$30,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Seven Light Fixtures Along The Finger Pier								
Explanation : Light Fixtures Along Finger Pier								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **13-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **73** **Lot** : **17** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$357,500	$354,200
Total	**$357,500**	**$354,200**
Importance Code A	$357,500	
Importance Code B		$354,200
Total	**$357,500**	**$354,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$82,800			$11,900
Total	**$82,800**			**$11,900**
Importance Code A	$31,900			$8,800
Importance Code B	$50,800			$3,100
Total	**$82,800**			**$11,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801

TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743

Asset # : 14067

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Timber	69%			LIFE	* *	5	$23,200	
Surface Wearing/Scaling, Extent : Light, Area Affected : 25%								
Location : Surface Of Walkway								
Timber	1%	Now	$9,900	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 50%								
Location : Broken Plank At End Of Fishing Pier North End Of Asset								
Timber	30%	4+	$178,000	LIFE	* *	5	$5,000	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 90%								
Location : 120 Feet From North End And On Fishing Pier At North End Of Asset								
Pile Caps								
Timber	100%			LIFE	* *	4	$47,100	
Piles and Bracing								
Timber	30%			LIFE	* *	4-5	$10,000	
Timber	25%	4+	$121,100	LIFE	* *	4-5	$4,500	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Bracing Elements								
Timber	5%	Now	$48,500	LIFE	* *	4-5	$900	
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : Timber Bracing Broken And Missing Connections Throughout Substructure								
No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : On Box Culvert At North End								
Explanation : Concrete Slab								
Fender								
Pile Cluster								
Timber	70%			2033	$167,400	4-10	$48,200	
Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
Location : In Tidal Zone								
Timber	15%	Now	$35,900	2040	* *	4	$1,300	
Broken, Extent : Severe, Area Affected : 20%								
Location : Broken Pile On South Cluster								
Rotting/Splitting, Extent : Severe, Area Affected : 80%								
Location : Rot At Water Line On Four Piles								
Not Accessible	15%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743

Asset # : 14067

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	83%			2033	$155,100			
Corrosion, Extent : Light, Area Affected : 5%								
Location : On Handrail								
Steel	2%	Now	$3,700	2035	$3,700			
Broken, Extent : Severe, Area Affected : 10%								
Location : At Offshore End Of Fishing Pier At North End Of Asset								
Steel	15%	2-4	$11,200	2033	$28,000			
Corrosion, Extent : Severe, Area Affected : 5%								
Location : Severe Corrosion At Deck Connections At 87 Feet To 108 Feet And 201 Feet To 212 Feet From The Northwest Corner Of Asset.								
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$8,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Pier								
Explanation : Four Light Fixtures								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**U.N. SCHOOL PILE SUPPORTED PLATFORM**			
Address	:	**24-50 FDR DRIVE EAST RIVER, EAST 25TH ST**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR025.066 / 4145**	**Yr Built/Renovated**	:	
Area Sq Ft	:	**26,000**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**05-Oct-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**991** **Lot** : **59**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	$708,200	
Total	**$708,200**	
Importance Code A	$708,200	
Total	**$708,200**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$62,900	$100	$39,300	$28,500
Total	**$62,900**	**$100**	**$39,300**	**$28,500**
Importance Code A	$62,200			$28,500
Importance Code B	$800	$100	$27,800	
Importance Code C			$11,500	
Total	**$62,900**	**$100**	**$39,300**	**$28,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	40%			LIFE	* *	5	$38,800	
Not Accessible	60%							
Deck Surface								
Asphalt	80%			2048	* *	5	$23,000	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Western 710 Feet								
Explanation : Recent Replace Evident								
Not Accessible	20%							
Firewalls								
Concrete	70%			LIFE	* *	5-10	$4,100	
Not Accessible	30%							
Pile Caps								
Concrete	85%			LIFE	* *	5	$3,000	
Cracking, Extent : Light, Area Affected : 30%								
Location : Map Cracking At Southeast Corner Of Pier								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Mostly On East Side								
Explanation : Efflorescence								
Concrete	15%	4+	$78,300	LIFE	* *	5	$300	
Spalling, Extent : Light, Area Affected : 15%								
Location : At Isolated Pile Caps Throughout The Asset								
Piles and Bracing								
Concrete Encased Timber	5%			LIFE	* *	5	$8,200	
Timber	35%			LIFE	* *	4-5	$75,900	
Marine Borer Infestation, Extent : Light, Area Affected : 10%								
Location : Isolated Piles								
Worn, Extent : Light, Area Affected : 10%								
Location : Within Tidal Zone								
Timber	10%	4+	$629,900	LIFE	* *	4-5	$11,600	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Offshore Piles At Multiple Bents Throughout The Asset								
Not Accessible	50%							
Fender								
Wales and Chocks								
Timber	100%			2044	* *	4	$46,900	
Worn, Extent : Moderate, Area Affected : 50%								
Location : Abrasion In The Tidal Zone								
Piles								
Timber	40%			2044	* *	4	$8,700	
Worn, Extent : Moderate, Area Affected : 100%								
Location : Above The Waterline								
Not Accessible	60%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
U.N. SCHOOL PILE SUPPORTED PLATFORM
Asset # : 4145

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	98%			2036	* *	3	$300	
Fencing	2%	4+	$800	2040	* *	3		
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : Gate 375 Feet From West End								
Coping/Curb								
Concrete	100%			LIFE	* *			
Worn, Extent : Light, Area Affected : 5%								
Location : Concrete Scale And Cracking Between 400 And 450 Feet From West								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offshore Edge Of Pier								
Explanation : Concrete Parapet Wall								
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$28,500			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 13 Fixtures Total								
Explanation : Disconnected From Conduit For Solar Power								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**16-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2** **Lot** : **20**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers		$71,200
Total		**$71,200**
Importance Code A		$71,200
Total		**$71,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$40,100			
Total	**$40,100**			
Importance Code A				
Importance Code C	$40,100			
Total	**$40,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE
Asset # : 13924

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Concrete	55%			LIFE	* *	5	$23,100	
Not Accessible	45%							
Deck Surface								
Panel/Paver: Concrete	30%			2054	* *			
Timber	70%	4+	$40,100	2043	* *	5	$31,700	
Rotting/Splitting, Extent : Severe, Area Affected : 2%								
Location : Isolated Locations Throughout								
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,500	
Cracking, Extent : Light, Area Affected : 10%								
Location : On All Pile Cap Faces.								
Piles and Bracing								
Concrete	100%			LIFE	* *	5	$71,200	
Cracking, Extent : Light, Area Affected : 10%								
Location : On Exposed Portions Of Piles								
Spalling, Extent : Light, Area Affected : 10%								
Location : On Exposed Portions Of Piles								
Deck Elements								
Railing								
Steel	100%			2032				

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **18-Apr-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **4346**	**Lot**	: **200**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	$36,300			$30,100
Total	**$36,300**			**$30,100**
Importance Code A	$36,300			
Importance Code B				$30,100
Total	**$36,300**			**$30,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801

WILLIAMSBURG YACHT CLUB PIER

Asset # : 13493

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Steel	1%	0-2	$2,300	2040	* *	5	$100	
Corrosion, Extent : Severe, Area Affected : 25%								
Location : At Access And Stairs At Northeast Corner Of Pier Deck								
Timber	99%			LIFE	* *	5	$10,800	
Pile Caps								
Timber	5%	0-2	$5,500	LIFE	* *	4	$500	
Rotting/Splitting, Extent : Severe, Area Affected : 30%								
Location : One Pile Cap At The Southeast								
Timber	95%			LIFE	* *	4	$14,600	
Piles and Bracing								
Concrete	20%			LIFE	* *	5	$1,600	
Steel	15%	4+	$6,600	LIFE	* *	5	$3,000	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Within Splash Zone And Tidal Zone								
Timber	2%	4+	$7,900	LIFE	* *	4-5	$100	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : One 12 Inch By 12 Inch Post At Southeast								
Timber	58%			LIFE	* *	4-5	$6,300	
Not Accessible	5%							
Deck Elements								
Railing								
Timber	50%			2029	$30,100			
Under Construction	50%							

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

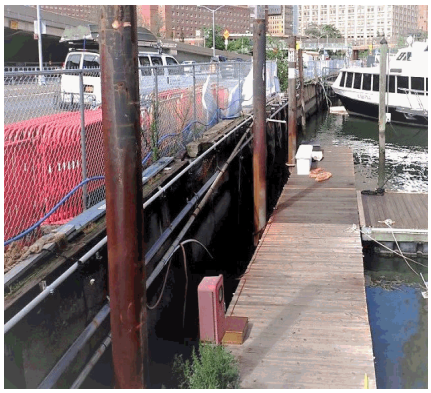
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **27-Sep-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **50** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$373,600	
Total	**$373,600**	
Importance Code B	$294,500	
Importance Code C	$79,100	
Total	**$373,600**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$19,700		$800	$1,700
Total	**$19,700**		**$800**	**$1,700**
Importance Code A	$18,800			
Importance Code B	$900		$800	$1,700
Importance Code C				
Total	**$19,700**		**$800**	**$1,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	100%			LIFE	* *	10		
Cracking, Extent : Light, Area Affected : 5%								
Location : Offshore Face								
Spalling, Extent : Light, Area Affected : 5%								
Location : Offshore Edge								
Coping/Curb								
Timber	55%	Now	$51,200	LIFE	* *	5	$100	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Segments								
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Isolated Segments								
Timber	30%	2-4	$27,900	LIFE	* *	5		
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Along Offshore Edge Of Bulkhead								
No Component	15%							
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	5%	Now	$18,800	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 75%								
Location : At Ends Of Transverse Caps								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2044	* *	5	$3,500	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : Intermittent Transverse Cracks								
Fender								
Piles								
Timber	50%	Now	$151,300	2050	* *	4	$3,600	
Missing Pile, Extent : Severe, Area Affected : 65%								
Location : Intermittent Piles								
Rotting/Splitting, Extent : Severe, Area Affected : 35%								
Location : Above Mean Low Water								
Timber	25%			2038	* *	4	$2,700	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Above Mean Low Water								
Not Accessible	25%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA DOCK BULKHEAD
Asset # : 2583

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Timber	25%	4+	$47,700	2050	* *	4	$4,100	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : Top Wale								
Timber	50%	Now	$95,500	2050	* *	4	$8,200	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At Center And North End								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Isolated Segments								
Timber	10%			2044	* *	4	$1,600	
No Component	15%							
Deck Elements								
Railing								
Fencing	100%			2036	* *	3	$100	
Electrical								
Lighting Fixture								
Incandescent	100%			2029				
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Fixtures Total								
Explanation : Count								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **27-Sep-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **991** **Lot** : **50**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$18,600			$500
Total	**$18,600**			**$500**
Importance Code A	$6,700			
Importance Code B	$12,000			$500
Total	**$18,600**			**$500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
23RD ST. MARINA PKG. GARAGE BULKHEAD
Asset # : 2584

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	100%			LIFE	* *	10		
Cracking, Extent : Light, Area Affected : 5%								
Location : Throughout								
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	5%	Now	$6,700	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 75%								
Location : At Ends Of Transverse Pile Caps								
Timber	5%			LIFE	* *			
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	57%			2044	* *	5	$700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Throughout								
Asphalt Pavers	5%	2-4	$4,800	2050	* *	5		
Settlement, Extent : Light, Area Affected : 25%								
Location : Northern Half Of Pavers Adjacent To Pier								
Asphalt Pavers	13%			2044	* *	5	$200	
Concrete	15%	2-4	$7,200	2044	* *	5	$100	
Spalling, Extent : Severe, Area Affected : 10%								
Location : 20 Feet From South End								
Concrete	10%			2044	* *	5	$100	
Cracking, Extent : Light, Area Affected : 10%								
Location : Cracking At North End Of Asset								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD**		
Address	: **FOOT OF 66TH ST NEXT TO BAT**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR038.010 / 13484**	**Yr Built/Renovated**	: **1999 / 2012**
Linear Ft	: **164**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5804** **Lot** : **2**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$219,700	
Total	**$219,700**	
Importance Code A	$219,700	
Total	**$219,700**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$13,900			$200
Total	**$13,900**			**$200**
Importance Code A	$500			
Importance Code B	$8,300			$200
Importance Code C	$5,100			
Total	**$13,900**			**$200**



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

DEPT. OF SMALL BUSINESS SERV. - 801

65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD

Asset # : 13484

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	55%			LIFE	* *	5	$100	
Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
Location : At The Ends And Top Surfaces Of The Curb								
Timber	10%	Now	$5,000	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : At Ends And Top Surfaces Of Curb								
No Component	35%							
Sheet Piles								
Steel	25%	4+	$20,000	LIFE	* *			
Corrosion, Extent : Light, Area Affected : 100%								
Location : Full Height								
Steel	25%	Now	$199,700	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : Between South Bridge And DEP Property And Between Bridges								
Not Accessible	50%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,000	
Erosion, Extent : Light, Area Affected : 50%								
Location : In Tidal Zone								
Spalling, Extent : Light, Area Affected : 10%								
Location : Isolated Locations On Pile Cap								
Backfill								
Fill								
Topsoil	5%	Now	$1,800	2075	* *			
Sinkhole, Extent : Severe, Area Affected : 75%								
Location : One Sinkhole South Of South Bridge And One Sinkhole Between Bridges								
Not Accessible	95%							
Surface								
Gravel	95%			2044	* *	2-5	$500	
Gravel	5%	Now	$2,700	2050	* *	2-5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : One Sinkhole South Of South Bridge And One Sinkhole Between Bridges								
Deck Elements								
Railing								
Fencing	18%	4+	$3,400	2040	* *	3		
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Southern 25 Feet Of Asset								
Fencing	80%			2036	* *	3	$100	
Fencing	2%	0-2	$400	2040	* *	3		
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Base Of Fence Post Of Foundation At South Ramp								
Explanation : Undermining								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BATTERY MARITIME BUILDING CONCRETE BULKHEAD**		
Address	: **10 SOUTH STREET**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DOT0127.010 / 2777**	**Yr Built/Renovated**	:
Linear Ft	: **366**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **30-Nov-2022**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2** **Lot** : **2**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads			$2,100	
Total			**$2,100**	
Importance Code A				
Importance Code B			$2,100	
Total			**$2,100**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BATTERY MARITIME BUILDING CONCRETE BULKHEAD
Asset # : 2777

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	12%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Exposed Wall West Of Battery Maritime Building								
Not Accessible	88%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	88%			2043	* *	5	$3,700	
Settlement, Extent : Light, Area Affected : 40%								
Location : Isolated Locations Throughout								
Concrete	12%			2043	* *	5	$500	
Deck Elements								
Railing								
Steel	12%			2032	$25,400			
No Component	88%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **05-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$318,300	
Total	**$318,300**	
Importance Code A	$318,300	
Total	**$318,300**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$12,300			
Total	**$12,300**			
Importance Code A				
Importance Code B	$10,100			
Importance Code C	$2,200			
Total	**$12,300**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 14A BULKHEAD

Asset # : 13525

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	4%	Now	$2,200	LIFE	* *	5		
Displaced Elements, Extent : Severe, Area Affected : 60%								
Location : 10 Foot Long Section, 370 Feet From South End								
Loose Connections, Extent : Severe, Area Affected : 40%								
Location : 6 Foot Long Section, 271 Feet From South End								
Timber	96%			LIFE	* *	5	$200	
Sheet Piles								
Steel	35%	2-4	$230,200	LIFE	* *			
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Sheet Piles Displaced Along Northern 288 Feet								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Northern 288 Feet								
Explanation : Top Of Sheets Not Embedded In Concrete Cap								
Steel	35%			LIFE	* *			
Not Accessible	30%							
Pile Caps								
Concrete	35%			LIFE	* *	5	$500	
Concrete	65%	2-4	$88,100	LIFE	* *	5	$900	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Widespread Delams And Spalls Along Northern 288 Feet								
Backfill								
Fill								
Topsoil	2%	Now	$1,900	2072	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Corner 157 Feet From South End								
Not Accessible	98%							
Surface								
Asphalt	2%	Now	$1,000	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 157 Feet From South End								
Asphalt	10%	4+	$4,900	2047	* *	5	$300	
Settlement, Extent : Light, Area Affected : 50%								
Location : From 157 To 210 Feet From South End								
Asphalt	88%			2041	* *	5	$4,500	
Deck Elements								
Railing								
Fencing	40%			2033	$13,900	3	$100	
No Component	60%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **19-Nov-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2023** **Lot** : **1**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$463,200	$6,276,000
Total	**$463,200**	**$6,276,000**
Importance Code A		$6,276,000
Importance Code B	$463,200	
Total	**$463,200**	**$6,276,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 18 BULKHEAD

Asset # : 13540

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Pile Supported Wall								
Concrete	100%			2035	$6,276,000	5	$17,400	
Erosion, Extent : Light, Area Affected : 20%								
Location : Tidal Zone								
Spalling, Extent : Light, Area Affected : 5%								
Location : Isolated Areas Primarily Along Edge Of Deck								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Blocks	10%			2035	$39,200	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : From 45 Feet To 90 Feet North Of Southern Limit Of Asset								
Explanation : Surface Wearing								
Concrete	80%	4+	$156,200	2047	* *	5	$2,000	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Widespread Erosion And Scaling Affecting Entire Concrete Surface								
Not Accessible	10%							
Fender								
Piles								
Timber	100%	Now	$87,100	2047	* *	4	$10,400	1
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Wales and Chocks								
Timber	100%	Now	$219,900	2047	* *	4	$23,700	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BERTH 1A BULKHEAD**		
Address	: **FRONT AVE. WEST OF PIER C BROOKLYN NAVY YARD**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR045.170 / 13538**	**Yr Built/Renovated**	:
Linear Ft	: **136**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Nov-2020**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **2023** **Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$27,800			
Total	**$27,800**			
Importance Code B	$27,800			
Importance Code C				
Total	**$27,800**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 1A BULKHEAD

Asset # : 13538

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	100%			LIFE	* *	5	$100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Full Length								
Sheet Piles								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	55%			2041	* *	5	$900	
Concrete	45%	4+	$27,400	2047	* *	5	$300	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Eastern 60 Feet With Up To 3 Inches Max Settlement								

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

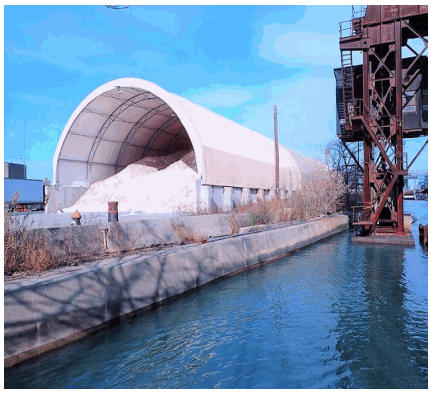
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**19-Nov-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2023** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$118,600	$256,100
Total	**$118,600**	**$256,100**
Importance Code A		$196,000
Importance Code B	$118,600	$60,200
Total	**$118,600**	**$256,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$34,600			
Total	**$34,600**			
Importance Code A	$19,600			
Importance Code B	$1,500			
Importance Code C	$13,400			
Total	**$34,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20A AND 20B BULKHEAD
Asset # : 13539

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	25%	Now	$13,400	LIFE	* *	5	$100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Western 196 Feet Of Asset								
Explanation : Missing								
No Component	75%							
Pile Supported Wall								
Concrete	90%			2041	* *	5	$31,400	
Spalling, Extent : Moderate, Area Affected : 3%								
Location : At 380 Feet, 675 Feet At Cleat And 710 Feet From South								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Erosion In Tidal Zone And Cracking With Efflorescence								
Explanation : Erosion And Cracking								
Not Accessible	10%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	30%			2041	* *	5	$3,000	
Cracking, Extent : Light, Area Affected : 20%								
Location : Western 160 Feet Of Asset								
Topsoil	70%			2030	$60,200	5	$2,900	
Sinkhole, Extent : Moderate, Area Affected : 2%								
Location : 20 Feet From South								
Fender								
Piles								
Timber	30%	Now	$52,400	2047	* *	4	$6,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 90 Feet Of Asset At Transfer Dock And At Western 170 Feet Of Asset								
No Component	70%							
Wales and Chocks								
Timber	30%	Now	$66,200	2047	* *	4	$14,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 90 Feet Of Asset At Transfer Dock And At Western 170 Feet Of Asset								
No Component	70%							
Electrical								
Conduit								
Steel	90%	4+	$3,900	2030	$196,000			
Broken, Extent : Light, Area Affected : 100%								
Location : Broken Conduit Clips And Corrosion Along Length And Missing Cover Plates At Junction Boxes								
No Component	10%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20A AND 20B BULKHEAD
Asset # : 13539

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **20-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$3,708,800	$30,908,000
Total	**$3,708,800**	**$30,908,000**
Importance Code A	$3,047,000	$30,470,000
Importance Code B	$593,600	$438,000
Importance Code C	$68,200	
Total	**$3,708,800**	**$30,908,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$29,700			
Total	**$29,700**			
Importance Code A	$500			
Importance Code B	$16,000			
Importance Code C	$13,300			
Total	**$29,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	25%	Now	$56,800	LIFE	* *	5	$500	
Broken, Extent : Severe, Area Affected : 30%								
Location : Throughout Barge Basin								
Concrete	35%			LIFE	* *	5	$700	
Concrete	5%	4+	$11,400	LIFE	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Along Entire Asset								
Timber	5%	Now	$13,300	LIFE	* *	5	$100	
Missing Part, Extent : Severe, Area Affected : 30%								
Location : North Side Of Barge Basin								
No Component	30%							
Pile Supported Wall								
Concrete	98%	4+	$3,047,000	2035	$30,470,000	5	$42,300	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Along Bottom Edge Of Wall With Exposed Reinforcement								
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%								
Location : At Spalled And Eroded Areas								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Isolated At Top Of Wall And Across Asset								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Scaling In Tidal Zone And Efflorescence In Splash Zone								
Explanation : Scaling And Efflorescence								
No Component	2%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 40 Feet Length Along North Wall Of Basin, Starting 1994 Feet From Southwest								
Explanation : At Outfall								
Piles and Bracing								
Not Accessible	100%							
Backfill								
Fill								
Topsoil	1%	Now	$4,700	2072	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Northern End Of North Basin Wall								
Not Accessible	99%							
Surface								
Asphalt	59%			2041	* *	5	$14,500	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : Entire Asphalt Surface								
Asphalt	1%	Now	$2,400	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Northern End Of North Barge Basin Wall								
Asphalt Blocks	5%			2041	* *	5	$1,200	
Concrete	9%			2041	* *	5	$2,200	
Topsoil	20%			2030	$42,400	5	$2,000	
Not Accessible	6%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTH 20C BARGE BASIN BULKHEAD
Asset # : 13522

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Timber	25%	Now	$107,800	2047	* *	4	$12,900	
Broken, Extent : Severe, Area Affected : 50%								
Location : South Wall Of Barge Basin								
No Component	60%							
Not Accessible	15%							
Wales and Chocks								
Timber	40%	Now	$435,700	2047	* *	4	$46,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : South Wall Of Barge Basin								
No Component	60%							
Deck Elements								
Railing								
Steel	25%			2030	$312,900			
Steel	10%	Now	$50,100	2032	$125,100			
Buckling, Extent : Severe, Area Affected : 100%								
Location : Sections 450 To 474 Feet And 588 To 792 Feet From North End Of Asset								
No Component	65%							
Electrical								
Conduit								
Steel	5%	Now	$500	2032	$1,500			
Broken, Extent : Light, Area Affected : 100%								
Location : Section 922 To 1033 Feet From North End Of Asset								
No Component	95%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **314**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **20-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$77,300	
Total	**$77,300**	
Importance Code B	$77,300	
Total	**$77,300**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$10,700			
Total	**$10,700**			
Importance Code A				
Importance Code B	$6,900			
Importance Code C	$3,900			
Total	**$10,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 3A BULKHEAD

Asset # : 13536

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	10%	0-2	$3,900	LIFE	* *	5		
Broken, Extent : Moderate, Area Affected : 75%								
Location : Several Lengths Broken Or Detached								
Timber	80%			LIFE	* *	5	$100	
No Component	10%							
Gravity Wall								
Concrete	45%			LIFE	* *	5	$600	
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : Partial Demolition Of Wall At North End Of Asset Due To Construction Of New Pier								
Not Accessible	55%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%	4+	$6,900	2047	* *	5	$400	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Entire Asphalt Surface								
Erosion, Extent : Moderate, Area Affected : 10%								
Location : 148 To 178 Feet From Southeast End								
Settlement, Extent : Light, Area Affected : 10%								
Location : Along Rail Tracks								
Concrete	55%	4+	$77,300	2047	* *	5	$1,000	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Various Locations Along Deck Surface								
Settlement, Extent : Light, Area Affected : 75%								
Location : Near Wall								
Not Accessible	25%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **27-Oct-2020** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$252,700	
Total	**$252,700**	
Importance Code A	$128,900	
Importance Code B	$123,800	
Total	**$252,700**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$83,000			$400
Total	**$83,000**			**$400**
Importance Code A				
Importance Code B	$74,200			$400
Importance Code C	$8,800			
Total	**$83,000**			**$400**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 6 BULKHEAD

Asset # : 13534

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Steel	70%	Now	$8,800	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 5%								
Location : One Impact Damage At 75 Feet From The Southern End And One Impact Damage At 160 Feet From The Southern End								
Explanation : Impact Damage								
No Component	30%							
Pile Supported Wall								
Conc w/Stone Face	10%	4+	$128,900	LIFE	* *	5	$3,200	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone Of 120 Feet Long Section Adjacent To Dry Dock 1								
No Component	70%							
Not Accessible	20%							
Sheet Piles								
Steel	30%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated In Tidal Zone								
Missing Coating, Extent : Light, Area Affected : 1%								
Location : At Knuckles								
No Component	30%							
Not Accessible	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	70%	Now	$123,800	2047	* *	5	$1,600	
Cracking, Extent : Severe, Area Affected : 100%								
Location : Entire Concrete Surface								
Settlement, Extent : Severe, Area Affected : 100%								
Location : Entire Area Has Significant Settlement With Maximum Settlement Of 26 Inches Occuring At 61 Feet From Southern End.								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Adjacent To Dry Dock 1								
Explanation : Building								
Fender								
Piles								
Timber	15%	Now	$11,800	2047	* *	4	$1,400	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Adjacent To Dry Dock 1								
No Component	85%							

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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTH 6 BULKHEAD

Asset # : 13534

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Steel	15%	4+	$32,500	2047	* *	3-5	$2,200	
Corrosion, Extent : Moderate, Area Affected : 20%								
Location : Steel Fender Rack								
Timber	15%	Now	$29,900	2047	* *	4	$3,200	
Missing Part, Extent : Severe, Area Affected : 70%								
Location : Adjacent To Dry Dock 1								
No Component	70%							

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

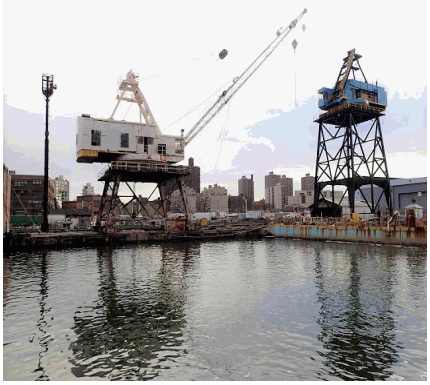
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **17-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2023**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$415,600	
Total	**$415,600**	
Importance Code B	$364,700	
Importance Code C	$50,900	
Total	**$415,600**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$115,400			
Total	**$115,400**			
Importance Code A	$46,600			
Importance Code B	$57,900			
Importance Code C	$10,900			
Total	**$115,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTHS 10 AND 10A PIER

Asset # : 13528

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	20%	0-2	$10,900	LIFE	* *	5	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Utility Trench At The North Side Of Berth 10a								
Timber	80%	Now	$50,900	LIFE	* *	5	$200	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Along Entire Edge Of The Berth								
Pile Supported Wall								
Concrete	90%			2041	* *	5	$18,600	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Along Concrete Wall								
Spalling, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Along Concrete Wall								
Concrete	10%	4+	$37,300	2041	* *	5	$1,000	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Along The Offshore End Of The Berth								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : At Mooring Hardware And Along The Offshore End Of The Berth								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Gravel	20%	Now	$11,800	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Numerous Sinkholes Across Berth. Specifically From East At 120 Feet To 180 Feet, 225 Feet, 364 Feet, 406 Feet, 435 Feet, 450 Feet To 518 Feet.								
Not Accessible	80%							
Surface								
Asphalt	60%	0-2	$34,100	2047	* *	5	$1,800	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Cracking Observed Across Majority Of Asphalt Surface								
Settlement, Extent : Severe, Area Affected : 20%								
Location : Large Settlement Of The Asphalt Surface Across Berth								
Asphalt	20%	Now	$11,400	2047	* *	5	$600	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : See List Of Locations In Fill Section								
Concrete	20%			2041	* *	5	$1,200	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Isolated Cracking Over Entire Concrete Surface								
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 10 AND 10A PIER
Asset # : 13528

Bulkheads	Current Repair			Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
Timber	100%	Now	$103,500	2047		* *	4	$12,400	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Fenders Missing Or Broken Along Entire Berth									
Explanation : Missing/ Broken									
Wales and Chocks									
Timber	100%	Now	$261,200	2047		* *	4	$28,100	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Wales And Chocks Missing Or Broken Along Entire Berth									
Explanation : Missing/ Broken									

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**27-Oct-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2023** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$254,100	
Total	**$254,100**	
Importance Code A	$254,100	
Total	**$254,100**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$132,500			$23,000
Total	**$132,500**			**$23,000**
Importance Code A	$79,800			
Importance Code B	$52,700			$23,000
Importance Code C				
Total	**$132,500**			**$23,000**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Asset # : 13527

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Timber	10%	Now	$111,600	LIFE	* *	4-5	$3,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Deck Soffit At Bottom Of Relieving Platform At Top Of Boatshed And Sinkholes 120 Feet, 235 Feet, And 575 Feet West Of Boatshed								
Not Accessible	90%							
Coping/Curb								
Concrete	35%			LIFE	* *	5	$300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Timber	40%			LIFE	* *	5	$200	
No Component	25%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location :								
Explanation : At Boatshed And At Travel Lift West								
Pile Supported Wall								
Concrete	75%			2041	* *	5	$29,600	
Concrete	5%	2-4	$35,600	2041	* *	5	$1,000	
Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
Location : Erosion At Kickback, 788 Feet From East								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : From 540 To 783 Feet From East End, Primarily Along Joint At Top Of Wall.								
Explanation : Mortar Loss								
Concrete	15%	4+	$106,900	2041	* *	5	$3,000	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : In Tidal Zone From 605 Feet To 775 Feet From East								
Not Accessible	5%							
Pile Caps								
Concrete	15%	4+	$22,400	LIFE	* *	5	$400	
Erosion, Extent : Severe, Area Affected : 5%								
Location : Concrete Encased Timber Pile Caps With Exposed Timber At Eastern 150 Feet.								
Not Accessible	85%							
Backfill								
Fill								
Gravel	10%	Now	$11,300	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Boatshed And 120 Feet, 235 Feet And 575 Feet West Of Boatshed.								
Not Accessible	90%							
Surface								
Asphalt	70%			2041	* *	5	$7,900	
Asphalt	10%	Now	$10,900	2047	* *	5	$600	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : At Boatshed And 120 Feet, 235 Feet And 575 Feet West Of Boatshed.								
Concrete	20%			2041	* *	5	$2,300	
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BERTHS 11 AND 12 BULKHEAD AND BOATSHED
Asset # : 13527

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	25%			2041	* *	4-5	$6,500	
Surface Wearing/Scaling, Extent : Light, Area Affected : 15%								
Location : Floating Steel Fender 400 Feet And 433 Feet And 860 Feet From East								
Rubber	5%	0-2	$3,400	2041	* *	4-5	$800	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : In Tidal Zone Where Chain Contacts Floating Fender								
Explanation : Severely Corroded Retention Chain								
No Component	70%							
Piles								
Timber	50%			2041	* *	4	$11,900	
Timber	10%	Now	$19,800	2047	* *	4	$2,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Failed Along 85 Foot Face West Of Boatshed, And Four Failed Fender Piles At West End.								
No Component	40%							
Wales and Chocks								
Timber	60%			2041	* *	4	$32,200	
No Component	40%							
Electrical								
Lighting Fixture								
Sodium	100%	4+	$7,100	2026	$35,500			
Broken, Extent : N/A, Area Affected : 100%								
Location : Missing Hand Hole Cover Plate At Fixture 525 Feet From East.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Coating Loss On 11 Light Poles.								
Explanation : Coating Loss On Light Pole.								

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

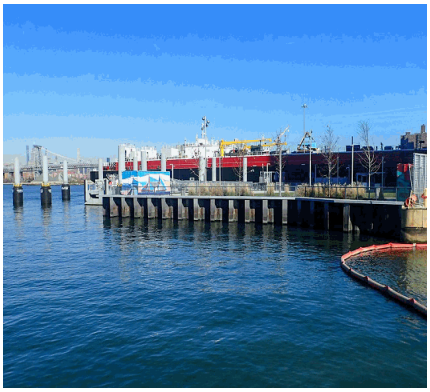
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **20-Nov-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2023**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$56,000	$217,500
Total	**$56,000**	**$217,500**
Importance Code A	$56,000	
Importance Code B		$217,500
Total	**$56,000**	**$217,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$900			
Total	**$900**			
Importance Code B				
Importance Code C	$900			
Total	**$900**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTHS 7 AND 7A BULKHEAD

Asset # : 13532

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Steel	85%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 2%								
Location : 276 Feet From Western End At Northeast Corner								
Explanation : Impact Damage								
Timber	13%			LIFE	* *	5		
Timber	2%	Now	$900	LIFE	* *	5		
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : 363 Feet From Western End								
Sheet Piles								
Steel	15%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations In Tidal Zone								
Steel	10%	4+	$56,000	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Above Mean Low Water								
Not Accessible	75%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2045	* *	5	$4,400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Entire Surface								
Deck Elements								
Railing								
Steel	98%			2031	$217,500			
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Entire Railing								
No Component	2%							
Electrical								
Lighting Fixture								
LED	100%			2031				
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 3 Fixtures								

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

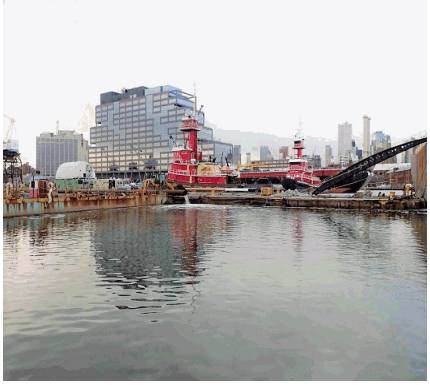
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **17-Nov-2020** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$710,400	$5,944,700
Total	**$710,400**	**$5,944,700**
Importance Code A	$376,100	$5,811,700
Importance Code B	$334,400	$133,000
Total	**$710,400**	**$5,944,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$83,400			
Total	**$83,400**			
Importance Code A				
Importance Code B	$63,400			
Importance Code C	$20,000			
Total	**$83,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER

Asset # : 13529

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	10%			LIFE	* *	5		
Concrete	40%	Now	$20,000	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Southern Side Of Berth								
No Component	50%							
Pile Supported Wall								
Concrete	85%			2035	$5,811,700	5	$16,100	
Cracking, Extent : Light, Area Affected : 10%								
Location : Along Entire Wall								
Spalling, Extent : Light, Area Affected : 10%								
Location : Along Entire Wall								
Concrete	5%	4+	$34,200	2041	* *	5	$500	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : 300 Feet From Dry Dock 6								
Concrete	10%	Now	$341,900	2041	* *	5	$900	
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Wall Displaced Max 12 Inches Outboard At 185 Feet From Dry Dock 6								
Excess Deflection, Extent : Severe, Area Affected : 100%								
Location : 185 Feet To 235 Feet From Dry Dock 6								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : 185 Feet From Dry Dock 6								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Gravel	30%	Now	$16,300	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 0 To 35 Feet, 74 To 87 Feet, 95 To 125 Feet, 185 To 270 Feet, 300 To 340 Feet, 350 To 405 Feet, 408 To 435 Feet And 450 To 475 Feet From Dry Dock 6								
Not Accessible	70%							

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER

Asset # : 13529

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	70%	Now	$36,500	2047	* *	5	$1,900	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Across Entire Surface								
Sinkhole, Extent : Severe, Area Affected : 30%								
Location : Sinkhole Locations Listed In Fill Observation.								
Concrete	25%			2035	$133,000	5	$1,400	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Surface Erosion Isolated Along Surface								
Concrete	5%	Now	$10,600	2047	* *	5	$100	
Settlement, Extent : Severe, Area Affected : 100%								
Location : 185 Feet To 205 Feet From Dry Dock 6								
Fender								
Piles								
Timber	100%	Now	$94,900	2047	* *	4	$11,400	1
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Asset								
Wales and Chocks								
Timber	100%	Now	$239,500	2047	* *	4	$25,800	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Asset								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BROOKLYN WHOLESALE MEAT MARKET REVETMENT**
Address : **1ST AVE BET. 54TH AND 57TH STS**
Borough : **BROOKLYN**
Program / Asset # : **DBS0026.030 / 1739**
Linear Ft : **1,307**
Date of Survey : **07-Mar-2024**
Areas Surveyed :
Block : **819** **Lot** : **1**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$99,100	$35,300
Total	**$99,100**	**$35,300**
Importance Code B		$35,300
Importance Code C	$99,100	
Total	**$99,100**	**$35,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$123,700	$100		$7,100
Total	**$123,700**	**$100**		**$7,100**
Importance Code B	$81,400	$100		$7,100
Importance Code C	$42,300			
Total	**$123,700**	**$100**		**$7,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BROOKLYN WHOLESALE MEAT MARKET REVETMENT
Asset # : 1739

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	70%			LIFE	* *	5-10	$1,700	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Isolated Along Curb Length								
Discolor & Bleeding, Extent : Light, Area Affected : 10%								
Location : Isolated Rust Staining Along Curb Length								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Isolated Along Curb Length								
Concrete	25%	Now	$34,400	LIFE	* *	5	$300	
Broken, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset And Isolated Segments Throughout								
No Component	5%							
Revetment								
Stone	90%			LIFE	* *	5	$14,100	
Stone	10%	Now	$99,100	LIFE	* *	5	$800	
Missing Part, Extent : Moderate, Area Affected : 100%								
Location : At The Southern End Of The Asset And Mid Asset Length								
Backfill								
Fill								
Topsoil	10%	Now	$28,100	2075	* *			
Erosion, Extent : Severe, Area Affected : 50%								
Location : Mid Point Of Asset. 710 Feet To 790 Feet From Start Of Asset At The North								
Not Accessible	90%							
Surface								
Asphalt	95%			2044	* *	5	$14,200	
Cracking, Extent : Light, Area Affected : 50%								
Location : At North End Of Asset								
Asphalt	5%	Now	$17,900	2050	* *	5	$400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Mid Point Of Asset. 710 Feet To 790 Feet From Start Of Asset At The North								
Deck Elements								
Railing								
Fencing	35%			2033	$35,300	3	$200	
Fencing	35%	Now	$35,300	2040	* *	3	$200	
Corrosion, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset And Mid Point Of Asset								
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At North End And Northwest Face Of Asset								
No Component	30%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BULKHEAD**
Address : **PECK SLIP TO ROBERT WAGNER PLACE**
Borough : **MANHATTAN** | **Agency's Number** : **N/A**
Program / Asset # : **DGSP025.044 / 1743** | **Yr Built/Renovated** :
Linear Ft : **957** | **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **21-Sep-2023** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **73** **Lot** : **17** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$542,200	$388,100
Total	**$542,200**	**$388,100**
Importance Code A	$138,000	
Importance Code B	$404,200	$388,100
Total	**$542,200**	**$388,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$50,300			$3,500
Total	**$50,300**			**$3,500**
Importance Code A	$2,600			
Importance Code B	$43,800			$3,500
Importance Code C	$3,900			
Total	**$50,300**			**$3,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1743

