Appendix K Existing Conditions Report, June 2018

Existing Conditions Report
269 37th Street
Brooklyn, New York

Red Hook Container Terminal, LLC
Brooklyn, New York

60558675

June 2018

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1. Executive Summary

AECOM performed a property condition assessment (PCA) of the South Brooklyn Marine Terminal buildings (J1 Shed, J2 Shed, N Shed, Graffiti Building, and Tower Building) on January 24, 2018 and February 20, 2018. The Graffiti building is located at 650 2nd Ave, Brooklyn, NY and the Tower Building at 632 2nd Ave, Brooklyn, NY. The other structures are located on the South Brooklyn Marine Terminal's 39th Pier. The surrounding area was primarily occupied by industrial buildings, marine docks, and parking lots. The structures were built in or around 1931 with a combined area of 370,580 square feet. J2 Shed was an active warehouse; N Shed was a storage facility, which stored heavy machinery equipment; Graffiti Building was a maintenance facility; J1 Shed was vacant; and Tower Building contained a warehouse for an electrical contractor and abandoned police precinct. The remaining space was vacant. The South-East corner of the J1 Shed was inaccessible and the area of the Tower Building used as a warehouse for an electrical contractor was inaccessible due to the tenant. Overall the structures were in poor condition due to age, vacancy and low maintenance. All structures inspected were either completely or partially abandoned. Additionally, the portions in use were often in disrepair. There were some portions of the structures that were observed to be refurbished and these are noted later in the report.

The structures were inspected and the items requiring repairs were assessed an approximate cost. AECOM recommends a minimum of eighty-six (86) issues that require correction. The breakdown by structure is as follows:

Building	Capital Need	Capital Need w/ Mark-Ups	Items
J1 Shed	$6,460,569	$8,075,711	35
J2 Shed	$1,893,129	$2,366,411	18
N Shed	$2,426,040	$3,032,547	17
Graffiti Building	$325,576	$406,971	15
Tower Building	$338,222	$422,778	1
Grand Total	**$11,443,535**	**$14,304,419**	**86**

The J1 Shed had the largest capital needs and almost double the number of items identified that will need correction. A further breakdown of the costs in each building can be found later in the report. Additionally, a breakdown of cost by system type is below:

System	Capital Need	Capital Need w/ Mark-Ups	Items
Site Development	$528,446	$660,557	15
Building Structure & Shell	$4,080,119	$5,100,149	16
Building Interior	$1,996,732	$2,495,915	17
Mechanical - Electrical - Plumbing Systems	$2,081,400	$2,601,750	33
Life and Fire Safety Systems	$2,418,616	$3,023,270	4
Miscellaneous	$338,222	$422,778	1
Grand Total	**$11,443,535**	**$14,304,419**	**86**

Asbestos*	Capital Need	Capital Need w/ Mark-Ups	Items
Abatement	$3,400,200	$3,400,200	72
Oversight	$850,050	$850,050	
Grand Total	$4,250,250	$4,250,250	72

*Further breakdown of asbestos abatement costs is listed in Book #5 Asbestos and Lead Contained Materials Report.

1.1 Deviation from Guide

The following items identified below are from ASTM E2018 – 15: Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. This report had the following deviations from the guide.

- 8.5.3.5 ADA Requirements
- 9.3.1 *Threshold Amount for Opinions of Costs* – It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of costs *(1)* be commensurate with the market value and complexity of the subject property; *(2)* not be minor or insignificant; and *(3)* serve the purpose of the user in accordance with the user's risk tolerance level. Opinions of costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items are to be omitted from the PCA. If there are more than four separate like items that are below this threshold requirement, but collectively total over $10,000, such items should be included. This guide recognizes that for properties of large scope or market value, the aforementioned thresholds may be inappropriate to be meaningful to a user, and the user may adjust these cost threshold amounts provided that they are disclosed within the PCA's Executive Summary under the heading "Deviations for the Guide."

- 11.1.1 Identifying capital improvements, enhancements, or upgrades to building components, systems or finishes. The consultant must be aware of the distinction between repair and replacement activities that maintain the property in its intended design condition, versus actions that improve or reposition the property.

2. Purpose and Scope of Services

2.1 Purpose

The purpose of the Property Condition Assessment (PCA) was to observe and document readily visible material and building system defects that might significantly affect the value of the property. The PCA also assessed existing conditions that might have a significant impact on the continued operation of the facility during the requested term of assessment.

Observations performed during the PCA were made without operational testing and/or removing or damaging components of the building systems. Consequently, some system specific assumptions were made regarding the existing conditions and operating performance of each system. Furthermore, recommendations developed for this report were based on information discovered during the PCA. If additional information is discovered concerning the facility, the assumptions, conclusions, and recommendations presented herein may require re-assessment.

2.2 Scope of Services

The PCA included the following: site reconnaissance, limited interviews with property management and maintenance personnel, inquiries or attempted inquiries with appropriate local government authorities (e.g., building department and fire department), and a review of available construction documents as provided by the building management. Operational testing of building systems or components was not conducted. The PCA does not confirm the presence or absence of asbestos, PCBs, or toxic soils on the property.
During the PCA, AECOM made visual observations of the following facility features:

Site Improvements
Site developments are those that related to geographic features of the property and surrounding area, and improvements that serve ancillary roles for the facility. Components of the observed site development area included topography, paving and parking, sidewalks, retaining walls and fencing, signage, loading docks and dumpster areas, irrigation systems, site lighting and utilities, landscaping and surface drainage. Operational testing of site development components was not conducted. Clear lines of property demarcation were not provided and as such, the observations relating to the site grounds and surrounding amenities are to be considered general.

Building Structure & Shell
Structural issues are related to those building components that transfer loads within a building and to the underlying ground. Loads may be the result of constant forces such as the weight of the building or other stationary objects within the building (dead loads), or variable forces such as people, operational equipment, vehicular activity or wind (live loads). The building structure assessment included the review of available geotechnical reports and drawings depicting the foundation, floor slab, and framing systems. Visual observations of exposed features were also performed when possible.
Building exteriors are typically composed of various systems and materials intended to serve three main purposes: (1) aesthetic appeal, (2) weather resistance, and (3) structural support. Items included in the building exterior assessment include wall assemblies, glass and glazing, doors, and sealant.
The purpose of roof system(s) is to protect the building components and occupants from adverse moisture, snow and temperature. The selection, design, and installation of a roof are critical to a building's financial performance and can be one of the most expensive building systems to repair, maintain, and replace. Items included in the roof assessment include roof type, age, drainage, warranty status, ancillary roofs, skylights, and roof accessories.

Building Interior
Building interior systems are those that relate to the visible features of finished rooms, hallways, etc. Items included in the interior assessment are the floors, walls, and ceilings.

Mechanical – Electrical – Plumbing Systems
The mechanical systems evaluated include the readily visible components of the heating, ventilation, and air conditioning (HVAC) equipment. The evaluation was intended to be a general overview of the component type, equipment capacity, and distribution methods. Operational testing of mechanical systems was not conducted. Specific equipment included air conditioning and heating units, distribution and ventilation mechanisms, boilers, and facility controls.

Electrical items are related to the readily visible components of the electrical systems installed at the facility. This assessment is intended to be a general overview of the component type, equipment capacity, and distribution methods. Operational testing of electrical systems was not conducted. Items included in the electrical assessment are service distribution, transformers, switchgear, panel boards, conductors, and lighting. Plumbing items are related to the readily visible components of the plumbing systems installed at the facility. This assessment was intended to be a general overview of the component type, system capacity, and distribution methods. Operational testing of plumbing systems was not conducted. Items included in the plumbing assessment were sanitary sewers, roof drains, domestic water supply, natural gas distribution, and piping insulation.