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	85%			LIFE	* *	5-10	$1,500	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Along Entire Length								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Northern 140 Ft								
Explanation : Under Construction								
Gravity Wall								
Concrete	68%			LIFE	* *	5-10	$5,300	
Concrete	2%	4+	$67,600	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : From 8 Feet To 18 Feet From South End Of Asset								
Explanation : Undermined								
Concrete	25%	4+	$70,400	LIFE	* *	5	$1,000	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : Intermittent Throughout								
Not Accessible	5%							
Revetment								
Stone	55%			LIFE	* *	5	$6,300	
No Component	45%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	2%			2044	* *	5	$200	
Asphalt Pavers	63%			2044	* *	5	$6,900	
Asphalt Pavers	10%	Now	$34,400	2044	* *	5	$500	
Settlement, Extent : Light, Area Affected : 60%								
Location : Intermittent Along Southern 500 Feet								
Topsoil	10%	Now	$9,400	2035	$9,400	5	$200	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 30, 267, 313, 364, And 415 Feet From South End Of Asset								
Under Construction	15%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Northern 140 Feet Of Asset								
Explanation : Under Construction								
Fender								
Piles								
Timber	25%	0-2	$286,700	2044	* *	4	$5,700	
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : In Tidal Zone								
Worn, Extent : Severe, Area Affected : 15%								
Location : 17 Each 6-pile Clusters In Front Of Bulkhead.								
No Component	70%							
Not Accessible	5%							

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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1743

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	17%			2034	$94,300			
Steel	53%	0-2	$117,500	2035	$293,900			
Corrosion, Extent : Severe, Area Affected : 60% *Location : Southern 500 Feet*								
No Component	15%							
Under Construction	15%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BULKHEAD**
Address : **ROBERT F. WAGNER PLACE TO MARKET SLIP**
Borough : **MANHATTAN** **Agency's Number** : **N/A**
Program / Asset # : **DGSP025.045 / 1744** **Yr Built/Renovated** :
Linear Ft : **1,410** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **21-Sep-2023** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **240** **Lot** : **6** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$785,400	$326,800
Total	**$785,400**	**$326,800**
Importance Code A	$785,400	
Importance Code B		$326,800
Total	**$785,400**	**$326,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$4,200		$3,200	
Total	**$4,200**		**$3,200**	
Importance Code A	$3,700			
Importance Code B			$3,200	
Importance Code C	$500			
Total	**$4,200**		**$3,200**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1744

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	40%			LIFE	* *	5-10	$1,100	
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 850 Feet Of Asset								
Explanation : Construction								
Gravity Wall								
Concrete	65%			LIFE	* *	5-10	$7,400	
Cracking, Extent : Moderate, Area Affected : 2%								
Location : Tidal Zone								
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Tidal Zone								
No Component	35%							
Pile Supported Wall								
Concrete	10%	4+	$203,000	2044	* *	5	$2,800	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Offshore Face								
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Bottom Offshore Corner								
Concrete	25%	2-4	$507,400	2044	* *	5	$7,000	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Bottom Offshore Corner Of Wall								
No Component	65%							
Piles and Bracing								
Steel	10%	4+	$75,000	LIFE	* *	5	$21,800	
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : Tops Of Piles Where Exposed								
No Component	65%							
Not Accessible	25%							
Pile Caps								
No Component	65%							
Not Accessible	35%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	40%			2048	* *	5	$6,400	
Recent Replace Evident, Extent : N/A, Area Affected : 80%								
Location : Northern 560 Feet								
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 850 Feet								
Explanation : Under Construction								
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1744

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	40%			2034	$326,800			
Recent Replace Evident, Extent : N/A, Area Affected : 80%								
Location : Northern 560 Feet								
Under Construction	60%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 850 Feet								
Explanation : Under Construction								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **07-Nov-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1371**	**Lot**	: **38**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$83,900	
Total	**$83,900**	
Importance Code A	$83,900	
Total	**$83,900**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$149,500			
Total	**$149,500**			
Importance Code A	$127,300			
Importance Code B	$22,200			
Total	**$149,500**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1749

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	3%	Now	$83,900	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Above The Waterline								
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Isolated Locations Above The Waterline								
Concrete/Stone	2%			LIFE	* *	10		
No Component	95%							
Gravity Wall								
Conc w/Stone Face	30%			LIFE	* *	5	$67,300	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations Above Waterline								
Erosion, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Above Waterline								
Conc w/Stone Face	5%	Now	$48,100	LIFE	* *	5	$5,600	
Missing Part, Extent : Severe, Area Affected : 50%								
Location : Missing Stone Facing At 400 Feet From North And Other Isolated Locations								
No Component	35%							
Not Accessible	30%							
Piles and Bracing								
No Component	95%							
Not Accessible	5%							
Sheet Piles								
Steel	15%	4+	$45,500	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : In Splash Zone								
Steel	3%			LIFE	* *	10		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Northern 30 Feet Of Asset								
Explanation : New Construction								
No Component	67%							
Not Accessible	15%							
Lowlevel Pile Caps								
No Component	95%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Deck Elements								
Railing								
Fencing	20%			2036	* *	3	$100	
No Component	80%							

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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1749

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Parapet								
Concrete	25%	4+	$22,200	2036	* *			
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Isolated Locations At Offshore Face								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Isolated Locations At Offshore Face								
Concrete	35%			2036	* *			
Not Accessible	40%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **08-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **36**	**Lot**	: **12**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$477,800
Total		**$477,800**
Importance Code B		$477,800
Total		**$477,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$32,700			
Total	**$32,700**			
Importance Code A	$25,400			
Importance Code B	$7,300			
Total	**$32,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1765

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	60%			LIFE	* *	5	$3,100	
Stone	16%			LIFE	* *	5	$17,300	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Isolated Over Entire Wall, Primarily Within The Tidal Zone								
Explanation : Grout Loss								
Stone	4%	4+	$25,400	LIFE	* *	5	$4,300	
Missing Block Seal, Extent : Light, Area Affected : 100%								
Location : Isolated Areas								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2041	* *	5	$13,800	
Concrete	5%			2041	* *	5	$700	
Cracking, Extent : Light, Area Affected : 5%								
Location : At Base Of Pier 11								
Fender								
Buffer								
Timber	40%			2030	$182,400	5	$5,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Immediately Below Top Of Bulkhead, Covering Railing Hardware								
Explanation : Timber Buffer								
No Component	60%							
Deck Elements								
Railing								
Steel	40%			2030	$295,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southern 700 Feet Belongs To Pile Supported Platform Asset								
Explanation : Southern Railing Portion								
No Component	60%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BULKHEAD**
Address : **EAST RIVER E. 41ST TO E. 42ND STS.**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBS0025.169 / 4092**
Yr Built/Renovated :
Linear Ft : **297**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **21-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1353** **Lot** : **50** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$278,600	$212,000
Total	**$278,600**	**$212,000**
Importance Code A	$278,600	
Importance Code B		$212,000
Total	**$278,600**	**$212,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$45,100			
Total	**$45,100**			
Importance Code A	$43,400			
Importance Code B	$1,700			
Total	**$45,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 4092

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Pile Supported Wall								
Conc w/Stone Face	40%	Now	$193,800	LIFE	* *	5	$9,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Bottom Half Of Wall For 100 Feet Total								
Explanation : Missing Granite Fascia Panels								
Conc w/Stone Face	35%	4+	$84,800	LIFE	* *	5	$8,300	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : At The East End Of The Walls And Ceiling Of The Outfall Structure								
Not Accessible	25%							
Piles and Bracing								
Not Accessible	100%							
Sheet Piles								
Steel	10%	4+	$43,400	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 25%								
Location : In The Tidal Zone								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$3,400	
Cracking, Extent : Light, Area Affected : 10%								
Location : Minor Cracking Of Asphalt Surface On Fdr Drive								
Deck Elements								
Parapet								
Concrete	100%			2033	$212,000			
Discolor & Bleeding, Extent : Light, Area Affected : 75%								
Location : Efflorescence At Cracking								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **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	: **04-Apr-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8591**	**Lot**	: **175**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$400		$100	
Total	**$400**		**$100**	
Importance Code A	$400			
Importance Code B			$100	
Total	**$400**		**$100**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD / MARINA SOUTH OF NICKS LOBSTER
Asset # : 20

Bulkheads	Current Repair			Future Replacement			Maintenance			
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)		Estimated Cost	Priority
Structural										
Sheet Piles										
Steel	100%			LIFE	* *		10			
Recent Replace Evident, Extent : N/A, Area Affected : 100%										
Location : Timber Bulkhead Replaced With Steel Sheet Pile Bulkhead										
Pile Caps										
Concrete	100%			LIFE	* *		5		$700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%										
Location : Timber Bulkhead Replaced With Steel Sheet Pile Bulkhead With Concrete Cap										
Backfill										
Fill										
Not Accessible	100%									
Surface										
Gravel	100%			2048	* *		2-5		$400	
Recent Replace Evident, Extent : N/A, Area Affected : 100%										
Location : Surface Replaced										

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BULKHEAD ALONG SOUTH STREET**				
Address	: **SS OF PIER 15 NORTH TO PECK SLIP EAST RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.043 / 1742**			**Yr Built/Renovated**	:
Linear Ft	: **1,050**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **13-Sep-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **73**	**Lot**	: **8**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$109,500
Total		**$109,500**
Importance Code B		$109,500
Total		**$109,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$19,100		$5,800	
Total	**$19,100**		**$5,800**	
Importance Code A	$4,900			
Importance Code B	$14,100		$5,800	
Total	**$19,100**		**$5,800**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD ALONG SOUTH STREET
Asset # : 1742

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	5%			LIFE	* *	5	$9,500	
Concrete	5%			LIFE	* *	5-10	$400	
Cracking, Extent : Light, Area Affected : 5%								
Location : At Pier 15								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	26%			2048	* *	5	$3,100	
Asphalt Pavers	71%			2048	* *	5	$8,500	
Asphalt Pavers	3%	2-4	$14,100	2048	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 5%								
Location : 240 Feet To 270 Feet North Of South Side Of Pier 15								
Explanation : Cracked Pavers								
Deck Elements								
Railing								
Fencing	5%			2039	* *	3		
Steel	18%			2034	$109,500			
No Component	77%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BULKHEAD BATTERY PARK**
Address : **SOUTH OF PIER A TO MERCHANT MARINERS MEMORIAL**
Borough : **MANHATTAN** | **Agency's Number** : **N/A**
Program / Asset # : **DBS0025.030 / 168** | **Yr Built/Renovated** :
Linear Ft : **119** | **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **01-Dec-2023** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **3** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$97,100	$68,900
Total	**$97,100**	**$68,900**
Importance Code A	$97,100	
Importance Code B		$68,900
Total	**$97,100**	**$68,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$2,400			$500
Total	**$2,400**			**$500**
Importance Code A	$2,400			
Importance Code B				$500
Importance Code C	$100			
Total	**$2,400**			**$500**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD BATTERY PARK

Asset # : 168

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	50%			LIFE	* *	5-10	$100	
Under Construction	50%							
Pile Supported Wall								
Conc w/Stone Face	25%			LIFE	* *	5	$4,800	
Conc w/Stone Face	25%	4+	$97,100	LIFE	* *	5	$2,400	
Efflorescence, Extent : Light, Area Affected : 10%								
Location : Along The High Tide Waterline								
Spalling, Extent : Light, Area Affected : 25%								
Location : Intermittent Locations South Of The Pile Supported Walkway								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Explanation : Grout Loss								
Under Construction	50%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	50%			2044	* *	5	$700	
Concrete	20%			2044	* *	5	$300	
Cracking, Extent : Light, Area Affected : 2%								
Location : Adjacent To Pile Supported Walkway								
Spalling, Extent : Light, Area Affected : 2%								
Location : Adjacent To Pile Supported Walkway								
Stone	30%			2044	* *	10		
Fender								
Wales and Chocks								
Composite	50%			2048	* *			
Under Construction	50%							
Deck Elements								
Railing								
Steel	100%			2033	$68,900			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Intermittent Throughout								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **07-Nov-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1482**	**Lot**	: **60**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$822,000	$1,357,100
Total	**$822,000**	**$1,357,100**
Importance Code A	$725,400	$111,500
Importance Code B	$96,600	$1,245,600
Total	**$822,000**	**$1,357,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$2,200			$11,700
Total	**$2,200**			**$11,700**
Importance Code A	$2,200			
Importance Code B				$11,700
Total	**$2,200**			**$11,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 63 TO E. 71 ST. E.R.
Asset # : 1750

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	5%	Now	$241,400	LIFE	* *			
Erosion, Extent : Severe, Area Affected : 25%								
Location : At South End								
Missing Part, Extent : Severe, Area Affected : 20%								
Location : Missing Facing Stones At South End								
Concrete/Stone	5%			LIFE	* *	10		
Cracking, Extent : Light, Area Affected : 25%								
Location : At South End								
Erosion, Extent : Light, Area Affected : 25%								
Location : At South End								
No Component	85%							
Not Accessible	5%							
Gravity Wall								
Conc w/Stone Face	5%	4+	$83,100	LIFE	* *	5	$9,700	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Broken Stone Facing At South End And Isolated At Some Outfalls								
Stone	58%			LIFE	* *	5	$211,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Full Length Of Asset								
Explanation : Grout Loss								
Stone	2%	Now	$171,500	LIFE	* *	5	$3,600	
Displaced Elements, Extent : Moderate, Area Affected : 20%								
Location : E 69th Street								
Missing Part, Extent : Severe, Area Affected : 20%								
Location : E 70th Street And E 71st Street								
No Component	15%							
Not Accessible	20%							
Piles and Bracing								
No Component	85%							
Not Accessible	15%							
Lowlevel Pile Caps								
Timber	2%	Now	$53,500	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : South End								
No Component	85%							
Not Accessible	13%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Blocks	5%	4+	$96,600	2050	* *	5	$600	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : At Planters North Of 68th Street								
Asphalt Blocks	95%			2044	* *	5	$23,300	
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 63 TO E. 71 ST. E.R.
Asset # : 1750

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	100%			2033	$1,245,600			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Full Length								
Electrical								
Lighting Fixture								
Incandescent	97%			2029	$70,200			
Incandescent	3%	Now	$2,200	2030	$2,200			
Broken, Extent : Light, Area Affected : 100%								
Location : 1 Of 33 Lights								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1490**	**Lot**	: **60**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$263,900	$555,700
Total	**$263,900**	**$555,700**
Importance Code A	$263,900	$61,500
Importance Code B		$494,200
Total	**$263,900**	**$555,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$121,200			$25,900
Total	**$121,200**			**$25,900**
Importance Code A	$52,400			$21,700
Importance Code B	$68,800			$4,100
Total	**$121,200**			**$25,900**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 78TH TO E. 81ST ST.
Asset # : 2879

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	10%	4+	$197,900	LIFE	* *	5	$7,700	
Cracking, Extent : Moderate, Area Affected : 10%								
Location : Along Top Face Of Wall								
Erosion, Extent : Moderate, Area Affected : 10%								
Location : On Cap At The South End Of Asset								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Along Top Face Of Wall								
Conc w/Stone Face	5%	Now	$66,000	LIFE	* *	5	$3,800	
Missing Part, Extent : Severe, Area Affected : 15%								
Location : Stone Face Around Outfall At 79th Street And At South End Of Pedestrian Ramp								
Conc w/Stone Face	65%			LIFE	* *	5	$99,900	
Cracking, Extent : Light, Area Affected : 20%								
Location : Isolated Locations								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	85%			2044	* *	5	$8,300	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Not Accessible	15%							
Deck Elements								
Railing								
Steel	55%			2033	$271,800			
Missing Coating, Extent : Light, Area Affected : 25%								
Location : Isolated Locations								
Steel	45%	4+	$44,500	2033	$222,400			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : At North And South Ends Of The Asset								
Explanation : Coating Loss								
Parapet								
Concrete	20%	4+	$24,400	2036	* *			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : From 79th To 81st Street								
Concrete	15%			2036	* *			
No Component	65%							
Electrical								
Lighting Fixture								
Incandescent	90%			2029	$21,700			
Incandescent	10%	Now	$2,400	2030	$2,400			
Broken, Extent : Severe, Area Affected : 100%								
Location : 1 Of 11 Lights								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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-Oct-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1589**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$463,600	
Total	**$463,600**	
Importance Code A	$463,600	
Total	**$463,600**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$600	$100		$4,500
Total	**$600**	**$100**		**$4,500**
Importance Code B	$600	$100		$4,500
Total	**$600**	**$100**		**$4,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD E. 81ST TO E. 84TH ST.
Asset # : 2878

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	60%	4+	$463,600	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 40%								
Location : Above Water Line								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Isolated Locations In The Tidal Zone								
Explanation : Holes At Sheet Pile Splice Locations								
Not Accessible	40%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2044	* *	5	$9,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Spalling, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Deck Elements								
Railing								
Fencing	98%			2036	* *	3	$300	
Fencing	2%	4+	$600	2036	* *	3		
Dents, Holes, Extent : Severe, Area Affected : 75%								
Location : 4 Foot By 4 Foot Hole At South End								

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

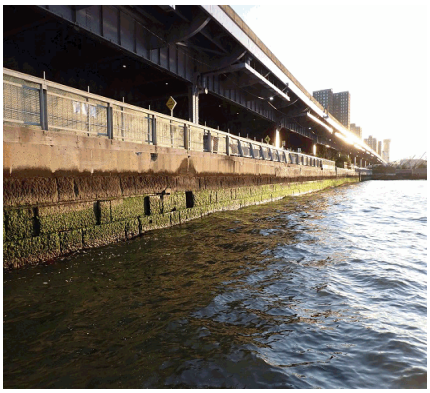
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**BULKHEAD GRAVITY WALL/RELIEVING PLATFORM**			
Address	:	**MARKET SLIP TO PIER 35**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DGSP025.046 / 1745**	**Yr Built/Renovated**	:	
Linear Ft	:	**1,485**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**21-Sep-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**241** **Lot** : **10**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$320,000	$948,400
Total	**$320,000**	**$948,400**
Importance Code A	$320,000	$88,100
Importance Code B		$860,300
Total	**$320,000**	**$948,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$4,600			$8,300
Total	**$4,600**			**$8,300**
Importance Code A	$100			
Importance Code B				$8,300
Importance Code C	$4,500			
Total	**$4,600**			**$8,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD GRAVITY WALL/RELIEVING PLATFORM

Asset # : 1745

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	2%			LIFE	* *	5-10	$200	
No Component	90%							
Not Accessible	8%							
Coping/Curb								
Concrete	98%			LIFE	* *	5-10	$2,700	
Cracking, Extent : Light, Area Affected : 2%								
Location : Intermittent Along Entire Asset								
Erosion, Extent : Moderate, Area Affected : 5%								
Location : 730 Feet To 882 Feet, 950 Feet To 1120 Feet, And 1305 Feet To 1342 Feet From South End Of Asset								
Concrete	2%	Now	$3,100	LIFE	* *	5		
Spalling, Extent : Severe, Area Affected : 50%								
Location : Intermittent Throughout								
Gravity Wall								
Stone	66%			LIFE	* *	5	$166,100	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Tidal Zone								
Stone	2%	Now	$118,400	LIFE	* *	5	$2,500	
Broken, Extent : Moderate, Area Affected : 20%								
Location : Intermittent Throughout								
Missing Part, Extent : Severe, Area Affected : 20%								
Location : Intermittent Throughout								
Stone	2%	2-4	$59,200	LIFE	* *	5	$2,500	
Displaced Elements, Extent : Moderate, Area Affected : 20%								
Location : Intermittent Throughout								
No Component	10%							
Not Accessible	20%							
Piles and Bracing								
Steel	5%	4+	$59,300	LIFE	* *	5	$11,500	
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Splash Zone								
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	98%			2044	* *	5	$16,600	
Stone	2%			2044	* *	10		
Other Observation, Extent : Light, Area Affected : 2%								
Location : Recessed Platform 275 Feet From North End								
Explanation : Wear								
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD GRAVITY WALL/RELIEVING PLATFORM

Asset # : 1745

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	100%			2033	$860,300			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Northern 885 Feet								
Other Observation, Extent : Light, Area Affected : 10%								
Location : On Timber Top Rail								
Explanation : Weathering								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **05-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$475,200	$63,200
Total	**$475,200**	**$63,200**
Importance Code A	$475,200	$63,200
Total	**$475,200**	**$63,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$39,300			
Total	**$39,300**			
Importance Code A				
Importance Code B	$39,300			
Total	**$39,300**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD PIER 42

Asset # : 2949

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	5%	4+	$156,700	LIFE	* *	5	$200	
Displaced Elements, Extent : Severe, Area Affected : 10%								
Location : Top Course Of Concrete Blocks 50 Feet East Of Pier 42								
Spalling, Extent : Severe, Area Affected : 75%								
Location : East End Of Asset At Outfall								
Stone	30%	4+	$318,500	LIFE	* *	5	$27,100	
Missing Block Seal, Extent : Severe, Area Affected : 100%								
Location : Intermittent Along Entire Asset								
Stone	40%			LIFE	* *	5	$36,100	
Not Accessible	25%							
Backfill								
Fill								
Topsoil	10%	Now	$22,900	2072	* *			
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : Several Areas Between Pier 42 And Coned Structure								
Not Accessible	90%							
Surface								
Asphalt	5%			2035	$14,600	5	$600	
Asphalt	5%	Now	$5,800	2047	* *	5	$300	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Large Sinkhole On East Side Of Pier 42								
Concrete	70%			2041	* *	5	$8,500	
Cracking, Extent : Light, Area Affected : 5%								
Location : Pier 42 Elevated Surface								
Topsoil	10%	Now	$6,300	2032	$10,500	5	$200	
Sinkhole, Extent : Moderate, Area Affected : 20%								
Location : Between Pier 42 And Coned Structure								
Not Accessible	10%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**02-Apr-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**8591** **Lot** : **980**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$3,302,000	
Total	**$3,302,000**	
Importance Code A	$3,302,000	
Total	**$3,302,000**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads			$1,100	
Total			**$1,100**	
Importance Code A				
Importance Code B			$1,100	
Total			**$1,100**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER/ KINGS PLAZA

Asset # : 16

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Concrete	85%	2-4	$2,078,900	LIFE	* *	5	$3,500	
Spalling, Extent : Severe, Area Affected : 60%								
Location : Exposed Concrete Above Encasements Or Within Failed Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Widespread								
Explanation : Failed Repairs								
Concrete	5%	Now	$203,800	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Batter Piles With Opened Or Missing Fiberglass Jackets								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Widespread								
Explanation : Failed Repairs								
Not Accessible	10%							
Sheet Piles								
Concrete	20%	0-2	$285,600	LIFE	* *			
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Corner Spalling In Tidal Zone								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : In Tidal Zone								
Explanation : Erosion								
Concrete	5%	Now	$71,400	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 80%								
Location : Isolated Locations With Exposed Fill								
Explanation : Open Joints								
Concrete	65%	4+	$556,900	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Tidal Zone								
Explanation : Erosion								
Not Accessible	10%							
Pile Caps								
Concrete	100%	4+	$105,400	LIFE	* *	5	$2,100	
Spalling, Extent : Moderate, Area Affected : 45%								
Location : Along Bottom Edge								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	70%			2033	$48,100	5	$2,300	
Not Accessible	30%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **26-Sep-2023** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **241** **Lot** : **13** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$916,000	
Total	**$916,000**	
Importance Code A	$916,000	
Total	**$916,000**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$26,200			$6,800
Total	**$26,200**			**$6,800**
Importance Code A	$23,500			
Importance Code B				$6,800
Importance Code C	$2,700			
Total	**$26,200**			**$6,800**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD @PIER 36

Asset # : 2948

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	26%	2-4	$182,500	LIFE	* *	5	$1,300	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : West Side And East Return								
Explanation : Undermining								
Concrete	18%			LIFE	* *	5-10	$1,800	
No Component	56%							
Gravity Wall								
Concrete	15%			LIFE	* *	5-10	$1,600	
Stone	15%	4+	$203,400	LIFE	* *	5	$17,300	
Missing Block Seal, Extent : Moderate, Area Affected : 10%								
Location : Tidal Zone								
No Component	66%							
Not Accessible	4%							
Piles and Bracing								
Concrete	10%			LIFE	* *	5	$1,600	
Steel	10%			LIFE	* *	5	$42,000	
No Component	55%							
Not Accessible	25%							
Revetment								
Stone	33%			LIFE	* *	5	$5,400	
No Component	67%							
Sheet Piles								
Steel	20%	4+	$530,100	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Throughout Splash And Tidal Zones								
No Component	80%							
Pile Caps								
No Component	75%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	65%			2044	* *	5	$10,100	
Concrete	23%			2044	* *	5	$3,600	
Under Construction	12%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **02-Apr-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8591**	**Lot**	: **980**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$11,700		$7,800	$2,500
Total	**$11,700**		**$7,800**	**$2,500**
Importance Code A	$9,300			
Importance Code B	$2,400		$7,800	$2,500
Total	**$11,700**		**$7,800**	**$2,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING

Asset # : 19

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	15%			LIFE	* *	5-10	$400	
No Component	35%							
Not Accessible	50%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	2%	4+	$9,100	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : End Rot								
Not Accessible	98%							
Backfill								
Surface								
Concrete	20%			2044	* *	5	$800	
Not Accessible	80%							
Fender								
Facing								
Timber	45%			2044	* *	3	$8,500	
Rotting/Splitting, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
No Component	55%							
Piles								
Timber	6%			2038	* *	4	$800	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
No Component	90%							
Not Accessible	4%							
Wales and Chocks								
Timber	80%			2044	* *	4	$15,600	
No Component	20%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BULKHEAD AT 23RD ST. GOWANUS BAY**
Address : **23RD ST TO 24TH ST**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBS0015.033 / 2977**
Yr Built/Renovated :
Linear Ft : **300**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **27-Feb-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **644** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$87,700	
Total	**$87,700**	
Importance Code A	$87,700	
Total	**$87,700**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$31,300		$100	$1,500
Total	**$31,300**		**$100**	**$1,500**
Importance Code A	$31,300			
Importance Code B			$100	$1,500
Total	**$31,300**		**$100**	**$1,500**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD AT 23RD ST. GOWANUS BAY
Asset # : 2977

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	20%	4+	$87,700	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Above Mean Low Water Elevation At The Southern 150 Feet								
Missing Coating, Extent : Severe, Area Affected : 35%								
Location : Above Mean Low Water Elevation At The Southern 150 Feet								
Steel	20%			LIFE	* *	10		
Not Accessible	60%							
Wales								
Steel	50%			LIFE	* *	5	$7,100	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Southern 150 Feet								
No Component	50%							
Pile Caps								
Concrete	50%			LIFE	* *	5	$900	
Steel	50%	4+	$27,300	2036	* *	5	$600	
Corrosion, Extent : Light, Area Affected : 50%								
Location : Southern 150 Feet								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Southern 150 Feet								
Explanation : Coating Loss								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	80%			2044	* *	5	$2,700	
Asphalt Pavers	5%			2044	* *	5	$200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Strip Of Pavers Between Pile Cap And Asphalt Deck Surface At Northern 160 Feet								
Topsoil	15%			2033	$4,400	5	$200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Southern 40 Feet								
Fender								
Pile Cluster								
Timber	50%			2036	* *	4-10		
Not Accessible	50%							
Deck Elements								
Railing								
Guard Rail	100%			LIFE	* *			

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BULKHEAD AT PIER 35**				
Address	: **RUTGERS SLIP TO ES PIER 35 EAST RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DGSP025.048 / 1747**			**Yr Built/Renovated**	:
Linear Ft	: **240**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **241**	**Lot**	: **13**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$83,400
Total		**$83,400**
Importance Code B		$83,400
Total		**$83,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$800			
Total	**$800**			
Importance Code A				
Importance Code B	$800			
Total	**$800**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD AT PIER 35

Asset # : 1747

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	40%			LIFE	* *	5	$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Precast Drainage Platform At East End								
Explanation : Other								
No Component	60%							
Piles and Bracing								
Steel	25%			LIFE	* *	5	$9,300	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Top 3 Feet								
Not Accessible	75%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	60%			2041	* *	5	$1,600	
Topsoil	40%			2030	$9,400	5	$500	
Deck Elements								
Railing								
Steel	60%			2030	$83,400			
No Component	40%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**BULKHEAD INSHORE OF PIER 4 BROOKLYN ARMY TERMINAL**			
Address	:	**FOOT OF 58TH STREET**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBS0055.005 / 15284**	**Yr Built/Renovated**	:	
Linear Ft	:	**505**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**11-Mar-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**5778** **Lot** : **1**	**BIN**	:	

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$9,800			
Total	**$9,800**			
Importance Code A	$7,600			
Importance Code B	$2,200			
Total	**$9,800**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BULKHEAD INSHORE OF PIER 4 BROOKLYN ARMY TERMINAL
Asset # : 15284

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	85%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 10%								
Location : At Exposed Sheets								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Epoxy Coating								
Not Accessible	15%							
Pile Caps								
Concrete	95%			LIFE	* *	5	$1,400	
Concrete	5%	4+	$7,600	LIFE	* *	5	$100	
Exposed Reinforcement, Extent : Light, Area Affected : 100%								
Location : Intermittently Along Bottom Of Pile Cap								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	75%			2041	* *	5	$4,300	
Not Accessible	25%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BUSH TERMINAL BULKHEAD BETWEEN PIERS 5 AND 6**
Address : **43RD STREET N/S PIER 5 TO S/S PIER 6**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBSR026.024 / 23**
Yr Built/Renovated :
Linear Ft : **330**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **12-Mar-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **715** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$86,000
Total		**$86,000**
Importance Code B		$86,000
Total		**$86,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$6,800			
Total	**$6,800**			
Importance Code A	$5,300			
Importance Code B				
Importance Code C	$1,500			
Total	**$6,800**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD BETWEEN PIERS 5 AND 6
Asset # : 23

Bulkheads	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Piles and Bracing									
Steel	10%			LIFE	* *		5	$10,200	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Pipe Piles Under New Pile Supported Section									
No Component	70%								
Not Accessible	20%								
Revetment									
Stone	75%			LIFE	* *		5	$3,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Entire Revetment									
No Component	25%								
Sheet Piles									
Steel	20%			LIFE	* *		10		
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : New Sheet Pile Bulkhead									
No Component	75%								
Not Accessible	5%								
Pile Caps									
Concrete	25%			LIFE	* *		5	$500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : On Top Of New Sheet Piles									
No Component	75%								
Backfill									
Fill									
Not Accessible	100%								
Surface									
Under Construction	100%								
Deck Elements									
Railing									
Fencing	35%			2036	* *		3		
Corrosion, Extent : Light, Area Affected : 100%									
Location : Throughout Fence On Southern End Of Asset									
Steel	45%			2034		$86,000			
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : In Northern Half Of Asset									
Under Construction	20%								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BUSH TERMINAL BULKHEAD BETWEEN PIERS 6 AND 7**
Address : **41ST STREET N/S PIER 6 NORTH TO END**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DBSR026.025 / 22** **Yr Built/Renovated** :
Linear Ft : **248** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **12-Mar-2024** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **715** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$114,900
Total		**$114,900**
Importance Code B		$114,900
Total		**$114,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$16,100		$1,100	
Total	**$16,100**		**$1,100**	
Importance Code A	$16,100			
Importance Code B			$1,100	
Total	**$16,100**		**$1,100**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL BULKHEAD BETWEEN PIERS 6 AND 7
Asset # : 22

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	40%			LIFE	* *	5	$30,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Pipe Piles Under Pile Support Section								
No Component	40%							
Not Accessible	20%							
Sheet Piles								
Steel	40%			LIFE	* *	10		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Sheet Pile Bulkhead								
Not Accessible	60%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,500	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Pile Cap On Top Of Sheet Piles								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	80%			2048	* *	5	$2,300	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Entire Asset								
Under Construction	20%							
Deck Elements								
Railing								
Steel	80%			2034	$114,900			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Southern 270 Feet Of Asset								
Under Construction	20%							
Electrical								
Lighting Fixture								
LED	50%			2034				
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : One Concrete Light Pole Complete								
Under Construction	50%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**BUSH TERMINAL PARK 1 OF 2 BULKHEAD**			
Address	:	**NORTH SIDE OF PIER 4 TO SOUTH SIDE OF PIER 5**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR026.023 / 24**	**Yr Built/Renovated**	:	
Linear Ft	:	**352**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**12-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**725** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$199,900
Total		**$199,900**
Importance Code B		$199,900
Total		**$199,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$3,200		$2,000	
Total	**$3,200**		**$2,000**	
Importance Code A	$1,100			
Importance Code B			$2,000	
Importance Code C	$2,100			
Total	**$3,200**		**$2,000**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL PARK 1 OF 2 BULKHEAD
Asset # : 24

Bulkheads	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Revetment									
Stone	100%			LIFE	* *		5	$4,200	
Sheet Piles									
Steel	2%			LIFE	* *		10		
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Behind Abandoned Gravity Wall									
Not Accessible	98%								
Pile Caps									
Concrete	100%			LIFE	* *		5	$2,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : On Top Of Sheet Pile Wall									
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt	100%			2048	* *		5	$4,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Walkway Above Bulkhead									
Deck Elements									
Railing									
Steel	98%			2034		$199,900			
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Along Entire Asset									
Under Construction	2%								
Electrical									
Lighting Fixture									
LED	100%			2034					
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Three New Lights Along Walkway									

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BUSH TERMINAL PARK 2 OF 2 REVETMENT**
Address : **FOOT OF 45TH ST. TO 52ND ST. INCLUDING PERIMETER OF PIER 4**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DBSR026.021 / 2571** **Yr Built/Renovated** :
Linear Ft : **4,348** **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **12-Mar-2024** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **725** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$359,500
Total		**$359,500**
Importance Code B		$359,500
Total		**$359,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$24,600		$400	$17,400
Total	**$24,600**		**$400**	**$17,400**
Importance Code B	$100		$400	$17,400
Importance Code C	$24,600			
Total	**$24,600**		**$400**	**$17,400**



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

DEPT. OF SMALL BUSINESS SERV. - 801
BUSH TERMINAL PARK 2 OF 2 REVETMENT
Asset # : 2571

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	15%			LIFE	* *	5-10	$1,200	
Recent Replace Evident, Extent : N/A, Area Affected : 50%								
Location : 2950 To 3295 Feet South Of North End Of Asset								
No Component	85%							
Revetment								
Stone	92%			LIFE	* *	5	$47,900	
No Component	8%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	55%			2044	* *	5	$27,300	
Sand	8%			2048	* *	2-5	$1,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : At Natural Shoreline 2,080 To 2,440 Feet From North End								
Topsoil	37%			2034	$158,000	5	$7,500	
Deck Elements								
Railing								
Steel	8%			2033	$201,500			
Corrosion, Extent : Light, Area Affected : 2%								
Location : At Base Of Rail Posts								
No Component	92%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**CLIFTON STATION REVETMENT**			
Address	:	**VANDERBILT AVENUE TO GREENFIELD AVENUE**			
Borough	:	**STATEN ISLAND**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DGS0047.040 / 15246**	**Yr Built/Renovated**	:	
Linear Ft	:	**920**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**10-Feb-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2820** **Lot** : **105**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$279,100	
Total	**$279,100**	
Importance Code C	$279,100	
Total	**$279,100**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$98,700			
Total	**$98,700**			
Importance Code B	$78,700			
Importance Code C	$20,000			
Total	**$98,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

CLIFTON STATION REVETMENT

Asset # : 15246

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Asphalt Remnants	60%	Now	$20,000	LIFE	* *	5	$500	
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Southern 570 Feet								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southern 570 Feet								
Explanation : Concrete, Brick, And Asphalt Debris								
Stone	40%	Now	$279,100	LIFE	* *	5	$2,200	1
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Northern 350 Feet								
Backfill								
Fill								
Topsoil	25%	Now	$49,500	2072	* *			
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Intermittent Areas Across Asset								
Not Accessible	75%							
Surface								
Asphalt	75%			2041	* *	5	$7,900	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : Entire Asphalt Surface								
Asphalt	25%	Now	$25,200	2047	* *	5	$1,300	
Erosion, Extent : Severe, Area Affected : 40%								
Location : Intermittent Areas Across Asset								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **22-Dec-2020** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$65,400	$286,800
Total	**$65,400**	**$286,800**
Importance Code A	$65,400	
Importance Code B		$286,800
Total	**$65,400**	**$286,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$10,700			
Total	**$10,700**			
Importance Code A				
Importance Code B	$10,700			
Importance Code C				
Total	**$10,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD

Asset # : 13815

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : At Top Of Wall								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Conc w/Stone Face	95%			LIFE	* *	5	$24,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Upper 10 Feet Of Wall Above Concrete Encasement Repair At Waterline								
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Upper 10 Feet Of Wall								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated At Joints								
Conc w/Stone Face	5%	4+	$65,400	LIFE	* *	5	$1,300	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Upper 10 Feet Of Wall At Southern 60 Feet Of Asset Above Concrete Encasement Repair At Waterline								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : At All Construction Joints And Three Segments At Southernmost End Above Outfall								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$3,200	
Cracking, Extent : Light, Area Affected : 3%								
Location : Along Entire Length								
Settlement, Extent : Light, Area Affected : 2%								
Location : Isolated Along Entire Length								
Deck Elements								
Parapet								
Concrete	95%			2030	$286,800			
Erosion, Extent : Light, Area Affected : 100%								
Location : Full Length Of Asset								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Along Top Coping								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$9,100	2037	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : 20 Feet To 30 Feet From South; 95, 128, 137, 210, 217, And 251 Feet From South								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **22-Dec-2020** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,567,400	$908,800
Total	**$1,567,400**	**$908,800**
Importance Code A	$1,483,900	$73,800
Importance Code B	$83,500	$835,000
Total	**$1,567,400**	**$908,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$19,100			
Total	**$19,100**			
Importance Code A				
Importance Code B	$18,800			
Importance Code C	$200			
Total	**$19,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD

Asset # : 13817

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	10%	4+	$200	LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Isolated Locations For Entire Length								
Explanation : Loose Or Missing Mortar Bedding								
Stone	90%			LIFE	* *	5	$1,800	
Gravity Wall								
Conc w/Stone Face	67%	4+	$1,212,500	LIFE	* *	5	$70,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Bulkhead Face Above Mean High Water On Concrete Encasement Repair								
Erosion, Extent : Light, Area Affected : 20%								
Location : In Tidal Zone								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : At Spall 520 Feet From North								
Missing Block Seal, Extent : Light, Area Affected : 30%								
Location : Bulkhead Face In Tidal Zone At South End Of Asset								
Spalling, Extent : Light, Area Affected : 25%								
Location : From 600 Feet To 995 Feet From North, Above Mean High Water Line								
Conc w/Stone Face	3%	2-4	$271,500	LIFE	* *	5	$3,200	
Erosion, Extent : Light, Area Affected : 20%								
Location : In Tidal Zone								
Not Plumb, Extent : Moderate, Area Affected : 100%								
Location : Wall Section Leaning Between Construction Joints 995 Feet To 1030 Feet From North End								
Stone	10%			LIFE	* *	5	$9,900	
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	90%			2041	* *	5	$12,000	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length								
Asphalt	10%	2-4	$12,800	2047	* *	5	$700	
Settlement, Extent : Moderate, Area Affected : 60%								
Location : Section 995 Feet To 1142 Feet From North								
Deck Elements								
Parapet								
Concrete	100%	4+	$83,500	2033	$835,000			
Spalling, Extent : Light, Area Affected : 25%								
Location : 172 Feet, 255 Feet, 443 Feet, And 625 Feet From North								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Full Length								
Explanation : Mortar Loss								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**CRIBBING BULKHEAD**			
Address	:	**EAST 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	:	**23-Nov-2020**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2150**	**Lot** : **997**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,738,700	
Total	**$1,738,700**	
Importance Code A	$1,738,700	
Total	**$1,738,700**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$49,700			
Total	**$49,700**			
Importance Code A				
Importance Code B	$49,700			
Total	**$49,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

CRIBBING BULKHEAD

Asset # : 13807

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	100%	Now	$1,738,700	LIFE	* *	4	$9,200	1
Broken, Extent : Severe, Area Affected : 50%								
Location : Isolated Members								
Missing Part, Extent : Severe, Area Affected : 15%								
Location : Collapsed At Eastern 47 Feet								
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Horizontal Timbers And Timber Piles								
Tilting, Extent : Severe, Area Affected : 100%								
Location : Full Length								
Other Observation, Extent : Severe, Area Affected : 1%								
Location : West End Of Asset								
Explanation : Deterioration Of Concrete And Steel At Outfall								
Backfill								
Fill								
Stone	20%	Now	$21,000	LIFE	* *	5	$100	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations At Top Of Wall								
Not Accessible	80%							
Surface								
Concrete	10%	Now	$14,100	2047	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 30 Feet And Between 85 And 110 Feet From East								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Full Length Up To 3 Feet Deep								
Explanation : Undermining								
Not Accessible	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Heavy Vegetation								
Deck Elements								
Railing								
Fencing	100%	4+	$14,600	2037	* *	3	$100	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Isolated Areas Along Entire Asset								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **01-Dec-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **36** **Lot** : **25** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$103,500
Total		**$103,500**
Importance Code B		$103,500
Total		**$103,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$53,900		$700	$3,300
Total	**$53,900**		**$700**	**$3,300**
Importance Code A	$53,800			
Importance Code B			$700	$3,300
Importance Code C	$200			
Total	**$53,900**		**$700**	**$3,300**



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2581

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	20%			LIFE	* *	5-10	$300	
No Component	80%							
Gravity Wall								
Stone	24%			LIFE	* *	5	$36,300	
Missing Block Seal, Extent : Light, Area Affected : 25%								
Location : Tidal Zone								
Stone	1%	4+	$35,600	LIFE	* *	5	$800	
Broken, Extent : Moderate, Area Affected : 50%								
Location : One Fractured Block At South End Of Asset								
Not Accessible	75%							
Sheet Piles								
Steel	2%			LIFE	* *	10		
No Component	95%							
Not Accessible	3%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	5%			2044	* *	5	$500	
Asphalt Pavers	60%			2044	* *	5	$6,100	
Settlement, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Topsoil	35%			2033	$30,700	5	$1,500	
Deck Elements								
Railing								
Steel	20%			2033	$103,500			
No Component	80%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**EAST RIVER ESPLANADE BULKHEAD**			
Address	:	**BATTERY MARITIME BLDG NORTH TO SOUTH SIDE PIER 6 HELIPORT**			
Borough	:	**MANHATTAN**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DBS0025.040 / 2859**		**Yr Built/Renovated**	:
Linear Ft	:	**465**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**01-Dec-2023**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2**	**Lot** : **23**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$37,600			$2,700
Total	**$37,600**			**$2,700**
Importance Code A	$37,600			
Importance Code B				$2,700
Total	**$37,600**			**$2,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801
EAST RIVER ESPLANADE BULKHEAD
Asset # : 2859

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	38%			LIFE	* *	5	$31,800	
Conc w/Stone Face	2%	4+	$21,600	LIFE	* *	5	$800	
Erosion, Extent : Light, Area Affected : 50%								
Location : Around Outfall								
Missing Block Seal, Extent : Light, Area Affected : 50%								
Location : South End Of Asset								
Concrete	4%			LIFE	* *	5-10	$200	
Not Accessible	56%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2044	* *	5	$5,300	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **06-Apr-2023** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,688,100	
Total	**$1,688,100**	
Importance Code A	$1,688,100	
Total	**$1,688,100**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$6,800		$2,300	
Total	**$6,800**		**$2,300**	
Importance Code B	$6,800		$2,300	
Total	**$6,800**		**$2,300**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD

Asset # : 4261

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	70%	4+	$1,688,100	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 70%								
Location : Above Waterline								
Not Accessible	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : In Millers Launch Yard								
Explanation : Steel Sheeting Buried In Asphalt Lot								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	5%	4+	$6,800	2049	* *	5	$100	
Settlement, Extent : Light, Area Affected : 50%								
Location : From 327 Feet To 358 Feet From The South								
Asphalt	80%			2043	* *	5	$4,500	
Cracking, Extent : Light, Area Affected : 50%								
Location : Northern 400 Feet Of Asset								
Gravel	15%			2043	* *	2-5	$200	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Along Upper Edge Of Bulkhead At The Southern 95 Feet Of The Asset								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**GIANDO RESTAURANT SEAWALL AND REVETMENT**			
Address	:	**412 KENT AVE. BETWEEN BROADWAY AND S 8TH ST.**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR046.000 / 13506**	**Yr Built/Renovated**	:	
Linear Ft	:	**290**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**05-Mar-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2128** **Lot** : **15**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$710,300	
Total	**$710,300**	
Importance Code A	$256,000	
Importance Code B	$87,700	
Importance Code C	$366,600	
Total	**$710,300**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$51,700		$100	$8,100
Total	**$51,700**		**$100**	**$8,100**
Importance Code A	$400			
Importance Code B	$51,300		$100	$8,100
Importance Code C				
Total	**$51,700**		**$100**	**$8,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801

GIANDO RESTAURANT SEAWALL AND REVETMENT

Asset # : 13506

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	15%	0-2	$256,000	LIFE	* *	5	$200	
Tilting, Extent : Severe, Area Affected : 100%								
Location : 40 Feet Of Masonry Wall Rotating Up To 4 Inches At Midway Point Of Asset								
Concrete	30%			LIFE	* *	5-10	$700	
Displaced Elements, Extent : Light, Area Affected : 100%								
Location : Southern Half								
No Component	55%							
Revetment								
Stone	100%	Now	$366,600	LIFE	* *	5	$1,700	
Progressing Scour, Extent : Severe, Area Affected : 20%								
Location : Undermining At 65 Feet, 130 To 185 Feet, And 275 Feet From The South								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Steep Slope, Exposed Fill, And Displaced Elements Throughout Northern Half								
Explanation : Non-engineered Riprap								
Backfill								
Fill								
Stone	15%	Now	$14,500	LIFE	* *	5		
Missing Part, Extent : Severe, Area Affected : 25%								
Location : Blocks Missing From North Corner Of Asset At 275 Feet From The South								
Settlement, Extent : Light, Area Affected : 25%								
Location : Large Stone And Concrete Blocks Supporting Deck Slab At North End Of Asset								
Topsoil	25%	Now	$15,600	2075	* *			
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Undermining Up To 3 Feet Deep Beneath Concrete Deck Slab 65 Feet, And 130 To 185 Feet From Southern End Of Asset								
Not Accessible	60%							
Surface								
Concrete	40%			2044	* *	5	$1,300	
Cracking, Extent : Light, Area Affected : 15%								
Location : Isolated Hairline Cracks								
Concrete	45%	0-2	$87,700	2050	* *	5	$700	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Northern Deck Slab Bearing On Exposed Revetment Stone And At Locations Of Undermining In Revetment 65 Feet And 130 To 185 Feet From The Southern End Of Asset								
Topsoil	15%			2033	$4,300	5	$200	
Fender								
Facing								
Timber	15%	4+	$20,500	2050	* *	3	$1,700	
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : Bottom 4 Feet Of Timber Panels								
No Component	85%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
GIANDO RESTAURANT SEAWALL AND REVETMENT
Asset # : 13506

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Plastic	20%	4+	$700	2029	$6,900			
Broken, Extent : Moderate, Area Affected : 10%								
Location : Loose Handrail Foundations								
Worn, Extent : Moderate, Area Affected : 100%								
Location : North End								
No Component	80%							

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

Print Date : 15-Aug-2024

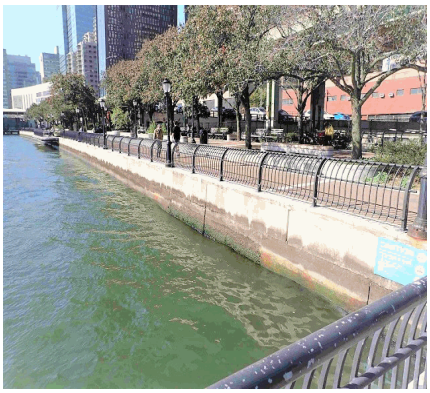
DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **GLICK PARK RELIEVING PLATFORM**
Address : **EAST RIVER, 36TH ST TO 38TH ST**
Borough : **MANHATTAN**
Program / Asset # : **DBSR025.065 / 4087**
Linear Ft : **508**
Date of Survey : **11-Oct-2023**
Areas Surveyed :
Block : **968** **Lot** : **50**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$497,300	$264,900
Total	**$497,300**	**$264,900**
Importance Code A	$497,300	
Importance Code B		$264,900
Total	**$497,300**	**$264,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$69,100		$300	$27,400
Total	**$69,100**		**$300**	**$27,400**
Importance Code A	$47,900			$26,300
Importance Code B	$4,100		$300	$1,100
Importance Code C	$17,100			
Total	**$69,100**		**$300**	**$27,400**



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

DEPT. OF SMALL BUSINESS SERV. - 801
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	88%			LIFE	* *	5-10	$800	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Displaced Element Has Been Repaired								
Stone	2%	0-2	$1,100	LIFE	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 190 Feet From South End Of Asset								
Explanation : Faulting And Cracking Stone Blocks								
Timber	10%	Now	$15,600	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : At Southern End Of Asset								
Pile Supported Wall								
Conc w/Stone Face	60%	Now	$497,300	LIFE	* *	5	$24,400	
Erosion, Extent : Severe, Area Affected : 30%								
Location : Bottom Of Masonry Panels, Entire Length Of Asset								
Conc w/Stone Face	40%			LIFE	* *	5	$32,600	
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	5%	Now	$31,600	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 90%								
Location : Along Bulkhead Face								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Brick Pavers	78%			2051	* *	5	$4,500	
Brick Pavers	2%	Now	$1,900	2051	* *	5	$100	
Missing Part, Extent : Severe, Area Affected : 50%								
Location : 255 Feet From South End Of Asset								
Cobblestone	10%			2055	* *	5	$800	
Concrete	10%			2044	* *	5	$600	
Cracking, Extent : Light, Area Affected : 50%								
Location : At South End								
Erosion, Extent : Light, Area Affected : 50%								
Location : At South End								
Fender								
Buffer								
Rubber	16%			2044	* *	4-5	$2,100	
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Hardware								
Explanation : Corrosion								
No Component	84%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
GLICK PARK RELIEVING PLATFORM
Asset # : 4087

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	10%			2036	* *	3		
Corrosion, Extent : Light, Area Affected : 10%								
Location : Fence At South End								
Steel	90%			2033	$264,900			
Parapet								
Concrete	10%			2036	* *			
No Component	90%							
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$26,300			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 12 Fixtures								
Explanation : Count								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **GRAVITY RETAINING WALL / BULKHEAD**
Address : **E 110TH ST TO E 109TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBSR086.000 / 13832**
Yr Built/Renovated :
Linear Ft : **260**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **04-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1703** **Lot** : **128** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$181,000	$150,600
Total	**$181,000**	**$150,600**
Importance Code A	$181,000	
Importance Code B		$150,600
Total	**$181,000**	**$150,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$7,500	$10,200		
Total	**$7,500**	**$10,200**		
Importance Code A		$8,800		
Importance Code B	$7,500	$1,500		
Total	**$7,500**	**$10,200**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13832

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	60%			LIFE	* *	5	$14,100	
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Culvert								
Conc w/Stone Face	30%	2-4	$181,000	LIFE	* *	5	$7,000	
Missing Block Seal, Extent : Moderate, Area Affected : 30%								
Location : In Tidal Zone Along Full Length Of Asset								
Spalling, Extent : Moderate, Area Affected : 90%								
Location : Along Concrete And Undermining Railing Posts In Some Locations								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	98%			2042	* *	5	$2,900	
Settlement, Extent : Light, Area Affected : 5%								
Location : Near Tree Planter								
Topsoil	2%			2031	$500	5		
Deck Elements								
Railing								
Steel	100%	4+	$7,500	2031	$150,600			
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Locations Of Missing Coating								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Along Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$8,800			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Lighting								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **11-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1702** **Lot** : **22** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$187,900	$156,400
Total	**$187,900**	**$156,400**
Importance Code A	$187,900	
Importance Code B		$156,400
Total	**$187,900**	**$156,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$23,400	$10,200		
Total	**$23,400**	**$10,200**		
Importance Code A		$8,800		
Importance Code B	$23,400	$1,400		
Total	**$23,400**	**$10,200**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13833

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	60%			LIFE	* *	5	$14,600	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Concrete Above Stone Facing								
Conc w/Stone Face	30%	2-4	$187,900	LIFE	* *	5	$7,300	
Missing Block Seal, Extent : Moderate, Area Affected : 30%								
Location : In Tidal Zone For Full Length Of Asset								
Spalling, Extent : Severe, Area Affected : 90%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$2,800	
Asphalt Pavers	8%	4+	$7,800	2046	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Near North End Of Asset Adjacent To Planter								
Explanation : Uplift Of Pavers								
Topsoil	2%			2031	$500	5		
Deck Elements								
Railing								
Steel	100%	4+	$15,600	2031	$156,400			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Full Length								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$8,800			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Lighting								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **GRAVITY RETAINING WALL / BULKHEAD**
Address : **E 104TH ST TO N. SIDE 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 : **14-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1696** **Lot** : **51** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,276,000	$318,600
Total	**$1,276,000**	**$318,600**
Importance Code A	$1,276,000	
Importance Code B		$318,600
Total	**$1,276,000**	**$318,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$10,400	$24,800		
Total	**$10,400**	**$24,800**		
Importance Code A	$400	$21,900		
Importance Code B	$9,900	$2,800		
Total	**$10,400**	**$24,800**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13838

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	60%			LIFE	* *	5	$29,700	
Conc w/Stone Face	30%	2-4	$1,276,000	LIFE	* *	5	$14,900	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Map Cracking With Efflorescence In Upper Concrete Face								
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : In Tidal Zone								
Not Plumb, Extent : Moderate, Area Affected : 5%								
Location : Northern 30 Feet								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Face Above Stone Wall								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$5,700	
Asphalt Pavers	5%	4+	$9,900	2042	* *	5	$200	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Missing, A Two Foot Wide Area Adjacent To The Outboard Edge Of The Wall At The Northern 215 Feet Of The Asset And At 330 Feet From The North								
Topsoil	5%			2031	$2,700	5	$100	
Deck Elements								
Railing								
Steel	100%			2031	$318,600			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Full Length Of The Asset								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Full Length Of The Asset								
Electrical								
Lighting Fixture								
Incandescent	80%			2027	$17,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8 Of 10 Light Poles								
Explanation : Lighting								
Incandescent	20%	Now	$400	2027	$4,400			
Broken, Extent : Light, Area Affected : 10%								
Location : Lighting Element Broken At 2 Of The 10 Light Poles								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **15-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1695** **Lot** : **51** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$190,200	$142,500
Total	**$190,200**	**$142,500**
Importance Code A	$190,200	
Importance Code B		$142,500
Total	**$190,200**	**$142,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$11,000	$12,300		
Total	**$11,000**	**$12,300**		
Importance Code A		$11,000		
Importance Code B	$11,000	$1,300		
Total	**$11,000**	**$12,300**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13839

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	20%	2-4	$190,200	LIFE	* *	5	$4,400	
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Missing Stones Around Outfall At 102nd Street								
Missing Block Seal, Extent : Light, Area Affected : 50%								
Location : Throughout Stone Face Of Wall								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing								
Explanation : Chemical Deterioration Of Concrete								
Conc w/Stone Face	70%			LIFE	* *	5	$15,500	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Throughout In Concrete Above Stone Face With Efflorescence								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2042	* *	5	$2,700	
Asphalt Pavers	5%	4+	$11,000	2048	* *	5	$100	
Settlement, Extent : Light, Area Affected : 100%								
Location : At Former Planter And Throughout 2 Feet Offset From Wall								
Deck Elements								
Railing								
Steel	100%			2031	$142,500			
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Throughout								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$11,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 5 Lighting Fixtures Along Length Of Asset								
Explanation : Light Pole								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**15-Mar-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1694** **Lot** : **51**	**BIN**	:	

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$23,800	$300		
Total	**$23,800**	**$300**		
Importance Code A	$19,300			
Importance Code B	$4,500	$300		
Total	**$23,800**	**$300**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13840

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	80%			LIFE	* *	5	$3,600	
Cracking, Extent : Light, Area Affected : 50%								
Location : Throughout Concrete Above Stone Facing With Efflorescence								
Conc w/Stone Face	10%	2-4	$19,300	LIFE	* *	5	$500	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Southern 5 Feet Of Concrete								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Isolated At Top Of Concrete And Undermining Railing Bases								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$500	
Asphalt Pavers	10%	4+	$4,500	2048	* *	5		
Settlement, Extent : Moderate, Area Affected : 100%								
Location : At Former Planter And Inshore Of DEP Outfall At North End Of Asset								
Deck Elements								
Railing								
Steel	100%			2031	$29,000			
Corrosion, Extent : Light, Area Affected : 25%								
Location : Throughout								
Missing Coating, Extent : Light, Area Affected : 50%								
Location : Throughout								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **18-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1693** **Lot** : **30** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$658,900	$205,700
Total	**$658,900**	**$205,700**
Importance Code A	$658,900	
Importance Code B		$205,700
Total	**$658,900**	**$205,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$30,800	$19,400		
Total	**$30,800**	**$19,400**		
Importance Code A		$17,600		
Importance Code B	$30,800	$1,900		
Total	**$30,800**	**$19,400**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13842

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	30%			LIFE	* *	5	$9,600	
Conc w/Stone Face	40%	4+	$658,900	LIFE	* *	5	$12,800	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Map Cracking With Efflorescence In Outboard Concrete Face								
Missing Block Seal, Extent : Moderate, Area Affected : 30%								
Location : Tidal Zone, Worse On South End Of Asset								
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Concrete Face Above Stone								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%	4+	$6,400	2042	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : North End Of Asset 3 Feet In From The Face								
Explanation : Upheaval								
Asphalt Pavers	93%			2042	* *	5	$3,800	
Asphalt Pavers	2%	Now	$3,800	2046	* *	5		
Sinkhole, Extent : Severe, Area Affected : 90%								
Location : 295 Feet From South End Of Asset								
Deck Elements								
Railing								
Steel	100%	4+	$20,600	2031	$205,700			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Full Length Of Asset								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : At Locations Of Corrosion For Full Length Of Asset								
Recent Repair Evident, Extent : N/A, Area Affected : 20%								
Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing At The Northern 78 Feet								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$17,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8 Light Poles								
Explanation : Lighting								

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**GRAVITY RETAINING WALL / BULKHEAD**			
Address	:	**SO SIDE E 99TH ST SO 52 FT SUB 2 OF ASSET TYPE, SUB 1 OF BL**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR095.000 / 13843**	**Yr Built/Renovated**	:	
Linear Ft	:	**52**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**18-Feb-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1693** **Lot** : **30**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$96,500	
Total	**$96,500**	
Importance Code A	$96,500	
Total	**$96,500**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$6,000	$4,700		
Total	**$6,000**	**$4,700**		
Importance Code A		$4,400		
Importance Code B	$6,000	$300		
Total	**$6,000**	**$4,700**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13843

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	30%			LIFE	* *	5	$1,400	
Conc w/Stone Face	40%	4+	$96,500	LIFE	* *	5	$1,900	
Cracking, Extent : Light, Area Affected : 20%								
Location : Concrete Outboard Face With Efflorescence								
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : 35 Feet From South At Outfall								
Missing Block Seal, Extent : Severe, Area Affected : 30%								
Location : Between Stones In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Top Of Concrete Face								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$600	
Settlement, Extent : Light, Area Affected : 5%								
Location : Offset 3 Feet From Outboard Bulkhead Face								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Throughout Full Length Of Asset								
Explanation : Longitudinal Cracking								
Deck Elements								
Railing								
Steel	100%	4+	$6,000	2031	$30,100			
Corrosion, Extent : Light, Area Affected : 50%								
Location : Full Length Of Asset								
Missing Coating, Extent : Light, Area Affected : 50%								
Location : Full Length Of Asset								
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Additional Chainlink Fence Installed Inshore Of Original Railing								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$4,400			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Two Light Poles								
Explanation : Light Poles								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **105**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **21-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1690** **Lot** : **10** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$60,800
Total		**$60,800**
Importance Code B		$60,800
Total		**$60,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$48,700	$7,200		
Total	**$48,700**	**$7,200**		
Importance Code A	$48,700	$6,600		
Importance Code B		$600		
Total	**$48,700**	**$7,200**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13846

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	30%	4+	$48,700	LIFE	* *	5	$2,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 30%								
Location : At Spalled Locations								
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : Above Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Top Of Wall And Undermining Some Of The Railing Bases								
Conc w/Stone Face	40%			LIFE	* *	5	$3,800	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout Concrete Face With Efflorescence								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$1,200	
Settlement, Extent : Light, Area Affected : 10%								
Location : Offset 3 Feet From Outboard Face Along Full Length At The North End Of The Asset Adjacent To The FDR Onramp								
Deck Elements								
Railing								
Steel	100%			2031	$60,800			
Missing Coating, Extent : Light, Area Affected : 30%								
Location : For Full Length Of Asset								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Chain-link Fence Installed Inshore Of Original Steel Railing For Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$6,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 3 Light Poles								
Explanation : Lighting								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**GRAVITY RETAINING WALL / BULKHEAD**			
Address	:	**E 94TH ST MIDWAY TO E 93RD ST HARLEM RIVER, SUB 2 OF BL**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR100.000 / 13848**	**Yr Built/Renovated**	:	
Linear Ft	:	**200**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**21-Mar-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1573** **Lot** : **52**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$348,000	$115,900
Total	**$348,000**	**$115,900**
Importance Code A	$348,000	
Importance Code B		$115,900
Total	**$348,000**	**$115,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$10,100	$6,600		
Total	**$10,100**	**$6,600**		
Importance Code A		$6,600		
Importance Code B	$10,100			
Total	**$10,100**	**$6,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL / BULKHEAD
Asset # : 13848

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	55%			LIFE	* *	5	$9,900	
Cracking, Extent : Light, Area Affected : 15%								
Location : Outboard Face With Efflorescence								
Conc w/Stone Face	45%	0-2	$348,000	LIFE	* *	5	$8,100	
Displaced Elements, Extent : Severe, Area Affected : 25%								
Location : Stones Around Dep Outfall								
Missing Block Seal, Extent : Severe, Area Affected : 50%								
Location : Between Stone Facing In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Along Top Of Wall In Concrete Surface For Full Length Of The Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2036	* *	5	$2,200	
Settlement, Extent : Light, Area Affected : 10%								
Location : Offset 3 Feet From Outboard Face For Full Length Of Asset And 25 Foot Long Section Of Heaving Pavers 150 Feet From North End Of Asset.								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Northern 20 Feet Of Asset								
Explanation : Longitudinal Cracking								
Asphalt Pavers	5%	Now	$9,000	2048	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : 165 Feet From The North. 20 Foot Long By 8 Foot Wide By 3 Foot Deep Sinkhole Behind Fenced Off Area								
Deck Elements								
Railing								
Steel	100%			2031	$115,900			
Missing Coating, Extent : Light, Area Affected : 10%								
Location : For Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$6,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Three Light Fixtures								
Explanation : Light Pole								

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**25-Nov-2020**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2150**	**Lot** : **997**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$84,900
Total		**$84,900**
Importance Code B		$84,900
Total		**$84,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$500			
Total	**$500**			
Importance Code A				
Importance Code B	$500			
Total	**$500**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13810

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	100%			LIFE	* *	5	$600	
Cracking, Extent : Moderate, Area Affected : 5%								
Location : 20 Feet From South End								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2041	* *	5	$1,000	
Cracking, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Topsoil	40%			2030	$5,500	5	$300	
Deck Elements								
Parapet								
Concrete	85%			2033	$84,900			
Cracking, Extent : Light, Area Affected : 5%								
Location : At Base Of Parapet Wall 20 Feet And 148 Feet From South End Of Asset								
Spalling, Extent : Light, Area Affected : 5%								
Location : Mid Length Of Asset And At 10 Feet From The South End Of The Asset								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Of Offshore Face And 83 Feet From South End								
Explanation : Grout Loss								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Entrance To Boat House								
Explanation : No Component								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **21-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2149** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$104,700	$253,900
Total	**$104,700**	**$253,900**
Importance Code A	$104,700	
Importance Code B		$253,900
Total	**$104,700**	**$253,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$13,700			
Total	**$13,700**			
Importance Code A				
Importance Code B	$13,700			
Importance Code C				
Total	**$13,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13813

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$400	
Other Observation, Extent : Light, Area Affected : 10%								
Location : For The Full Length Of The Asset								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Stone	100%	4+	$104,700	LIFE	* *	5	$17,800	
Missing Part, Extent : Severe, Area Affected : 5%								
Location : Located At 8 Feet, 110 Feet, And 180 Feet From The South								
Missing Block Seal, Extent : Severe, Area Affected : 25%								
Location : In Tidal Zone At The Southern 125 Feet								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	25%	4+	$5,800	2047	* *	5	$300	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Northern 50 Feet Of Asset								
Settlement, Extent : Light, Area Affected : 10%								
Location : At Start Of Asset At 184th Street								
Asphalt	70%			2035	$40,300	5	$1,700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Accross Full Length Of Asset								
Asphalt	5%	Now	$1,200	2047	* *	5	$100	
Sinkhole, Extent : Moderate, Area Affected : 50%								
Location : At 90 Feet, 100 Feet, And 155 Feet From The South								
Deck Elements								
Parapet								
Concrete	95%			2030	$213,600			
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Erosion, Extent : Light, Area Affected : 100%								
Location : Erosion/ Scaling On Offshore Face								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Atop Coping For Full Length Of Asset								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$6,700	2037	* *			
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : In Arches Of Parapet At Spall Locations								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : In Arches Of Parapet								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**GRAVITY RETAINING WALL BULKHEAD**			
Address	:	**E 120TH ST PED BRIDGE TO NORTH SIDE OF 122ND ST**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR077.000 / 13823**	**Yr Built/Renovated**	:	
Linear Ft	:	**810**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**22-Jan-2021**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1808** **Lot** : **28**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$798,500	$520,400
Total	**$798,500**	**$520,400**
Importance Code A	$657,700	$51,100
Importance Code B	$140,800	$469,300
Total	**$798,500**	**$520,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$49,500	$27,100		
Total	**$49,500**	**$27,100**		
Importance Code A	$27,900	$27,100		
Importance Code B	$21,700			
Total	**$49,500**	**$27,100**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13823

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	35%	2-4	$438,500	LIFE	* *	5	$25,500	
Cracking, Extent : Moderate, Area Affected : 15%								
Location : Widespread								
Missing Block Seal, Extent : Severe, Area Affected : 40%								
Location : Across Tidal Zone								
Spalling, Extent : Severe, Area Affected : 60%								
Location : Concrete Above Mean High Water								
Conc w/Stone Face	35%	Now	$219,200	LIFE	* *	5	$25,500	
Spalling, Extent : Severe, Area Affected : 100%								
Location : Widespread Spalling Along Top 2 Feet Of Wall								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	75%			2041	* *	5	$6,900	
Asphalt Pavers	25%	Now	$18,200	2047	* *	5	$1,200	
Settlement, Extent : Light, Area Affected : 50%								
Location : Offshore 3 Feet, Primarily At Areas With Severe Spalling								
Deck Elements								
Railing								
Steel	50%	4+	$46,900	2030	$234,600			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Primarily At Base Of Railing Posts								
Explanation : Coating Loss								
Steel	50%	Now	$93,900	2030	$234,600			
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : Exposed Post Foundations Due To Spalling Totaling 390 Feet								
Electrical								
Lighting Fixture								
Sodium	30%			2026	$11,600			
Sodium	70%	Now	$16,300	2027	$27,100			
Broken, Extent : N/A, Area Affected : 100%								
Location : 8 Out Of 12 Light Fixtures								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **GRAVITY RETAINING WALL BULKHEAD**
Address : **E 119TH TO E 120TH ST SUB 2 OF ASSET TYPE**
Borough : **MANHATTAN** | **Agency's Number** : **N/A**
Program / Asset # : **DBSR078.000 / 13824** | **Yr Built/Renovated** :
Linear Ft : **285** | **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **28-Feb-2022** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **1816** **Lot** : **23** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$440,800	$165,100
Total	**$440,800**	**$165,100**
Importance Code A	$440,800	
Importance Code B		$165,100
Total	**$440,800**	**$165,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads		$10,400		
Total		**$10,400**		
Importance Code A		$8,800		
Importance Code B		$1,600		
Total		**$10,400**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13824

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	20%	4+	$440,800	LIFE	* *	5	$5,100	
Erosion, Extent : Moderate, Area Affected : 1%								
Location : At Outfall								
Spalling, Extent : Moderate, Area Affected : 100%								
Location : Top Edge Of Concrete, Some Locations Undermining Of Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Conc w/Stone Face	50%			LIFE	* *	5	$12,800	
Missing Block Seal, Extent : Light, Area Affected : 5%								
Location : Isolated Stone Areas In Tidal Zone								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$3,300	
Settlement, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout Adjacent To Seawall								
Deck Elements								
Railing								
Steel	100%			2031	$165,100			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout								
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Primarily At Baseplates								
Recent Repair Evident, Extent : N/A, Area Affected : 40%								
Location : Additional Chainlink Fence Installed Inshore Of Original Railing For The Southern 26 Feet And From 60 Feet To 155 Feet From South								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$8,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Light Poles								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**GRAVITY RETAINING WALL BULKHEAD**			
Address	:	**FROM E 116TH ST SO FOR 110 FT HARLEM RIVER,SUB 1OF BLK AND LOT**			
Borough	:	**MANHATTAN**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DBSR082.000 / 13828**		**Yr Built/Renovated**	:
Linear Ft	:	**110**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**01-Mar-2022**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1713**	**Lot** : **38**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$194,200	$63,700
Total	**$194,200**	**$63,700**
Importance Code A	$194,200	
Importance Code B		$63,700
Total	**$194,200**	**$63,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$11,300	$5,000		
Total	**$11,300**	**$5,000**		
Importance Code A		$4,400		
Importance Code B	$11,300	$600		
Total	**$11,300**	**$5,000**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY RETAINING WALL BULKHEAD
Asset # : 13828

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	30%	4+	$194,200	LIFE	* *	5	$100	
Cracking, Extent : Severe, Area Affected : 100%								
Location : Throughout Concrete								
Spalling, Extent : Severe, Area Affected : 50%								
Location : Throughout Concrete								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Throughout Concrete								
Explanation : Efflorescence								
Stone	60%			LIFE	* *	5	$5,600	
Missing Block Seal, Extent : Moderate, Area Affected : 75%								
Location : In Tidal Zone								
Not Accessible	10%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	95%			2042	* *	5	$1,200	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Throughout								
Asphalt Pavers	5%	4+	$4,900	2048	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 25 Feet From South End								
Explanation : Missing And Loose Pavers								
Deck Elements								
Railing								
Steel	100%	4+	$6,400	2031	$63,700			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Moderate, Area Affected : 5%								
Location : Primarily At Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$4,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Light Poles								
Explanation : Light Poles								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **1,715** | **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **10-Dec-2020** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$877,400	$1,194,500
Total	**$877,400**	**$1,194,500**
Importance Code A	$663,200	$115,900
Importance Code B	$214,200	$1,078,600
Total	**$877,400**	**$1,194,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$61,500			
Total	**$61,500**			
Importance Code A				
Importance Code B	$56,000			
Importance Code C	$5,500			
Total	**$61,500**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION

Asset # : 13819

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	50%			LIFE	* *	5	$800	
Concrete	3%	4+	$5,400	LIFE	* *	5		
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Upheaval From Tree Roots From 490 To 525 Feet From The South								
Stone	45%			LIFE	* *	5	$1,300	
Stone	2%	4+	$100	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Upheaval Due To Tree Roots From 460 Feet To 490 Feet								
Explanation : Displaced Element								
Gravity Wall								
Conc w/Stone Face	65%			LIFE	* *	5	$100,500	
Cracking, Extent : Light, Area Affected : 5%								
Location : On The Concrete Encasement Installed In The Tidal Zone								
Conc w/Stone Face	10%	4+	$663,200	LIFE	* *	5	$15,500	
Exposed Reinforcement, Extent : Light, Area Affected : 1%								
Location : 425 Feet, 550 Feet, And 820 Feet From South								
Missing Part, Extent : Severe, Area Affected : 1%								
Location : Two Missing Blocks 1,210 Feet From South								
Not Plumb, Extent : Moderate, Area Affected : 15%								
Location : Slight Offshore Rotation 957 Feet To 1,220 Feet From South								
Stone	10%			LIFE	* *	5	$14,500	
Missing Block Seal, Extent : Moderate, Area Affected : 33%								
Location : Within Tidal Zone								
Not Accessible	15%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%	4+	$9,400	2041	* *	5	$2,000	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Between 957 Feet And 1,220 Feet From South								
Settlement, Extent : Moderate, Area Affected : 5%								
Location : Root Upheaval At 490 Feet From North								
Asphalt	50%			2041	* *	5	$9,800	
Concrete	20%			2041	* *	5	$3,900	
Surface Wearing/Scaling, Extent : Light, Area Affected : 2%								
Location : Northern 310 Feet								
Topsoil	10%			2030	$16,800	5	$800	
Settlement, Extent : Light, Area Affected : 10%								
Location : Between 1560 Feet To 1620 Feet From North								
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION

Asset # : 13819

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	10%	Now	$39,700	2030	$99,400			
Broken, Extent : Severe, Area Affected : 50%								
Location : Sections Of Railing Broken And Missing								
Loose Connections, Extent : Severe, Area Affected : 100%								
Location : At Base Of Railing								
No Component	90%							
Parapet								
Concrete	75%			2033	$918,000			
Concrete	5%	2-4	$30,600	2033	$61,200			
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Upheaval 135 Feet From South								
Concrete	15%	4+	$183,600	2037	* *			
Not Plumb, Extent : Light, Area Affected : 100%								
Location : Leaning Offshore From 957 Feet To 1,220 Feet								
No Component	5%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **10-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$483,200	$1,118,600
Total	**$483,200**	**$1,118,600**
Importance Code A	$345,400	$58,700
Importance Code B	$137,800	$1,059,900
Total	**$483,200**	**$1,118,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$10,900			
Total	**$10,900**			
Importance Code B	$10,800			
Importance Code C	$100			
Total	**$10,900**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

GRAVITY RETAINING WALL W/TIMBER PILES AND CRIBBING FOUNDATION

Asset # : 13818

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	3%			LIFE	* *	5		
Stone	92%			LIFE	* *	5	$1,600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : For Full Length Of Asset								
Explanation : Loose Or Missing Mortar Bedding								
Stone	5%	2-4	$100	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 52 Feet From South								
Explanation : Tree Upheaval Resulting In Displaced Elements								
Gravity Wall								
Stone	70%	4+	$345,400	LIFE	* *	5	$58,700	
Displaced Elements, Extent : Severe, Area Affected : 15%								
Location : Three Significant Areas Of Block Displacement Where Trees Are Growing Through Wall								
Missing Block Seal, Extent : Severe, Area Affected : 20%								
Location : In Tidal Zone								
Not Accessible	30%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	95%			2041	* *	5	$10,700	
Cracking, Extent : Light, Area Affected : 20%								
Location : Northern 200 Feet Of Asset								
Asphalt	5%	Now	$5,400	2047	* *	5	$300	
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : Along Parapet From 397 Feet To 401 Feet And From 694 Feet To 699 Feet From South								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 52 Feet From South End Of Asset								
Explanation : Tree Upheaval Resulting In Displacement And Cracking								
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

GRAVITY RETAINING WALL W/TIMBER PILES AND CRIBBING FOUNDATION

Asset # : 13818

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Parapet								
Concrete	90%	4+	$95,400	2033	$953,900			
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Southern 14 Feet Of Asset								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : In Arches Of Parapet								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Full Length Of Asset								
Explanation : Loose Or Missing Mortar								
Concrete	10%	2-4	$42,400	2033	$106,000			
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Breaks, Cracks, And Displacement Due To Tree Upheaval Between 52 Feet And 104 Feet From South								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At 20 Feet And From 302 Feet To 366 Feet From South								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **03-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2004** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$80,300	$634,500
Total	**$80,300**	**$634,500**
Importance Code A		$57,800
Importance Code B		$576,700
Importance Code C	$80,300	
Total	**$80,300**	**$634,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$7,000			
Total	**$7,000**			
Importance Code A				
Importance Code B	$7,000			
Total	**$7,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL WEST HARLEM PIERS PARK
Asset # : 13477