Life and Fire Safety
Life and Fire Safety Systems were observed to the extent that components were visually accessible. This evaluation was intended to be a general overview of the systems observed and not an opinion of safety or adequacy. Operational testing was not conducted. These systems include sprinklers and standpipes, emergency lighting, alarm and annunciation components, smoke evacuation, and fire separation.
This report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the user.

This report was prepared exclusively for Red Hook Container Terminal, LLC. It should be noted that this report was prepared based on observations made during a specific site visit, and the report is time dependent. Conditions present at any time following the site visit date are subject to change, and as such the report is considered to have a limited shelf life. In any case, use or reliance upon the report shall not occur after six (6) months from the date of the Report without AECOM's prior written authorization. In the event that future use or reliance is desired, an update of this report may be requested for an additional fee.

3. Report Information

3.1 Assessment Definitions

Categories for Building and Component Conditions		
Rating	**Condition**	**Definition**
A	**Excellent**	System or component was new or nearly new (75% - 100%) with no visible defects. The system or component meets or exceeds all performance and reliability metrics and industry standards. Could be subject to recommended routine maintenance and preventative maintenance. No capital needs or deferred maintenance activities.
B	**Good**	System or component was nearing or at its midlife point (50% - 75%) showing minimal signs of wear, slight defects, or deterioration. The system or component generally meets performance and reliability metrics and industry standards. Could be subject to routine maintenance and preventative maintenance. Capital needs and minimal deferred maintenance activities could be required.
C	**Fair**	System or component was past its midlife point (25% - 50%) having moderately defective or deteriorated components with expected maintenance needs. The system or component occasionally has performance and reliability issues and may be substandard in some industry standards. More frequent and extended capital needs and deferred maintenance activities.
D	**Poor**	System or component was nearing or at the end of its useful life (0% - 25%) having an increasing number of defects, deteriorating components, and growing maintenance needs. The system or component has performance and reliability issues that are becoming more serious with sub-standard elements. Capital needs and deferred maintenance activities have been frequently delayed or skipped until major problems surface.
E	**Failed**	System or component was past its useful life (0%) needing replacement or restoration and having critically damaged components. The system or component has frequent performance and reliability issues and does not meet industry standards. Significant backlog of capital needs and deferred maintenance activities.

3.2 Common Abbreviations/ Acronyms

ALEC	Aluminized Emulsion Coating	**HP**	Horse Power
AC	Alternating Current	**HVAC**	Heating Ventilation and Air Conditioning
ASHRAE	American Society of Heating, Refrigeration and Air Condition Engineers	**IN**	Inches
A/V	Audio Visual Device	**IRMA**	Inverted Roof Membrane Assembly

BLDG	Building	**KW**	Kilo-Watt
BOCA	BOCA National Building Code	**KVA**	Kilo-volt Amp
BTU	British Thermal Unit (HVAC / MEP)	**LF**	Linear Feet
BUR	Built-Up-Roof	**LS**	Lump Sum
CF	Cubic Feet	**MEP**	Mechanical, Electrical, Plumbing
CFM	Cubic Feet per Minute	**MP**	Manual Pull Station (fire alarm)
CIP	Cast Iron Pipe	**PSI**	Pounds per square inch
CMP	Corrugated Metal Pipe	**PVC**	Poly-Vinyl-Chloride (pipe)
CMU	Concrete Masonry Unit	**QC**	Quality Control
CY	Cubic Yard	**RCP**	Reinforced Concrete Pipe
DC	Direct Current	**RUL**	Remaining Useful Life
DIP	Ductile Iron Pipe	**SBC**	Southern Building Code
DM	Deferred Maintenance	**SD**	Smoke Detector
DX	Direct Expansion (air conditioning)	**SOG**	Slab-on-grade
EIFS	Exterior Insulation and Finish System	**SF**	Square feet
EMS	Energy Management System	**SY**	Square Yard
EPDM	Ethylene-Propylene-Diene-polymer-Monomer (“rubber” roofing)	**TN**	Ton (12,000 BTU cooling, HVAC)
EUL	Expected Useful life	**UBC**	Uniform Building Code
FPM	Feet per Minute	**VAT**	Vinyl Asbestos Tile
FT	Feet	**VAV**	Variable Air Volume
GPM	Gallons per Minute	**VCT**	Variable Composition Tile
HID	High Intensity Discharge (lighting)	**VWC**	Vinyl Wall Covering

3.3 Report Tense

This report was prepared in the past tense as it is intended to only describe observed conditions at the time of the site reconnaissance.

3.4 Opinions of Cost

The opinions of cost presented herein were based on readily visible material and building system defects that might significantly affect the value of the property during the requested assessment period. These opinions were based on approximate quantities and values, and do not constitute a warranty or guarantee that all item(s) requiring repair were included. The estimated costs developed in this report were for the aforementioned capital expenditure items. Items not incorporated into the cost tables include operational costs, such as snow removal and utility (gas or electricity) usage, unpredictable (aesthetic) upgrades, or normal operation and maintenance. The availability of parts or qualified personnel for repairs or renovations may be limited, and is not factored into cost estimates unless specifically stated.

Estimated costs were developed with published unit price data and industry experience. These opinions should not be interpreted as a bid or offer to perform the work. The primary sources of cost data were RS Means and internal historical data. Costs for selected items were obtained from provided documentation and AECOM’s experience with buildings of similar size, construction and geographic location.

It is important to understand that actual costs will vary depending on such factors as contractor expertise, previous contractor commitment, seasonal workload, insurance and bonding, and local labor conditions. These factors may cause wide variations in the actual costs as estimated by different bidders. In addition, the costs presented in the tables do not include fees for design services, permits, management fees, taxes or other indirect costs that may be required for some work items. In view of these limitations, the costs presented herein should be considered “order of magnitude” estimates and used for preliminary budgeting purposes only. Preparation of scopes of work and contractor bidding are recommended to forecast the actual costs.

4. Salient Information

Property Name:	South Brooklyn Marine Terminal
Location / Address:	650 2nd Ave and 632 2nd Ave Brooklyn, NY 11232
Building Age:	87 years (Estimated, constructed in 1931)
Building Type:	J1, J2 and N sheds are single story warehouses. J1 Warehouse has a mezzanine which was non-accessible at the time of inspection. Graffiti Building is an active maintenance building. Tower Building was a 2-story multi-purpose building with 1st floor warehouse with truck scales and 2nd floor office with a tower addition.
Facility Topography:	Overall, the buildings sat on a relatively flat surface with a slight slope away from the building for surface water runoff.
Flood Zone:	Zone AE (Shaded Blue) – Defined as a Special Flood Zone Area with a base flood elevation of 11ft or 10ft as shown in Fig 1.
Seismic Zone:	.02g to .04g according to the 2014 U.S.G.S. National Seismic Hazard Map in Fig 2.
Wind Zone:	Zone 2 – 160 mph Design Wind Speed & Hurricane-Susceptible Region (Fig 3).
Zoning Classification:	IBZ – Industrial Business Zone, M3-1 Heavy Manufacturing District
Surrounding Property Usage:	Parking Lots; Marine Docks; Vacant Buildings; Warehouses
Utility Service:	Gas: Not in Service Electric: Con Edison Water: Not in Service
Building Structure (Construction Type):	Steel framed building with CMU exterior shell construction.
Reported Area:	370,580 total square feet.
Reported Property Size:	Lot size of 3,970,000 square feet.

Roof of Structure:	J1, J2 and N Shed roofs non-accessible. Observations from a distance show J1 and J2 sheds were seen to have spray polyurethane foam roofing system on a metal deck and N shed to have modified bitumen roofing system on plywood plank deck. Graffiti Building and Tower Building had built-up roofs with gravel.
HVAC Systems:	Vent and fan system, not active during observation.
Electrical Systems:	Antiquated in poor condition or newly installed in a non-accessible electrical enclosure. Tower Building had an external temporary electrical supply system servicing part of the building.
Fire Protection:	No fire protection service active. Existing components include sprinklers, piping, alarms, bells and visibly new fire alarm control panels and pump controllers.
Elevators:	None Observed.

5. Assessment Information

5.1 General Summary

The subject buildings observed were warehouses and a semi-detached building labeled “J1 Shed”, “J2 Shed”, “N Shed”, “Graffiti Building” approximately 23 feet high and “Tower Building” approximately 30 feet high and up to 50 feet with its tower addition. They have a combined square footage of 370,580 square feet. The buildings were located in Brooklyn, New York and situated on a 3,970,000 square feet lot.

5.2 Site Reconnaissance

The site reconnaissance portion of the PCA was performed on Wednesday January 24, 2018 and February 20, 2018 by the following team representing AECOM:

AECOM Field Team	
Name	**Role**
Yingdi Zhang, AIA	Architectural
Zong Ji Zhan, AIA	Architectural
Rene Segura	Mechanical
Christopher Shipper, PE	Structural
Herbert Ramirez, PE	Structural
Eugene Bush, PE	Mechanical HVAC
Bailie Wu	Electrical

Weather conditions during the site reconnaissance were as follows:

Ambient Conditions		
On-site Date	**Weather Description**	**Average Temp.**
January 24, 2018	Mostly Sunny	41˚F
February 20, 2018	Overcast and Sunny	54˚F

The following features were assessed:

- Exterior Site Elements
- Building Structure System
- Building Exterior System
- Roof System
- Life and Fire Safety System
- Mechanical System
- Electrical System
- Plumbing System
- Building Interior System
- Conveyance System

5.3 Building History

According to publicly available documentation, the buildings were constructed in or around 1931. The J1 Shed, J2 Shed, N Shed and Graffiti building served as automobile services establishments, as noted by the Certificate of Occupancy dated September 23, 1999. The NYC Department of Buildings records did not appear to have a Certificate of Occupancy for the Tower Building.

5.4 Interviews

Interviews were conducted with personnel familiar with the buildings.

5.5 Documents

The following documents were available for additional research:

- ASTM Designation E2018 – 15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process
- New York City Department of City Planning Zoning Resolution

5.6 Municipal Research

AECOM accessed the public database from the New York City Department of Buildings' Building Information System and the New York City Department of City Planning. Information acquired were past and present data relevant to the lot, zoning and code compliance.

6. Structure Description and Condition

The following sub-sections describe the major building systems as observed during the PCA. Comments and/or recommendations offered by AECOM regarding each system are presented immediately after each description in italic print. Each deficiency is assigned a reference number and is cross-referenced as numbered photographs in **Appendix B**.

6.1 J1 Shed

AECOM observed the J1 Shed to be in very poor condition. The Shed was mostly abandoned and portions were in complete disrepair. There was an electrical security enclosure located inside the Shed; however, what was stored inside was not observable. A breakdown of the costs and number of items needing repair by discipline is as follows:

Building - J1 Shed	Capital Need	Capital Need w/ Mark-Ups	Items
Site Development	$ 268,607	$ 335,759	5
Building Structure & Shell	$ 2,783,029	$ 3,478,786	7
Building Interior	$ 1,328,041	$ 1,660,051	8
Mechanical - Electrical - Plumbing Systems	$ 949,598	$ 1,186,997	14
Life and Fire Safety Systems	$ 1,131,294	$ 1,414,118	1
J1 Shed Total	**$ $6,460,569**	**$ $8,075,711**	**35**

Asbestos*	Capital Need	Capital Need w/ Mark-Ups	Items
Abatement	$ 1,972,050	$ 1,972,050	30
Oversight	$ 493,012.50	$ 493,012.50	
J1 Shed Total	**$ 2,465,062.50**	**$ 2,465,062.50**	**30**

*Further breakdown of asbestos abatement costs is listed in Book #5 Asbestos and Lead Contained Materials Report.

SITE IMPROVEMENTS J1 Shed			
System / Component	**Description of System or Component**	**Rating (A thru E)**	**Reference Number**
Topography J1 Shed	Building sat on a relatively flat surface, with slight slope away from building for surface water runoff.	-	4
Flood Zone J1 Shed	According to FEMA Flood Rate Insurance Map # 3604970192F (Figure 1), the property was in Zone AE, defined as areas subject to inundation by the 1% annual chance flood.	-	FIG 1
Pavement J1 Shed	The Northeast and Southeast of this building had pavement that was asphalt, while Southeast and Southwest of this building pavement was concrete. On the Northeast side, there were elevated concrete platforms with concrete ramps to grade and no guardrails on the ramp. There was not designated parking space observed; however, the building was accessible by vehicles on all sides. Northwest side concrete pavement was fairly new and in good shape.	D	3 4 6

SITE IMPROVEMENTS – J1 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
	Cracks, vegetation, ponding water was observed on all other 3 sides.		
Sidewalks J1 Shed	There was cast-in-place concrete sidewalk on the southeast side of building, at the end of driveway, sloping away from building. Cracks and vegetation was observed.	C	7
Curbs J1 Shed	Steel curbs were used at edge of sidewalk on southeast side of building. Curbs were rusted.	C	7
Retaining Walls J1 Shed	None.	-	-
Fencing J1 Shed	Metal Chain link fencing was used to enclose the area around the building. Fencing in general was in good shape and functioned.	B	1
Drainage J1 Shed	One metal catch basin was observed on southwest side of building. Rust was observed.	C	12
Site Lighting J1 Shed	Rooftop mounted outdoor flood lights facing North East towards the parking lot were inoperable and abandoned. Wall pack lighting facing South West. It was also observed that the parking lot had pole mounted light fixtures recently installed.	E	5 67
Utilities	Electrical service provided by Con Edison. No other active service observed.	C	-

BUILDING STRUCTURE & SHELL – J1 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Floors J1 Shed	Building had cast-in-place concrete floor. Cracks were observed across the floor. Second construction joint along southwest side of building was open at its west side. Sump pit at southeast corner had concrete crumbling. Water stains were observed on floor, indicating insufficient slope for drainage.	C	8 14 16
Structural System J1 Shed	Building had steel structural system. Steel structure at roof was slightly rusted. X-bracing at south side of building was completed detached. Exterior wall towards southwest corner of building had settlements. Column near east entry was buckling and had concrete enclosure damaged. Northwest side exterior wall cold joint had about ¼" opening.	D	18 19 20 21
Wall Assembly J1 Shed	Northeast and southwest side of building were constructed with concrete base and exposed CMU (62" above finish floor) at bottom, and corrugated metal and polycarbonates sheets above. Southeast side of building was constructed with CMU and covered by stucco. Northwest side was repaired recently with corrugated metal panel. Spalling concrete with exposed rebar was observed on concrete base. Major cracks, open joints were observed on CMU. Translucent polycarbonates sheets were damaged at multiple locations and left big opening in walls, which needed repair. Metal sheets on northeast and southwest side were rusted.	D	2 3
Windows J1 Shed	Southeast side of building had green tint windows set in aluminum frames, and was partially covered with plywood. Other windows on this elevation appeared to be damaged and were fully covered with plywood. Northeast and southwest sides of building had windows with clear glass set in steel frames. Large portion of glass were damaged and some of them were replaced with polycarbonate sheets. Broken glass, and damaged polycarbonate were observed. No windows were observed on northwest side of building.	D	1
Exterior Doors J1 Shed	36 rolling vertical steel doors were used for vehicle access. Doors were severely rusted. 2 doors on southwest side had door hood damaged.	C	10 11
Truck Docks J1 Shed	Building had 2 concrete loading docks on northeast side, at about 3 feet high, with ramp to grade. Cracks were observed on interior side of dock. Vegetation was observed in dock construction joints. Dock bumpers were mildly rusted.	C	5
Exterior Stairs J1 Shed	None.	-	-