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Facing								
Concrete	25%	4+	$80,300	LIFE	* *			
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Concrete Encasement Repair With Vinyl Sheet Formwork								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Tidal Zone In Areas With Vinyl Sheeting								
Explanation : Voids In Repair With Broken Formwork								
Timber	60%			LIFE	* *			
No Component	5%							
Not Accessible	10%							
Gravity Wall								
Conc w/Stone Face	58%			LIFE	* *	5	$57,800	
Erosion, Extent : Light, Area Affected : 5%								
Location : At Top Of Wall								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Full Length Of Asset								
Explanation : Concrete Encasement Repair								
Concrete	30%			LIFE	* *	5	$1,300	
Erosion, Extent : Light, Area Affected : 5%								
Location : At Top Of Wall								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Full Length Of Asset								
Explanation : Concrete Encasement Repair								
No Component	2%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 20 Foot Wide Outfall Starting 36 Feet North Of 125th Street								
Explanation : Outfall								
Not Accessible	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout Entire Asset								
Explanation : Concrete Encasement Repair								
Sheet Piles								
Steel	5%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : South End Of Asset At The Tops Of The Sheet Piles								
No Component	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	10%			2041	* *	5	$1,300	
Concrete	60%			2041	* *	5	$7,600	
Topsoil	30%			2030	$32,600	5	$1,600	
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL WEST HARLEM PIERS PARK
Asset # : 13477

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	2%	4+	$2,600	2030	$12,800			
Loose Connections, Extent : Light, Area Affected : 2%								
Location : Southern 10 Feet Of Asset								
Steel	88%			2030	$563,900			
No Component	10%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **GRAVITY WALL (STACKED STONE)**
Address : **ALONG BANK STREET FROM ST PETERS PLACE EAST**
Borough : **STATEN ISLAND**
Agency's Number : **N/A**
Program / Asset # : **DBS0036.000 / 13926**
Yr Built/Renovated :
Linear Ft : **450**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **16-Mar-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **601** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$134,600	
Total	**$134,600**	
Importance Code A	$134,600	
Total	**$134,600**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$24,000			$18,100
Total	**$24,000**			**$18,100**
Importance Code A				
Importance Code B	$24,000			$18,100
Total	**$24,000**			**$18,100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL (STACKED STONE)
Asset # : 13926

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Stone	15%	Now	$134,600	LIFE	* *	5	$5,700	
Displaced Elements, Extent : Moderate, Area Affected : 55%								
Location : Western End Of Asset								
Stone	85%			LIFE	* *	5	$32,400	
Backfill								
Fill								
Sand	15%	Now	$8,000	2054	* *	5	$100	
Loss of Backfill, Extent : Moderate, Area Affected : 25%								
Location : Behind Displaced Wall								
Not Accessible	85%							
Surface								
Topsoil	60%	Now	$15,900	2032	$26,500	5	$600	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : From Top Of Gravity Wall To Sidewalk								
Topsoil	40%			2029	$17,700	5	$800	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**30-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**199** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$148,300	
Total	**$148,300**	
Importance Code A	$148,300	
Total	**$148,300**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads			$400	
Total			**$400**	
Importance Code A				
Importance Code B			$400	
Total			**$400**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

GRAVITY WALL BET FULTON FERRY LANDING AND PIER 1

Asset # : 13958

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	60%	4+	$148,300	LIFE	* *	5	$200	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Tidal Zone And Splash Zone								
Erosion, Extent : Severe, Area Affected : 70%								
Location : Tidal Zone								
Concrete	40%			LIFE	* *	5	$100	
Cracking, Extent : Light, Area Affected : 25%								
Location : Throughout Top Of Wall								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2043	* *	5	$800	
Deck Elements								
Railing								
Steel	100%			2032	$40,600			

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

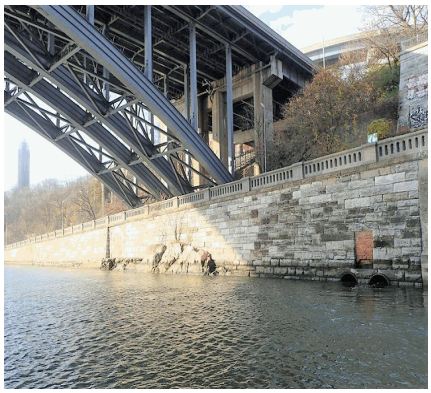
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **22-Dec-2020** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2106** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$286,100	$204,800
Total	**$286,100**	**$204,800**
Importance Code A	$286,100	
Importance Code B		$204,800
Total	**$286,100**	**$204,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$3,700			
Total	**$3,700**			
Importance Code A				
Importance Code B	$3,700			
Importance Code C				
Total	**$3,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
GRAVITY WALL WITH MASONARY FACE BULKHEAD
Asset # : 13816

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : At Top Of Wall								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Stone	100%	4+	$286,100	LIFE	* *	5	$24,300	
Erosion, Extent : Light, Area Affected : 5%								
Location : Mid Asset At Concrete Patch								
Missing Part, Extent : Moderate, Area Affected : 10%								
Location : Mid Asset At Outfall Location								
Missing Block Seal, Extent : Moderate, Area Affected : 20%								
Location : In Tidal Zone								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$3,300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated For Full Length Of Asset								
Settlement, Extent : Light, Area Affected : 3%								
Location : Northern 100 Feet								
Deck Elements								
Parapet								
Concrete	90%			2033	$184,400			
Concrete	10%	4+	$2,000	2033	$20,500			
Cracking, Extent : Moderate, Area Affected : 10%								
Location : In Arches Of Parapet								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Atop Coping								
Explanation : Deteriorated Mortar Bedding								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **420**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5778**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,031,600	
Total	**$1,031,600**	
Importance Code A	$1,031,600	
Total	**$1,031,600**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$27,400			
Total	**$27,400**			
Importance Code A				
Importance Code B	$27,400			
Importance Code C				
Total	**$27,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
HARBOR CHARLIE BULKHEAD UNDER BUILDING
Asset # : 13478

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	55%	Now	$679,700	LIFE	* *	5	$900	
Progressing Scour, Extent : Severe, Area Affected : 50%								
Location : Beneath Building Up To 15 Feet Deep								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Beneath Building. At This Time, Does Not Threaten Stability Of The Pile Supported Building								
Explanation : Failure And Fill Loss								
No Component	45%							
Revetment								
Stone	20%			LIFE	* *	5	$500	
No Component	80%							
Sheet Piles								
Steel	43%	4+	$351,900	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Splash And Tidal Zones								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 110 Feet Long Section West Of Wharf								
Explanation : Installed Out Of Plumb								
No Component	52%							
Not Accessible	5%							
Backfill								
Fill								
Sand	25%	Now	$20,900	2062	* *	5	$100	
Loss of Backfill, Extent : Severe, Area Affected : 100%								
Location : Beneath Building Up To 130 Feet Long And 15 Feet Deep								
Not Accessible	75%							
Surface								
Asphalt	15%			2041	* *	5	$700	
Topsoil	25%	2-4	$6,200	2032	$10,300	5	$200	
Settlement, Extent : Severe, Area Affected : 90%								
Location : Behind Sheet Pile Wall West Of Wharf								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : West Of Driveway, West Of Building And North Of Fuel Pumps								
Explanation : Sinkhole								
Not Accessible	60%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **HIGH-LEVEL DECK (WHARF) BULKHEAD**
Address : **SO TIP AND SO SIDE CON ED SITE INTO SHERMAN CREEK**
Borough : **MANHATTAN**
Program / Asset # : **DBSR063.000 / 13805**
Linear Ft : **378**
Date of Survey : **23-Nov-2020**
Areas Surveyed :
Block : **2183** **Lot** : **997**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$780,100	
Total	**$780,100**	
Importance Code A	$780,100	
Total	**$780,100**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$75,300			
Total	**$75,300**			
Importance Code A				
Importance Code B	$75,300			
Total	**$75,300**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	70%	4+	$467,100	LIFE	* *	5	$1,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Over Entire Wall								
Erosion, Extent : Moderate, Area Affected : 100%								
Location : In Tidal Zone And At Top Of Wall								
Timber Crib w/Stone	15%	Now	$313,000	LIFE	* *	4	$1,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 315 Feet To 385 Feet From East								
Explanation : Collapse								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Structure								
Explanation : N/A								
Backfill								
Fill								
Topsoil	15%	Now	$12,200	2072	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 315 Feet To 385 Feet From East								
Explanation : Structure Failed								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Location								
Explanation : No Backfill								
Not Accessible	70%							

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

DEPT. OF SMALL BUSINESS SERV. - 801
HIGH-LEVEL DECK (WHARF) BULKHEAD
Asset # : 13805

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	50%	4+	$20,700	2047	* *	5	$1,100	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Eastern 190 Feet Of Asset								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Eastern 190 Feet Of Asset								
Explanation : Vegetation Growth								
Concrete	10%	4+	$16,900	2047	* *	5	$200	
Cracking, Extent : Moderate, Area Affected : 30%								
Location : Above Department Of Environmental Protection Outfall Between 285 Feet And 315 Feet From East								
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Above Department Of Environmental Protection Outfall Between 285 Feet And 315 Feet From East								
Concrete	15%	Now	$25,400	2047	* *	5	$300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 285 Feet And 315 Feet From East								
Explanation : Complete Failure								
No Component	15%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Intake Location								
Explanation : No Surface								
Not Accessible	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : East Of Intake Location								
Explanation : Vegetation								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **HUNTS POINT LANDING PARK REVETMENT AND RAMP**
Address : **2 FARRAGUT STREET EAST RIVER**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DBS0060.000 / 15257**
Yr Built/Renovated : **2013 /**
Linear Ft : **680**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **22-Feb-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$102,400
Total		**$102,400**
Importance Code B		$102,400
Total		**$102,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$51,300	$100		$100
Total	**$51,300**	**$100**		**$100**
Importance Code A	$49,700			
Importance Code B	$1,600	$100		$100
Importance Code C				
Total	**$51,300**	**$100**		**$100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT LANDING PARK REVETMENT AND RAMP
Asset # : 15257

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Stone	50%			LIFE	* *	5	$28,800	
No Component	50%							
Revetment								
Stone	50%			LIFE	* *	5	$2,000	
No Component	50%							
Sheet Piles								
Steel	15%	4+	$49,700	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Splash Zone								
No Component	85%							
Pile Caps								
Concrete	15%			LIFE	* *	5	$300	
No Component	85%							
Backfill								
Fill								
No Component	20%							
Not Accessible	80%							
Surface								
Concrete	35%			2041	* *	5	$2,700	
Cracking, Extent : Moderate, Area Affected : 2%								
Location : One Cracked Deck Slab At Northeast Side Of Park								
Sand	35%			2041	* *	2-5	$700	
Topsoil	10%			2030	$6,700	5	$300	
No Component	20%							
Fender								
Piles								
Steel	90%			2041	* *	10		
Corrosion, Extent : Light, Area Affected : 40%								
Location : Tidal And Splash Zones								
Not Accessible	10%							
Deck Elements								
Railing								
Steel	26%			2030	$102,400			
No Component	74%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **1,610**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **14-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2770** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$376,500	$39,500
Total	**$376,500**	**$39,500**
Importance Code B	$71,200	$39,500
Importance Code C	$305,300	
Total	**$376,500**	**$39,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$23,700	$1,700		
Total	**$23,700**	**$1,700**		
Importance Code B	$23,700	$1,700		
Importance Code C				
Total	**$23,700**	**$1,700**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS
Asset # : 4233

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	45%			LIFE	* *	5	$4,300	
Other Observation, Extent : Light, Area Affected : 50%								
Location : North Of The DEP Pumping Station								
Explanation : Non-engineered Revetment								
Stone	25%	Now	$305,300	LIFE	* *	5	$2,400	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : 50 Feet Of Missing Stone On South Side Of DEP Pumping Station And Intermittent Areas To North								
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 500 Feet								
Explanation : Other								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	25%	4+	$23,700	2032	$39,500	5	$900	
Erosion, Extent : Moderate, Area Affected : 60%								
Location : 50 Feet At Missing Stone On South Side Of DEP Pumping Station And Intermittent Areas To North								
Topsoil	45%			2027	$71,200	5	$3,400	
Under Construction	30%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Southern 500 Feet								
Explanation : Other								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **HUNTS POINT PENINSULA, BUDWEISER SITE**
Address : **400-600 FOOD CTR DR, PARK SO. OF KRASDALE PROPERTY,HUNTS POINT**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DBSR027.014 / 4235**
Yr Built/Renovated : **1900 / 2008**
Linear Ft : **1,210**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **14-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$560,800
Total		**$560,800**
Importance Code B		$560,800
Total		**$560,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$21,300			
Total	**$21,300**			
Importance Code A				
Importance Code B	$21,300			
Importance Code C				
Total	**$21,300**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, BUDWEISER SITE
Asset # : 4235

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	75%			LIFE	* *	5	$3,700	
No Component	25%							
Revetment								
Stone	100%			LIFE	* *	5	$7,200	
Backfill								
Fill								
Topsoil	2%	Now	$5,200	2072	* *			
Sinkhole, Extent : Light, Area Affected : 25%								
Location : 1165 To 1185 Feet From South End								
Not Accessible	98%							
Surface								
Asphalt	60%			2041	* *	5	$8,300	
Asphalt Pavers	5%			2041	* *	5	$700	
Asphalt Pavers	1%	Now	$10,900	2047	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 1165 To 1175 Feet From South End								
Gravel	4%			2041	* *	2-5	$200	
Topsoil	29%			2030	$34,500	5	$1,600	
Topsoil	1%	Now	$700	2032	$1,200	5		
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 1175 To 1185 Feet From South End								
Deck Elements								
Railing								
Steel	80%			2030	$560,800			
No Component	20%							
Electrical								
Lighting Fixture								
Incandescent	100%			2026				

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

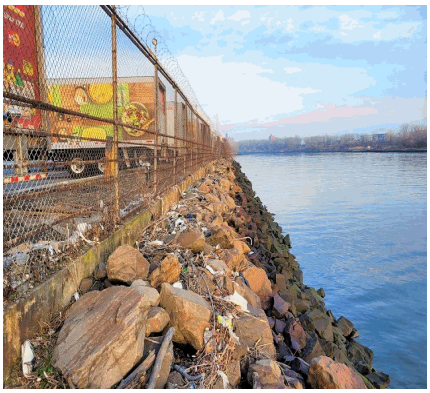
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **14-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$455,400	$63,500
Total	**$455,400**	**$63,500**
Importance Code A	$403,400	
Importance Code B		$63,500
Importance Code C	$52,000	
Total	**$455,400**	**$63,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$50,800	$100		$100
Total	**$50,800**	**$100**		**$100**
Importance Code A				
Importance Code B	$50,800	$100		$100
Importance Code C				
Total	**$50,800**	**$100**		**$100**



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)
Asset # : 4234

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	70%			LIFE	* *	5	$3,900	
Concrete	10%	Now	$403,400	LIFE	* *	5	$600	
Displaced Elements, Extent : Severe, Area Affected : 75%								
Location : Northern 160 Feet								
Progressing Scour, Extent : Moderate, Area Affected : 20%								
Location : Undermining From 1205 To 1225 Feet From South End								
No Component	20%							
Revetment								
Stone	5%	0-2	$52,000	LIFE	* *	5	$400	
Missing Part, Extent : Moderate, Area Affected : 50%								
Location : Intermittent Along Entire Length, Most Notably In Northern 160 Feet								
Stone	95%			LIFE	* *	5	$7,800	
Backfill								
Fill								
Topsoil	5%	Now	$14,800	2072	* *			
Erosion, Extent : Light, Area Affected : 10%								
Location : 20 Feet At Start Of Gravity Wall, 330 Feet From South End								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Beneath Gravity Wall, 1205 To 1225 Feet From South End								
Explanation : Undermining								
Not Accessible	95%							
Surface								
Asphalt	98%			2041	* *	5	$15,300	
Asphalt	2%	Now	$3,000	2047	* *	5	$200	
Settlement, Extent : Severe, Area Affected : 50%								
Location : 20 Feet At Start Of Gravity Wall, 330 Feet From South End								
Deck Elements								
Railing								
Fencing	60%			2030	$63,500	3	$300	
Corrosion, Extent : Light, Area Affected : 75%								
Location : Primarily On Fencing Atop Gravity Wall								
Fencing	40%	Now	$25,400	2037	* *	3	$200	
Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Multiple Areas From 330 To 970 Feet From South End, Totaling 550 Feet								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES**
Address : **600 FOOD CENTER DRIVE FROM FARRAGUT STREET**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DBSR027.015 / 4236**
Yr Built/Renovated : **1900 / 2008**
Linear Ft : **786**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **14-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2781** **Lot** : **500** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$467,800	$57,100
Total	**$467,800**	**$57,100**
Importance Code A	$135,800	
Importance Code B	$332,000	$57,100
Total	**$467,800**	**$57,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$6,700	$100		
Total	**$6,700**	**$100**		
Importance Code A				
Importance Code B	$6,700	$100		
Importance Code C				
Total	**$6,700**	**$100**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES
Asset # : 4236

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	50%			LIFE	* *	5	$200	
No Component	50%							
Pile Supported Wall								
Concrete	60%	4+	$135,800	2041	* *	5	$9,400	
Other Observation, Extent : Light, Area Affected : 5%								
Location : At Corner 300 Feet From South End								
Explanation : Erosion With Exposed Reinforcement								
No Component	40%							
Piles and Bracing								
No Component	40%							
Not Accessible	60%							
Revetment								
Stone	40%			LIFE	* *	5	$1,900	
No Component	60%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$9,000	
Fender								
Piles								
Timber	60%	Now	$94,200	2047	* *	4	$11,300	
Missing Pile, Extent : Severe, Area Affected : 10%								
Location : From 300 To 330 Feet And 660 To 740 Feet From South End								
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : All Remaining Fender Elements								
No Component	40%							
Wales and Chocks								
Timber	60%	Now	$237,800	2047	* *	4	$25,600	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Fender System								
No Component	40%							
Deck Elements								
Railing								
Fencing	94%			2033	$57,100	3	$300	
Fencing	6%	Now	$2,200	2037	* *	3		
Impact Damage, Extent : Moderate, Area Affected : 100%								
Location : 423 To 443 Feet And 760 To 786 Feet From South End								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **12-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2770** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,440,500	$179,800
Total	**$1,440,500**	**$179,800**
Importance Code B	$52,000	$179,800
Importance Code C	$1,388,500	
Total	**$1,440,500**	**$179,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$28,700		$100	
Total	**$28,700**		**$100**	
Importance Code B	$28,700		$100	
Importance Code C				
Total	**$28,700**		**$100**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

HUNTS POINT/STEEL SHEET PILE BULKHEAD AND REVETMENT

Asset # : 4232

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	70%	4+	$1,388,500	LIFE	* *	5	$11,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : North And South Of The Sheet Pile Wall								
Explanation : Non-engineered Revetment								
No Component	30%							
Sheet Piles								
Steel	25%			LIFE	* *			
No Component	70%							
Not Accessible	5%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	10%	Now	$28,700	2047	* *	5	$1,500	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Asphalt Area Behind Sheet Pile Wall								
Gravel	20%	Now	$52,000	2047	* *	2-5	$1,000	
Settlement, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Behind Sheet Pile Wall								
Topsoil	70%			2030	$179,800	5	$8,600	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Above Revetment								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **21-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1573** **Lot** : **52** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$50,500	$144,800
Total	**$50,500**	**$144,800**
Importance Code A	$50,500	
Importance Code B		$144,800
Total	**$50,500**	**$144,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$15,900	$10,200		
Total	**$15,900**	**$10,200**		
Importance Code A	$15,900	$8,800		
Importance Code B		$1,400		
Total	**$15,900**	**$10,200**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13849

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	70%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 5%								
Location : Outboard Face Above Mean High Water								
Concrete/Stone	30%	4+	$50,500	LIFE	* *			
Broken, Extent : Severe, Area Affected : 20%								
Location : Broken Stone Panels At North End Of Asset								
Missing Block Seal, Extent : Severe, Area Affected : 40%								
Location : Between Stone Facing In Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Along Top Of Concrete Primarily At The South								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	Now	$15,900	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap For Full Length Of Asset								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$2,900	
Settlement, Extent : Light, Area Affected : 10%								
Location : Offset 3 Feet From Outboard Face At Southern 140 Feet								
Deck Elements								
Railing								
Steel	100%			2031	$144,800			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Throughout								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$8,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Four Light Poles								
Explanation : Light Pole								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**23-Nov-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2183** **Lot** : **997**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$713,000	
Total	**$713,000**	
Importance Code A	$656,700	
Importance Code B	$56,300	
Total	**$713,000**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$92,200			
Total	**$92,200**			
Importance Code A				
Importance Code B	$57,500			
Importance Code C	$34,600			
Total	**$92,200**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM BULKHEAD

Asset # : 13804

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	100%	Now	$34,600	LIFE	* *	5	$200	
Missing Part, Extent : Severe, Area Affected : 80%								
Location : Over Majority Of Gravity Wall								
Rotting/Splitting, Extent : Severe, Area Affected : 20%								
Location : Intermittent Locations								
Gravity Wall								
Conc w/Stone Face	25%	4+	$109,000	LIFE	* *	5	$6,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Face Of Wall								
Explanation : Missing Grout								
Concrete	55%	Now	$547,600	LIFE	* *	5	$600	
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Missing/ Displaced Stones 30 Feet To 50 Feet And 147 Feet To 195 Feet From North								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 195 Feet To 282 Feet From North								
Explanation : Collapsed								
Not Accessible	20%							
Backfill								
Fill								
Sand	30%	Now	$16,800	2062	* *	5	$100	
Loss of Backfill, Extent : Severe, Area Affected : 100%								
Location : 195 Feet To 282 Feet From North								
Not Accessible	70%							
Surface								
Asphalt	50%	Now	$15,500	2047	* *	5	$800	
Cracking, Extent : Moderate, Area Affected : 100%								
Location : Northern 94 Feet Of Asset								
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 195 To 282 Feet From North								
Concrete	20%	4+	$25,300	2047	* *	5	$300	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Between 94 Feet And 195 Feet From North								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Obscured By Vegetation								
Fender								
Piles								
Timber	100%	Now	$56,300	2047	* *	4	$6,800	1
Missing Pile, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**
Address : **E 118TH TO E 119TH ST SUB 1 OF ASSET TYPE**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBSR079.000 / 13825**
Yr Built/Renovated :
Linear Ft : **305**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **28-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1815** **Lot** : **25** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$342,500	$176,700
Total	**$342,500**	**$176,700**
Importance Code A	$342,500	
Importance Code B		$176,700
Total	**$342,500**	**$176,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$23,200	$10,500		
Total	**$23,200**	**$10,500**		
Importance Code A	$23,200	$8,800		
Importance Code B		$1,700		
Total	**$23,200**	**$10,500**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13825

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%	4+	$342,500	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Top Edge Of Concrete, Some Locations Undermine Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	50%			LIFE	* *			
Missing Block Seal, Extent : Light, Area Affected : 20%								
Location : Between Stone Facing In Tidal Zone								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$23,200	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : Throughout At Outboard Face And Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$3,500	
Settlement, Extent : Light, Area Affected : 5%								
Location : Adjacent To Seawall								
Deck Elements								
Railing								
Steel	100%			2031	$176,700			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Additional Chainlink Fence Installed Inshore Of Original Railing For Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$8,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Light Poles								

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

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

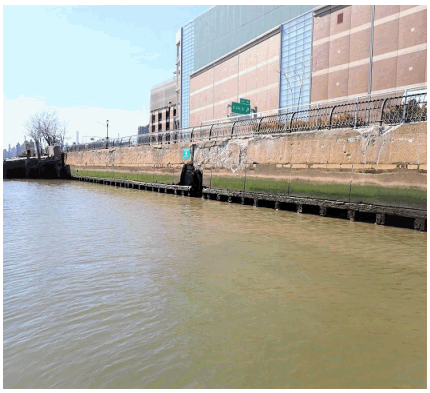
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**
Address : **E 117TH TO E 118TH ST SUB 2 OF ASSET TYPE**
Borough : **MANHATTAN**
Program / Asset # : **DBSR080.000 / 13826**
Linear Ft : **260**
Date of Survey : **28-Feb-2022**
Areas Surveyed :
Block : **1716** **Lot** : **28**
Agency's Number : **N/A**
Yr Built/Renovated :
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$408,700	$75,300
Total	**$408,700**	**$75,300**
Importance Code A	$292,000	
Importance Code B	$116,800	$75,300
Total	**$408,700**	**$75,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$58,900	$5,100	$4,400	
Total	**$58,900**	**$5,100**	**$4,400**	
Importance Code A	$20,900	$4,400	$4,400	
Importance Code B	$38,000	$700		
Total	**$58,900**	**$5,100**	**$4,400**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13826

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 10%								
Location : Outboard Face Above Mean High Water								
Missing Block Seal, Extent : Light, Area Affected : 20%								
Location : Between Stone Facing In Tidal Zone								
Concrete/Stone	50%	0-2	$292,000	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Behind Old Pier								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Isolated Locations North Of The Old Pier								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$16,500	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Light, Area Affected : 50%								
Location : Outboard Face Of Pile Caps And Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Topsoil	50%	Now	$28,000	2073	* *			
Erosion, Extent : Severe, Area Affected : 35%								
Location : Behind Failing Seawall At The Foot Of The Old Pier								
Sinkhole, Extent : Severe, Area Affected : 35%								
Location : Behind Failing Seawall At The Foot Of The Old Pier								
Not Accessible	50%							
Surface								
Asphalt Pavers	50%			2042	* *	5	$1,500	
Settlement, Extent : Light, Area Affected : 5%								
Location : At North Side Of Pier								
Asphalt Pavers	50%	Now	$116,800	2048	* *	5	$700	
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : Behind Failing Seawall At Foot Of Old Pier								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Behind Failing Seawall At Foot Of Old Pier								
Explanation : Missing Pavers								
Deck Elements								
Railing								
Fencing	50%	Now	$10,000	2038	* *	3	$100	
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Foot Of Pier On South End Of Asset								
Steel	50%			2031	$75,300			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily In Baseplates								
Missing Coating, Extent : Moderate, Area Affected : 5%								
Location : Primarily In Baseplates								

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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13826

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	50%			2027	$4,400			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2 Of 4 Light Poles								
Explanation : Light Poles								
Incandescent	50%	Now	$4,400	2028	$4,400			
Broken, Extent : Severe, Area Affected : 100%								
Location : 2 Of 4 Light Poles								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**01-Mar-2022**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**1715**	**Lot** : **53**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$363,800	$156,400
Total	**$363,800**	**$156,400**
Importance Code A	$363,800	
Importance Code B		$156,400
Total	**$363,800**	**$156,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$34,300	$10,200		
Total	**$34,300**	**$10,200**		
Importance Code A	$34,200	$8,800		
Importance Code B	$100	$1,400		
Total	**$34,300**	**$10,200**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13827

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	60%	4+	$363,800	LIFE	* *			
Cracking, Extent : Light, Area Affected : 25%								
Location : Outboard Face Above Mean High Water								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Top Edge Of Concrete Wall, Some Locations Undermining Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Outboard Face Above Mean High Water								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	40%			LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 75%								
Location : Tidal Zone								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$34,200	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : At Outboard Ends And In Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$2,800	
Settlement, Extent : Light, Area Affected : 5%								
Location : Adjacent To Seawall								
Other Observation, Extent : Light, Area Affected : 2%								
Location : 46 Feet From South								
Explanation : Missing Pavers								
Topsoil	10%			2031	$2,700	5	$100	
Deck Elements								
Railing								
Steel	100%			2031	$156,400			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas Throughout								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily In Baseplates								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$8,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Light Poles								
Explanation : Light Poles								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **01-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1713** **Lot** : **38** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,404,500	$317,500
Total	**$1,404,500**	**$317,500**
Importance Code A	$1,001,000	
Importance Code B	$403,500	$317,500
Total	**$1,404,500**	**$317,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$32,200	$19,100	$4,400	
Total	**$32,200**	**$19,100**	**$4,400**	
Importance Code A	$32,200	$17,600	$4,400	
Importance Code B		$1,600		
Total	**$32,200**	**$19,100**	**$4,400**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13829

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	45%	4+	$381,900	LIFE	* *	5	$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout Concrete								
Explanation : Chemical Deterioration								
Concrete/Stone	55%	4+	$135,400	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Outboard Face Above Mean High Water								
Missing Block Seal, Extent : Severe, Area Affected : 30%								
Location : Between Stone Facing In Tidal Zone								
Spalling, Extent : Light, Area Affected : 5%								
Location : From North End South For 260 Feet And Undermining Several Railing Base Plates								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Outboard Face Above Mean High Water								
Explanation : Efflorescence								
Gravity Wall								
Concrete	50%	2-4	$483,700	LIFE	* *	5	$1,100	
Spalling, Extent : Severe, Area Affected : 100%								
Location : South End Of Asset								
Concrete	50%			LIFE	* *	5	$1,100	
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	4+	$27,800	LIFE	* *	4	$400	
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : Outboard Ends Of Pile Cap And At Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Topsoil	50%	Now	$59,000	2073	* *			
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : Various Locations 30 Feet To 285 Feet From South								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : From 114th Street North For 285 Feet								
Explanation : Fill Loss								
Not Accessible	50%							
Surface								
Asphalt Pavers	50%			2042	* *	5	$3,100	
Settlement, Extent : Light, Area Affected : 10%								
Location : 0 Feet To 30 Feet And 330 Feet To 548 Feet From South								
Asphalt Pavers	50%	Now	$246,100	2048	* *	5	$1,600	
Settlement, Extent : Severe, Area Affected : 25%								
Location : From 114th Street North For 285 Feet								
Sinkhole, Extent : Severe, Area Affected : 25%								
Location : 30 Feet From South End Of Asset								

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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13829

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	45%	4+	$28,600	2031	$142,900			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Steel	55%	2-4	$69,800	2031	$174,600			
Displaced Elements, Extent : Moderate, Area Affected : 50%								
Location : 30 Feet To 330 Feet From South End Of Asset								
Electrical								
Lighting Fixture								
Incandescent	20%	Now	$4,400	2028	$4,400			
Broken, Extent : Severe, Area Affected : 100%								
Location : 2 Of 10 Lights Broken In The South End Of Asset								
Incandescent	80%			2027	$17,600			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 8 Of 10 Light Poles								
Explanation : Light Poles								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **04-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1705** **Lot** : **21** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$259,300	$492,500
Total	**$259,300**	**$492,500**
Importance Code A	$259,300	
Importance Code B		$492,500
Total	**$259,300**	**$492,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$24,600	$4,900		
Total	**$24,600**	**$4,900**		
Importance Code A				
Importance Code B	$24,600	$4,900		
Total	**$24,600**	**$4,900**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13830

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	60%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Explanation : Efflorescence								
Concrete/Stone	40%	2-4	$152,700	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 75%								
Location : Intermittent From 111th Street North For 605 Feet And Undermining Railing Base Plates.								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%			LIFE	* *	4	$300	
Timber	5%	Now	$53,900	LIFE	* *	4	$300	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Of The Line Cap And Ends Of Pile Caps Across Full Length Of Asset								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$9,700	
Settlement, Extent : Light, Area Affected : 5%								
Location : Upheaval Of Pavers Adjacent To Tree 140 Feet From South And Depression Around Light Pole Near South End Of Asset								
Deck Elements								
Railing								
Steel	100%	4+	$24,600	2031	$492,500			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Southern 260 Feet Of Asset Has Additional Chain-link Fence Installed Inshore Of Original Steel Railing								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$52,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 24 Lighting Fixtures								
Explanation : Light Pole								

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **04-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1704** **Lot** : **2** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$122,200	$157,600
Total	**$122,200**	**$157,600**
Importance Code A	$122,200	
Importance Code B		$157,600
Total	**$122,200**	**$157,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$28,800	$12,400		
Total	**$28,800**	**$12,400**		
Importance Code A	$17,200	$11,000		
Importance Code B	$11,600	$1,400		
Total	**$28,800**	**$12,400**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13831

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Light, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Other Observation, Extent : Light, Area Affected : 50%								
Location : Outboard Face Above Mean High Water								
Explanation : Efflorescence								
Concrete/Stone	20%	2-4	$122,200	LIFE	* *			
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Primarily At North End Of Asset Along Outboard Face Above Mean High Water And At Base Of Railing Posts								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Not Accessible	30%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Behind Abandoned Timber Structure								
Explanation : Location								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	Now	$17,200	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Outboard End Of Pile Cap And At Line Cap								
Timber	5%			LIFE	* *	4	$100	
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	5%	4+	$3,700	2042	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 5%								
Location : 155 Feet From North Adjacent To Light Pole								
Sinkhole, Extent : Moderate, Area Affected : 10%								
Location : At South End Adjacent To Manhole								
Other Observation, Extent : Light, Area Affected : 20%								
Location : From 135 Feet To 160 Feet From North End Of Asset								
Explanation : Upheaval								
Asphalt Pavers	90%			2042	* *	5	$2,800	
Settlement, Extent : Light, Area Affected : 20%								
Location : Isolated Adjacent To Seawall								
Topsoil	5%			2031	$1,300	5	$100	
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13831

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	100%	4+	$7,900	2031	$157,600			
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Locations Of Missing Coating								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Primarily At Baseplates								
Recent Repair Evident, Extent : N/A, Area Affected : 30%								
Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing At Northern 80 Feet Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$11,000			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 5 Light Poles								
Explanation : Lighting								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **14-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1699** **Lot** : **64** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$303,200	$156,400
Total	**$303,200**	**$156,400**
Importance Code A	$303,200	
Importance Code B		$156,400
Total	**$303,200**	**$156,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$17,100	$10,300		
Total	**$17,100**	**$10,300**		
Importance Code A	$17,100	$8,800		
Importance Code B		$1,500		
Total	**$17,100**	**$10,300**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13836

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : Full Length Of Asset In Stone Facing								
Concrete/Stone	50%	2-4	$303,200	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 90%								
Location : Top 3 Feet To 6 Feet Of Concrete Wall (Above Stone Facing) And Undermining Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	Now	$17,100	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap And Pile Caps At North Adjacent To The Outfall								
Timber	5%			LIFE	* *	4	$100	
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2042	* *	5	$3,100	
Deck Elements								
Railing								
Steel	100%			2031	$156,400			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$8,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Four Light Poles								
Explanation : Lighting								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **230**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **14-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1696** **Lot** : **51** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$258,300	$133,300
Total	**$258,300**	**$133,300**
Importance Code A	$258,300	
Importance Code B		$133,300
Total	**$258,300**	**$133,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$22,800	$10,000		
Total	**$22,800**	**$10,000**		
Importance Code A	$14,600	$8,800		
Importance Code B	$8,300	$1,200		
Total	**$22,800**	**$10,000**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13837

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%			LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 50%								
Location : Offshore Stone Face								
Concrete/Stone	50%	2-4	$258,300	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 50%								
Location : Top 3 Feet To 6 Feet Of Wall In Multiple Locations; Undermining Railing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Concrete Above Stone Face								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%			LIFE	* *	4	$100	
Timber	5%	Now	$14,600	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Offshore Ends Of All Pile Caps								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$2,400	
Asphalt Pavers	10%	4+	$8,300	2046	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 50%								
Location : 185 Feet And 214 Feet To 230 Feet From The North								
Deck Elements								
Railing								
Steel	100%			2031	$133,300			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$8,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Four Light Poles								
Explanation : Lighting								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **15-Mar-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1694** **Lot** : **51** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$134,400
Total		**$134,400**
Importance Code B		$134,400
Total		**$134,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$81,500	$14,400		
Total	**$81,500**	**$14,400**		
Importance Code A	$60,700	$13,200		
Importance Code B	$20,800	$1,200		
Total	**$81,500**	**$14,400**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13841

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	80%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Throughout In Top 3 Feet Of Concrete Wall With Efflorescence								
Missing Block Seal, Extent : Moderate, Area Affected : 5%								
Location : Throughout In Tidal Zone								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Full Length Of Asset								
Explanation : Full Area Of The Relieving Platform Is Fenced Off From Public Access For An Unknown Reason								
Concrete/Stone	20%	4+	$31,300	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Isolated Throughout Concrete Face And Along Top								
Explanation : Chemical Deterioration Of Concrete								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	Now	$29,400	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Line Cap								
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$2,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Full Length Of Asset								
Explanation : Full Area Of The Relieving Platform Is Fenced Off From Public Access For An Unknown Reason								
Asphalt Pavers	5%	4+	$10,400	2048	* *	5	$100	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Around Planters, At South Limit Of Asset, And 158 Feet From South End Of Asset								
Asphalt Pavers	5%	Now	$10,400	2048	* *	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 6 Foot By 8 Foot By 2 Foot Deep Sinkhole Located 15 Feet From South End Of Asset								
Deck Elements								
Railing								
Steel	100%			2031	$134,400			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Throughout								
Missing Coating, Extent : Light, Area Affected : 30%								
Location : Throughout								
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13841

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$13,200			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 6 Lighting Fixtures Across Length Of Asset								
Explanation : Light Pole								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **18-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1691** **Lot** : **6** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$620,100	$310,000
Total	**$620,100**	**$310,000**
Importance Code A	$496,100	
Importance Code B	$124,000	$310,000
Total	**$620,100**	**$310,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$5,300	$35,700		
Total	**$5,300**	**$35,700**		
Importance Code A		$32,900		
Importance Code B	$5,300	$2,700		
Total	**$5,300**	**$35,700**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13844

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%	4+	$360,500	LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 70%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 60%								
Location : Throughout Top Portion Of Wall With Exposed Reinforcing Steel								
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Concrete Face Above Stone								
Explanation : Chemical Deterioration Of Concrete								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Throughout Concrete Surface With Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	20%	Now	$135,700	LIFE	* *	4	$800	
Rotting/Splitting, Extent : Severe, Area Affected : 90%								
Location : Full Length Of Line Cap And Ends Of Pile Cap								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	90%			2042	* *	5	$5,500	
Settlement, Extent : Light, Area Affected : 5%								
Location : Along Offshore Edge And At North End. Sink Hole In Topsoil At North End								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Along Offshore Edge								
Explanation : Cracking								
Topsoil	10%	Now	$5,300	2033	$5,300	5	$100	
Settlement, Extent : Moderate, Area Affected : 100%								
Location : Along Offshore Edge And At North End. Sink Hole In Topsoil At North End								
Deck Elements								
Railing								
Steel	100%	4+	$124,000	2032	$310,000			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : For Full Length Of Asset								
Missing Coating, Extent : Moderate, Area Affected : 50%								
Location : For Full Length Of Asset								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing For Full Length Of Asset								
Electrical								

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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13844

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$32,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 15 Light Poles								
Explanation : Lighting								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **150**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **21-Feb-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1690** **Lot** : **10** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$101,100	$86,900
Total	**$101,100**	**$86,900**
Importance Code A	$101,100	
Importance Code B		$86,900
Total	**$101,100**	**$86,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$51,500	$6,600		
Total	**$51,500**	**$6,600**		
Importance Code A	$38,000	$6,600		
Importance Code B	$13,500			
Total	**$51,500**	**$6,600**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Asset # : 13845