BUILDING STRUCTURE & SHELL – J1 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Roof Covering J1 Shed	Roof covering was not accessible. Active leaks were observed at south side of building.	D	9
Roof Drainage J1 Shed	Building had ridged roof for drainage. Roof sloped towards northeast and southwest side, providing drainage through drain pipes, discharging into underground storm water collection system. Downspouts, drain pipes were observed dislocated, damaged and leaking.	D	12
Skylights J1 Shed	Clear polycarbonate sheets were used for skylights. Skylights appeared to be in fair condition.	C	9

BUILDING INTERIOR J1 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Public / Common Areas J1 Shed	None.	-	-
Corridors J1 Shed	None.	-	-
Stairs J1 Shed	Second floor of office area was accessible through metal stairs. Stair guardrails were damaged.	E	22
Restrooms J1 Shed	Building had 2 restrooms in warehouse area and 1 in office area. All restrooms had urinals. Restroom fixtures were vandalized, piping removed. Wall/floor tiles were broken. Ceilings had no finishes.	E	24
Office Areas J1 Shed	An abandoned office was located at southeast side of building, enclosed by CMU walls. Cracks were observed in CMU enclosure and building components in this part were falling apart.	E	23
Lighting Interior J1 Shed	Warehouse high bay T12 fluorescent & office fluorescent T12 troffer lighting inoperable/abandoned. Only operational lighting fixtures were in the pump room.	E	70 93

MECHANICAL – ELECTRICAL PLUMBING SYSTEMS – J1 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Office Heating and Cooling J1 Shed	System is abandoned – Failed.	E	94 95 106 109 111

MECHANICAL – ELECTRICAL PLUMBING SYSTEMS – J1 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Warehouse Heating and Cooling J1 Shed	Not observed.	-	-
HVAC Distribution J1 Shed	Not observed.	-	-
HVAC Control Systems J1 Shed	Not observed.	-	-
Electrical Service	Electrical service to the buildings was provided by Con Edison.	-	-
Electrical Distribution J1 Shed	All original distribution equipment is inoperable, abandoned and needs replacement. There was a temporary weatherproof electrical enclosure near the east entrance locked and inaccessible. New rigid conduit observed connected from the enclosure to pump room and exterior security cameras but not throughout. The enclosure seems to be like-new with minor rust and paint peeling near the bottom due to water damage and in operation (fans audible) with components inaccessible. An electrical switchboard was also observed near the boiler room in poor condition.	E	74 75 76 77
Emergency Power J1 Shed	No emergency power system observed. Emergency power may be provided by inaccessible electrical enclosure.	-	-
Water Supply J1 Shed	Toilet piping vandalized and are in poor condition.	D	96 98 99 100
Sanitary Sewer and Roof Drainage J1 Shed	Roof and storm drains are in fair condition.	C	-

MECHANICAL – ELECTRICAL PLUMBING SYSTEMS – J1 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Water Distribution J1 Shed	Sprinkler system is in fair to poor condition.	D	98 99 100 101
Hot Water Systems J1 Shed	Gas Domestic Hot Water Heater Failed.	E	108
Natural Gas J1 Shed	System is abandoned – Failed.	E	108 109 110

LIFE AND FIRE SAFETY J1 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Fire Suppression J1 Shed	Sprinkler system is in fair to poor condition.	D	98 99 100 101 102 103 104 105
Fire Pump J1 Shed	Fire Pump in fair to poor condition.	D	101
Hose Connections J1 Shed	Not observed.	-	-
Alarm Systems J1 Shed	Fire alarm control panel, electric fire pump controller and switches were visibly new but not in operation. Other components such as sprinkler alarm board and bells are abandoned/poor.	E	85 86

6.2 J2 Shed

AECOM observed the J2 Shed as being actively used as a storage facility. It was observed that lumber was being stored within. The J2 Shed was observed to be in poor condition and despite currently being used would need significant repairs to be used as a permanent warehouse. The Shed was observed to contain both electrical security enclosures and temporary construction lighting as well. A breakdown of the capital costs and number of items identified as needing repair can be seen below:

Building - J2 Shed	Capital Need	Capital Need w/ Mark-Ups	Items
Site Development	$ 122,098	$ 152,623	5
Building Structure & Shell	$ 694,588	$ 868,235	4
Building Interior	$ 342,337	$ 427,921	4
Mechanical - Electrical - Plumbing Systems	$ 228,759	$ 285,947	4
Life and Fire Safety Systems	$ 505,348	$ 631,685	1
J2 Shed Total	$ 1,893,129	$ 2,366,411	18

Asbestos*	Capital Need	Capital Need w/ Mark-Ups	Items
Abatement	$ 33,300	$ 33,300	6
Oversight	$ 8,325	$ 8,325	
J2 Shed Total	$ 41,625	$ 41,625	6

*Further breakdown of asbestos abatement costs is listed in Book #5 Asbestos and Lead Contained Materials Report.

SITE IMPROVEMENTS – J2 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Topography J2 Shed	Building sat on a relatively flat surface, with slight slope away from building for surface water runoff.	-	-
Flood Zone J2 Shed	According to FEMA Flood Rate Insurance Map # 3604970192F (Figure 1), the property was in Zone AE, defined as areas subject to inundation by the 1% annual chance flood.	-	FIG 1
Pavement J2 Shed	Except to the Northwest, which was covered by concrete, the building had asphalt pavement around it. No designated parking was observed; however, the building was accessible by vehicles from all sides. Northwest side concrete pavement was fairly new and in good condition. Cracks, vegetation, and ponding water were observed on all other 3 sides.	D	25
Sidewalks J2 Shed	None observed.	-	-

SITE IMPROVEMENTS – J2 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Curbs J2 Shed	None observed.	-	-
Retaining Walls J2 Shed	None observed.	-	-
Fencing J2 Shed	Metal Chain link fencing was used to enclose the area around the building. Fencing in general was in good shape and functioned.	B	28a
Drainage J2 Shed	None observed.	-	-
Site Lighting J2 Shed	Rooftop mounted outdoor flood lights facing South West towards the parking lot were inoperable and abandoned. Wall pack lighting facing North East. It was also observed that the parking lot had pole mounted light fixtures recently installed.	E	28b 68
Utilities	Electrical service provided by Con Edison. No other active service observed.	C	-

BUILDING STRUCTURE & SHELL – J2 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Floors J2 Shed	Building had cast-in-place concrete floor. Cracks and open joints were observed. Water stains were observed on floor, indicating insufficient slope for drainage. Control joint down center of building was open and required sealant.	B	36
Structural System J2 Shed	Building had steel structural system. Columns were rusted. Concrete base was spalling near southwest entry of building. X-bracing was buckling on northeast side. Northwest side exterior wall cold joint had about ¼" opening, required sealing.	C	32 33 34 37

BUILDING STRUCTURE & SHELL – J2 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Wall Assembly J2 Shed	Northwest side was repaired recently with corrugated metal panel, and was in good condition. The other three sides of building were constructed with concrete base and exposed CMU (62" above finish floor) at bottom, and corrugated metal and polycarbonates sheets on top. Major cracks, open joints were observed on CMU and needed repair. Clear polycarbonates sheets were damaged at some locations and left big openings in walls, and needed repair.	D	40
Windows J2 Shed	Northwest side of building had windows with clear glass set in steel frame. Large portion of glass were damaged and some of them were replaced with polycarbonate sheets. Southwest and southeast side of building had clear polycarbonate sheets for natural light. Broken glass and damaged polycarbonate were observed. No windows were observed on northwest side of building.	D	28a
Exterior Doors J2 Shed	18 rolling down gates were used for vehicle access. Gates were severely rusted.	C	31
Truck Docks J2 Shed	Building had concrete loading dock on southwest side, at about 3 feet high, with ramp and stairs to grade without guardrails. Cracked / spalling concrete, vegetation and open joints were observed. Dock bumpers were rusted.	C	30 39
Exterior Stairs J2 Shed	See above.	-	-
Roof Covering J2 Shed	Roof covering was not accessible.	-	-
Roof Drainage J2 Shed	Building had ridged roof for drainage. Roof sloped towards northeast and southwest side, providing drainage through drain pipes, discharging into underground storm water collection system. Downspouts, drain pipes were dislocated damaged, and leaking.	D	41
Skylights J2 Shed	Clear polycarbonate sheets were used for skylights. Skylights appeared to be in fair condition.	C	38