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	50%	4+	$101,100	LIFE	* *			
Missing Block Seal, Extent : Moderate, Area Affected : 20%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : At Top Of Concrete Wall And Undermining Several Railing Bases								
Concrete/Stone	50%			LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Concrete Surface With Efflorescence								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	20%	Now	$38,000	LIFE	* *	4	$200	
Rotting/Splitting, Extent : Severe, Area Affected : 90%								
Location : Full Length Of Line Cap And Ends Of Pile Cap								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%	4+	$13,500	2042	* *	5	$900	
Settlement, Extent : Light, Area Affected : 30%								
Location : Offset 3 Feet From Outboard Face Between 46 Feet And 63 Feet From The South End Of The Asset								
Deck Elements								
Railing								
Steel	100%			2031	$86,900			
Missing Coating, Extent : Light, Area Affected : 20%								
Location : For Full Length Of Asset								
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Additional Chain-link Fence Installed Inshore Of Original Steel Railing For Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%			2027	$6,600			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3 Light Poles								
Explanation : Lighting								

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**MILL POND PARK REVETMENT AND SEAWALLS**			
Address	:	**HARLEM RIVER, 147TH - 158TH ST E.145TH TO MACOMBS DAM BRIDGE**			
Borough	:	**BRONX**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DBS0027.021 / 1718**		**Yr Built/Renovated**	:
Linear Ft	:	**4,469**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**08-Nov-2023**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2539**	**Lot** : **2**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$9,535,600	$457,100
Total	**$9,535,600**	**$457,100**
Importance Code A	$4,270,400	
Importance Code B	$5,095,700	$457,100
Importance Code C	$169,500	
Total	**$9,535,600**	**$457,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$72,300	$100	$10,100	
Total	**$72,300**	**$100**	**$10,100**	
Importance Code A	$14,200			
Importance Code B	$51,700	$100	$10,100	
Importance Code C	$6,400			
Total	**$72,300**	**$100**	**$10,100**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
MILL POND PARK REVETMENT AND SEAWALLS
Asset # : 1718

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	32%	4+	$3,691,400	LIFE	* *	5	$5,400	
Erosion, Extent : Severe, Area Affected : 75%								
Location : Northern 1,530 Feet								
Concrete	15%			LIFE	* *	5-10	$5,000	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Low Level Platform On North Side Of Tennis Center								
No Component	45%							
Under Construction	8%							
Gravity Wall								
Stone Gabion	1%	0-2	$11,100	LIFE	* *	3		
Settlement, Extent : Severe, Area Affected : 100%								
Location : Caused By Undermining Of 35 Feet Of Gabion Wall At The West Side Of The Tennis Center								
No Component	99%							
Piles and Bracing								
Steel	1%	4+	$118,900	LIFE	* *	5	$6,900	
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : High Level Platforms, South Side Of Yankee Ferry Landing And North End Of Asset								
Timber	4%	4+	$460,100	2050	* *	4	$26,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : All Visible Piles Supporting Low Level Platforms								
No Component	45%							
Not Accessible	50%							
Revetment								
Stone	24%			LIFE	* *	5	$12,800	
Stone	3%	2-4	$169,500	LIFE	* *	5	$800	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Primarily Along The Eastern Bay Between The Mill Pond Park Tennis Courts And Mill Pond Park, Totaling 130 Feet								
No Component	55%							
Under Construction	18%							
Pile Caps								
Concrete	5%			LIFE	* *	5	$1,300	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Offshore Ends At High Level Platforms								
No Component	95%							
Lowlevel Pile Caps								
Timber	50%			LIFE	* *			
No Component	50%							
Backfill								

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

DEPT. OF SMALL BUSINESS SERV. - 801
MILL POND PARK REVETMENT AND SEAWALLS
Asset # : 1718

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Fill								
Topsoil	4%	0-2	$38,500	2075	* *			
Erosion, Extent : Severe, Area Affected : 50%								
Location : Along The Length Of The Stone Gabion Wall And Along Revetment Between The Mill Pond Park Tennis Courts And Mill Pond Park								
Not Accessible	96%							
Surface								
Asphalt	28%			2038	* *	5	$14,300	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 100%								
Location : North Of Stadium Tennis Center For 1,200 Feet								
Topsoil	3%	2-4	$13,200	2035	$13,200	5	$300	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Along Eastern Shoreline Between The Mill Pond Tennis Courts And Mill Pond Park								
Topsoil	28%			2033	$122,900	5	$5,900	
Not Accessible	19%							
Under Construction	22%							
Fender								
Piles								
Timber	35%	Now	$3,123,900	2050	* *	4	$37,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
No Component	65%							
Wales and Chocks								
Timber	35%	Now	$1,971,800	2050	* *	4	$84,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
No Component	65%							
Deck Elements								
Railing								
Fencing	18%			2033	$62,100	3	$300	
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : North End Of Asset								
Steel	10%			2033	$258,900			
No Component	50%							
Under Construction	22%							

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **NAVY HOMEPORT REVETMENT AND 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	: **06-Apr-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **487**	**Lot**	: **100**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$3,085,500	
Total	**$3,085,500**	
Importance Code A	$1,516,400	
Importance Code B	$609,400	
Importance Code C	$959,600	
Total	**$3,085,500**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$4,400			$4,400
Total	**$4,400**			**$4,400**
Importance Code A	$4,400			$4,400
Importance Code B				
Total	**$4,400**			**$4,400**



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

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT REVETMENT AND SEAWALL
Asset # : 13502

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Concrete	75%	Now	$959,600	LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Southern 935 Feet								
Explanation : Collapsed Concrete Structure								
No Component	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : At Sheeting								
Explanation : No Concrete								
Sheet Piles								
Steel	25%	Now	$1,516,400	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 75%								
Location : Northern 310 Feet								
No Component	75%							
Backfill								
Fill								
Topsoil	100%	Now	$268,100	2074	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Along The Upland Area Of Sheeting, And Inshore Of Concrete Riprap								
Surface								
Asphalt	100%	Now	$341,400	2049	* *	5	$7,100	
Settlement, Extent : Severe, Area Affected : 50%								
Location : Along Full Length Of Asset								
Electrical								
Lighting Fixture								
Incandescent	100%	Now	$4,400	2029	$4,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Of 2 Lights Along The Revetment Are Broken And Non-functional								
Explanation : Light Poles								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **11-May-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **487** **Lot** : **100** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$638,100	$540,900
Total	**$638,100**	**$540,900**
Importance Code A	$474,300	
Importance Code B	$163,800	$540,900
Total	**$638,100**	**$540,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$87,800		$24,200	$4,000
Total	**$87,800**		**$24,200**	**$4,000**
Importance Code A	$4,000		$15,800	$4,000
Importance Code B	$83,800		$8,400	
Importance Code C				
Total	**$87,800**		**$24,200**	**$4,000**



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

DEPT. OF SMALL BUSINESS SERV. - 801
NAVY HOMEPORT STEEL SHEET PILE BULKHEAD
Asset # : 13949

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	15%			LIFE	* *	5	$100	
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : Damaged Areas Of Curb Throughout First 250 Feet From North End Of Asset								
No Component	85%							
Sheet Piles								
Steel	25%			LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Splash Zone								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 14, 490, 515, And 1375 Feet From North								
Explanation : Outfalls								
Steel	15%	4+	$239,700	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Surface Corrosion Above Low Water Elevation								
Not Accessible	60%							
Pile Caps								
Concrete	72%			LIFE	* *	5	$3,600	
Concrete	15%	4+	$111,100	LIFE	* *	5	$700	
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Spalls Throughout First 600 Feet North Of The Homeport Pier.								
Concrete	5%	Now	$123,500	LIFE	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : 90 Foot Long Section Adjacent To North Face Of Homeport Pier								
No Component	1%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : No Cap On Northern 30 Feet Of Asset								
Explanation : No Cap								
Not Accessible	7%							
Backfill								
Fill								
Topsoil	10%	Now	$35,300	2074	* *			
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : Intermittent Locations Between 350 And 615 Feet From North								
Not Accessible	90%							
Surface								
Asphalt	90%			2043	* *	5	$16,800	
Cracking, Extent : Light, Area Affected : 50%								
Location : Throughout Surface								
Asphalt	10%	Now	$45,000	2049	* *	5	$900	
Settlement, Extent : Severe, Area Affected : 40%								
Location : Intermittent Locations Between 350 And 615 Feet From North								
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801

NAVY HOMEPORT STEEL SHEET PILE BULKHEAD

Asset # : 13949

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Pneumatic Fenders	20%			2033	$65,800			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 6 New Foam Filled Rubber Fenders Attached To Pile Cap In Northern 300 Feet								
No Component	80%							
Piles								
Timber	5%	Now	$163,800	2049	* *	4	$2,000	
Worn, Extent : Severe, Area Affected : 100%								
Location : Southern 200 Feet Of Asset								
No Component	90%							
Not Accessible	5%							
Deck Elements								
Railing								
Fencing	5%			2038	* *	3		
Guard Rail	10%			LIFE	* *			
Guard Rail	2%	Now	$3,500	LIFE	* *			
Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Impact Damage On The Southern 15 Feet Of Guard Rail Centered At 550 Feet From North								
Steel	50%			2033	$475,100			
No Component	33%							
Electrical								
Lighting Fixture								
Incandescent	80%			2028	$15,800			
Incandescent	20%	Now	$4,000	2029	$4,000			
Broken, Extent : Severe, Area Affected : 100%								
Location : 2 Lights On Northern End Of Asset Broken Out Of 9 Total Lights								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**29-Mar-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**1107** **Lot** : **12**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$380,400	$1,309,400
Total	**$380,400**	**$1,309,400**
Importance Code A		$102,900
Importance Code B	$380,400	$1,206,600
Total	**$380,400**	**$1,309,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$54,800			
Total	**$54,800**			
Importance Code A				
Importance Code B	$54,800			
Total	**$54,800**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92

Asset # : 1763

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	70%			LIFE	* *	5	$3,500	
No Component	30%							
Gravity Wall								
Not Accessible	100%							
Piles and Bracing								
Steel	50%			LIFE	* *	5	$102,900	
Not Accessible	50%							
Pile Caps								
Concrete	20%			LIFE	* *	5	$800	
No Component	30%							
Not Accessible	50%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Stone Pavers	65%			2042	* *	10		
Stone Pavers	5%	0-2	$36,700	2048	* *			
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Isolated Cracked Stone Pavers								
Not Accessible	30%							
Fender								
Piles								
Timber	35%	0-2	$279,500	2042	* *	4	$11,200	
Broken, Extent : Severe, Area Affected : 5%								
Location : Between Pier 90 And Pier 92								
Rotting/Splitting, Extent : Moderate, Area Affected : 25%								
Location : South Of Pier 88								
No Component	30%							
Not Accessible	35%							
Wales and Chocks								
Timber	50%			2042	* *	4	$54,200	
Timber	20%	0-2	$100,800	2042	* *	4	$14,500	
Broken, Extent : Severe, Area Affected : 10%								
Location : Between Pier 90 And Pier 92								
Worn, Extent : Moderate, Area Affected : 50%								
Location : Between Pier 88 And Pier 90								
No Component	30%							
Deck Elements								
Railing								
Steel	70%			2031	$540,600			
Displaced Elements, Extent : Light, Area Affected : 1%								
Location : One Location Just South Of Pier 90								
No Component	30%							

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

DEPT. OF SMALL BUSINESS SERV. - 801

PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92

Asset # : 1763

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Parapet								
Concrete	70%			2034	$666,000			
No Component	30%							

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

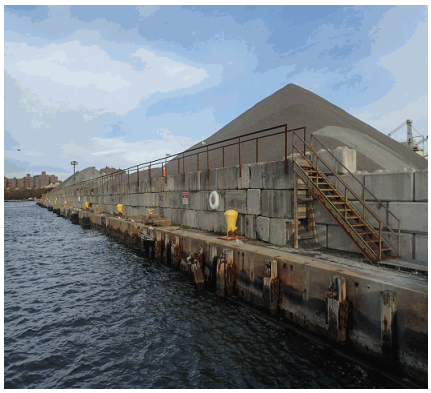
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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-Nov-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2023** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,709,100	$26,005,900
Total	**$1,709,100**	**$26,005,900**
Importance Code A	$455,600	$25,816,300
Importance Code B	$1,253,500	$189,500
Total	**$1,709,100**	**$26,005,900**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Importance Code C				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801

PERIMETER WALL AROUND PIER J BERTHS 15,16,17

Asset # : 13524

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	10%			LIFE	* *	5	$100	
No Component	90%							
Pile Supported Wall								
Concrete	85%			2035	$25,816,300	5	$71,600	
Cracking, Extent : Light, Area Affected : 10%								
Location : Top Of Wall								
Mechanical Damage, Extent : Light, Area Affected : 50%								
Location : Top Of Wall								
Concrete	15%	4+	$455,600	2041	* *	5	$6,300	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Spalling, Extent : Severe, Area Affected : 50%								
Location : Primarily At West Face Approximately 400 Feet From Inshore								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	10%	Now	$189,500	2047	* *	5	$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : At The Southwest Corner, West End, And Northwest Corner Of Asset								
Explanation : Missing Pavers								
Asphalt Pavers	10%			2035	$189,500	5	$2,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entire Deck Surface								
Explanation : Surface Wearing								
Not Accessible	80%							
Fender								
Wales and Chocks								
Timber	100%	Now	$1,064,000	2047	* *	4	$114,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**19-Nov-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2023** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$933,400	$25,386,300
Total	**$933,400**	**$25,386,300**
Importance Code A	$131,300	$24,956,300
Importance Code B	$802,100	$430,000
Total	**$933,400**	**$25,386,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801

PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20

Asset # : 13523

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Pile Supported Wall								
Concrete	95%			2035	$24,956,300	5	$69,200	
Erosion, Extent : Light, Area Affected : 20%								
Location : Tidal Zone								
Mechanical Damage, Extent : Light, Area Affected : 30%								
Location : Along The Top Of Concrete Wall								
Spalling, Extent : Light, Area Affected : 20%								
Location : Isolated Locations								
Concrete	5%	4+	$131,300	2041	* *	5	$1,800	
Erosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Above Mean Low Water								
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	20%			2045	* *	5	$4,200	
Asphalt	25%	4+	$50,000	2047	* *	5	$2,600	
Cracking, Extent : Light, Area Affected : 30%								
Location : Widespread Cracks In Asphalt Surface								
Asphalt Blocks	15%	4+	$245,900	2047	* *	5	$1,600	
Settlement, Extent : Light, Area Affected : 30%								
Location : 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%			2035	$327,800	5	$4,200	
Concrete	5%			2035	$102,200	5	$1,000	
Cracking, Extent : Light, Area Affected : 10%								
Location : At Isolated Concrete Patches								
Not Accessible	15%							
Fender								
Wales and Chocks								
Timber	55%	Now	$506,200	2047	* *	4	$54,500	
Broken, Extent : Severe, Area Affected : 50%								
Location : North And West Face								
No Component	45%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **07-Nov-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **1360**	**Lot**	: **60**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$460,800	$377,700
Total	**$460,800**	**$377,700**
Importance Code A	$329,500	
Importance Code B	$131,400	$377,700
Total	**$460,800**	**$377,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$48,800			$17,700
Total	**$48,800**			**$17,700**
Importance Code A	$29,900			$14,500
Importance Code B	$18,900			$3,300
Total	**$48,800**			**$17,700**



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

DEPT. OF SMALL BUSINESS SERV. - 801

RELIEVING PLATFORM

Asset # : 1748

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	85%			LIFE	* *	10		
Concrete/Stone	15%	4+	$329,500	LIFE	* *			
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : At Cracks At Isolated Locations								
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Isolated Areas At Bottom And Corners Of Stone								
Exposed Reinforcement, Extent : Moderate, Area Affected : 50%								
Location : South End Of Asset Above Top Course Of Stone								
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Isolated Missing Stone Facing								
Piles and Bracing								
Not Accessible	100%							
Lowlevel Pile Caps								
Timber	1%	Now	$20,300	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Offshore Face Of Cap Beam								
Not Accessible	99%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	35%			2044	* *	5	$6,500	
Settlement, Extent : Light, Area Affected : 15%								
Location : Isolated At Light Pole Foundations								
Asphalt Pavers	4%	0-2	$58,600	2050	* *	5	$400	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : North Of E. 51st Street And At Planter Boxes								
Explanation : Uplift								
Asphalt Pavers	1%	Now	$14,600	2050	* *	5	$100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Planter Box At E. 51st Street								
Explanation : Missing								
Not Accessible	60%							
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801

RELIEVING PLATFORM

Asset # : 1748

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	38%			2033	$358,900			
Corrosion, Extent : Light, Area Affected : 20%								
Location : At Accessible Part Of Asset North Of 51st Street								
Steel	1%	Now	$9,400	2035	$9,400			
Corrosion, Extent : Severe, Area Affected : 50%								
Location : At E. 53rd St								
Steel	1%	2-4	$9,400	2035	$9,400			
Corrosion, Extent : Moderate, Area Affected : 20%								
Location : Supports South Of 52nd Street								
Not Accessible	60%							
Parapet								
Concrete	50%	4+	$58,200	2036	* *			
Cracking, Extent : Moderate, Area Affected : 2%								
Location : South Of East 54th Street At Offshore Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : South Of East 54th Street At Offshore Face								
Concrete	50%			2036	* *			
Electrical								
Lighting Fixture								
Incandescent	60%			2029	$14,500			
Incandescent	40%	Now	$9,700	2030	$9,700			
Broken, Extent : Light, Area Affected : 100%								
Location : 0 Of 11 Lights On During Daytime								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**24-Nov-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2184** **Lot** : **40**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$505,500	
Total	**$505,500**	
Importance Code A	$294,300	
Importance Code B	$211,200	
Total	**$505,500**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$68,800	$5,500		
Total	**$68,800**	**$5,500**		
Importance Code A	$38,100	$5,500		
Importance Code B	$30,700			
Total	**$68,800**	**$5,500**		



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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM BULKHEAD
Asset # : 13802

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	95%	4+	$294,300	LIFE	* *	5	$1,100	
Cracking, Extent : Severe, Area Affected : 5%								
Location : 90, 170, And 210 Feet From North								
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Tidal Zone And Full Height Of Wall At Isolated Areas								
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Along Top Edge								
Concrete/Stone	5%	Now	$33,700	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Failed Stone Masonry Wall At North End Of Platform								
Piles and Bracing								
Timber	5%			2035	$38,600	4	$3,400	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Top 1 Foot Of Pile								
Not Accessible	95%							
Pile Caps								
Timber	5%			LIFE	* *	4	$100	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Offshore 3 Feet								
Not Accessible	95%							
Backfill								
Fill								
Topsoil	15%	Now	$9,700	2072	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Failed Masonry Wall								
Explanation : Fill Loss								
Not Accessible	85%							
Surface								
Asphalt	30%	Now	$9,900	2047	* *	5	$500	
Settlement, Extent : Light, Area Affected : 75%								
Location : Widespread								
Not Accessible	70%							
Fender								
Piles								
Timber	100%	Now	$59,900	2047	* *	4	$7,200	1
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Wales and Chocks								
Timber	100%	Now	$151,300	2047	* *	4	$16,300	
Broken, Extent : Severe, Area Affected : 100%								
Location : Entire Fender System								
Deck Elements								

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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM BULKHEAD
Asset # : 13802

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	80%	4+	$11,100	2037	* *	3	$100	
Broken, Extent : Moderate, Area Affected : 50%								
Location : Foundations Are Compromised At Posts Due To Concrete Spalling								
Corrosion, Extent : Light, Area Affected : 75%								
Location : Along Entire Fence								
Steel	20%			2031	$34,800			
Corrosion, Extent : Light, Area Affected : 30%								
Location : Along Entire Railing								
Missing Part, Extent : Severe, Area Affected : 5%								
Location : Three Nuts Missing From Railing Anchor Bolts								
Electrical								
Lighting Fixture								
Incandescent	100%	Now	$4,400	2027	$4,400			
Broken, Extent : Light, Area Affected : 100%								
Location : 2 Light Fixtures At North End Of Asset								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **11-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **962** **Lot** : **50** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$51,100	
Total	**$51,100**	
Importance Code B	$51,100	
Total	**$51,100**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$91,100		$11,300	$2,000
Total	**$91,100**		**$11,300**	**$2,000**
Importance Code A	$72,600			
Importance Code B	$18,400		$11,300	$2,000
Importance Code C	$200			
Total	**$91,100**		**$11,300**	**$2,000**



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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.
Asset # : 4084

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	60%	4+	$39,600	LIFE	* *	5	$1,100	
Spalling, Extent : Light, Area Affected : 5%								
Location : Bottom Edge Of High-level Platforms, Southern 280 Feet And Top Of Relieving Platform For Southern 200 Feet								
Concrete/Stone	30%			LIFE	* *	10		
Discolor & Bleeding, Extent : Light, Area Affected : 5%								
Location : At Abandoned Fender Hardware, Northern 160 Feet								
Spalling, Extent : Moderate, Area Affected : 2%								
Location : 120 Feet From North End And 155 Feet From North End								
No Component	10%							
Coping/Curb								
Timber	60%			LIFE	* *	5	$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Full Length Of Curb								
Explanation : Type: 100 Percent Composite								
No Component	40%							
Piles and Bracing								
Concrete Encased Timber	15%			LIFE	* *	5	$900	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Piles								
Not Accessible	85%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$1,200	
Erosion, Extent : Light, Area Affected : 10%								
Location : Bottom Edges Of Pile Caps At Wide Bays Supporting Heliport								
Not Accessible	60%							
Lowlevel Pile Caps								
Timber	5%	Now	$31,800	LIFE	* *			
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : Line Cap, Northern 160 Feet								
No Component	70%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	67%			2044	* *	5	$3,900	
Not Accessible	33%							
Fender								

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

DEPT. OF SMALL BUSINESS SERV. - 801
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.
Asset # : 4084

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Timber	5%	0-2	$51,100	2050	* *	4	$600	
Rotting/Splitting, Extent : Severe, Area Affected : 10%								
Location : 45 Foot Long North Face At Heliport								
Timber	30%			2044	* *	4	$3,700	
No Component	30%							
Not Accessible	35%							
Wales and Chocks								
Timber	2%	Now	$12,900	2050	* *	4	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : One Segment, North Face At Heliport								
Timber	68%			2044	* *	4	$18,900	
No Component	30%							
Deck Elements								
Parapet								
Concrete	35%			2036	* *			
Concrete	5%	2-4	$5,500	2036	* *			
Spalling, Extent : Severe, Area Affected : 50%								
Location : Located At 15 Feet, 45 Feet, And 155 Feet From North End Of Asset								
No Component	60%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **235**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-Apr-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **68**	**Lot**	: **40**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$71,300	
Total	**$71,300**	
Importance Code C	$71,300	
Total	**$71,300**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$1,800	$400		
Total	**$1,800**	**$400**		
Importance Code B Importance Code C	$1,800	$400		
Total	**$1,800**	**$400**		



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT

Asset # : 13930

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	40%	2-4	$71,300	LIFE	* *	5	$600	
Missing Part, Extent : Moderate, Area Affected : 40%								
Location : Missing Stone On The West End Of Asset								
Settlement, Extent : Light, Area Affected : 20%								
Location : Isolated Near West End Of Asset								
Stone	60%			LIFE	* *	5	$800	
Missing Part, Extent : Light, Area Affected : 50%								
Location : Intermittent Locations Throughout Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	80%			2032	$18,500	5	$900	
Erosion, Extent : Light, Area Affected : 20%								
Location : Isolated Near West End Of Asset								
Topsoil	20%	4+	$1,800	2032	$4,600	5	$100	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : 150 Feet To 235 Feet From East End Of Asset								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **15-Mar-2023** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **75** **Lot** : **200** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$721,700	$117,400
Total	**$721,700**	**$117,400**
Importance Code B	$117,400	$117,400
Importance Code C	$604,300	
Total	**$721,700**	**$117,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads				
Total				
Importance Code B				
Importance Code C				
Total				



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT

Asset # : 13931

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	60%			LIFE	* *	5	$4,300	
Settlement, Extent : Light, Area Affected : 10%								
Location : Near Western End Of Asset								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Non-engineered Revetment								
Stone	40%	4+	$604,300	LIFE	* *	5	$2,900	
Missing Part, Extent : Moderate, Area Affected : 100%								
Location : Missing Stone At Eastern Half								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Non-engineered Revetment								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%	4+	$117,400	2034	$117,400	5	$2,800	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : At Top Of Revetment								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **80**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **29-Mar-2023**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2355**	**Lot**	: **20**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$69,800		$200	
Total	**$69,800**		**$200**	
Importance Code B	$31,400		$200	
Importance Code C	$38,400			
Total	**$69,800**		**$200**	



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT

Asset # : 13951

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	38%	4+	$38,400	LIFE	* *	5	$200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Missing Stone From 47 Feet To 80 Feet From The Southern End Of Asset								
Stone	62%			LIFE	* *	5	$300	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	35%	Now	$31,400	2049	* *	5	$200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Abandoned Sidewalk Collapsed From 47 Feet To 70 Feet From The Southern End Of Asset								
Settlement, Extent : Severe, Area Affected : 100%								
Location : Undermining Along Abandoned Sidewalk, Northern 40 Feet Of Asset								
Concrete	35%			2043	* *	5	$300	
Gravel	30%			2043	* *	2-5	$100	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **01-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **8470** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$363,900	
Total	**$363,900**	
Importance Code C	$363,900	
Total	**$363,900**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$34,600			
Total	**$34,600**			
Importance Code B Importance Code C	$34,600			
Total	**$34,600**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT

Asset # : 14013

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	25%	Now	$95,800	LIFE	* *	5	$800	
Erosion, Extent : Severe, Area Affected : 80%								
Location : Loss Of Soil At Top Of Revetment 180 To 285 Feet From The North End								
Other Observation, Extent : Severe, Area Affected : 80%								
Location : 180 To 285 Feet From The North End								
Explanation : Missing Stone								
Stone	70%	4+	$268,100	LIFE	* *	5	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entire Length Of Asset								
Explanation : Improper Slope; Loss Of Topsoil								
No Component	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Boat Ramp								
Backfill								
Fill								
Topsoil	25%	Now	$27,200	2072	* *			
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Areas Without Stone Coverage								
Not Accessible	75%							
Surface								
Topsoil	75%			2030	$37,200	5	$1,800	
Topsoil	25%	Now	$7,400	2032	$12,400	5	$300	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Top Of Entire Revetment And In Area Without Stone Coverage								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**16-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2** **Lot** : **20**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,765,600	$143,400
Total	**$1,765,600**	**$143,400**
Importance Code B		$143,400
Importance Code C	$1,765,600	
Total	**$1,765,600**	**$143,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$67,700	$1,400	$800	
Total	**$67,700**	**$1,400**	**$800**	
Importance Code A				
Importance Code B	$67,700	$1,400	$800	
Importance Code C				
Total	**$67,700**	**$1,400**	**$800**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT /EAST AND WEST OF BALLPARK WHARF
Asset # : 13925

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	70%	Now	$215,100	LIFE	* *	5	$1,900	
Broken, Extent : Severe, Area Affected : 4%								
Location : 1,376 Feet To 1,450 Feet From East End								
Excess Deflection, Extent : Moderate, Area Affected : 75%								
Location : 996 Feet To 1,376 Feet And 1,595 From East End To West End								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Undermined And Unsupported Starting 694 Feet From East End To West End								
Explanation : Undermined								
No Component	30%							
Gravity Wall								
Concrete	30%			LIFE	* *	5	$3,500	
No Component	70%							
Revetment								
Stone	30%			LIFE	* *	5	$5,200	
Stone	70%	Now	$1,550,400	LIFE	* *	5	$12,200	
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Full Extent West Of Ballpark Wharf								
Explanation : Inadequate Armor Protection								
Backfill								
Fill								
Gravel	15%	4+	$33,300	2047	* *	5	$400	
Sinkhole, Extent : Moderate, Area Affected : 5%								
Location : Beneath And Behind Concrete Surface West Of Ballpark Wharf								
Not Accessible	30%							
Under Construction	55%							
Surface								
Concrete	5%			2043	* *	5	$1,700	
Topsoil	20%	Now	$34,400	2032	$57,400	5	$1,400	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf								
Topsoil	20%			2032	$86,000	5	$2,700	
Under Construction	55%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **REVETMENT EAST SIDE RIKERS ISLAND BRIDGE**				
Address	: **BOWERY BAY AROUND POINT TO 19TH AVE**				
Borough	: **QUEENS**			**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0053.000 / 14023**			**Yr Built/Renovated**	:
Linear Ft	: **2,100**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **23-Feb-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **926**	**Lot**	: **40**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$206,200
Total		**$206,200**
Importance Code B		$206,200
Total		**$206,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$12,600		$4,900	
Total	**$12,600**		**$4,900**	
Importance Code B			$4,900	
Importance Code C	$12,600			
Total	**$12,600**		**$4,900**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT EAST SIDE RIKERS ISLAND BRIDGE
Asset # : 14023

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$25,100	
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Adjacent To Creek Near Bridge								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Salt Marsh Offshore Of Revetment, Primarily On West Side And At North Point								
Explanation : Heavy Vegetation								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2033	$206,200	5	$9,800	
Erosion, Extent : Moderate, Area Affected : 5%								
Location : Isolated Areas								
Other Observation, Extent : Severe, Area Affected : 75%								
Location : Above Revetment								
Explanation : Heavy Vegetation								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **REVETMENT HARBOR CHARLIE TO RAIL YARD**		
Address	: **6224 2ND AVE, 63RD TO 64TH STS**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0063.000 / 15286**	**Yr Built/Renovated**	: **2008 /**
Linear Ft	: **550**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5778** **Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$50,400			
Total	**$50,400**			
Importance Code B	$8,700			
Importance Code C	$41,700			
Total	**$50,400**			



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT HARBOR CHARLIE TO RAIL YARD
Asset # : 15286

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	85%			LIFE	* *	5	$2,800	
Stone	15%	4+	$41,700	LIFE	* *	5	$500	
Settlement, Extent : Moderate, Area Affected : 75%								
Location : West End Of Asset Consists Of Stone With Concrete And Asphalt Debris								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	8%			2041	* *	2-5	$100	
Topsoil	7%	4+	$2,300	2032	$3,800	5	$100	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : West End Of Asset								
Topsoil	85%			2030	$45,900	5	$2,200	
Deck Elements								
Railing								
Fencing	25%	Now	$6,400	2037	* *	3	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Center Of Asset								
No Component	75%							

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **REVETMENT NORTH SIDE OF 65TH ST. RAIL YARD**		
Address	: **FOOT OF 65TH STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0051.000 / 13969**	**Yr Built/Renovated**	:
Linear Ft	: **203**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **28-Mar-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5804** **Lot** : **2**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads			$200	
Total			**$200**	
Importance Code B			$200	
Importance Code C				
Total			**$200**	



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

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT NORTH SIDE OF 65TH ST. RAIL YARD
Asset # : 13969

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$1,200	
Settlement, Extent : Light, Area Affected : 25%								
Location : Sloughing At North And South Ends								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	100%			2043	* *	2-5	$600	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : At North And South Ends In Natural Shoreline Above Revetment								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **19-Jan-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2197**	**Lot**	: **75**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$77,800	$60,400
Total	**$77,800**	**$60,400**
Importance Code B		$60,400
Importance Code C	$77,800	
Total	**$77,800**	**$60,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$19,000			
Total	**$19,000**			
Importance Code B	$19,000			
Importance Code C				
Total	**$19,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13793

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	50%	4+	$77,800	LIFE	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Across Entire Length								
Explanation : Non-engineered Shoreline Protection. Inadequate Placement. Evidence Of Material Loss								
Stone	50%			LIFE	* *	5	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Across Entire Length								
Explanation : Non-engineered Shoreline Protection								
Backfill								
Fill								
Topsoil	25%	4+	$9,900	2060	* *			
Erosion, Extent : Light, Area Affected : 20%								
Location : Above Revetment Across Entire Length								
Not Accessible	75%							
Surface								
Topsoil	25%	4+	$9,100	2032	$15,100	5	$400	
Erosion, Extent : Moderate, Area Affected : 20%								
Location : Above Revetment Across Entire Length								
Topsoil	75%			2030	$45,300	5	$2,200	

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

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **REVETMENT - RIPRAP BULKHEAD**
Address : **W 206TH TO W 207TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBSR056.000 / 13797**
Yr Built/Renovated :
Linear Ft : **255**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **19-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2187** **Lot** : **20** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$193,400	
Total	**$193,400**	
Importance Code C	$193,400	
Total	**$193,400**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$30,100			
Total	**$30,100**			
Importance Code B Importance Code C	$30,100			
Total	**$30,100**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13797

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	50%	4+	$96,700	LIFE	* *	5	$800	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Across Entire Length								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : South End Of Park And North Of Concrete Slab								
Explanation : Non-engineered, Inadequate Protection								
Stone	50%	Now	$96,700	LIFE	* *	5	$800	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 25 Feet To 150 Feet From Southern End								
Backfill								
Fill								
Topsoil	50%	Now	$27,500	2072	* *			
Erosion, Extent : Severe, Area Affected : 50%								
Location : 25 Feet From Southern End And Above Revetment Undermining Concrete Slab At Mid Asset								
Not Accessible	50%							
Surface								
Concrete	80%			2041	* *	5	$2,300	
Topsoil	10%	Now	$1,500	2032	$2,500	5	$100	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : 25 Feet From Southern End Of Asset								
Topsoil	10%			2030	$2,500	5	$100	

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **REVETMENT - RIPRAP BULKHEAD**
Address : **W 204TH TO W 205TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBSR057.000 / 13799**
Yr Built/Renovated :
Linear Ft : **255**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **23-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2185** **Lot** : **36** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$248,300	
Total	**$248,300**	
Importance Code B	$54,900	
Importance Code C	$193,400	
Total	**$248,300**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$15,000			
Total	**$15,000**			
Importance Code B	$15,000			
Importance Code C				
Total	**$15,000**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13799

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	4+	$193,400	LIFE	* *	5	$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entire Asset								
Explanation : Non-engineered, Inadequate Protection								
Backfill								
Fill								
Topsoil	100%	4+	$54,900	2072	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Above Revetment								
Surface								
Topsoil	100%	4+	$15,000	2032	$25,000	5	$600	
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Above Revetment								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**REVETMENT - RIPRAP BULKHEAD**			
Address	:	**W 203 TO W 204 ST, HARLEM RIVER SUB 4 OF ASSET TYPE, SUB 1 OF BL**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBSR058.000 / 13800**	**Yr Built/Renovated**	:	
Linear Ft	:	**225**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**24-Nov-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2185** **Lot** : **10**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$170,700	
Total	**$170,700**	
Importance Code C	$170,700	
Total	**$170,700**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$49,500			
Total	**$49,500**			
Importance Code B Importance Code C	$49,500			
Total	**$49,500**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP BULKHEAD

Asset # : 13800

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	Now	$170,700	LIFE	* *	5	$1,300	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Revetment								
Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris								
Backfill								
Fill								
Topsoil	70%	Now	$33,900	2072	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Center Of Asset								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Center Of Asset								
Explanation : Slope Exposure And Instability								
Not Accessible	30%							
Surface								
Asphalt	20%	Now	$4,900	2047	* *	5	$300	
Erosion, Extent : Severe, Area Affected : 100%								
Location : South End								
Topsoil	60%	Now	$8,000	2032	$13,300	5	$300	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Center Of Asset								
Topsoil	20%	4+	$2,700	2032	$4,400	5	$100	
Erosion, Extent : Light, Area Affected : 30%								
Location : North And South Ends								

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

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**10-Dec-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2106** **Lot** : **997**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$90,000
Total		**$90,000**
Importance Code B		$90,000
Total		**$90,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$39,700			
Total	**$39,700**			
Importance Code B	$10,800			
Importance Code C	$29,000			
Total	**$39,700**			



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

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT - RIPRAP NO END OVER LAPS GRAVITY WALL

Asset # : 13820

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	95%			LIFE	* *	5	$6,500	
Settlement, Extent : Light, Area Affected : 40%								
Location : 360 Feet From South At Outfall And At North End								
Stone	5%	4+	$29,000	LIFE	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Inshore Of Outfalls And At 582 Feet, 600 Feet, And 788 Feet From South. Sliding Of Revetment At 400 Feet And 850 Feet From South.								
Explanation : Erosion With Inadequate Protection								
Backfill								
Fill								
Topsoil	5%	Now	$7,400	2060	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Erosion Of Fill Inshore Of Outfalls								
Not Accessible	95%							
Surface								
Topsoil	75%			2030	$84,300	5	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Northern 850 Feet								
Explanation : Heavy Vegetation								
Topsoil	5%	Now	$3,400	2032	$5,600	5	$100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 5 Foot Section 33 Feet From South Inshore Of Outfall With Underming Under Harlem River Drive								
No Component	20%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **05-Apr-2023** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **800** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$530,000	$51,500
Total	**$530,000**	**$51,500**
Importance Code B		$51,500
Importance Code C	$530,000	
Total	**$530,000**	**$51,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$77,600			
Total	**$77,600**			
Importance Code B	$77,600			
Importance Code C				
Total	**$77,600**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT #1

Asset # : 13927

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	50%	2-4	$198,700	LIFE	* *	5	$1,600	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Entire Length Of Asset								
Explanation : Insufficient Armor								
Stone	50%	Now	$331,200	LIFE	* *	5	$1,600	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Revetment Failure At Intermittent Locations								
Backfill								
Fill								
Topsoil	35%	Now	$39,500	2074	* *			
Erosion, Extent : Severe, Area Affected : 70%								
Location : Sloughing At Areas Of Revetment Failure								
Not Accessible	65%							
Surface								
Topsoil	65%	0-2	$20,100	2034	$33,500	5	$800	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : At Areas Of Insufficient Stone								
Topsoil	35%	Now	$18,000	2034	$18,000	5	$400	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Sloughing At Areas Of Revetment Failure, Up To Sidewalk								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **05-Apr-2023** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **801** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$323,600	
Total	**$323,600**	
Importance Code C	$323,600	
Total	**$323,600**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$34,600			
Total	**$34,600**			
Importance Code B Importance Code C	$34,600			
Total	**$34,600**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT #2

Asset # : 13928

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%	Now	$323,600	LIFE	* *	5	$1,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Along Entire Length Of Asset								
Explanation : Insufficient Armor								
Backfill								
Fill								
Topsoil	30%	Now	$16,500	2074	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : 186 Feet To 256 Feet From East End Of Asset								
Not Accessible	70%							
Surface								
Topsoil	70%	4+	$10,600	2034	$17,600	5	$400	
Erosion, Extent : Moderate, Area Affected : 10%								
Location : Along Top Of Revetment								
Topsoil	30%	Now	$7,500	2034	$7,500	5	$200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 186 Feet To 256 Feet From East End Of Asset								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **28-Mar-2024**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **8591**	**Lot**	: **980**	**BIN**	:

CAPITAL

Total	
Importance Code	
Total	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$7,500		$700	$2,500
Total	**$7,500**		**$700**	**$2,500**
Importance Code A	$100			$100
Importance Code B	$2,700		$700	$2,400
Importance Code C	$4,600			
Total	**$7,500**		**$700**	**$2,500**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT AND GABION WALL NORTH OF NICKS LOBSTER HOUSE

Asset # : 18

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	60%			LIFE	* *	5-10	$800	
Spalling, Extent : Light, Area Affected : 20%								
Location : Along Offshore Face								
No Component	40%							
Gravity Wall								
Stone Gabion	60%			LIFE	* *	3	$500	
No Component	40%							
Revetment								
Stone	100%			LIFE	* *	5	$8,400	
Missing Part, Extent : Light, Area Affected : 20%								
Location : Light Coverage Throughout								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2044	* *	5	$4,800	
Settlement, Extent : Light, Area Affected : 2%								
Location : Near Three Drains In Nick's Lobster Parking Lot								
Topsoil	40%			2033	$27,700	5	$1,300	
Deck Elements								
Railing								
Fencing	25%			2036	* *	3	$100	
Fencing	5%	2-4	$2,700	2040	* *	3		
Loose Connections, Extent : Moderate, Area Affected : 100%								
Location : Top Rail Displaced Throughout Parking Lot Fence								
Guard Rail	30%			LIFE	* *			
No Component	40%							
Electrical								
Lighting Fixture								
LED	100%			2033	$13,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Three Light Poles In The Parking Lot Of Nick's Lobster								
Explanation : Light Poles								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**11-Jan-2023**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2215**	**Lot** : **877**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,865,400	$52,200
Total	**$1,865,400**	**$52,200**
Importance Code A	$1,296,100	
Importance Code B	$166,500	$52,200
Importance Code C	$402,800	
Total	**$1,865,400**	**$52,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Importance Code C				
Total				



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT AND TIMBER SHEET PILES
Asset # : 13791

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	60%	Now	$402,800	LIFE	* *	5	$1,900	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Most Severe At Spectrum Parking Lot								
Explanation : Insufficient Armor Stone								
No Component	40%							
Sheet Piles								
Timber	40%	Now	$1,296,100	LIFE	* *	4	$4,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : From Broadway Bridge South								
No Component	60%							
Backfill								
Fill								
Topsoil	100%	Now	$114,300	2074	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Asset								
Surface								
Topsoil	100%	Now	$52,200	2034	$52,200	5	$1,200	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Entire Length Of Asset And Most Severe At Spectrum Parking Lot								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **05-Jan-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **5778** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$132,500	$530,100
Total	**$132,500**	**$530,100**
Importance Code B	$132,500	$530,100
Total	**$132,500**	**$530,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$10,700			
Total	**$10,700**			
Importance Code A	$5,500			
Importance Code B	$5,200			
Importance Code C				
Total	**$10,700**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT AT BKLYN ARMY TERMINAL
Asset # : 13646

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$5,500	
Sheet Piles								
Steel	2%			LIFE	* *			
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Upper Portion Of Revetment Where Visible								
Not Accessible	98%							
Pile Caps								
Concrete	98%			LIFE	* *	5	$2,700	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Sections Along Entire Length								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : At 83 Feet, 206 Feet, 255 Feet, 723 Feet, And 884 Feet From South End								
Concrete	2%	4+	$5,500	LIFE	* *	5	$100	
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Isolated Sections Along Entire Length								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2041	* *	5	$10,400	
Worn, Extent : Light, Area Affected : 100%								
Location : Along Entire Length								
Deck Elements								
Railing								
Steel	25%	2-4	$53,000	2030	$132,500			
Broken, Extent : Light, Area Affected : 5%								
Location : Lengths 0 Feet To 78 Feet, 268 Feet To 288 Feet, And 650 Feet To 800 Feet From South								
Steel	75%	4+	$79,500	2030	$397,600			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : At Baseplates								
Electrical								
Lighting Fixture								
LED	100%			2030				

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **11-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2105** **Lot** : **51** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$132,100	$330,200
Total	**$132,100**	**$330,200**
Importance Code B	$132,100	$330,200
Total	**$132,100**	**$330,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$14,400			
Total	**$14,400**			
Importance Code A				
Importance Code C	$14,400			
Total	**$14,400**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT N SIDE MACOMBS BRIDGE BULKHEAD

Asset # : 13822

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	100%			LIFE	* *	5	$2,300	
Cracking, Extent : Light, Area Affected : 15%								
Location : With Efflorescence Along Entire Length								
Revetment								
Stone	95%			LIFE	* *	5	$3,200	
Stone	5%	4+	$14,400	LIFE	* *	5	$200	
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Southern 30 Feet Of Asset. Isolated Areas Of Undermining At Top Of Revetment From 15 - 30 Feet, 367 - 382 Feet, And 540 - 570 Feet From South.								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	100%							
Deck Elements								
Railing								
Steel	100%	4+	$132,100	2030	$330,200			
Corrosion, Extent : Moderate, Area Affected : 100%								
Location : Top Of Parapet Wall								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **02-Apr-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **8470** **Lot** : **50**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$2,600		$200	$1,700
Total	**$2,600**		**$200**	**$1,700**
Importance Code A	$100			$100
Importance Code B			$200	$1,600
Importance Code C	$2,500			
Total	**$2,600**		**$200**	**$1,700**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH

Asset # : 2668

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	75%			LIFE	* *	5-10	$500	
No Component	25%							
Gravity Wall								
Stone Gabion	80%			LIFE	* *	3	$400	
Not Accessible	20%							
Revetment								
Stone	100%			LIFE	* *	5	$4,400	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	75%			2044	* *	5	$3,200	
Cracking, Extent : Light, Area Affected : 5% Location : Isolated								
Topsoil	25%			2033	$9,100	5	$400	
Deck Elements								
Railing								
Guard Rail	75%			LIFE	* *			
No Component	25%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **REVETMENT SOUTH OF BUSH TERM. PK**		
Address	: **FOOT OF 51ST STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0062.000 / 15285**	**Yr Built/Renovated**	:
Linear Ft	: **185**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **11-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **725** **Lot** : **100**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$630,400	
Total	**$630,400**	
Importance Code A	$474,100	
Importance Code B	$58,000	
Importance Code C	$98,200	
Total	**$630,400**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$33,900			
Total	**$33,900**			
Importance Code A				
Importance Code B	$33,900			
Importance Code C				
Total	**$33,900**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
REVETMENT SOUTH OF BUSH TERM. PK
Asset # : 15285

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	70%	Now	$98,200	LIFE	* *	5	$800	
Erosion, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
Stone	10%			LIFE	* *	5	$100	
Erosion, Extent : Light, Area Affected : 100%								
Location : North Side Of Abandoned Rail Transfer Bridge								
No Component	20%							
Sheet Piles								
Timber	70%	Now	$474,100	LIFE	* *	4	$2,400	
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
No Component	30%							
Backfill								
Fill								
Topsoil	70%	Now	$27,900	2072	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
Not Accessible	30%							
Surface								
Concrete	70%	Now	$58,000	2047	* *	5	$700	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
Topsoil	30%			2030	$5,500	5	$300	
Deck Elements								
Railing								
Fencing	70%	Now	$6,000	2037	* *	3	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : South Side Of Abandoned Rail Transfer Bridge								
Fencing	30%			2030	$4,300	3		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**11-Dec-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2105** **Lot** : **51**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$84,200	
Total	**$84,200**	
Importance Code C	$84,200	
Total	**$84,200**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads				
Total				
Importance Code C				
Total				



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

REVETMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE

Asset # : 13851

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	90%			LIFE	* *	5	$6,000	
Settlement, Extent : Moderate, Area Affected : 2%								
Location : At DEP Outfall								
Stone	10%	Now	$84,200	LIFE	* *	5	$700	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : At Top Of Revetment Slope Between 360 Feet And 480 Feet, And 930 Feet And 945 Feet From South								
Missing Part, Extent : Moderate, Area Affected : 50%								
Location : Insufficient Stone Protection South Of Bent 17								
Sheet Piles								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **30-Mar-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **25** **Lot** : **12** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$139,900	
Total	**$139,900**	
Importance Code A	$139,900	
Total	**$139,900**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$72,600	$1,800	$6,500	
Total	**$72,600**	**$1,800**	**$6,500**	
Importance Code A	$10,100	$1,800		
Importance Code B	$62,500		$6,500	
Total	**$72,600**	**$1,800**	**$6,500**	



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
RIVER CAFE RELIEVING PLATFORM
Asset # : 13956

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	15%	4+	$62,000	LIFE	* *	5	$100	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : In Face Of Platform								
Erosion, Extent : Moderate, Area Affected : 30%								
Location : Tidal Zone								
Concrete	30%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 10%								
Location : In Face Of Platform								
Erosion, Extent : Light, Area Affected : 5%								
Location : In Face Of Platform								
No Component	10%							
Not Accessible	45%							
Piles and Bracing								
Timber	15%			2043	* *	4	$5,400	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : In Tidal Zone								
No Component	10%							
Not Accessible	75%							
Sheet Piles								
Steel	10%	Now	$78,000	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : At North End Of Asset								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : At Bottom Of Sheet Piles								
Explanation : Holes								
No Component	90%							
Pile Caps								
Timber	5%	4+	$10,100	LIFE	* *	4	$100	
Rotting/Splitting, Extent : Moderate, Area Affected : 100%								
Location : In Tidal Zone								
Timber	20%			LIFE	* *	4	$300	
No Component	10%							
Not Accessible	65%							
Backfill								
Fill								
Not Accessible	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
RIVER CAFE RELIEVING PLATFORM
Asset # : 13956

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Stone	30%			2043	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Patio Surface								
Explanation : Stone Slates								
Stone	5%	4+	$7,400	2049	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Southeast Corner Of Stone Patio								
Explanation : Settlement								
Timber	15%			2043	* *	10		
Not Accessible	50%							
Fender								
Piles								
Timber	10%	2-4	$32,000	2049	* *	4	$400	
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Above Mean Low Water At South								
No Component	90%							
Deck Elements								
Railing								
Steel	25%	Now	$23,200	2034	$23,200			
Corrosion, Extent : Severe, Area Affected : 100%								
Location : At North End								
Timber	25%			2028	$6,500			
No Component	50%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **29-Mar-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2134** **Lot** : **126** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$121,900	$207,400
Total	**$121,900**	**$207,400**
Importance Code B	$121,900	$207,400
Total	**$121,900**	**$207,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads		$5,300	$1,000	
Total		**$5,300**	**$1,000**	
Importance Code A				
Importance Code B		$5,300	$1,000	
Total		**$5,300**	**$1,000**	



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SCHAEFER LANDING SHEET PILE BULKHEAD
Asset # : 13955

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	60%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 30%								
Location : Above The Mean High Water Elevation In Splash Zone								
Not Accessible	40%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$1,100	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	36%			2043	* *	5	$1,500	
Concrete	15%			2043	* *	5	$600	
Settlement, Extent : Light, Area Affected : 10%								
Location : Settlement At The Joint Between Concrete And Timber Decking. 295 Feet From The South Of Asset								
Timber	49%			2043	* *	10		
Fender								
Piles								
Composite	60%			2054	* *			
Not Accessible	40%							
Wales and Chocks								
Timber	55%			2043	* *	4	$16,000	
Timber	45%	Now	$121,900	2043	* *	4	$8,700	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Lower Wale Missing From 0 Feet To 110 Feet And 155 Feet To 358 Feet From The Southern End Of Asset								
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Lower Wale 110 Feet To 120 Feet From Southern End Of Asset								
Deck Elements								
Railing								
Steel	100%			2033	$207,400			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**130**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**29-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2134** **Lot** : **156**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$75,300
Total		**$75,300**
Importance Code B		$75,300
Total		**$75,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads			$700	
Total			**$700**	
Importance Code A				
Importance Code B			$700	
Importance Code C				
Total			**$700**	



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SCHAEFER LANDING NORTH CONCRETE SEAWALL AND BULKHEAD

Asset # : 13953

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	30%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Erosion, Extent : Moderate, Area Affected : 40%								
Location : At Bottom 4 Feet Of Wall And Within Tidal Zone								
No Component	55%							
Not Accessible	15%							
Revetment								
Stone	55%			LIFE	* *	5	$400	
No Component	45%							
Sheet Piles								
Steel	5%			LIFE	* *			
Missing Coating, Extent : Light, Area Affected : 2%								
Location : Within Tidal Zone								
No Component	45%							
Not Accessible	50%							
Pile Caps								
Concrete	65%			LIFE	* *	5	$300	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Locations								
No Component	35%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	100%			2043	* *	5	$1,500	
Deck Elements								
Railing								
Steel	100%			2032	$75,300			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

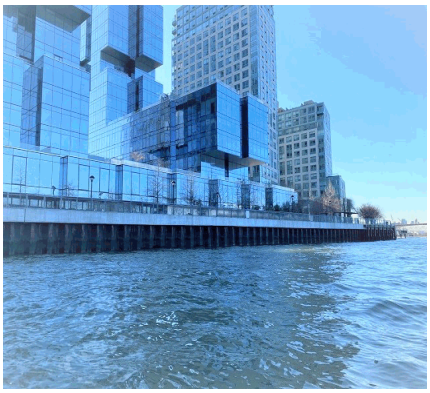
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**29-Mar-2023**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**2134** **Lot** : **148**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$139,000
Total		**$139,000**
Importance Code B		$139,000
Total		**$139,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads		$500	$400	
Total		**$500**	**$400**	
Importance Code A				
Importance Code B		$500	$400	
Total		**$500**	**$400**	



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SCHAEFER LANDING NORTH STEEL SHEET PILE BULKHEAD

Asset # : 13954

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	80%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 10%								
Location : In Splash Zone On Sheet Piles								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : In Splash Zone Of Sheet Piles								
Not Accessible	20%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$700	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated At Center Of Asset								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	35%			2047	* *	5	$1,000	
Topsoil	65%			2033	$15,300	5	$700	
Deck Elements								
Railing								
Steel	100%			2033	$139,000			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **04-Apr-2024** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **8591** **Lot** : **200** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$172,900	
Total	**$172,900**	
Importance Code C	$172,900	
Total	**$172,900**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$48,500		$900	$400
Total	**$48,500**		**$900**	**$400**
Importance Code A	$41,000			
Importance Code B	$7,500		$900	$400
Importance Code C				
Total	**$48,500**		**$900**	**$400**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SEA TRAVELERS MARINA REVETMENT AND BULKHEAD

Asset # : 21

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Asphalt Remnants	85%	4+	$172,900	LIFE	* *	5	$400	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : Isolated Areas Along Entire Shoreline								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Widespread								
Explanation : Poor Placement Of Asphalt And Concrete Debris								
No Component	15%							
Sheet Piles								
Steel	13%			LIFE	* *	10		
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Tidal Zone								
Timber	2%	4+	$41,000	LIFE	* *	4	$200	
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Opening At Corner Near Boat Lift								
Explanation : Fill Loss								
No Component	85%							
Backfill								
Fill								
Topsoil	2%	Now	$2,400	2075	* *			
Erosion, Extent : Moderate, Area Affected : 10%								
Location : North End Of Bulkhead								
Not Accessible	98%							
Surface								
Concrete	8%			2044	* *	5	$500	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Concrete	2%	Now	$5,000	2044	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : North End Of Bulkhead								
Explanation : Undermining								
Gravel	20%			2044	* *	2-5	$300	
Topsoil	70%			2033	$38,500	5	$1,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **22-Dec-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2149** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$453,100	$1,018,300
Total	**$453,100**	**$1,018,300**
Importance Code A	$453,100	$68,700
Importance Code B		$949,600
Total	**$453,100**	**$1,018,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$15,600			
Total	**$15,600**			
Importance Code A				
Importance Code B	$15,600			
Importance Code C				
Total	**$15,600**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SEAWALL BULKHEAD

Asset # : 13814

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$1,500	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Entire Length								
Explanation : Partial Loss Of Mortar Bedding And Joint Seal								
Gravity Wall								
Conc w/Stone Face	78%			LIFE	* *	5	$62,400	
Erosion, Extent : Light, Area Affected : 25%								
Location : Above Concrete Encasement In Tidal Zone. Top 15 Feet Of Wall.								
Spalling, Extent : Light, Area Affected : 2%								
Location : At Construction Joints								
Conc w/Stone Face	8%	4+	$329,300	LIFE	* *	5	$6,400	
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : Displacement Of Wall At Joint Located 385 Feet From The South								
Exposed Reinforcement, Extent : Light, Area Affected : 25%								
Location : At Locations Of Erosion And Cracking In Top 15 Feet Of Wall, Above Concrete Encasement, Between 218 Feet And 289 Feet From The South								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : At Construction Joints And At Newer Construction Located At North End Of Asset								
Stone	14%	4+	$123,800	LIFE	* *	5	$10,500	
Missing Part, Extent : Moderate, Area Affected : 5%								
Location : Single Block Missing 5 Feet From The South								
Missing Block Seal, Extent : Moderate, Area Affected : 20%								
Location : In Tidal Zone At Southern 123 Feet								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	85%			2041	* *	5	$8,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : From 710 Feet To 871 Feet From The South								
Asphalt	15%	4+	$1,800	2041	* *	5	$800	
Settlement, Extent : Light, Area Affected : 50%								
Location : Section 125 Feet From South End								
Deck Elements								
Parapet								
Concrete	95%			2030	$902,100			
Erosion, Extent : Light, Area Affected : 100%								
Location : Entire Length								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Above Coping								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$9,500	2030	$47,500			
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Parapet 119 Feet, 137 Feet To 142 Feet, 389 Feet, 632 Feet, 732 Feet To 739 Feet, 761 Feet And, 776 Feet From The South								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL BULKHEAD
Asset # : 13814

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **03-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **991** **Lot** : **29**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$786,300	$1,335,500
Total	**$786,300**	**$1,335,500**
Importance Code A	$786,300	$63,700
Importance Code B		$1,271,700
Total	**$786,300**	**$1,335,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$113,600		$900	$3,800
Total	**$113,600**		**$900**	**$3,800**
Importance Code A	$45,500			
Importance Code B	$51,000		$900	$3,800
Importance Code C	$17,100			
Total	**$113,600**		**$900**	**$3,800**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL AND RELIEVING PLATFORM
Asset # : 4083

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	25%	2-4	$337,700	LIFE	* *			
Cracking, Extent : Severe, Area Affected : 30%								
Location : Several Facing Stones In Southern Half								
Erosion, Extent : Severe, Area Affected : 20%								
Location : At Joint Between Concrete And Stone Facing And Vertical Expansion Joints								
Missing Part, Extent : Severe, Area Affected : 25%								
Location : Five Missing Facing Stones In Southern Half								
Concrete/Stone	20%	4+	$270,100	LIFE	* *			
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Under Platform								
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Under Platform								
No Component	50%							
Not Accessible	5%							
Coping/Curb								
Concrete	45%			LIFE	* *	5-10	$2,500	
Recent Replace Evident, Extent : N/A, Area Affected : 90%								
Location : Majority Of Capstone Recently Replaced								
Concrete	5%	4+	$15,800	LIFE	* *	5	$100	
Worn, Extent : Light, Area Affected : 20%								
Location : Northern 150 Feet Not Replaced								
No Component	50%							
Gravity Wall								
Concrete	10%			LIFE	* *	5-10	$2,400	
Concrete	5%	Now	$44,200	LIFE	* *	5	$600	
Erosion, Extent : Severe, Area Affected : 10%								
Location : At Outfalls 1,400 Feet From North End								
Spalling, Extent : Severe, Area Affected : 15%								
Location : At Outfalls 1,400 Feet From North End								
Stone	23%			LIFE	* *	5	$117,200	
Missing Block Seal, Extent : Light, Area Affected : 50%								
Location : Tidal Zone								
Stone	2%	2-4	$119,900	LIFE	* *	5	$5,100	
Displaced Elements, Extent : Severe, Area Affected : 75%								
Location : Displaced And Missing Stones At North End Of Platform, Around 1,400 Feet From North End Of Asset								
No Component	50%							
Not Accessible	10%							
Piles and Bracing								
No Component	50%							
Not Accessible	50%							
Pile Caps								
No Component	50%							
Not Accessible	50%							
Backfill								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SEAWALL AND RELIEVING PLATFORM
Asset # : 4083

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Fill								
Topsoil	2%	Now	$12,900	2075	* *			
Sinkhole, Extent : Severe, Area Affected : 90%								
Location : 10 Feet By 10 Feet Sinkhole At South End Of Asset								
Not Accessible	98%							
Surface								
Asphalt	5%			2038	* *	5	$1,700	
Settlement, Extent : Light, Area Affected : 5%								
Location : Northern 150 Feet								
Brick Pavers	25%			2051	* *	5	$8,600	
Concrete	32%			2050	* *	5	$11,000	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Concrete Pavers In Stuyvesant Cove Park								
Concrete	22%			2044	* *	5	$7,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Behind Gravity Wall								
Explanation : FDR Drive Surface								
Topsoil	5%			2035	$14,800	5	$700	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : New Planting Areas In Stuyvesant Cove Park								
Topsoil	2%	Now	$5,900	2035	$5,900	5	$100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 10 Feet By 10 Feet Sinkhole At Southern End Of Asset								
Under Construction	9%							
Deck Elements								
Railing								
Guard Rail	4%			LIFE	* *			
Steel	47%			2035	$818,800			
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : 1,400 Feet Of New Railing In Park								
Steel	8%	4+	$27,900	2033	$139,400			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Southern 250 Feet								
Steel	18%			2030	$313,600			
Rusted Steel Surface, Extent : Light, Area Affected : 5%								
Location : 550 Feet South Of Platform								
No Component	23%							
Parapet								
Concrete	23%			2036	* *			
No Component	77%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**21-Dec-2020**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**2149**	**Lot** : **997**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$449,100
Total		**$449,100**
Importance Code B		$449,100
Total		**$449,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$57,100			
Total	**$57,100**			
Importance Code A	$49,900			
Importance Code B	$7,200			
Importance Code C				
Total	**$57,100**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SEAWALL WITH STONE FACING BULKHEAD

Asset # : 13812

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Stone	100%			LIFE	* *	5	$600	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Isolated Locations								
Explanation : Partial Loss Of Mortar Bedding								
Gravity Wall								
Stone	95%			LIFE	* *	5	$26,900	
Stone	5%	4+	$49,900	LIFE	* *	5	$1,400	
Displaced Elements, Extent : Severe, Area Affected : 25%								
Location : 60 Feet From The South (North Side Of Rock Outcropping) And At 196 Feet From The South								
Missing Part, Extent : Severe, Area Affected : 75%								
Location : Located 240 Feet, 265 Feet, And 320 Feet From The South								
Missing Block Seal, Extent : Severe, Area Affected : 25%								
Location : In Tidal Zone Between 50 Feet And 324 Feet From The South								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	100%			2035	$91,600	5	$3,800	
Cracking, Extent : Light, Area Affected : 5%								
Location : Full Length Of Asset								
Deck Elements								
Parapet								
Concrete	95%			2030	$339,700			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Atop Coping								
Explanation : Deteriorated Mortar Bedding								
Concrete	5%	4+	$7,200	2030	$17,900			
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : In Arches Of Parapet At Spall Locations								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : In Arches Of Parapet								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **16-Apr-2024**
Landmark Status : **NONE**
Areas Surveyed :
Block : **8813** **Lot** : **70** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$448,800	$2,201,000
Total	**$448,800**	**$2,201,000**
Importance Code A	$59,500	$59,500
Importance Code B	$389,300	$2,141,500
Total	**$448,800**	**$2,201,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$63,000		$47,900	
Total	**$63,000**		**$47,900**	
Importance Code A	$63,000			
Importance Code B			$47,900	
Total	**$63,000**		**$47,900**	



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SHEEPSHEAD BAY MARINA BULKHEAD
Asset # : 13482

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	20%			LIFE	* *	10		
Corrosion, Extent : Light, Area Affected : 5%								
Location : Just Below Cap								
Not Accessible	44%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Entire North And West Face Of Bulkhead Consists Of Inaccessible Timber Sheet Piles Due To Concrete Encasement With Exposed Timber Formwork								
Explanation : Not Accessible								
Not Accessible	36%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Steel Sheet Pile Below Water								
Explanation : Not Accessible								
Wales								
Steel	30%			LIFE	* *	5	$118,900	
Corrosion, Extent : Light, Area Affected : 50%								
Location : 1,212 And 1,312 Feet Sections Of Wale On South Face At West End And East End, Respectively								
Missing Coating, Extent : Light, Area Affected : 50%								
Location : 1,212 And 1,312 Feet Sections Of Wale On South Face At West End And East End, Respectively								
No Component	70%							
Pile Caps								
Concrete	99%			LIFE	* *	5	$50,100	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Hairline Cracks								
Displaced Elements, Extent : Moderate, Area Affected : 50%								
Location : Longitudinal Construction Joint Gap: Up To 1 Inch Wide The Entire South Side Of The Asset, Up To 1.5 Inches Wide At Langham St. And Up To 2.25 Inches Wide At Jaffray St.								
Spalling, Extent : Light, Area Affected : 2%								
Location : Isolated Locations On North Side Of Bay								
Concrete	1%	Now	$37,900	LIFE	* *	5	$300	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : One 40 Foot Long Precast Pile Cap Missing. Starting At Kensington Street								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	100%			2038	* *	5	$95,900	
Cracking, Extent : Light, Area Affected : 25%								
Location : West End Of Bay								
Settlement, Extent : Light, Area Affected : 10%								
Location : West End Of Bay And South Face At Oxford Street								
Deck Elements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SHEEPSHEAD BAY MARINA BULKHEAD
Asset # : 13482

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	42%			2033	$2,044,200			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Throughout Asset								
Steel	1%	4+	$48,700	2035	$48,700			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : 100 Feet Long At Dover Street								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Mostly Near Piers								
Explanation : Impact Damage								
Steel	1%	Now	$4,900	2035	$48,700			
Broken, Extent : Severe, Area Affected : 1%								
Location : At East 21st Street And At Station 60+20								
No Component	56%							
Parapet								
Concrete	56%	2-4	$335,800	2036	* *			
Broken, Extent : Severe, Area Affected : 1%								
Location : Broken Concrete Post At Langham Street								
Spalling, Extent : Severe, Area Affected : 30%								
Location : On Most Concrete Posts Across The Entire South Face, Exposed Rebar Throughout. Minor Spalling On Curb.								
No Component	44%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY**			
Address	:	**NE CORNER OF BASIN TO 23RD ST**			
Borough	:	**BROOKLYN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**DBS0026.040 / 1740**	**Yr Built/Renovated**	:	
Linear Ft	:	**360**	**Project Type**	:	**ECONOMIC DEVELOPMENT**
Date of Survey	:	**27-Feb-2024**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**635** **Lot** : **100**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$70,200	
Total	**$70,200**	
Importance Code A	$70,200	
Total	**$70,200**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$10,300			$13,500
Total	**$10,300**			**$13,500**
Importance Code A	$3,800			$11,500
Importance Code B	$4,700			$2,000
Importance Code C	$1,700			
Total	**$10,300**			**$13,500**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY
Asset # : 1740

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	45%			LIFE	* *	5-10	$300	
Cracking, Extent : Light, Area Affected : 20%								
Location : Cracking Along Fence Posts Embedded In Curb								
Concrete	5%	4+	$800	LIFE	* *	5		
Spalling, Extent : Moderate, Area Affected : 75%								
Location : Several PVC Foundations In Southern 180 Feet Exposed Due To Spalling Of Concrete Curb								
Steel	40%			LIFE	* *	10	$800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Along Top Of New Bulkhead At Kamco Lot								
No Component	10%							
Sheet Piles								
Steel	10%			LIFE	* *	10		
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Northern Section In Front Of Kamco Lot								
Steel	20%	4+	$70,200	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : Southern 210 Feet								
Not Accessible	70%							
Backfill								
Fill								
Topsoil	2%	Now	$1,600	2075	* *			
Sinkhole, Extent : Severe, Area Affected : 60%								
Location : South End, Adjacent To Asset 2977								
Not Accessible	98%							
Surface								
Asphalt	98%			2044	* *	5	$4,000	
Asphalt	2%	Now	$2,000	2050	* *	5		
Sinkhole, Extent : Severe, Area Affected : 40%								
Location : South End, Adjacent To Asset 2977								
Deck Elements								
Railing								
Fencing	48%			2036	* *	3	$100	
Fencing	7%	2-4	$1,200	2040	* *	3		
Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : South End, Near 23rd Street								
Guard Rail	5%			LIFE	* *			
No Component	40%							
Electrical								
Lighting Fixture								
Incandescent	25%	Now	$3,800	2030	$3,800			
Broken, Extent : Light, Area Affected : 100%								
Location : One Fixture Leaning Out Of Four Total								
Incandescent	75%			2029	$11,500			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **24-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2184** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$711,400	
Total	**$711,400**	
Importance Code A	$656,500	
Importance Code B	$54,900	
Total	**$711,400**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$64,500			
Total	**$64,500**			
Importance Code A	$9,000			
Importance Code B	$10,800			
Importance Code C	$44,700			
Total	**$64,500**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SHEETPILE BULKHEAD BEHIND ASSET 13803
Asset # : 13854

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Timber	10%	Now	$3,000	LIFE	* *	5		
Rotting/Splitting, Extent : Severe, Area Affected : 100%								
Location : 227 Feet To 245 Feet From The North								
Timber	30%	4+	$4,500	LIFE	* *	5		
Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
Location : 155 Feet To 227 Feet From The North								
No Component	60%							
Revetment								
Stone	20%	4+	$37,200	LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Northern 50 Feet								
Explanation : Inadequate Protection								
No Component	80%							
Sheet Piles								
Steel	55%	4+	$656,500	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : In Tidal Zone And Splash Zone								
Other Observation, Extent : Severe, Area Affected : 20%								
Location : In Tidal Zone Under Pier								
Explanation : Corrosion Holes								
No Component	20%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Northern 46 Feet								
Explanation : Revetment								
Not Accessible	25%							
Wales								
Steel	20%	Now	$9,000	LIFE	* *	5	$1,200	
Corrosion, Extent : Severe, Area Affected : 100%								
Location : Along Exposed Length Of Wale								
Not Accessible	80%							
Backfill								
Fill								
Topsoil	15%	Now	$7,900	2072	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : From 179 To 215 Feet And 227 To 232 Feet From The North								
Explanation : Sinkhole/ Fill Loss								
Not Accessible	85%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SHEETPILE BULKHEAD BEHIND ASSET 13803
Asset # : 13854

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Concrete	35%	4+	$38,400	2047	* *	5	$500	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Settlement/ Broken Adjacent To Pier								
Concrete	15%	Now	$16,500	2047	* *	5	$200	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 179 To 215 Feet And 227 To 232 Feet From The North								
Topsoil	20%	Now	$2,900	2032	$4,800	5	$100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Southern End								
Topsoil	30%			2030	$7,200	5	$300	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**14-Apr-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**662** **Lot** : **1**	**BIN**	:	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads		$289,200
Total		**$289,200**
Importance Code B		$289,200
Total		**$289,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$12,500	$3,500		
Total	**$12,500**	**$3,500**		
Importance Code A				
Importance Code B		$3,500		
Importance Code C	$12,500			
Total	**$12,500**	**$3,500**		



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER

Asset # : 4080

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	10%			LIFE	* *	5	$38,200	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Tidal Zone								
No Component	60%							
Not Accessible	30%							
Revetment								
Stone	58%			LIFE	* *	5	$8,600	
Stone	2%	4+	$12,500	LIFE	* *	5	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 0 Feet To 23 Feet And 1383 Feet To 1409 Feet From The Northeastern Corner Of Asset								
Explanation : Light Stone								
No Component	40%							
Sheet Piles								
Steel	20%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 15%								
Location : In Tidal And Splash Zones								
Missing Coating, 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%			2032	$145,800	5	$6,900	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	10%			2032	$143,400			
No Component	90%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **14-Apr-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **662** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,752,100	
Total	**$1,752,100**	
Importance Code A	$1,507,100	
Importance Code B	$245,100	
Total	**$1,752,100**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$29,600			
Total	**$29,600**			
Importance Code A				
Importance Code B	$29,600			
Total	**$29,600**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD

Asset # : 14798

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete	10%	4+	$142,000	LIFE	* *	5	$200	
Erosion, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Concrete	50%	Now	$709,900	LIFE	* *	5	$1,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 200 Feet From The South To 480 Feet From The South End								
Explanation : Large Sinkholes And Fill Loss								
No Component	40%							
Gravity Wall								
Concrete	10%	4+	$64,700	LIFE	* *	5	$200	
Erosion, Extent : Moderate, Area Affected : 25%								
Location : 50 Feet From South Near Start Of Low Level Platform								
Concrete	5%	Now	$97,100	LIFE	* *	5	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : 50 Feet From South End Of Asset, At Transition From Gravity Wall To Low Level Relieving Platform								
Stone	10%			LIFE	* *	5	$4,700	
Stone	15%	2-4	$493,400	LIFE	* *	5	$7,000	
Displaced Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout Northern Length Of Wall								
No Component	60%							
Piles and Bracing								
No Component	40%							
Not Accessible	60%							
Backfill								
Fill								
Topsoil	25%	Now	$29,600	2073	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 5 Large Sinkholes Throughout Behind Gravity Wall								
Not Accessible	75%							
Surface								
Asphalt	65%	4+	$98,000	2048	* *	5	$2,000	
Cracking, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Asphalt	35%	Now	$52,800	2048	* *	5	$1,100	
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Large Sinkholes Throughout Behind Gravity Wall								
Fender								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD

Asset # : 14798

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	50%	2-4	$94,200	2048	* *	4-5	$4,600	
Loose Connections, Extent : Severe, Area Affected : 15%								
Location : Connections In Tidal Zone								
Other Observation, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Explanation : Hardware Corrosion								
No Component	50%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **11-Apr-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **662** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$97,400	
Total	**$97,400**	
Importance Code A	$97,400	
Total	**$97,400**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$400	$200		
Total	**$400**	**$200**		
Importance Code B	$400	$200		
Importance Code C				
Total	**$400**	**$200**		



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL 34TH TO 36TH ST BULKHEAD

Asset # : 1736

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	45%			LIFE	* *	5	$1,100	
No Component	55%							
Sheet Piles								
Steel	75%			LIFE	* *			
Corrosion, Extent : Light, Area Affected : 25%								
Location : Tidal Zone Of Cellular Sheet Piles								
Steel	5%	4+	$97,400	LIFE	* *			
Displaced Elements, Extent : Moderate, Area Affected : 100%								
Location : North Of Cellular Sheet Piles								
Not Accessible	20%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	10%			2042	* *	5	$500	
Topsoil	45%			2031	$17,700	5	$800	
Not Accessible	45%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : South End Of Asset From 175 Feet To 400 Feet								
Explanation : Under Construction Equipment And Materials								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**11-Apr-2022**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**662**	**Lot** : **1**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$432,600	$232,600
Total	**$432,600**	**$232,600**
Importance Code A	$432,600	
Importance Code B		$232,600
Total	**$432,600**	**$232,600**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$114,800	$2,500		
Total	**$114,800**	**$2,500**		
Importance Code B	$69,900	$2,500		
Importance Code C	$44,900			
Total	**$114,800**	**$2,500**		



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER
Asset # : 1754

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	30%			LIFE	* *	5	$800	
No Component	70%							
Revetment								
Stone	83%			LIFE	* *	5	$14,700	
Stone	2%	4+	$44,900	LIFE	* *	5	$400	
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Insufficient Stone Near Sinkhole 680 Feet From Southeast Corner								
No Component	15%							
Sheet Piles								
Steel	10%	4+	$432,600	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Above Mean Low Water Elevation								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : At Intersections Of Steel Sheet Pile Cells								
Explanation : Fill Loss Due To Holes In Sheeting Below Waterline								
No Component	85%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	5%	Now	$9,600	2068	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : 680 Feet From Southeast Corner								
Not Accessible	95%							
Surface								
Asphalt	15%			2042	* *	5	$5,100	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Throughout								
Asphalt	5%	Now	$40,600	2048	* *	5	$800	
Missing Part, Extent : Moderate, Area Affected : 75%								
Location : At Offshore Cell Interfaces								
Topsoil	75%			2031	$218,000	5	$10,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : In Topsoil Over Asphalt On North And South								
Explanation : Heavy Vegetation								
Topsoil	5%	Now	$14,500	2033	$14,500	5	$300	
Sinkhole, Extent : Severe, Area Affected : 50%								
Location : 680 Feet From Southeast Corner								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **11-Apr-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **662** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$6,024,300	$160,500
Total	**$6,024,300**	**$160,500**
Importance Code A	$5,343,000	
Importance Code B	$570,200	$160,500
Importance Code C	$111,100	
Total	**$6,024,300**	**$160,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$45,500	$17,900	$11,600	
Total	**$45,500**	**$17,900**	**$11,600**	
Importance Code A				
Importance Code B	$45,500	$17,900	$11,600	
Importance Code C				
Total	**$45,500**	**$17,900**	**$11,600**	



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER

Asset # : 1777

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	50%			LIFE	* *	5	$1,500	
Cracking, Extent : Light, Area Affected : 100%								
Location : Along North And West Bulkheads								
Concrete	30%	Now	$101,000	LIFE	* *	5	$900	
Broken, Extent : Severe, Area Affected : 80%								
Location : Isolated At North End Of West Bulkhead And Along Majority Of South Bulkhead								
Concrete	10%	4+	$10,100	LIFE	* *	5	$300	
Spalling, Extent : Moderate, Area Affected : 40%								
Location : At North And South Ends Of West Bulkhead And Throughout 20 Percent Of South Bulkhead								
Other Observation, Extent : Light, Area Affected : 25%								
Location : From 650 To 880 Feet And 1,350 To 1,490 Feet From The Northeast								
Explanation : Corrosion Of Steel Rope Guard								
No Component	10%							
Gravity Wall								
Concrete	10%			LIFE	* *	5	$1,300	
Cracking, Extent : Light, Area Affected : 10%								
Location : Along Cantilever Wall Along Revetment At The Inshore End								
No Component	90%							
Revetment								
Stone	10%			LIFE	* *	5	$1,900	
No Component	90%							
Sheet Piles								
Steel	10%			LIFE	* *			
Steel	25%	4+	$3,897,500	LIFE	* *			
Not Plumb, Extent : Light, Area Affected : 100%								
Location : Along South Side Of Pier For The Southeast 800 Feet Of The Bulkhead								
No Component	10%							
Not Accessible	55%							
Pile Caps								
Concrete	60%			LIFE	* *	5	$5,800	
Cracking, Extent : Light, Area Affected : 2%								
Location : Along North And West Side Of The Pier								
Erosion, Extent : Light, Area Affected : 10%								
Location : In The Tidal Zone Along The North And West Faces Of The Pier								
Concrete	30%	4+	$1,445,500	LIFE	* *	5	$2,900	
Spalling, Extent : Severe, Area Affected : 5%								
Location : In The Tidal Zone Along The West And South Side Of The Pier								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Along The Southeast 800 Feet Of The Pier								
Explanation : Not Plumb								
No Component	10%							
Backfill								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER
Asset # : 1777