BUILDING INTERIOR J2 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Public / Common Areas J2 Shed	None observed.	-	-
Corridors J2 Shed	None observed.	-	-
Stairs J2 Shed	None observed.	-	-
Restrooms J2 Shed	None observed.	-	-
Office Areas J2 Shed	None observed.	-	-
Lighting Interior J2 Shed	Warehouse had 36 temporary construction LED lighting fixtures partially replacing original fluorescent fixtures.	C	71

MECHANICAL – ELECTRICAL PLUMBING SYSTEMS – J2 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Office Heating and Cooling J2 Shed	Not observed.	-	-
Warehouse Heating and Cooling J2 Shed	No Exhaust fans present. No HVAC.	-	-
HVAC Distribution J2 Shed	Not observed.	-	-
HVAC Control Systems J2 Shed	Not observed.	-	-
Electrical Service	Electrical service to the buildings was provided by Con Edison.	-	-

MECHANICAL – ELECTRICAL PLUMBING SYSTEMS – J2 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Electrical Distribution J2 Shed	All original distribution equipment is inoperable, abandoned and needs replacement. There was a temporary weatherproof electrical enclosures, transformer and switches near the South East and South-West walls locked and inaccessible. New rigid conduit observed connected temporary LED light fixtures and pump room with switches but not throughout. Enclosures seems to be new in operable condition but components inaccessible.	E	78 79
Emergency Power J2 Shed	No emergency power system observed. Emergency power may be provided by inaccessible electrical enclosure.	-	-
Water Supply J2 Shed	Pipes are in poor condition.	D	135 136 137 138 139
Sanitary Sewer and Roof Drainage J2 Shed	Roof drains are in fair condition.	C	-
Water Distribution J2 Shed	Water Distribution system is in fair to poor condition	D	135 136 137 138 139
Hot Water Systems J2 Shed	Not observed.	-	-
Natural Gas J2 Shed	Not observed.	-	-

LIFE AND FIRE SAFETY J2 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Fire Suppression J2 Shed	Sprinkler system is in poor condition.	D	135 136 137 138 139

LIFE AND FIRE SAFETY J2 Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Fire Pump J2 Shed	Fire pump is in fair to poor condition.	D	135
Hose Connections J2 Shed	Not observed.	-	-
Alarm Systems J2 Shed	Fire alarm control panel, electric fire pump controller, suppression release panel and switches were visibly new but not in operation. Other components are abandoned/poor.	E	87 88

6.3 N Shed

AECOM observed the N Shed to be in very poor condition. It is currently being used as a storage facility that contained heavy machinery equipment. It was observed that significant repairs are needed to the N Shed even if it continues to be used as a storage facility. The Shed did have portions that had electrical refurbishments and security enclosures; however, it also had portions which were abandoned. The abandoned portions were in disrepair. A breakdown of the capital costs and number of items identified as needing repair can be seen below:

Building - N Shed	Capital Need	Capital Need w/ Mark-Ups	Items
Site Development	$ 108,452	$ 135,565	2
Building Structure & Shell	$ 592,987	$ 741,234	4
Building Interior	$ 307,187	$ 383,984	3
Mechanical - Electrical - Plumbing Systems	$ 730,594	$ 913,242	7
Life and Fire Safety Systems	$ 686,820	$ 858,525	1
N Shed Total	$ 2,426,040	$ 3,032,549	17

Asbestos*	Capital Need	Capital Need w/ Mark-Ups	Items
Abatement	$ 1,214,950.00	$ 1,214,950.00	11
Oversight	$ 303,737.50	$ 303,737.50	
N2 Shed Total	$ 1,518,687.50	$ 1,518,687.50	11

*Further breakdown of asbestos abatement costs is listed in Book #5 Asbestos and Lead Contained Materials Report.

SITE IMPROVEMENTS – N Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Topography N Shed	Building sat on a relatively flat surface, with slight slope away from building for surface water runoff. Loading area to the south was about 4 feet below building surface and slopes towards the building.	-	43
Flood Zone N Shed	According to FEMA Flood Rate Insurance Map # 3604970192F (Figure 1), the property was in Zone AE, defined as areas subject to inundation by the 1% annual chance flood.	-	FIG 1
Pavement N Shed	Asphalt surfaces were observed around the building. No designated parking space was observed; however, the building was accessible by vehicles from all sides. Cracks, vegetation, and ponding water were observed.	D	43a
Sidewalks N Shed	None.	-	-

SITE IMPROVEMENTS – N Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Curbs N Shed	None.	-	-
Retaining Walls N Shed	Concrete retaining walls were observed along southwest side of building, at elevation change between loading area and building pad. The retaining walls were observed to be cracked and spalled.	C	43
Fencing N Shed	Metal Chain link fencing enclosed around the shed on all sides. Fencing in general was in good shape and functioned.	B	43a
Drainage N Shed	One metal catch basin was observed on northwest side of building. Minor rust was observed.	B	43b
Site Lighting N Shed	No site lighting fixtures were observable. It was also observed that the parking lot had pole mounted light fixtures recently installed.	-	
Utilities	Electrical service provided by Con Edison. No other active service observed.	C	-

BUILDING STRUCTURE & SHELL – N Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Floors N Shed	Building had cast-in-place concrete floor. Cracks and spalling were observed across the floor. In north side of building, control joint was open, with additional cracks, due to insufficient control joint spacing.	C	51
Structural System N Shed	Building had steel structural system. In central portion of building, 1 column was severely damaged with warped / buckled flange, and immediate check of additional moment was required. On northeast side of building, new concrete had crack and movement towards north. Approximately 2" settlement was observed at north east corner, near utility room. At northeast side of building, near old garage gate, a buckled steel	C	48 49 50 52 53

BUILDING STRUCTURE & SHELL – N Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
	roof member was observed. Grade beam was tilted towards building side. Exterior roof steel and wood roof deck appeared to be in good condition. Interior structure roof had active leaks.		
Wall Assembly N Shed	The exterior shell of building was constructed with concrete base and exposed CMU (62" above finish floor) at bottom, and corrugated metal and polycarbonates sheets on top. Spalling concrete with exposed rebar was observed on concrete base. Major cracks, open joints were observed on CMU. Wall was bulged on north corner near entry. Clear polycarbonates sheets were damaged at some locations and left big openings in walls, and needed repair.	D	46
Windows N Shed	Building had windows with clear glass set in steel frames. Large portions of glass were damaged and some of them were replaced with polycarbonate sheets. Broken glass and damaged polycarbonate were observed.	D	44
Exterior Doors N Shed	19 rolling down gates were used for vehicle access. Gates appeared to be recently replaced and in good shape.	A	44a
Truck Docks N Shed	None observed.	-	-
Exterior Stairs N Shed	None observed.	-	-
Roof Covering N Shed	Building roof was not accessible. Leaks were observed, see structural system.	-	-
Roof Drainage N Shed	Building had ridged roof for drainage. Roof sloped towards northeast and southwest side, providing drainage through drain pipes, discharging into underground storm water collection system. Downspouts, drain pipes were observed dislocated, damaged and leaking.	D	45
Skylights N Shed	None observed.	-	-

BUILDING INTERIOR N Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Public / Common Areas N Shed	None observed.	-	-
Corridors N Shed	None observed.	-	-
Stairs N Shed	None observed.	-	-
Restrooms N Shed	Restroom with urinals was observed, enclosed with CMU walls. Restroom fixtures were damaged. Wall/floor was broken. Ceilings had no proper finishes.	F	55
Office Areas N Shed	None observed.	-	-
Lighting Interior N Shed	T12 Fluorescent lighting operational in pump room. Fluorescent lighting in sprinkler control room. Warehouse had HID high bay lighting fixtures not in operation or not operational.	C	72