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Fill								
Gravel	2%	Now	$24,400	2048	* *	5	$100	
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Along South Bulkhead 600 Feet From Southeast End Of Asset								
Explanation : Settlement And Fill Loss								
Not Accessible	98%							
Surface								
Asphalt	55%			2042	* *	5	$20,100	
Concrete	10%			2042	* *	5	$3,700	
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout West Bulkhead And South Bulkhead								
Concrete	35%	4+	$501,600	2048	* *	5	$6,400	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Isolated Along West Bulkhead And South Bulkhead								
Settlement, Extent : Moderate, Area Affected : 50%								
Location : Isolated Along West Bulkhead And South Bulkhead								
Fender								
Buffer								
Pneumatic Fenders	5%	2-4	$6,400	2031	$32,100			
Missing Connections, Extent : Severe, Area Affected : 50%								
Location : Lower Hardware Connections At One Fender On The North								
Pneumatic Fenders	20%			2031	$128,400			
Rubber	20%			2042	* *	4-5	$19,200	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%								
Location : Along West And South Bulkheads								
Rubber	5%	Now	$54,800	2048	* *	4-5	$2,700	
Missing Part, Extent : Severe, Area Affected : 100%								
Location : Isolated Along West Bulkhead								
Rubber	25%	4+	$13,700	2042	* *	4-5	$13,500	
Missing Connections, Extent : Moderate, Area Affected : 10%								
Location : Severe Corrosion/Missing Hardware Along West Bulkhead								
Timber	1%			2028	$11,400	5	$300	
Weathering, Extent : Light, Area Affected : 100%								
Location : Offshore End Of South Bulkhead								
No Component	24%							
Deck Elements								
Railing								
Fencing	10%	4+	$12,400	2034	$24,700	3	$100	
Impact Damage, Extent : Moderate, Area Affected : 50%								
Location : At Approximately Half Of The Posts At Fencing Along The Northeast 300 Feet Of The Asset								
No Component	90%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	:	**14-Apr-2022**	**Landmark Status**	:	**NONE**
Areas Surveyed	:				
Block	:	**662** **Lot** : **200**	**BIN**	:	

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$48,600	$2,300		
Total	**$48,600**	**$2,300**		
Importance Code A	$48,600			
Importance Code B		$2,300		
Total	**$48,600**	**$2,300**		



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD

Asset # : 13545

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	30%			LIFE	* *	5	$800	
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Intermittent Locations Along Entire Asset								
Stone	18%			LIFE	* *	5	$10,100	
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : Intermittent Locations Along Entire Asset								
Missing Block Seal, Extent : Moderate, Area Affected : 85%								
Location : Throughout								
Not Accessible	52%							
Sheet Piles								
Composite, 5' Water	45%			LIFE	* *			
Composite, 5' Water	5%	2-4	$48,600	LIFE	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Composite Sheeting Concrete Blowout At Approximately 500 Feet From The West End								
No Component	25%							
Not Accessible	25%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	60%			2042	* *	5	$4,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Intermittent Locations From 0 Feet To 480 From West End Of Asset								
Not Accessible	40%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **30-Mar-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **25** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$875,900	$171,000
Total	**$875,900**	**$171,000**
Importance Code A	$824,800	$82,900
Importance Code B	$51,100	$88,100
Total	**$875,900**	**$171,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$33,200	$100	$300	
Total	**$33,200**	**$100**	**$300**	
Importance Code A	$33,200			
Importance Code B		$100	$300	
Total	**$33,200**	**$100**	**$300**	



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

STEEL BULKHEAD BET. RIVER CAFE AND FULTON FERRY LANDING

Asset # : 13957

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	60%	4+	$121,300	LIFE	* *	5	$14,100	
Corrosion, Extent : Severe, Area Affected : 40%								
Location : Splash Zone								
No Component	40%							
Sheet Piles								
Steel	95%	4+	$703,500	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 75%								
Location : Splash And Tidal Zones, North Side								
Not Accessible	5%							
Pile Caps								
Concrete	40%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 100%								
Location : East Side								
Steel	60%	4+	$33,200	2035	$82,900	5	$400	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : North Side								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	40%			2043	* *	5	$700	
Stone	10%			2043	* *	10		
Timber	20%			2043	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : On Elevated Timber Walkway								
Explanation : Weathering								
Topsoil	20%			2032	$3,000	5	$100	
Not Accessible	10%							
Deck Elements								
Railing								
Steel	60%	4+	$15,900	2032	$52,800			
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : East Side, Mostly Along Rail Base								
Steel	40%	0-2	$35,200	2034	$35,200			
Corrosion, Extent : Severe, Area Affected : 60%								
Location : North Side And North East								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **STEEL SHEETPILE BULKHEAD**
Address : **W 220TH ST. NORTH TO 9TH AVE EXTENSION. ALONG HARLEM RIVER**
Borough : **MANHATTAN** | **Agency's Number** : **N/A**
Program / Asset # : **DBSR054.000 / 13792** | **Yr Built/Renovated** :
Linear Ft : **250** | **Project Type** : **ECONOMIC DEVELOPMENT**
Date of Survey : **19-Jan-2021** | **Landmark Status** : **NONE**
Areas Surveyed :
Block : **2197** **Lot** : **997** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$780,500	
Total	**$780,500**	
Importance Code A	$679,600	
Importance Code B	$100,900	
Total	**$780,500**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$110,300			
Total	**$110,300**			
Importance Code A				
Importance Code B	$110,300			
Total	**$110,300**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

STEEL SHEETPILE BULKHEAD

Asset # : 13792

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	20%	Now	$92,000	LIFE	* *	4	$1,500	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 210 Feet To 250 Feet From North								
Explanation : Collapsed/ Failed								
No Component	80%							
Sheet Piles								
Steel	70%	Now	$511,600	LIFE	* *			
Corrosion, Extent : Severe, Area Affected : 60%								
Location : Across Entire Length At Waterline								
No Component	20%							
Not Accessible	10%							
Pile Caps								
Timber	80%	Now	$76,100	LIFE	* *	4	$1,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Northern 210 Feet Of Asset								
No Component	20%							
Backfill								
Fill								
Topsoil	70%	Now	$37,700	2072	* *			
Sinkhole, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Pile Bulkhead								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Pile Bulkhead								
Explanation : Significant Fill Loss								
Not Accessible	30%							
Surface								
Concrete	20%	Now	$22,400	2047	* *	5	$300	
Erosion, Extent : Severe, Area Affected : 100%								
Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 210 Feet To 250 Feet From The North. Located Inshore Of Crib								
Explanation : Loss Of Structural Support								
Gravel	10%			2047	* *	2-5	$100	
Erosion, Extent : Moderate, Area Affected : 15%								
Location : Filter Fabric Exposed Under Gravel Surface								
Topsoil	70%	Now	$10,300	2032	$17,200	5	$400	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Pile Bulkhead								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Inshore Of Sheet Piles At The Northern 210 Feet								
Explanation : Sinkholes/ Fill Loss								
Fender								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
STEEL SHEETPILE BULKHEAD
Asset # : 13792

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Timber	80%	Now	$39,900	2047	* *	4	$4,800	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Sheet Pile Bulkhead								
No Component	20%							
Wales and Chocks								
Timber	80%	Now	$100,900	2047	* *	4	$10,900	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along Sheet Pile Bulkhead								
No Component	20%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB**
Address : **PAERDERGAT BASIN PAERDERGAT AVE**
Borough : **BROOKLYN**
Program / Asset # : **DBSR034.000 / 13480**
Linear Ft : **862**
Date of Survey : **01-Dec-2020**
Areas Surveyed :
Block : **8012** **Lot** : **1**
Agency's Number : **N/A**
Yr Built/Renovated :
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,436,600	$103,300
Total	**$1,436,600**	**$103,300**
Importance Code A	$1,167,400	
Importance Code B	$109,700	$103,300
Importance Code C	$159,500	
Total	**$1,436,600**	**$103,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$43,000	$500		$12,900
Total	**$43,000**	**$500**		**$12,900**
Importance Code A				$12,900
Importance Code B	$43,000	$500		
Total	**$43,000**	**$500**		**$12,900**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB

Asset # : 13480

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Timber	20%			2041	* *	4	$25,800	
Missing Part, Extent : Light, Area Affected : 5%								
Location : Two Piles Missing Top Caps								
Timber	57%	Now	$505,800	2047	* *	4	$73,500	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 235 Feet And From 430 To 680 Feet From The Eastern End Of Asset								
No Component	20%							
Not Accessible	3%							
Revetment								
Concrete	30%	Now	$159,500	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Eastern 100 Feet And Western 150 Feet								
Explanation : Minimal To No Shoreline Protection								
No Component	70%							
Sheet Piles								
Timber	20%			LIFE	* *	4	$3,200	
Timber	57%	Now	$599,700	LIFE	* *	4	$9,200	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 235 Feet And From 430 To 680 Feet From The Eastern End Of Asset								
No Component	20%							
Not Accessible	3%							
Wales								
Timber	20%			LIFE	* *	4	$2,600	
Timber	57%	Now	$61,900	LIFE	* *	4	$7,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 235 Feet And From 430 To 680 Feet From The Eastern End Of Asset								
No Component	20%							
Not Accessible	3%							
Backfill								
Fill								
Topsoil	50%	Now	$92,800	2072	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Failed Bulkhead Wall At East And West Ends								
Not Accessible	50%							
Surface								
Concrete	3%			2041	* *	5	$300	
Gravel	10%			2041	* *	2-5	$300	
Topsoil	20%			2027	$16,900	5	$800	
Topsoil	67%	Now	$34,000	2032	$56,700	5	$1,400	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Loss Of Soil At Isolated Settlement Locations And Sinkhole At 175 Feet From Eastern End Of Asset								
Deck Elements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

TIMBER BULKHEAD MIDGET SQUADRON YACHT CLUB

Asset # : 13480

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Fencing	70%			2033	$46,600	3	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Along Entire Bulkhead								
Explanation : Chain Link Fence								
Fencing	22%	Now	$8,800	2037	* *	3	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Eastern 230 Feet Of Fencing								
No Component	8%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **15-Mar-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **184** **Lot** : **188** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$294,400	
Total	**$294,400**	
Importance Code A	$294,400	
Total	**$294,400**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$26,700			
Total	**$26,700**			
Importance Code A				
Importance Code B	$26,700			
Total	**$26,700**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
TIMBER CRIBBING, STACKED TIMBERS
Asset # : 13934

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Timber Crib w/Stone	100%	4+	$294,400	LIFE	* *	4	$4,700	
Missing Part, Extent : Severe, Area Affected : 60%								
Location : Eastern Half								
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Western Half								
Backfill								
Fill								
Topsoil	50%	Now	$17,200	2074	* *			
Erosion, Extent : Severe, Area Affected : 100%								
Location : At Western Half								
Not Accessible	50%							
Surface								
Topsoil	100%	Now	$9,400	2032	$15,700	5	$400	
Erosion, Extent : Severe, Area Affected : 50%								
Location : Behind Bulkhead								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **770**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **05-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **991** **Lot** : **59** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$93,800	
Total	**$93,800**	
Importance Code A	$93,800	
Total	**$93,800**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$6,900		$200	$2,600
Total	**$6,900**		**$200**	**$2,600**
Importance Code A	$2,300			
Importance Code B			$200	$2,600
Importance Code C	$4,600			
Total	**$6,900**		**$200**	**$2,600**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

U.N. SCHOOL BULKHEAD

Asset # : 4474

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	$9,200	
Sheet Piles								
Steel	25%	4+	$93,800	LIFE	* *			
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : From Bent 18 To Bent 39 Starting At The West								
Not Accessible	75%							
Pile Caps								
Concrete	100%			LIFE	* *	5	$4,600	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	55%			2044	* *	5	$4,800	
Concrete	5%			2044	* *	5	$400	
Topsoil	10%			2033	$7,600	5	$400	
Not Accessible	30%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **20-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$436,400	$640,800
Total	**$436,400**	**$640,800**
Importance Code A	$323,600	
Importance Code B	$112,800	$640,800
Total	**$436,400**	**$640,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$3,100			
Total	**$3,100**			
Importance Code A				
Importance Code B	$3,100			
Total	**$3,100**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

WET BERTH 2 BULKHEAD

Asset # : 13533

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Conc w/Stone Face	5%	4+	$128,300	LIFE	* *	5	$5,000	
Displaced Elements, Extent : Severe, Area Affected : 10%								
Location : 1059 Feet From Asset 13532								
Erosion, Extent : Moderate, Area Affected : 25%								
Location : In Tidal Zone								
Missing Block Seal, Extent : Moderate, Area Affected : 100%								
Location : Various Points Along Stone Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Isolated Along Concrete At Top Of Wall								
Concrete	10%	4+	$195,300	LIFE	* *	5	$400	
Cracking, Extent : Moderate, Area Affected : 15%								
Location : Above Mean Low Water								
Efflorescence, Extent : Severe, Area Affected : 25%								
Location : Above Mean Low Water								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Above Mean Low Water								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Above Mean Low Water								
Explanation : Delaminations								
Concrete	5%			LIFE	* *	5	$200	
Cracking, Extent : Light, Area Affected : 15%								
Location : Cracking With Efflorescence Throughout								
Not Accessible	80%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	93%	4+	$112,800	2047	* *	5	$5,900	
Cracking, Extent : Moderate, Area Affected : 25%								
Location : Multiple Cracks Along Surface								
Concrete	5%	4+	$3,100	2041	* *	5	$300	
Cracking, Extent : Light, Area Affected : 5%								
Location : Northern End Of Asset								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Northern End Of Asset								
Not Accessible	2%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Under Pipe Rack								
Explanation : Concrete Catch Basin								
Deck Elements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

WET BERTH 2 BULKHEAD

Asset # : 13533

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	100%			2030	$640,800			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Railing Posts								
Displaced Elements, Extent : Light, Area Affected : 10%								
Location : Railing Posts								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Railing Chains And Posts								
Explanation : Coating Loss								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

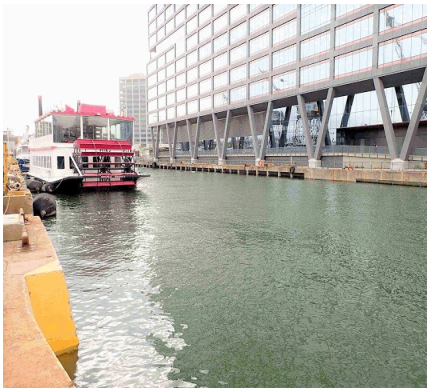
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **17-Nov-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$1,435,100	$233,100
Total	**$1,435,100**	**$233,100**
Importance Code A	$450,200	
Importance Code B	$984,900	$233,100
Total	**$1,435,100**	**$233,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$288,500	$2,500		
Total	**$288,500**	**$2,500**		
Importance Code A				
Importance Code B	$243,800	$2,500		
Importance Code C	$44,700			
Total	**$288,500**	**$2,500**		



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

WET BERTH 3 BULKHEAD

Asset # : 13531

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Concrete	25%	Now	$44,700	LIFE	* *	5	$400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations Along Entire Curb								
Concrete	73%			LIFE	* *	5	$1,200	
Cracking, Extent : Moderate, Area Affected : 20%								
Location : Along Entire Curb								
No Component	2%							
Gravity Wall								
Concrete	3%	Now	$300,100	LIFE	* *	5	$200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : On Isolated Apron Columns Along Entire Berth								
Explanation : Broken/ Impact Damage								
Concrete	4%			LIFE	* *	5	$300	
Cracking, Extent : Light, Area Affected : 10%								
Location : Entire Length Of Wall								
Spalling, Extent : Light, Area Affected : 20%								
Location : Isolated Locations Along Entire Wall								
Concrete	3%	4+	$150,100	LIFE	* *	5	$200	
Cracking, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Along Entire Wall								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Along Entire Wall								
Not Accessible	90%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Underwater And At Berthed Vessel								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	5%	4+	$38,100	2047	* *	5	$500	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Isolated Locations Across Entire Area								
Concrete	90%			2041	* *	5	$17,500	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Across Entire Surface								
Erosion, Extent : Light, Area Affected : 25%								
Location : Across Entire Surface								
Not Accessible	5%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : Debris								
Fender								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

WET BERTH 3 BULKHEAD

Asset # : 13531

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	40%			2035	$233,100	4-5	$20,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : North Wall								
Explanation : Rubber Tires								
No Component	60%							
Deck Elements								
Railing								
Steel	100%	Now	$197,000	2026	$984,900			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Perimeter Of Berth								
Explanation : Abandoned In Place At Wet Berth (Dry Dock De-activated)								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **WILLIAMSBURG YACHT CLUB SHORELINE AND TIMBER BULKHEAD**
Address : **119-08 29TH AVENUE COLLEGE POINT**
Borough : **QUEENS**
Program / Asset # : **DBSR037.010 / 13483**
Linear Ft : **205**
Date of Survey : **18-Apr-2024**
Areas Surveyed :
Block : **4346** **Lot** : **200**
Agency's Number : **N/A**
Yr Built/Renovated :
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	$663,700	
Total	**$663,700**	
Importance Code A	$663,700	
Total	**$663,700**	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	$21,600			$100
Total	**$21,600**			**$100**
Importance Code A	$400			
Importance Code B	$20,500			$100
Importance Code C	$700			
Total	**$21,600**			**$100**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

WILLIAMSBURG YACHT CLUB SHORELINE AND TIMBER BULKHEAD

Asset # : 13483

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	45%			LIFE	* *	5-10	$700	
Timber Crib w/Stone	40%	Now	$452,600	LIFE	* *	4	$2,400	
Broken, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Crib Wall Is Not Plumb, Missing Timbers, And Losing Fill								
No Component	15%							
Piles and Bracing								
Timber	40%	Now	$211,000	2050	* *	4	$12,300	
Displaced Elements, Extent : Severe, Area Affected : 50%								
Location : Full Length Of Timber Cribbing								
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Full Length Of Timber Cribbing								
No Component	60%							
Revetment								
Stone	60%			LIFE	* *	5	$1,500	
No Component	40%							
Backfill								
Fill								
Stone	15%	Now	$10,200	LIFE	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Full Length Of Crib Wall								
Explanation : Fill Material Visible Through Failing Crib Wall								
Not Accessible	85%							
Surface								
Concrete	5%			2044	* *	5	$100	
Gravel	15%	Now	$10,200	2050	* *	2-5	$100	
Settlement, Extent : Severe, Area Affected : 100%								
Location : Southeast Corner								
Gravel	35%			2044	* *	2-5	$200	
Not Accessible	45%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **65TH STREET RAIL YARD MARINA TRANSFER BRIDGES**		
Address	: **FOOT OF 66TH ST NEXT TO BAT**		
Borough	: **BROOKLYN**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBSR038.020 / 13492**	**Yr Built/Renovated**	: **1999 / 2012**
Area Sq Ft	: **9,930**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **19-Mar-2024**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **5804** **Lot** : **2**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	$236,600	$1,484,200
Total	**$236,600**	**$1,484,200**
Importance Code A	$236,600	$1,484,200
Total	**$236,600**	**$1,484,200**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$41,300	$500		$16,900
Total	**$41,300**	**$500**		**$16,900**
Importance Code A	$41,300	$500		$16,900
Total	**$41,300**	**$500**		**$16,900**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD MARINA TRANSFER BRIDGES
Asset # : 13492

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	100%			2044	* *	5	$12,000	
Piles and Bracing								
Timber	25%			2055	* *	4-5	$15,800	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Isolated Locations In The Tidal Zone								
Explanation : Tear In Pile Wrap Material								
Not Accessible	75%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2033	$840,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 9 Donut Fenders Offshore Of Bridges								
Explanation : Donut Fenders								
Deck Elements								
Railing								
Steel	100%			2033	$356,300			
Electrical								
Conduit								
Steel	90%			2033	$258,700			
Steel	10%	4+	$2,900	2033	$28,700			
Other Observation, Extent : Moderate, Area Affected : 75%								
Location : Inshore End Of Both Bridges								
Explanation : Corrosion								
Lighting Fixture								
Incandescent	100%			2029	$11,000			
Gallows Frames								
Tower Frames								
Steel	100%			2044	* *			
Movable Ramps								
Bearings								
Steel	100%	4+	$38,400	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : All Steel Bearings								
Explanation : Corrosion								
Deck and Railing								
Steel	25%	4+	$91,200	2044	* *			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Primarily At South End And Along Bottom Flanges								
Explanation : Corrosion/Coating Loss								
Steel	25%			2044	* *			
Timber Deck on Steel	25%	4+	$145,300	2044	* *			
Other Observation, Extent : Light, Area Affected : 20%								
Location : Bottom Of Steel Girders And Isolated Locations On Deck Framing Members Of The South Bridge								
Explanation : Corrosion								
Not Accessible	25%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
65TH STREET RAIL YARD MARINA TRANSFER BRIDGES
Asset # : 13492

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **ASTORIA FERRY LANDING**		
Address	: **30-19 VERNON BLVD. 3-10 ASTORIA BLVD. & EAST RIVER**		
Borough	: **QUEENS**	**Agency's Number**	: **N/A**
Program / Asset #	: **DBS0064.000 / 15297**	**Yr Built/Renovated**	: **2017 /**
Area Sq Ft	: **4,206**	**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **16-Mar-2021**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **490** **Lot** : **100**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	$222,300	$162,400
Total	**$222,300**	**$162,400**
Importance Code A	$222,300	$162,400
Total	**$222,300**	**$162,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$42,300	$1,700	$9,100	$600
Total	**$42,300**	**$1,700**	**$9,100**	**$600**
Importance Code A	$38,700	$1,100	$1,100	
Importance Code B	$300	$300	$7,500	$300
Importance Code C	$3,300	$300	$400	$300
Total	**$42,300**	**$1,700**	**$9,100**	**$600**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
ASTORIA FERRY LANDING
Asset # : 15297

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$24,800	
Pile Caps								
Concrete	100%			2052	* *	5	$200	
Piles and Bracing								
Steel	30%			2052	* *	5-10	$200	
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	40%			2052	* *	3-5	$3,500	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Isolated Areas							
Not Accessible	60%							
Fenders								
Rubber	50%			2030	$15,300	1-2	$1,800	
Rubber	50%	4+	$3,100	2032	$15,300	1-2	$1,500	
	Worn, Extent : Light, Area Affected : 50%							
	Location : 5 Foot High Band At Slip Fender Racks							
Floats/ Frames								
Polyethylene	20%			2037	* *	1-5	$200	
Steel	80%			2037	* *	5-10	$1,200	
Barge								
Steel	50%	4+	$38,700	2041	* *	5	$2,800	
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Splash Zone							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Slight List Towards The South							
	Explanation : List							
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	40%			2030	$49,800			
Not Accessible	60%							
Deck Elements								
Railing								
Steel	100%			2030	$92,700			
Electrical								
Conduit								
PVC	100%			2028	$222,300			
Lighting Fixture								
LED	100%			2030	$69,700			
Movable Ramps								
Deck and Railing								
Steel	100%			2041	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **5,200**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **30-Nov-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2** **Lot** : **2** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	$74,700	$622,500
Total	**$74,700**	**$622,500**
Importance Code A	$74,700	$622,500
Total	**$74,700**	**$622,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$600			
Total	**$600**			
Importance Code A	$600			
Total	**$600**			



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

BATTERY MARITIME BUILDING GOVERNORS ISLAND FERRY SLIPS 6,7

Asset # : 13890

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Steel	5%			2060	* *			
Worn, Extent : Light, Area Affected : 10%								
Location : Wear On The Inside Curb Of Car Ports								
Timber	95%			2033		5		
Fender								
Facing								
Composite	88%			2032	$27,600			
Other Observation, Extent : Light, Area Affected : 50%								
Location : In Boat Contact Surfaces Within Ferry Slip								
Explanation : Wearing								
Composite	2%	Now	$600	2034	$600			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Isolated Locations At Slip 6 And Slip 7								
Explanation : Broken								
Not Accessible	10%							
Piles								
Timber	8%			2035	$498,000			
Other Observation, Extent : Light, Area Affected : 60%								
Location : Throughout Fender Racks At Slips 6 And 7 Above Mean Low Water Elevation								
Explanation : Rot								
Timber	2%	4+	$74,700	2035	$124,500			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Slip 6 And Slip 7								
Explanation : Splitting At Tops Of Fender Piles								
Not Accessible	90%							
Gallows Frames								
Tower Frames								
Steel	100%			2047	* *			
Movable Ramps								
Bearings								
Not Accessible	100%							
Deck and Railing								
Steel	100%			2047	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BAY RIDGE/ 69TH ST FERRY LANDING @AMERICAN VETERANS MEMORIAL PIER**				
Address	: **6833 SHORE ROAD END OF 69TH STREET FISHING PIER**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0073.000 / 15425**			**Yr Built/Renovated**	:
Area Sq Ft	: **3,150**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **13-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **5835**	**Lot**	: **30**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$799,800
Total		**$799,800**
Importance Code A		$799,800
Total		**$799,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$3,000	$4,100	$600	$7,100
Total	**$3,000**	**$4,100**	**$600**	**$7,100**
Importance Code A	$1,400	$3,900	$400	$1,400
Importance Code B	$1,500	$200	$200	$5,700
Total	**$3,000**	**$4,100**	**$600**	**$7,100**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

BAY RIDGE/ 69TH ST FERRY LANDING @AMERICAN VETERANS MEMORIAL PIER

Asset # : 15425

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%	4+	$1,500	2053	* *	1-3	$18,500	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Southeast Corner Of Main Access Gangway Where Open Security Fence Rubs Against Gangway								
Explanation : Abrasion								
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	30%			2053	* *	5-10	$700	
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	50%			2053	* *	3-5	$5,800	
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Throughout								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Secure To Barge								
Explanation : 6 Piles								
Not Accessible	50%							
Railing								
Steel	100%			2031	$72,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 125 Linear Feet								
Barge								
Steel	70%			2042	* *	5	$7,700	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Tidal Zone								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Tidal Zone								
Not Accessible	30%							
Protective Structure								
Fenders								
Steel/Rubber	100%			2031	$249,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout Barge								
Explanation : 24 D-fenders								
Donut Fender								
Steel/Rubber	60%			2031	$74,700			
Other Observation, Extent : Light, Area Affected : 2%								
Location : At Both Fenders Located North Of The Barge								
Explanation : Abrasion								
Not Accessible	40%							
Electrical								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

BAY RIDGE/ 69TH ST FERRY LANDING @AMERICAN VETERANS MEMORIAL PIER

Asset # : 15425

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Conduit								
Steel	100%			2031	$333,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 1,225 Linear Feet								
Lighting Fixture								
LED	100%			2031	$69,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Gangway And Canopy								
Explanation : 16 Lighting Elements								
Movable Ramps								
Deck and Railing								
Aluminum	100%			2042	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **BKLYN. BRDG PIER 6 FERRY LANDING**				
Address	: **24 ATLANTIC AVENUE BROOKLYN BRIDGE PARK**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0075.000 / 15432**			**Yr Built/Renovated**	:
Area Sq Ft	: **3,150**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **245**	**Lot**	: **29**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$873,000
Total		**$873,000**
Importance Code A		$873,000
Total		**$873,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$6,800	$4,600	$700	$5,800
Total	**$6,800**	**$4,600**	**$700**	**$5,800**
Importance Code A	$1,400	$4,100	$400	$1,400
Importance Code B	$5,200	$200	$200	$4,100
Importance Code C	$200	$300	$200	$300
Total	**$6,800**	**$4,600**	**$700**	**$5,800**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
BKLYN. BRDG PIER 6 FERRY LANDING
Asset # : 15432

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	98%			2053	* *	1-3	$17,200	
Aluminum	2%	Now	$1,100	2063	* *	1-3	$300	
Handrail Damage, Extent : Severe, Area Affected : 100%								
Location : Broken Top Safety Chain At Gangway Handrail To Ferry Barge								
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	25%			2053	* *	5-10	$600	
Not Accessible	75%							
Floating Docks								
Anchor Piles								
Steel	50%			2053	* *	3-5	$5,800	
Corrosion, Extent : Light, Area Affected : 5%								
Location : In The Tidal Zone								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : In The Tidal Zone								
Not Accessible	50%							
Fenders								
Rubber	100%			2031	$19,600	1-2	$2,300	
Barge								
Steel	75%			2042	* *	5	$8,300	
Not Accessible	25%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031	$249,000			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 4 Monopiles With Donut Fenders								
Explanation : Note								
Deck Elements								
Railing								
Steel	100%			2031	$92,700			
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Base Plate Connections And Top Rail								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 160 Linear Feet Of Steel Railing								
Explanation : Note								
Electrical								
Conduit								
Steel	100%			2031	$435,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 1600 Linear Feet Of Steel Conduit								
Explanation : Note								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
BKLYN. BRDG PIER 6 FERRY LANDING
Asset # : 15432

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
LED	100%			2031	$95,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 16 Light Fixtures On Ferry Barge And 6 Light Fixtures On Gangway Railing								
Explanation : Note								
Movable Ramps								
Deck and Railing								
Aluminum	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Bow loaders, 352 Square Feet Total								
Explanation : Note								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **BROOKLYN NAVY YARD PIER C DOCKS CITYWIDE FERRY SERVICE HOMEPORT**
Address : **EASYWAY AND FRONT AVENUE BROOKLYN NAVY YARD**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DBSR045.200 / 15252**
Yr Built/Renovated : **2017 /**
Area Sq Ft : **21,450**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **12-Feb-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$679,400
Total		**$679,400**
Importance Code A		$200,100
Importance Code C		$479,300
Total		**$679,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$22,900	$3,600	$70,100	$3,600
Total	**$22,900**	**$3,600**	**$70,100**	**$3,600**
Importance Code A	$13,800		$32,900	
Importance Code B	$1,200	$1,200	$27,400	$1,200
Importance Code C	$7,900	$2,400	$9,800	$2,400
Total	**$22,900**	**$3,600**	**$70,100**	**$3,600**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

BROOKLYN NAVY YARD PIER C DOCKS CITYWIDE FERRY SERVICE HOMEPORT

Asset # : 15252

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2058	* *	1-3	$90,400	
Floating Docks								
Anchor Piles								
Steel	100%			2058	* *	3-5	$96,700	
Fenders								
Rubber	54%			2030	$263,700	1-2	$30,100	
Other Observation, Extent : Light, Area Affected : 2%								
Location : Vertical Fenders, Two At Float 6e And One At Float 5w								
Explanation : Impact Damage								
Vinyl	46%	4+	$4,300	2031	$215,500	2	$24,700	
Missing Components, Extent : Severe, Area Affected : 2%								
Location : One Missing Horizontal Fender At Float 6w								
Floats/ Frames								
Concrete	98%			2045	* *	5	$200,100	
Steel	2%	Now	$7,200	2040	* *	5	$600	
Missing Components, Extent : Severe, Area Affected : 11%								
Location : 5 Missing Or Damaged Float Connection Cover Plates								
Other Observation, Extent : Light, Area Affected : 14%								
Location : 6 Loose Float Connection Cover Plates								
Explanation : Loose Components								
Fender								
Piles								
Timber	38%			2036	* *			
Timber	2%	Now	$6,600	2037	* *			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : One Missing Fender Pile At Float 6w								
Explanation : Missing								
Not Accessible	60%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **CORLEARS HOOK FERRY LANDING**
Address : **NORTH SIDE OF PIER 42 S. OF EAST RIVER PK AMPHITHEATRE**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBS0066.000 / 15299**
Yr Built/Renovated : **2017 /**
Area Sq Ft : **4,206**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **16-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **262** **Lot** : **25** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	$222,300	$162,400
Total	**$222,300**	**$162,400**
Importance Code A	$222,300	$162,400
Total	**$222,300**	**$162,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$12,800	$800	$9,000	$600
Total	**$12,800**	**$800**	**$9,000**	**$600**
Importance Code A	$9,200	$200	$1,000	
Importance Code B	$300	$300	$7,500	$300
Importance Code C	$3,300	$300	$400	$300
Total	**$12,800**	**$800**	**$9,000**	**$600**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
CORLEARS HOOK FERRY LANDING
Asset # : 15299

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$24,800	
Surface Wearing/Scaling, Extent : Light, Area Affected : 2%								
Location : Barge-side Bearing Pads								
Pile Caps								
Concrete	100%			2052	* *	5	$200	
Piles and Bracing								
Steel	30%			2052	* *	5-10		
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	36%			2052	* *	3-5	$3,200	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Isolated Areas								
Not Accessible	64%							
Fenders								
Rubber	50%	2-4	$3,100	2032	$15,300	1-2	$1,500	
Worn, Extent : Moderate, Area Affected : 50%								
Location : 5 Foot High Band At Slip Fender Racks								
Rubber	50%			2030	$15,300	1-2	$1,800	
Floats/ Frames								
Polyethylene	20%	2-4	$3,100	2042	* *	1-5	$200	
Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 30%								
Location : Up To 30 Percent Section Loss At Buffer Pads								
Steel	80%	4+	$3,300	2040	* *	5	$300	
Missing Coating, Extent : Moderate, Area Affected : 30%								
Location : Pile Guide Frames, Worse At Two On Offshore Side								
Barge								
Steel	50%			2041	* *	5	$5,500	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Barge Splash Zone And At Fender Rack Framing								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	36%			2030	$44,800			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Above Donuts								
Not Accessible	64%							
Deck Elements								
Railing								
Steel	100%			2030	$92,700			
Electrical								
Conduit								
PVC	100%			2028	$222,300			
Lighting Fixture								
LED	100%			2030	$69,700			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
CORLEARS HOOK FERRY LANDING
Asset # : 15299

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Movable Ramps								
Deck and Railing								
Steel	100%			2041	* *			

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **E. 90TH ST FERRY LANDING NORTH END OF CARL SCHURZ PARK**
Address : **220-270 EAST END AVENUE EAST RIVER ESPLANADE AT E90TH ST**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DOT0197.000 / 14118**
Yr Built/Renovated : **1996 / 2007**
Area Sq Ft : **6,178**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **25-Oct-2023**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1592** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$783,400
Total		**$783,400**
Importance Code A		$783,400
Total		**$783,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$10,400	$1,400	$8,600	$42,400
Total	**$10,400**	**$1,400**	**$8,600**	**$42,400**
Importance Code A	$10,100	$1,000	$5,800	$42,000
Importance Code B	$100	$100	$2,600	$100
Importance Code C	$200	$300	$200	$300
Total	**$10,400**	**$1,400**	**$8,600**	**$42,400**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

E. 90TH ST FERRY LANDING NORTH END OF CARL SCHURZ PARK

Asset # : 14118

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Timber	54%			2033	$397,600	5	$6,600	
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%								
Location : Isolated Locations Throughout Platform								
Timber	1%	Now	$7,400	2035	$7,400	5	$100	
Broken, Extent : Moderate, Area Affected : 100%								
Location : Broken Plank North East Side Of Access Platform								
Not Accessible	45%							
Gangways								
Aluminum	100%			2055	* *	1-3	$8,500	
Pile Caps								
Timber	50%			2055	* *	4	$800	
Not Accessible	50%							
Piles and Bracing								
Timber	60%			2055	* *	4-5	$22,300	
Not Accessible	40%							
Floating Docks								
Anchor Piles								
Steel	60%			2055	* *	3-5	$7,900	
Missing Coating, Extent : Light, Area Affected : 5%								
Location : In Splash And Tidal Zone Elevations								
Not Accessible	40%							
Fenders								
Rubber	100%			2033	$19,400	1-2	$2,200	
Worn, Extent : Light, Area Affected : 10%								
Location : Isolated Locations Of D - Fender								
Barge								
Steel	45%			2044	* *	5	$5,000	
Not Accessible	55%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%			2033				
Not Accessible	40%							
Deck Elements								
Railing								
Steel	99%			2033	$269,000			
Steel	1%	Now	$2,700	2035	$2,700			
Missing Connections, Extent : Severe, Area Affected : 100%								
Location : 5 Feet At Northeast Side Of Access Platform								
Electrical								
Conduit								
PVC	100%			2032	$106,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Barge Deck								
Explanation : 800 Feet Of Conduit								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
E. 90TH ST FERRY LANDING NORTH END OF CARL SCHURZ PARK
Asset # : 14118

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
Incandescent	100%			2029	$39,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : 18 Canopy Lights On Ferry Landing And 4 Light Poles On Timber Access Platform								
Fender								
Piles								
Timber	60%			2036	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet Of Piles								
Explanation : Splitting								
Not Accessible	40%							
Wales and Chocks								
Timber	100%			2036	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **EAST 20TH STREET STUYVESANT COVE FERRY LANDING**				
Address	: **320 AVENUE C EAST RIVER**				
Borough	: **MANHATTAN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0070.000 / 15422**			**Yr Built/Renovated**	:
Area Sq Ft	: **4,862**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **02-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **991**	**Lot**	: **33**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$781,800
Total		**$781,800**
Importance Code A		$781,800
Total		**$781,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$5,300	$3,900	$1,000	$4,500
Total	**$5,300**	**$3,900**	**$1,000**	**$4,500**
Importance Code A	$1,400	$3,500	$700	$1,400
Importance Code B	$2,900	$100	$100	$2,900
Importance Code C	$1,000	$200	$200	$200
Total	**$5,300**	**$3,900**	**$1,000**	**$4,500**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
EAST 20TH STREET STUYVESANT COVE FERRY LANDING
Asset # : 15422

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	100%			2042	* *	5	$400	
Gangways								
Aluminum	100%			2053	* *	1-3	$12,100	
Pile Caps								
Concrete	100%			2053	* *	5	$1,000	
Piles and Bracing								
Steel	40%			2053	* *	5-10	$1,800	
Not Accessible	60%							
Floating Docks								
Anchor Piles								
Steel	50%			2053	* *	3-5	$5,800	
Not Accessible	50%							
Fenders								
Rubber	95%			2031	$16,500	1-2	$1,900	
Worn, Extent : Light, Area Affected : 10%								
Location : At Bowloader Ramps Where Ferries Contact Fendering								
Rubber	5%	Now	$900	2033	$900	1-2	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : Fenders Protecting Anchor Pile Guides At Northeast And Southeast Anchor Piles								
Barge								
Steel	60%			2042	* *	5	$6,600	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations Of Corrosion In The Tidal Zone								
Not Accessible	40%							
Protective Structure								
Donut Fender								
Steel/Rubber	50%			2031	$62,300			
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2031	$92,700			
Electrical								
Conduit								
Steel	100%			2031	$417,800			
Lighting Fixture								
LED	100%			2031	$209,100			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 32 Lights Along Gangways And 16 Lights In Canopy On Barge								
Explanation : Lights								
Movable Ramps								
Deck and Railing								
Aluminum	100%			2042	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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 : **27-Oct-2020**
Landmark Status : **NONE**
Areas Surveyed :
Block : **2023** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	$68,500	$400,000
Total	**$68,500**	**$400,000**
Importance Code A	$68,500	$400,000
Total	**$68,500**	**$400,000**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$14,500	$8,400	$31,300	$100
Total	**$14,500**	**$8,400**	**$31,300**	**$100**
Importance Code A	$14,400	$8,300	$29,600	
Importance Code B	$100	$100	$1,700	$100
Total	**$14,500**	**$8,400**	**$31,300**	**$100**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527