MECHANICAL – ELECTRICAL PLUMBING SYSTEMS – N Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Office Heating and Cooling N Shed	Not observed.	-	-
Warehouse Heating and Cooling N Shed	Not observed.	-	-
HVAC Distribution N Shed	Not observed.	-	-
HVAC Control Systems N Shed	Not observed.	-	-

MECHANICAL – ELECTRICAL PLUMBING SYSTEMS – N Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Electrical Service	Electrical service to the buildings was provided by Con Edison.	-	-
Electrical Distribution N Shed	All original distribution equipment is inoperable, abandoned and needs replacement. There was a set of new circuit breakers, switches and accompanying wiring along the South-East wall. Both the pump room and sprinkler room were observed to have new wiring to them by rigid metal conduit but not throughout.	E	80 81 82
Emergency Power N Shed	No emergency power system observed. Emergency power may be provided by inaccessible electrical enclosure.	-	-
Water Supply N Shed	Pipes are in poor condition.	D	134
Sanitary Sewer and Roof Drainage N Shed	Gutters are in fair condition.	C	-
Water Distribution N Shed	Water distribution system is in fair to poor condition.	D	115 116 117 118 119 120 121 122
Hot Water Systems N Shed	No Domestic Hot Water – Failed.	E	-
Natural Gas N Shed	Not observed.	-	-

LIFE AND FIRE SAFETY N Shed			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Fire Suppression N Shed	Fire suppression system is in fair to poor condition.	D	131 132
Fire Pump N Shed	Fire pump system is in poor condition.	E	120 121
Hose Connections N Shed	Not observed.	-	-
Alarm Systems N Shed	Fire alarm control panel switches, manual pull station and strobe light were visibly new but not in operation. Other components are abandoned/poor.	E	89 90

6.4 Graffiti Building

AECOM observed the Graffiti Building was being used as a heavy machinery maintenance shop. Although it was currently in use, the overall building condition was still very poor. For example, the HVAC system was observed to be damaged and abandoned and instead a garage bay door was left open to exhaust air and provide fresh air from the maintenance shop. A breakdown of the capital costs and number of items identified as needing repair can be see below:

Building - Graffiti Building	Capital Need	Capital Need w/ Mark-Ups	Items
Site Development	$ 29,289	$ 36,611	3
Building Structure & Shell	$ 9,515	$ 11,894	1
Building Interior	$ 19,167	$ 23,959	2
Mechanical - Electrical - Plumbing Systems	$ 172,451	$ 215,564	8
Life and Fire Safety Systems	$ 95,154	$ 118,943	1
Graffiti Building Total	$ 325,576	$ 406,971	15

Asbestos*	Capital Need	Capital Need w/ Mark-Ups	Items
Abatement	$ 78,700.00	$ 78,700.00	7
Oversight	$ 19,675.00	$ 19,675.00	
Graffiti Building Total	$ 98,375.00	$ 98,375.00	7

*Further breakdown of asbestos abatement costs is listed in Book #5 Asbestos and Lead Contained Materials Report.

SITE IMPROVEMENTS – Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Topography Graffiti Building	Building sat on a relatively flat surface, with slight slope away from building for surface water runoff.	-	52
Flood Zone Graffiti Building	According to FEMA Flood Rate Insurance Map # 3604970192F (Figure 1), the property was in Zone AE, defined as areas subject to inundation by the 1% annual chance flood.	-	FIG 1
Pavement Graffiti Building	Asphalt surfaces were observed around the building. No designated parking space was observed; however, the building was accessible by vehicles from all sides. Cracks, vegetation and ponding water were observed.	D	56
Sidewalks Graffiti Building	None.	-	-

SITE IMPROVEMENTS – Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Curbs Graffiti Building	None.	-	-
Retaining Walls Graffiti Building	None.	-	-
Fencing Graffiti Building	Metal Chain link fencing was used to enclose the area around the building. Fencing in general was in good shape and functioned.	B	56
Drainage Graffiti Building	None observed.	-	-
Site Lighting Graffiti Building	Wall mounted flood lights exist on the North entryway. It was also observed that there was a pole mounted light fixtures recently installed nearby.	E	69
Utilities	Electrical service provided by Con Edison. No other active service observed.	C	-

BUILDING STRUCTURE & SHELL Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Floors Graffiti Building	Building had cast-in-place concrete floor. Cracks and water stains were observed on floor, indicating insufficient slope for drainage.	C	62
Structural System Graffiti Building	Building had steel structural system. Steel structure at roof was slightly rusted. Column masonry enclosure was slighted separated from wall assembly. Exterior steel walkway was failing and not safe. Interior ancillary structure CMU walls were settling.	C	64

BUILDING STRUCTURE & SHELL Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Wall Assembly Graffiti Building	The exterior shell of building was constructed with CMU, covered by corrugated metal panel, sitting on concrete base. Wall assemblies appeared to be in good condition.	B	57
Windows Graffiti Building	Building had windows with translucent layer on northeast, southeast and southwest side, and appeared to be in good shape.	B	56a
Exterior Doors Graffiti Building	3 rolling vertical steel doors were used for vehicle access. Gates appeared to be in good shape.	B	56b
Truck Docks Graffiti Building	None.	-	-
Exterior Stairs Graffiti Building	Stairs on South East walls were abandoned with missing steps and excessive rust.	E	59
Roof Covering Graffiti Building	Building had built up roof supported by metal deck. Roof membrane was worn and alligatoring. Interior structure had pre-cast plank roof and there was a crack on top.	C	127
Roof Drainage Graffiti Building	Building had ridged roof for drainage. Roof sloped towards northeast and southwest side, providing drainage through drain pipes, discharging into underground storm water collection system. Downspouts, drain pipes were observed dislocated, damaged and leaking.	D	58
Skylights Graffiti Building	None.	-	-

BUILDING INTERIOR Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Public / Common Areas Graffiti Building	None.	-	-

BUILDING INTERIOR Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Corridors Graffiti Building	None.	-	-
Stairs Graffiti Building	Second floor of storage area was accessible through metal stairs. Stairs appeared to be in fair condition.	C	65
Restrooms Graffiti Building	None.	-	-
Office Areas Graffiti Building	A small office area was on top of storage area. It appeared to be in fair condition.	C	66
Lighting Interior Graffiti Building	High pressure sodium lights in high bay lighting fixture partially operational. T12 Fluorescent high bay lights not operational.	D	73

MECHANICAL ELECTRICAL – PLUMBING SYSTEMS Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Office Heating and Cooling Graffiti Building	System is abandoned, ducts removed.	E	126 127 128 129 130
Warehouse Heating and Cooling Graffiti Shed	System Abandoned.	E	126 127 128 129 130
HVAC Distribution Graffiti Building	System abandoned – Failed.	E	127
HVAC Control Systems Graffiti Building	System Abandoned.	E	-
Electrical Service	Electrical service to the buildings was provided by Con Edison.	-	-

MECHANICAL ELECTRICAL – PLUMBING SYSTEMS Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Electrical Distribution Graffiti Building	No new electrical renovations to this building apart from rigid metal conduits leading to the exterior security cameras. Most electrical components show signs of excessive wear or inoperability and replacements required.	E	83 84
Emergency Power Graffiti Building	No emergency power system observed.	-	-
Water Supply Graffiti	Pipes are in poor condition.	D	123 124
Sanitary Sewer and Roof Drainage Graffiti Building	Not observed.	-	-
Water Distribution Graffiti Building	System is in poor condition.	E	123 124
Hot Water Systems Graffiti Building	Domestic Hot Water system failed.	E	123
Natural Gas Graffiti Building	System is abandoned – Failed.	E	123

LIFE AND FIRE SAFETY Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Fire Suppression Graffiti Building	Sprinkler system is in poor condition.	E	123 124 125

LIFE AND FIRE SAFETY Graffiti Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Fire Pump Graffiti Building	Fire pump system is in fair to poor condition.	D	123 124
Hose Connections Graffiti Building	Not observed.	-	-
Alarm Systems Graffiti Building	Fire alarm control system not in operation. Components include a Smoke detection control board and sprinkler annunciator control board.	E	91 92

6.5 Tower Building

The Tower Building was observed to be in overall poor condition. Much of the building that could be inspected was abandoned, including the abandoned police precinct on the upper level floors. These floors also were observed to contain abandoned communications equipment. The first floor was mostly inaccessible due to the tenants; however, it was observed that the garage/storage area was in use as an electrical contractor's warehouse. Additionally, there was a trailer adjacent to the building running power to it. AECOM recommends the Tower Building be demolished rather than repaired. The demolition costs can be seen below:

Building - Tower Building	Capital Need	Capital Need w/ Mark-Ups	Items
Miscellaneous	$ 338,222	$ 422,778	1
Tower Building Total	$ 338,222	$ 422,778	1

Asbestos*	Capital Need	Capital Need w/ Mark-Ups	Items
Abatement	$ 101,200	$ 101,200	18
Oversight	$ 25,300	$ 25,300	
Tower Building Total	$ 126,500	$ 126,500	18

*Further breakdown of asbestos abatement costs is listed in Book #5 Asbestos and Lead Contained Materials Report.

SITE IMPROVEMENTS Tower Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Topography Tower Building	Building sat on a relatively flat surface, with slight slope away from building for surface water runoff.	-	-
Flood Zone Tower Building	According to FEMA Flood Rate Insurance Map # 3604970192F (Figure 1), the property was in Zone AE, defined as areas subject to inundation by the 1% annual chance flood.		FIG 1
Pavement Tower Building	Concrete surfaces were observed around the building and an asphalt ramp. There were approximately 8 parking spaces designated on the West side. The area to the south of the building had 8 bays for truck scales embedded in-ground with concrete curbs. The steel beams on the floor were painted and rusted. Cracks, vegetation and debris were observed on all sides.	E	140 141 142
Sidewalks Tower Building	Concrete sidewalks cast in-place on the West side of the building and between each bay in the truck scale area. Cracks, vegetation and debris were observed.	E	143 144 145
Curbs Tower Building	Concrete cast In-place curbs on West side of building. Cracks, vegetation and debris observed.	E	146 147

SITE IMPROVEMENTS Tower Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Retaining Walls Tower Building	None.	-	-
Fencing Tower Building	None.	-	-
Drainage Tower Building	None observed.	-	-
Site Lighting Tower Building	None observed. It was also observed that the parking lot had pole mounted light fixtures recently installed.	-	-
Utilities	Electrical service provided by Con Edison. No other active service observed.	C	-

BUILDING STRUCTURE & SHELL – Tower Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Floors Tower Building	Building had cast in-place concrete floor on first and second level. Tower is steel frame. Cracks, pooling and water damage were observed throughout.	E	148 149 150 151 152
Structural System Tower Building	Building had cast in-place concrete structure with steel frame tower added after building was built. Metal structure with metal cladding. Truck scale Canopy was a steel structure with steel cladding.	D	153 154 155 156
Wall Assembly Tower Building	Exterior of building is glazed brick with unfinished CMU and concrete infill. Tower exterior is metal Cladding. Truck scales are open bay with CMU constructed booths and exposed steel columns. Wall assemblies are chipped cracked, spalling, broken, missing, shifted and severely damaged. Sealant missing or corroded.	E	157 158 159 160 161 162 163

BUILDING STRUCTURE & SHELL – Tower Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Windows Tower Building	All windows were single pane with clear glass set in metal. Broken, damaged, and missing windows, assemblies and frames on all sides of building.	E	164 165 166
Exterior Doors Tower Building	9 Rolling vertical doors were rusted, dented and damaged as were all 4 metal doors. Door missing on second level on East side of building. Door opening permanently sealed with plywood.	E	164 167 168 169 170 171
Truck Scales Tower Building	Truck scales metal damaged, deteriorated and rusty on all sides in all 9 bays. Concrete cast in-place cracked and shifted.	E	172 173 174 175
Exterior Stairs Tower Building	Covered metal stairs on East side of building. 3 missing treads. Stringers has holes, deteriorated, rusted and broken. Cover is missing on top landing.	E	176 177 178
Roof Covering Tower Building	Building had built up roof with gravel. Debris was present on rooftop. Parapets missing mortar. There was blistering/bubbled over 75% of the roof. Smoke stacks held together with metal strapping. Smoke stacks brick in poor condition. Coping missing mortar, grout, and sealant and or missing terra cotta coping all together. Roofing material at base and parapet broken. Vent pipe patch not covered. Missing/dented base flashing in areas. Water observed ponding. Plants observed growing over much of roof. Railing post at tower roof are deteriorated. Railing is slanted inboard. Drain covers broken/displaced. No access to truck scales roof.	E	180 181 182 183 184 185 186 187 188 189
Roof Drainage Tower Building	Ponding on roof. Drains observed broken. Plants growing all over the roof. Truck Scales roof was not accessible.	E	190 191
Skylights Tower Building	None.	-	-

BUILDING INTERIOR Tower Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Public/ Common Areas Tower Building	Some walls were observed as cracked CMU. Cracked concrete floor. Debris all over. Severe aggressive mold observed growing all throughout building, especially stairs. Walls were sweating as excess moisture was present as well as water ponding. Hung ceiling was bowed, damaged and deteriorated. Interior walls were gypsum board, some with wood panel finish or CMU. Walls were bowed. Leaks and sever water damage observed throughout entire building. Railings missing on stairs. All heating elements removed and pipes cut. Trash observed everywhere. Leaks and condensation observed throughout. Peeling paint and gaping holes in walls observed.	E	192 193 194 195 196 197 198 199
Corridors Tower Building	Some walls were observed as cracked CMU. Cracked concrete floor. Debris all over. Severe aggressive mold observed growing all throughout building, especially stairs. Walls were sweating as excess moisture was present as well as water ponding. Hung ceiling was bowing, damaged and deteriorated. Interior walls were gypsum board, some with wood panel finish or CMU. Walls were bowing out. Leaks and severe water damage observed throughout entire building. Railings missing on stairs. All heating elements removed and pipes cut. Trash observed everywhere. Leaks and condensation observed all throughout. Peeling paint and gaping holes in walls observed.	E	200 201 202 203 204 205 206
Stairs Tower Building	Interior stairs have concrete pans damaged or missing. Steel treads , rusty stairs with reinforced steel channels at back of stairs. Damaged/ extremely moldy soffits. Riser heights vary due to additional tread on top of some broken treads. Extreme moisture present with walls observed sweating and water dripping, pooling at landings. Debris and trash present. Rails missing on stairs.	E	206 207 208 209 210 211 212 213 214 215
Restrooms Tower Building	Debris all over. Walls were sweating as excess moisture was present as well as water ponding. Hung ceiling was bowed, damaged and deteriorated. All interior walls were gypsum board, some with wood panel finish. Walls were bowed. Leaks and sever water damage observed throughout entire building. Railings missing on stairs. All heating elements removed and pipes cut. Trash observed everywhere. Leaks and condensation observed all throughout. Peeling paint and gaping holes in walls observed. Water closets and showers both missing/ broken/vandalized.	E	216 217 218 219 220 221 222
Office Areas Tower Building	Some walls were observed as cracked CMU. Cracked concrete floor. Debris all over. Severe aggressive mold observed growing all throughout. Walls were sweating as excessive moisture was present as well as water ponding. Hung ceiling was sagging, damaged and deteriorated. All interior walls were gypsum board, some with wood panel finish. Walls were bowed out. Leaks and severe water damage observed throughout entire building. Railings missing on stairs. All heating elements removed and pipes cut. Trash observed everywhere. Leaks and condensation observed all throughout. Peeling paint and gaping holes in walls observed.	E	195 196 199 200 201 202
Lighting Interior Tower Building	2 Lamp 4 foot linear and U-Bend T12 Fluorescent lighting strips and troffers throughout office areas, halls and bathrooms. All unserviceable.	E	204 205 209 222