Asset # : 14726

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Steel	100%			2052	* *			
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Travel Lift								
Gangways								
Aluminum	100%			2052	* *	1-3	$5,600	
Piles and Bracing								
Steel	30%	4+	$2,600	2062	* *	5		
Corrosion, Extent : Moderate, Area Affected : 5%								
Location : At Top Of Piles And Collars								
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	60%			2052	* *	3-5	$27,700	
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : In Rub Areas Of Tidal Zone								
Missing Components, Extent : Severe, Area Affected : 25%								
Location : Missing Pile Cap Tops, 17 Locations								
Not Accessible	40%							
Deck								
Concrete	50%			2041	* *	5		
Cracking, Extent : Light, Area Affected : 10%								
Location : Top Surface Of Dock								
Not Accessible	50%							
Fenders								
Rubber	100%			2030		1-2		
Launch/Haulout								
Piles and Bracing								
Steel	25%			2052	* *	5-10	$273,800	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet.								
Missing Coating, Extent : Light, Area Affected : 10%								
Location : Top 2 Feet.								
Not Accessible	75%							
Runway								
Concrete	80%			2052	* *	5	$900	
Steel	20%			2052	* *	5	$800	
Protective Structure								
Fenders								
Steel/Rubber	100%			2030	$62,400			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Launch Hallout								
Explanation : Observed On Either Side Of Launch Hallout								
Deck Elements								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

FDNY MARINA @ BERTHS 11 AND 12 NEXT TO ASSET 13527

Asset # : 14726

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	100%			2030	$67,200			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Handrail Only At Boat Launch								
Loose Connections, Extent : Light, Area Affected : 50%								
Location : Loose Handrails At Access Walkway But All Hardware Secure.								
Electrical								
Conduit								
PVC	100%			2028	$20,700			
Lighting Fixture								
Sodium	100%			2026	$9,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Locations Throughout								
Explanation : 4 Lights Observed								
Electrical/Mech.								
Power Supply/Bollards								
Steel	100%			2030	$9,800			
Mech./Plumbing								
Water Supply								
PVC	5%	4+	$2,200	2030	$3,600			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Minor Leak At South Dock And On Bulkhead Adjacent To South Dock								
Explanation : Leaking Connection								
PVC	95%			2028	$68,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Locations Throughout								
Explanation : Waterlines Protected In PVC Heat Tracing Pipe.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**FERRY POINT PARK FERRY LANDING THROGS NECK FERRY TERMINAL**			
Address	:	**HUTCHINSON RIVER PKWY/ BALCOM AV SOUTHWEST OF PARKING LOT**			
Borough	:	**BRONX**		**Agency's Number**	: **X126**
Program / Asset #	:	**PARX126.045 / 15548**		**Yr Built/Renovated**	: **2021 /**
Area Sq Ft	:	**6,275**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**15-May-2023**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**5583**	**Lot** : **100**	**BIN**	: **2832138**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$441,500
Total		**$441,500**
Importance Code A		$441,500
Total		**$441,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$600	$21,700	$600	$600
Total	**$600**	**$21,700**	**$600**	**$600**
Importance Code A		$7,400		
Importance Code B	$600	$14,400	$600	$600
Total	**$600**	**$21,700**	**$600**	**$600**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

FERRY POINT PARK FERRY LANDING THROGS NECK FERRY TERMINAL

Asset # : 15548

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	100%			2047	* *	5	$3,600	
Gangways								
Aluminum	100%			2060	* *	1-3	$47,300	
Pile Caps								
Concrete	100%			2060	* *	5	$1,600	
Piles and Bracing								
Steel	100%			2060	* *	5-10	$6,900	
Floating Docks								
Anchor Piles								
Steel	50%			2060	* *	3-5	$6,600	
Not Accessible	50%							
Railing								
Steel	100%			2033	$73,000			
Barge								
Steel	60%			2047	* *	5	$7,000	
Not Accessible	40%							
Protective Structure								
Fenders								
Steel/Rubber	100%			2033	$20,800			
Donut Fender								
Steel/Rubber	50%			2033	$62,300			
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2033	$63,700			
Electrical								
Conduit								
Steel	100%			2033	$172,800			
Lighting Fixture								
LED	100%			2033	$69,700			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **28-Oct-2020**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **199**	**Lot**	: **1**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$81,700
Total		**$81,700**
Importance Code A		$81,700
Total		**$81,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$38,500	$15,700	$1,400	$400
Total	**$38,500**	**$15,700**	**$1,400**	**$400**
Importance Code A	$35,400			
Importance Code B	$900	$100	$1,200	$100
Importance Code C	$2,200	$15,700	$300	$300
Total	**$38,500**	**$15,700**	**$1,400**	**$400**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FERRY LANDING

Asset # : 14197

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	95%			2052	* *	1-3	$3,800	
Aluminum	5%	4+	$800	2062	* *	1-3	$200	
Cracked Weld, Extent : Severe, Area Affected : 50%								
Location : Two Cracked Welds At Landside Connection								
Floating Docks								
Anchor Piles								
Steel	40%			2052	* *	3-5		
Corrosion, Extent : Light, Area Affected : 5%								
Location : Within Tidal Zone And At Pile Guide Wear Pads								
Not Accessible	60%							
Fenders								
Rubber	60%			2027	$15,300	1-2	$1,800	
Worn, Extent : Light, Area Affected : 10%								
Location : On Offshore Face Of Anchor Pile Guides								
Rubber	40%	Now	$2,000	2032	$10,200	1-2	$1,000	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Fender At Northwest And Southwest Anchor Pile Guides								
Barge								
Steel	60%			2041	* *	5	$3,400	
Corrosion, Extent : Light, Area Affected : 20%								
Location : Above The Waterline								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Above The Waterline								
Not Accessible	40%							
Protective Structure								
Fenders								
Steel/Rubber	50%	4+	$5,200	2030	$10,400			
Corrosion, Extent : Light, Area Affected : 25%								
Location : At Steel Fender Rack Frames								
Steel/Rubber	50%	2-4	$10,400	2032	$10,400			
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Rubber Fenders At Berthing Face								
Explanation : Abrasion And Impact Damage								
Donut Fender								
Steel/Rubber	40%			2030	$49,800			
Worn, Extent : Light, Area Affected : 10%								
Location : Minor Abrasion At The Waterline								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	100%			2030	$45,200			
Corrosion, Extent : Light, Area Affected : 10%								
Location : All Hand Rails								
Electrical								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

FULTON FERRY LANDING

Asset # : 14197

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Conduit								
Steel	100%	4+	$1,600	2030	$81,700			
Other Observation, Extent : Light, Area Affected : 5%								
Location : At The Steel Conduit Connections								
Explanation : Corrosion								
Lighting Fixture								
Incandescent	85%			2026	$14,900			
LED	15%	Now	$1,600	2030	$5,200			
Broken, Extent : N/A, Area Affected : 100%								
Location : One Of Eight Lights On The Barge								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **GREENPOINT FERRY LANDING**				
Address	: **10 INDIA STREET EAST RIVER**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0067.005 / 15301**			**Yr Built/Renovated**	: **2011 /**
Area Sq Ft	: **2,536**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **17-Mar-2021**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2530**	**Lot**	: **8**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$223,300
Total		**$223,300**
Importance Code A		$223,300
Total		**$223,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$41,600	$1,500	$24,900	$1,400
Total	**$41,600**	**$1,500**	**$24,900**	**$1,400**
Importance Code A	$29,300	$1,000	$18,900	$300
Importance Code B	$9,000	$300	$5,800	$900
Importance Code C	$3,300	$200	$300	$200
Total	**$41,600**	**$1,500**	**$24,900**	**$1,400**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
GREENPOINT FERRY LANDING
Asset # : 15301

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	90%			2052	* *	1-3	$19,000	
Aluminum	10%	2-4	$8,700	2062	* *	1-3	$2,100	
Loose Connections, Extent : Moderate, Area Affected : 2%								
Location : Displaced Pier-side Toe Plate Through Rod								
Surface Wearing/Scaling, Extent : Severe, Area Affected : 10%								
Location : Barge-side Bearing Pads								
Floating Docks								
Anchor Piles								
Steel	12%	0-2	$2,800	2062	* *	3-5	$1,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Northwest Anchor Pile								
Explanation : Excess Movement								
Steel	38%			2052	* *	3-5	$3,300	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Isolated Areas								
Not Accessible	50%							
Fenders								
Rubber	80%	4+	$3,300	2032	$16,400	1-2	$1,700	
Worn, Extent : Light, Area Affected : 40%								
Location : 4 Foot High Bands At Slip Fender Racks								
Rubber	20%			2030	$4,100	1-2	$500	
Floats/ Frames								
Polyethylene	20%			2037	* *	1-5	$200	
Damaged/Missing Pile Guide, Extent : Light, Area Affected : 10%								
Location : Light Wear On Buffer Pads								
Steel	80%			2037	* *	5-10	$1,200	
Barge								
Steel	45%			2041	* *	5	$2,800	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Splash Zone And Isolated Areas								
Other Observation, Extent : Light, Area Affected : 2%								
Location : At Base Of Gangway Due To Deteriorated Buffer Pads								
Explanation : Abrasion Damage								
Steel	5%	Now	$13,300	2041	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Impact Damaged Safety Ladder								
Explanation : Damaged Component								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2030	$92,700			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Isolated Areas								
Electrical								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
GREENPOINT FERRY LANDING
Asset # : 15301

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Conduit								
Steel	75%			2030	$122,500			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Primarily At Fittings								
Explanation : Corrosion								
Steel	5%	2-4	$2,500	2032	$8,200			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 30 Feet Loosely Hanging On Pier Side Of Gangway								
Explanation : Loose Connection								
PVC	20%			2028	$17,800			
Lighting Fixture								
LED	100%			2030	$13,100			
Movable Ramps								
Deck and Railing								
Steel	100%	4+	$9,400	2041	* *			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Welds Connecting Flood Plate To Framing, South End Of North Ramp								
Explanation : Cracked Welds								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	:	**HUNTERS POINT SOUTH PARK FERRY LANDING**			
Address	:	**5210 CENTER BLVD., LIC BET BORDEN & 54TH AVES & E RIVER**			
Borough	:	**QUEENS**		**Agency's Number**	: **N/A**
Program / Asset #	:	**DBS0068.000 / 15289**		**Yr Built/Renovated**	:
Area Sq Ft	:	**888**		**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	:	**02-Mar-2021**		**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	:	**6**	**Lot** : **1**	**BIN**	:

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$1,100	$400	$39,900	$200
Total	**$1,100**	**$400**	**$39,900**	**$200**
Importance Code A	$900	$200	$37,200	
Importance Code B	$100	$100	$2,600	$100
Importance Code C	$100	$100	$100	$100
Total	**$1,100**	**$400**	**$39,900**	**$200**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
HUNTERS POINT SOUTH PARK FERRY LANDING
Asset # : 15289

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$8,500	
Handrail Damage, Extent : Light, Area Affected : 2%								
Location : Crack In One Handrail Post								
Floating Docks								
Anchor Piles								
Steel	85%			2052	* *	3-5	$11,200	
Not Accessible	15%							
Fenders								
Rubber	100%			2030	$8,200	1-2	$900	
Worn, Extent : Light, Area Affected : 15%								
Location : Center Of Fender Racks Due To Ferry Berthing								
Railing								
Steel	100%			2030	$44,000			
Barge								
Steel	100%			2041	* *	5	$1,900	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas In Tidal Zone And On Deck Surface								
Electrical								
Conduit								
PVC	100%			2028	$33,600			
Lighting Fixture								
LED	100%			2030	$17,400			
Movable Ramps								
Deck and Railing								
Steel	100%			2041	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **LONG ISLAND CITY FERRY LANDING GANTRY PLAZA**
Address : **4540 CENTER BLVD. EAST RIVER**
Borough : **QUEENS**
Program / Asset # : **DBS0065.000 / 15298**
Area Sq Ft : **3,750**
Date of Survey : **16-Mar-2021**
Areas Surveyed :
Block : **21** **Lot** : **500**

Agency's Number : **N/A**
Yr Built/Renovated : **2017 /**
Project Type : **ECONOMIC DEVELOPMENT**
Landmark Status : **NONE**
BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	$222,300	$237,100
Total	**$222,300**	**$237,100**
Importance Code A	$222,300	$237,100
Total	**$222,300**	**$237,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$10,900	$1,600	$6,400	$500
Total	**$10,900**	**$1,600**	**$6,400**	**$500**
Importance Code A	$7,400	$1,200	$1,700	
Importance Code B	$200	$200	$4,300	$200
Importance Code C	$3,300	$300	$400	$300
Total	**$10,900**	**$1,600**	**$6,400**	**$500**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
LONG ISLAND CITY FERRY LANDING GANTRY PLAZA
Asset # : 15298

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$14,100	
Pile Caps								
Concrete	100%			2052	* *	5	$200	
Piles and Bracing								
Steel	15%			2052	* *	5-10	$100	
Not Accessible	85%							
Floating Docks								
Anchor Piles								
Steel	60%			2052	* *	3-5	$5,300	
Corrosion, Extent : Light, Area Affected : 15%								
Location : Primarily In Splash Zone								
Not Accessible	40%							
Fenders								
Rubber	50%	4+	$3,100	2032	$15,300	1-2	$1,500	
Worn, Extent : Moderate, Area Affected : 50%								
Location : 5 Foot High Band At Slip Fender Racks								
Rubber	50%			2030	$15,300	1-2	$1,800	
Floats/ Frames								
Polyethylene	20%			2037	* *	1-5	$200	
Steel	80%			2037	* *	5-10	$1,200	
Barge								
Steel	50%			2041	* *	5	$5,500	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Primarily In Splash Zone And Within Moveable Ramp Bays								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%			2030	$74,700			
Corrosion, Extent : Light, Area Affected : 20%								
Location : Above Donut Fenders								
Not Accessible	40%							
Deck Elements								
Railing								
Steel	100%			2030	$92,700			
Electrical								
Conduit								
PVC	100%			2028	$222,300			
Lighting Fixture								
LED	100%			2030	$69,700			
Movable Ramps								
Deck and Railing								
Steel	100%	4+	$4,600	2045	* *			
Other Observation, Extent : Light, Area Affected : 2%								
Location : Ramp Hinges								
Explanation : Corrosion								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
LONG ISLAND CITY FERRY LANDING GANTRY PLAZA
Asset # : 15298

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: NORTH WILLIASMBURG FERRY LANDING NORTH 5TH STREET PARK		
Address	: 22 N 6TH STREET EAST RIVER		
Borough	: BROOKLYN	**Agency's Number**	: N/A
Program / Asset #	: DSB0059.000 / 15250	**Yr Built/Renovated**	: 2017 /
Area Sq Ft	: 5,310	**Project Type**	: ECONOMIC DEVELOPMENT
Date of Survey	: 09-Feb-2021	**Landmark Status**	: NONE
Areas Surveyed	:		
Block	: 2332 **Lot** : 40	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$285,300
Total		**$285,300**
Importance Code A		$285,300
Total		**$285,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$13,500	$300	$22,800	$49,200
Total	**$13,500**	**$300**	**$22,800**	**$49,200**
Importance Code A	$13,100		$18,000	$48,900
Importance Code B	$200	$200	$4,600	$200
Importance Code C	$200	$200	$200	$200
Total	**$13,500**	**$300**	**$22,800**	**$49,200**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801

NORTH WILLIASMBURG FERRY LANDING NORTH 5TH STREET PARK

Asset # : 15250

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	36%			2045	* *	5	$2,300	
No Component	64%							
Gangways								
Aluminum	100%			2058	* *	1-3	$15,000	
Pile Caps								
Concrete	36%			2058	* *	5	$3,100	
No Component	64%							
Piles and Bracing								
Steel	36%			2058	* *	5-10	$13,900	
No Component	64%							
Floating Docks								
Anchor Piles								
Steel	100%			2058	* *	3-5	$8,800	
Fenders								
Rubber	100%			2030	$16,400	1-2	$1,900	
Worn, Extent : Light, Area Affected : 40%								
Location : Light Wear At Slip Fenders								
Barge								
Steel	64%			2045	* *	5	$6,700	
Corrosion, Extent : Light, Area Affected : 10%								
Location : Splash Zone								
No Component	36%							
Protective Structure								
Donut Fender								
Steel/Rubber	50%	4+	$12,500	2031	$62,300			
Missing Components, Extent : Light, Area Affected : 5%								
Location : 2 Of 4 Fender Piles Missing Top Caps								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	100%			2031	$223,100			
Electrical								
Conduit								
PVC	100%			2029	$48,900			
Lighting Fixture								
LED	25%			2031	$4,400			
LED	75%	Now	$700	2031	$13,100			
Broken, Extent : Light, Area Affected : 5%								
Location : 3 Of 4 Lights On Barge With Broken Bulbs								
Movable Ramps								
Deck and Railing								
Steel	100%			2045	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **RED HOOK FERRY LANDING**				
Address	: **206 CLINTON WHARF ATLANTIC BASIN**				
Borough	: **BROOKLYN**			**Agency's Number**	: **N/A**
Program / Asset #	: **DSB0074.000 / 15426**			**Yr Built/Renovated**	:
Area Sq Ft	: **3,150**			**Project Type**	: **ECONOMIC DEVELOPMENT**
Date of Survey	: **05-May-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **515**	**Lot**	: **61**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$722,400
Total		**$722,400**
Importance Code A		$722,400
Total		**$722,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$7,300	$4,700	$900	$7,500
Total	**$7,300**	**$4,700**	**$900**	**$7,500**
Importance Code A	$2,100	$4,100	$400	$2,100
Importance Code B	$5,000	$200	$200	$5,000
Importance Code C	$200	$400	$200	$400
Total	**$7,300**	**$4,700**	**$900**	**$7,500**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
RED HOOK FERRY LANDING
Asset # : 15426

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2053	* *	1-3	$21,200	
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	25%			2053	* *	5-10	$600	
Not Accessible	75%							
Floating Docks								
Anchor Piles								
Steel	50%			2053	* *	3-5	$8,700	
Not Accessible	50%							
Fenders								
Rubber	100%			2031	$27,000	1-2	$3,100	
Barge								
Steel	75%			2042	* *	5	$8,300	
	Other Observation, Extent : N/A, Area Affected : 10%							
	Location : Guide Pile Pads And Frames In Good Condition							
	Explanation : Note							
Not Accessible	25%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031	$124,500			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 2 Monopiles With Donut Fenders							
	Explanation : Note							
Deck Elements								
Railing								
Steel	100%			2031	$92,700			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 160 Linear Feet Of Steel Railing							
	Explanation : Note							
Electrical								
Conduit								
Steel	100%			2031	$435,500			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1600 Linear Feet Of Steel Conduit							
	Explanation : Note							
Lighting Fixture								
LED	100%			2032	$69,700			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 16 Light Fixtures							
	Explanation : Note							
Movable Ramps								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
RED HOOK FERRY LANDING
Asset # : 15426

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Movable Ramps								
Deck and Railing								
Aluminum	100%			2042	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 2 Bow loaders, 352 Square Feet Total								
Explanation : Note								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

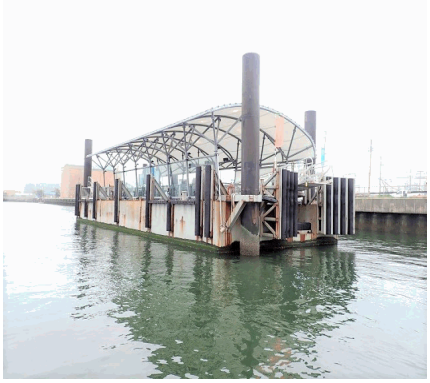
Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **ROCKAWAY PARK FERRY LANDING**
Address : **10803 BEACH CHANNEL DRIVE FAR ROCKAWAY - JAMAICA BAY**
Borough : **QUEENS**
Agency's Number : **N/A**
Program / Asset # : **DSB0072.000 / 15424**
Yr Built/Renovated :
Area Sq Ft : **3,150**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **13-May-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **16166** **Lot** : **350** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	$108,200	$803,800
Total	**$108,200**	**$803,800**
Importance Code A	$108,200	$803,800
Total	**$108,200**	**$803,800**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$6,600	$200	$600	$5,500
Total	**$6,600**	**$200**	**$600**	**$5,500**
Importance Code A	$3,000		$400	$2,000
Importance Code B	$3,600	$200	$200	$3,600
Total	**$6,600**	**$200**	**$600**	**$5,500**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
ROCKAWAY PARK FERRY LANDING
Asset # : 15424

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2053	* *	1-3	$15,200	
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	30%			2053	* *	5-10	$700	
Not Accessible	70%							
Floating Docks								
Anchor Piles								
Steel	70%			2053	* *	3-5	$8,100	
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Not Accessible	30%							
Railing								
Steel	100%			2031	$92,700			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 160 Feet Of Railing								
Barge								
Steel	70%	4+	$108,200	2042	* *	5	$3,900	
Corrosion, Extent : Moderate, Area Affected : 15%								
Location : Typically At Pile Guide Connection Points								
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Isolated Locations Throughout								
Not Accessible	30%							
Protective Structure								
Fenders								
Steel/Rubber	90%			2031	$9,400			
Worn, Extent : Light, Area Affected : 15%								
Location : Isolated Locations Throughout								
Steel/Rubber	10%	0-2	$1,000	2033	$1,000			
Damaged/Missing Pile Guide, Extent : Severe, Area Affected : 50%								
Location : Total 18 Linear Feet Of Buffers Attached To Northern And Southern Pile Guides								
Donut Fender								
Steel/Rubber	70%			2031	$174,300			
Not Accessible	30%							
Electrical								
Conduit								
Steel	100%			2031	$440,900			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 1,620 Feet Of Conduit								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
ROCKAWAY PARK FERRY LANDING
Asset # : 15424

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical								
Lighting Fixture								
LED	100%			2031	$95,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On Gangway And Canopy								
Explanation : 22 Light Elements								
Movable Ramps								
Deck and Railing								
Aluminum	100%			2042	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **ROOSEVELT ISLAND FERRY LANDING**
Address : **899-851 MAIN ST., ROOSEVELT ISLAND**
Borough : **MANHATTAN**
Agency's Number : **N/A**
Program / Asset # : **DBS0069.000 / 15421**
Yr Built/Renovated :
Area Sq Ft : **3,150**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **02-May-2022**
Landmark Status : **NONE**
Areas Surveyed :
Block : **1373** **Lot** : **1** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$606,300
Total		**$606,300**
Importance Code A		$606,300
Total		**$606,300**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$8,200	$3,500	$700	$8,000
Total	**$8,200**	**$3,500**	**$700**	**$8,000**
Importance Code A	$3,600	$3,300	$600	$3,400
Importance Code B	$4,600	$200	$200	$4,600
Total	**$8,200**	**$3,500**	**$700**	**$8,000**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
ROOSEVELT ISLAND FERRY LANDING
Asset # : 15421

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2053	* *	1-3	$19,700	
Pile Caps								
Concrete	100%			2053	* *	5	$500	
Piles and Bracing								
Steel	100%			2053	* *	5-10	$2,300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Gangway								
Explanation : 2 Piles								
Floating Docks								
Anchor Piles								
Steel	80%			2053	* *	3-5	$13,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Secured To Barge								
Explanation : 6 Piles								
Not Accessible	20%							
Railing								
Steel	100%			2031	$92,700			
Barge								
Steel	60%			2042	* *	5	$6,600	
Corrosion, Extent : Light, Area Affected : 5%								
Location : Tidal Zone And Isolated Deck Locations								
Missing Coating, Extent : Light, Area Affected : 5%								
Location : Tidal Zone And Isolated Deck Locations								
Not Accessible	40%							
Protective Structure								
Fenders								
Steel/Rubber	2%	0-2	$200	2033	$200			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Northeastern Most Pile Guide Protective Fender								
Explanation : 8 Linear Feet Of Abrasion Damage Of Pile Guide Fender								
Steel/Rubber	68%			2031	$7,100			
Not Accessible	30%							
Electrical								
Conduit								
Steel	100%			2031	$417,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Deck Of Barge								
Explanation : 1,535 Feet Of Conduit								
Lighting Fixture								
LED	100%			2031	$95,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : On Gangway And Canopy								
Explanation : 22 Light Fixtures								
Movable Ramps								
Deck and Railing								
Aluminum	100%			2042	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
ROOSEVELT ISLAND FERRY LANDING
Asset # : 15421

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

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	: **05-Oct-2023**	**Landmark Status**	: **NONE**
Areas Surveyed	:		
Block	: **991** **Lot** : **50**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	$858,700	$2,126,700
Total	**$858,700**	**$2,126,700**
Importance Code A	$858,700	$2,126,700
Total	**$858,700**	**$2,126,700**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$222,000	$2,300	$30,100	$42,600
Total	**$222,000**	**$2,300**	**$30,100**	**$42,600**
Importance Code A	$133,100	$2,000	$25,300	$39,300
Importance Code B	$51,600	$200	$2,000	$3,400
Importance Code C	$37,400		$2,800	
Total	**$222,000**	**$2,300**	**$30,100**	**$42,600**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	28%	0-2	$123,500	2050	* *	5	$2,900	
Cracking, Extent : Severe, Area Affected : 25%								
Location : Longitudinal And Transverse Cracking At Eastern Walkway								
Spalling, Extent : Severe, Area Affected : 80%								
Location : Widespread At Eastern Walkway								
Concrete	50%			2038	* *	5	$10,400	
Cracking, Extent : Light, Area Affected : 10%								
Location : Isolated Locations At Western Leg Of Walkway								
Spalling, Extent : Light, Area Affected : 5%								
Location : At Western Leg Of Walkway								
Concrete	20%	4+	$88,200	2050	* *	5	$2,100	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Isolated Deck Soffit Spalls Along Western Leg Of Access Walkway								
Timber	2%	4+	$26,800	2033	$26,800	5	$200	
Loose Connections, Extent : Moderate, Area Affected : 5%								
Location : South Timber Approach Platform At Gangway Connections								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Northwest Approach Platform								
Explanation : Height Differential								
Gangways								
Aluminum	15%	4+	$10,300	2065	* *	1-3	$2,500	
Cracked Weld, Extent : Severe, Area Affected : 5%								
Location : At Gangway Landing At Slip 6								
Missing Components, Extent : Moderate, Area Affected : 5%								
Location : Missing Hardware At Gangway Connecting Two Barges At Slip 1								
Surface Wearing/Scaling, Extent : Severe, Area Affected : 10%								
Location : Damaged And/or Loose Planks At Slip 8								
Aluminum	35%			2055	* *	1-3	$5,900	
Aluminum	50%	0-2	$34,500	2065	* *	1-3	$8,200	
Cracked Weld, Extent : Severe, Area Affected : 75%								
Location : Slip 2, Slip 3, Slip 4, Slip 5, And The Seaplane Slip Gangways All Have Cracked Welds And Loose Planks								
Roller Malfunction, Extent : Severe, Area Affected : 25%								
Location : Slip 2 Gangway Has Severe Abrasion Damage At Landing								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Slip 2 Gangway Is Rotating Due To Uneven Access Walkway Deck								
Explanation : Rotating								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Pile Caps								
Concrete	30%	0-2	$66,500	2055	* *	5	$4,300	
Spalling, Extent : Severe, Area Affected : 50%								
Location : Along Eastern Leg Of Access Walkway								
Concrete	20%	4+	$33,200	2055	* *	5	$2,900	
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Eastern And Western Leg Of Access Walkway								
Concrete	50%			2045	* *	5	$14,400	
Cracking, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Piles and Bracing								
Steel	2%			2055	* *	5-10	$2,500	
Timber	20%	4+	$198,700	2055	* *	4-5	$11,400	
Missing Connections, Extent : Moderate, Area Affected : 10%								
Location : Bracing Not Attached Eastern Walkway								
Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
Location : Tidal Zone								
Timber	30%			2055	* *	4-5	$33,000	
Rotting/Splitting, Extent : Light, Area Affected : 100%								
Location : Tidal Zone								
Not Accessible	48%							
Fender Piles, Wales and Choc								
Timber	100%	Now	$262,200	2050	* *	3	$68,600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Along South Access Walkway And Offshore Face								
Floating Docks								
Anchor Piles								
Steel	20%			2055	* *	3-5	$17,600	
Corrosion, Extent : Light, Area Affected : 15%								
Location : At Areas Of Missing Coating								
Missing Coating, Extent : Light, Area Affected : 15%								
Location : Tidal Zone And Above Mean Low Water Elevation								
Steel	15%	4+	$13,800	2055	* *	3-5	$12,900	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : In The Tidal Zone At Slip 2, Slip 3, Slip 7, And Slip 8								
Timber	5%	Now	$20,200	2040	* *	4-5	$600	
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Piles At Slip 3 And Slip 4								
Timber	10%			2033	$40,400	4-5	$1,800	
Abrasion, Extent : Light, Area Affected : 30%								
Location : Tidal Zone								
Not Accessible	50%							
Deck								
Timber	100%			2033	$1,556,200	5	$25,800	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Floating Docks								
Floats/ Frames								
Polyethylene	40%			2040	* *	1-5	$14,700	
Polyethylene	5%	Now	$41,700	2045	* *	1-5	$1,300	
Waterlogged/Damaged Floatation, Extent : Severe, Area Affected : 100%								
Location : Slip 3 And Slip 4								
Steel	54%			2040	* *	5-10	$25,500	
Timber	1%	Now	$10,500	2045	* *			
Broken, Extent : Severe, Area Affected : 100%								
Location : Broken Connection Hinges Between Floating Docks At Slip 3								
Mooring Piles								
Steel	25%			2055	* *	5-10	$2,200	
Steel	10%	4+	$6,600	2065	* *	5		
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : Slip 7								
Not Plumb, Extent : Moderate, Area Affected : 10%								
Location : Slip 1								
Timber	15%			2036	* *	4-5	$400	
Not Accessible	50%							
Barge								
Steel	30%			2044	* *	5	$4,600	
Steel	20%	4+	$86,400	2044	* *	5	$1,500	
Corrosion, Extent : Light, Area Affected : 50%								
Location : Surface Corrosion At Slip 2, Slip 6, And Slip 7								
Not Accessible	50%							
Protective Structure								
Pile Cluster								
Timber	50%			2036	* *	4-10	$43,000	
Worn, Extent : Light, Area Affected : 10%								
Location : Slip 3								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	95%			2033	$503,600			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Locations								
Steel	5%	4+	$15,900	2035	$26,500			
Handrail Damage, Extent : Moderate, Area Affected : 70%								
Location : Impact Damage At North End Of Eastern Walkway								
Electrical								
Conduit								
Steel	25%			2033	$29,600			
PVC	25%			2031	$16,100			
Not Accessible	50%							
Lighting Fixture								
Incandescent	100%			2029	$8,800			
Electrical/Mech.								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SKYPORT MARINA (23RD ST MARINA)
Asset # : 13645

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical/Mech.								
Power Supply/Bollards								
Plastic	50%			2030	$22,000			
Plastic	25%	Now	$3,300	2033	$11,000			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Slip 2								
Explanation : Broken Connections								
Steel	25%			2033	$11,000			
Mech./Plumbing								
Water Supply								
PVC	50%			2031	$49,300			
Not Accessible	50%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : **SOUNDVIEW FERRY DOCK CLASON POINT PARK**
Address : **1 SOUND VIEW AVENUE EAST RIVER**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DBS0061.005 / 15283**
Yr Built/Renovated : **2018 /**
Area Sq Ft : **4,050**
Project Type : **ECONOMIC DEVELOPMENT**
Date of Survey : **10-Mar-2021**
Landmark Status : **NONE**
Areas Surveyed :
Block : **3435** **Lot** : **75** **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	$222,300	$237,100
Total	**$222,300**	**$237,100**
Importance Code A	$222,300	$237,100
Total	**$222,300**	**$237,100**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$6,300	$1,600	$8,500	$600
Total	**$6,300**	**$1,600**	**$8,500**	**$600**
Importance Code A	$2,800	$1,100	$1,700	
Importance Code B	$300	$300	$6,400	$300
Importance Code C	$3,300	$300	$400	$300
Total	**$6,300**	**$1,600**	**$8,500**	**$600**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SOUNDVIEW FERRY DOCK CLASON POINT PARK
Asset # : 15283

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%			2052	* *	1-3	$21,100	
Handrail Damage, Extent : Light, Area Affected : 2%								
Location : Abrasion Damage To Handrail At Barge Interface								
Floating Docks								
Anchor Piles								
Steel	60%			2052	* *	3-5	$5,300	
Worn, Extent : Light, Area Affected : 5%								
Location : 10 Foot High Bands On Four Sides Of Each Pile								
Not Accessible	40%							
Fenders								
Rubber	50%	4+	$3,100	2032	$15,300	1-2	$1,500	
Worn, Extent : Moderate, Area Affected : 50%								
Location : 5 Foot High Bands At Slip Fender Racks								
Rubber	50%			2030	$15,300	1-2	$1,800	
Floats/ Frames								
Polyethylene	20%			2037	* *	1-5	$200	
Damaged/Missing Pile Guide, Extent : Light, Area Affected : 10%								
Location : Light Wear On Buffer Pads								
Steel	80%			2037	* *	5-10	$1,200	
Barge								
Steel	50%			2041	* *	5	$5,500	
Corrosion, Extent : Light, Area Affected : 2%								
Location : Tidal Zone								
Not Accessible	50%							
Protective Structure								
Donut Fender								
Steel/Rubber	60%			2030	$74,700			
Corrosion, Extent : Light, Area Affected : 5%								
Location : Isolated Areas								
Not Accessible	40%							
Deck Elements								
Railing								
Steel	100%			2030	$92,700			
Corrosion, Extent : Light, Area Affected : 10%								
Location : Primarily At Base Plates								
Electrical								
Conduit								
PVC	100%			2028	$222,300			
Lighting Fixture								
LED	100%			2030	$69,700			
Movable Ramps								
Deck and Railing								
Steel	100%			2041	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name	: **SOUTH WILLIAMSBURG FERRY LANDING**				
Address	: **440 KENT AVE KENT AVE @ S 10TH STREET**				
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	: **31-Jan-2022**			**Landmark Status**	: **NONE**
Areas Surveyed	:				
Block	: **2134**	**Lot**	: **126**	**BIN**	:

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$104,500
Total		**$104,500**
Importance Code A		$104,500
Total		**$104,500**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$4,700	$100	$100	$3,900
Total	**$4,700**	**$100**	**$100**	**$3,900**
Importance Code A	$2,900			$2,100
Importance Code B	$1,800	$100	$100	$1,800
Total	**$4,700**	**$100**	**$100**	**$3,900**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH WILLIAMSBURG FERRY LANDING
Asset # : 14198

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	100%			2046	* *	5		
Gangways								
Aluminum	100%			2059	* *	1-3	$7,600	
Pile Caps								
Concrete	100%			2059	* *	5		
Piles and Bracing								
Steel	100%			2053	* *	5-10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Piles At Ferry Entrance								
Explanation : Noticeable Horizontal Movement Of Piles And Pile Caps Transferred From Gangway Connection Under Typical Loading								
Floating Docks								
Anchor Piles								
Steel	70%			2059	* *	3-5	$8,100	
Not Accessible	30%							
Barge								
Steel	70%			2046	* *	5	$2,000	
Corrosion, Extent : Light, Area Affected : 5%								
Location : At Connection Points Between Pile Guides And Barge								
Not Accessible	30%							
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2031				
Other Observation, Extent : Light, Area Affected : 5%								
Location : At Vessel Contact Points Of All 3 Fenders								
Explanation : Light Wear								
Deck Elements								
Railing								
Steel	100%			2032	$34,800			
Electrical								
Conduit								
Steel	100%			2032				
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Uniform Throughout								
Explanation : Expoxy Coated Conduit								
Lighting Fixture								
LED	100%			2032	$104,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : 16 On Barge, 8 On North Side Of Main Gangway								
Explanation : 24 LED Lights								
Fender								
Facing								
Composite	100%			2031	$8,800			
Other Observation, Extent : Light, Area Affected : 10%								
Location : At Both Vessel Contact Points								
Explanation : Light Wear								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SOUTH WILLIAMSBURG FERRY LANDING
Asset # : 14198

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Steel	100%			2037	* *			

Print Date : 15-Aug-2024

DEPT. OF SMALL BUSINESS SERV. - FY 2025

Asset Name : SUNSET PK., BKLYN ARMY TERMINAL FERRY LANDING
Address : 80 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 : 06-Jan-2021
Landmark Status : NONE
Areas Surveyed :
Block : 5778 **Lot** : 1 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		$286,400
Total		**$286,400**
Importance Code A		$286,400
Total		**$286,400**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	$400	$400	$18,400	$400
Total	**$400**	**$400**	**$18,400**	**$400**
Importance Code A			$11,900	
Importance Code B	$300	$300	$6,400	$300
Importance Code C	$100	$200	$100	$200
Total	**$400**	**$400**	**$18,400**	**$400**



Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
** *Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF SMALL BUSINESS SERV. - 801
SUNSET PK., BKLYN ARMY TERMINAL FERRY LANDING
Asset # : 14199

Marinas/Docks	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Concrete	100%			2045	* *	5	$200	
Gangways								
Aluminum	100%			2058	* *	1-3	$21,200	
Piles and Bracing								
Steel	50%			2058	* *	5-10	$10,400	
Not Accessible	50%							
Floating Docks								
Anchor Piles								
Steel	40%			2058	* *	3-5	$5,300	
Not Accessible	60%							
Fenders								
Rubber	100%			2031	$12,300	1-2	$1,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : At Ferry Slips								
Explanation : Fender Racks								
Barge								
Steel	60%			2045	* *	5	$6,600	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Ferry Landing								
Not Accessible	40%							
Protective Structure								
Donut Fender								
Steel/Rubber	40%			2031	$49,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Northwest Of Barge								
Explanation : Four Mono Piles								
Not Accessible	60%							
Deck Elements								
Railing								
Steel	45%			2031	$41,700			
No Component	55%							
Electrical								
Conduit								
Steel	100%			2031	$190,500			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Top Of Deck								
Explanation : 700 Feet Total Length Of Conduit Running In Parallel Lengths								
Lighting Fixture								
LED	100%			2031	$95,800			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Railing Of Access Gangway And At Top Of Barge								
Explanation : 22 Light Installations								

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DEPT. OF SMALL BUSINESS SERV. - 801

Project : **ECONOMIC DEVELOPMENT**

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Miscellaneous Buildings	643,600	299,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Miscellaneous Buildings	27,400	8,800	11,500	7,200

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2279	SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING	2,646	180,700	5,500
2280	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	2,900
2281	SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE	60	0	2,900
2286	NEW YORK CITY TERMINAL MARKET BUILDING GH-1	225	0	11,000
2287	NEW YORK CITY TERMINAL MARKET BUILDING GH-2	192	0	9,300
2288	NEW YORK CITY TERMINAL MARKET CANOPY	1,837	125,500	3,800
2806	NEW YORK CITY TERMINAL MARKET BUILDING G-1	6,830	466,500	14,200
14266	PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11	2,500	170,800	5,200

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*** Replacement cost estimated to be beyond ten years is not included in this report.*