MECHANICAL ELECTRICAL – PLUMBING SYSTEMS Tower Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Office Heating and Cooling Tower Building	System is abandoned. Floor boards all removed and pipes cut.	E	198 199
Warehouse Heating and Cooling Tower Building	Not observed.	-	-
HVAC Distribution Tower Building	Not observed.	-	-
HVAC Control Systems Tower Building	System Abandoned.	E	-
Electrical Service	Electrical service to the buildings was provided by Con Edison.	-	-
Electrical Distribution Tower Building	All original distribution equipment is inoperable, abandoned and needs replacement.	E	223 224 225 226 227 228
Emergency Power Tower Building	No emergency power system observed.	-	-

MECHANICAL ELECTRICAL – PLUMBING SYSTEMS Tower Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Water Supply Tower Building	Pipes damaged beyond repair.	E	229 230 231 232 233 234 235
Sanitary Sewer and Roof Drainage Tower Building	Sanitary sewer was not observed. Roof Drainage Failed. Excessive moisture present in the building, several leaks observed, sweating walls and substantial amount of mold present.	E	182 188 190 191 236 237
Water Distribution Tower Building	System is in unserviceable. Piping disconnected.	E	238 239 240 241
Hot Water Systems Tower Building	Domestic Hot Water unserviceable.	E	240 241 242 243 244 245
Natural Gas Tower Building	Gas service not seen active, old connections visible.	E	244

LIFE AND FIRE SAFETY Tower Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Fire Suppression Tower Building	Sprinkler system is Failed. Pipes observed cracked at seals and valve assemblies.	E	229 230 231 232 233 234 235
Fire Pump Tower Building	Fire pump system failed.	E	229 230 231 232 233 234 235

LIFE AND FIRE SAFETY Tower Building			
System / Component	Description of System or Component	Rating (A thru E)	Reference Number
Hose Connections Tower Building	Standpipe and sprinkler connections for fire department in poor condition.	E	245 246
Alarm Systems Tower Building	Fire alarm control system not in operation. Unserviceable.	E	223

7. REPORT QUALIFICATIONS

This report was prepared generally following the guidelines of ASTM E2018-15 for Property Condition Assessments. This report was intended to provide a general overview of the building systems at the facility and the general conditions of such. The evaluation was performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The activities of this evaluation included observations of visible and readily accessible areas. Consequently, a comprehensive study to identify, document, and assess specific property/building defects was not conducted. In some cases, additional study may be warranted to more fully assess concerns noted. In addition, system checks or testing on the operation of machinery and equipment is beyond the scope of this evaluation. This report should be construed as neither a complete inventory of the building materials, contents or components nor a survey to determine status of material or equipment recalls.

The opinions and recommendations presented in this report are based on AECOM's observations, evaluation of the information provided, and interviews with personnel possessing knowledge of the facility. No calculations were made to determine the adequacy of the facility's original design. The possibility exists that defects and deficiencies are present at the subject facility, which were not readily visible or accessible. The development of future problems not identified in this report, on any observed system, at the subject property should be anticipated.

This report was prepared in accordance with the scope of work, and terms and conditions associated with AECOM Project Number 60558675.

The opinions and recommendations in this report should not be construed in any way to constitute a warranty or guarantee regarding the current or future performance of any system identified. Furthermore, the user should thoroughly review and understand AECOM's definition of what ECAs Are and What They Are Not (Appendix A).

Tables

Table 1A: J1 Shed

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Site Development	Remove vapor-proof wall pack exterior lights.	16 EA	$2,026	$2,533
Site Development	Install 82W LED flood wall pack.	16 EA	$32,423	$40,529
Site Development	Remove roof mounted stadium style exterior flood lights.	7 EA	$887	$1,109
Site Development	Install 500W LED roof mounted flood lights.	7 EA	$31,916	$39,895
Site Development	Replace pavement.	35,070.6 ft²	$201,355	$251,694
Building Structure & Shell	Replace structural system.	24,540 ft²	$401,967	$502,459
Building Structure & Shell	Replace wall assembly.	9,816 ft²	$704,483	$880,604
Building Structure & Shell	Remove and replace aluminum 40" x 60" picture windows.	270 EA	$333,751	$417,189
Building Structure & Shell	Remove and replace aluminum 48" x 36" grid picture window.	48 EA	$49,201	$61,501
Building Structure & Shell	Replace roof.	167,000 ft²	$1,113,890	$1,392,362.50
Building Structure & Shell	Replace roof drainage.	83,740.97 ft²	$141,412	$176,765
Building Structure & Shell	Replace 2 story metal interior stairs.	1 EA	$38,325	$47,906
Building Interior	Remove linear fluorescent 8 foot strip fixture lighting.	868 EA	$58,631	$73,289
Building Interior	Install linear high bay 100W 4100K LED strip lighting fixture.	434 EA	$696,243	$870,304
Building Interior	Replace incandescent light bulb with 12W 4100K LED A19 light bulb.	20 EA	$844	$1,055

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Building Interior	Remove 2 x 8 linear fluorescent recessed troffer lighting.	5 EA	$422	$528
Building Interior	Remove 2 x 4 linear fluorescent recessed troffer lighting.	70 EA	$4,728	$5,910
Building Interior	Install 1 x 4 44W 4100K LED recessed troffer lighting fixture.	80 EA	$60,792	$75,990
Building Interior	Replace restroom.	2 EA	$249,621	$312,026
Building Interior	Replace office area.	6,550 ft²	$256,760	$320,950
Mechanical - Electrical - Plumbing Systems	Remove and replace 480V 250A 18 circuit main breaker panel with 20A breakers.	1 EA	$11,652	$14,565
Mechanical - Electrical - Plumbing Systems	Remove and replace 3 wire armored electrical wiring for office space.	6,550 ft²	$55,304	$69,130
Mechanical - Electrical - Plumbing Systems	Remove and replace 120V 200A 30 circuit main breaker panel with 15A breakers.	8 EA	$72,951	$91,189
Mechanical - Electrical - Plumbing Systems	Remove electrical switchboard (Approx 16' x 6' x 8') and immediate wiring.	1 EA	$20,264	$25,330
Mechanical - Electrical - Plumbing Systems	Remove 24 circuit main breaker panel.	1 EA	$675	$844
Mechanical - Electrical -	Remove electrical disconnect breaker.	1 EA	$253	$316

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Plumbing Systems				
Mechanical - Electrical - Plumbing Systems	Remove electrical safety switch.	15 EA	$3,800	$4,750
Mechanical - Electrical - Plumbing Systems	Remove telephone network interface devices and punch-down blocks.	10 EA	$2,533	$3,166
Mechanical - Electrical - Plumbing Systems	Install general duty 30A electrical safety switch.	10 EA	$5,910	$7,388
Mechanical - Electrical - Plumbing Systems	Remove electrical outlet and install 20A GFCI outlet.	10 EA	$4,222	$5,278
Mechanical - Electrical - Plumbing Systems	Replace water supply system.	167,481.93 ft²	$339,388	$424,235
Mechanical - Electrical - Plumbing Systems	Replace natural gas system.	167,481.93 ft²	$113,129	$141,411
Mechanical - Electrical - Plumbing Systems	Replace Office HVAC System.	6,550 ft²	$148,685.00	$185,856.25
Mechanical - Electrical - Plumbing Systems	Replace Warehouse Ventilation System.	167,481.93 ft²	$170,831.57	$213,539.46

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Life and Fire Safety Systems	Replace fire protection system.	167,481.93 ft²	$1,131,294	$1,414,118
		Total	$6,460,569.00	$8,075,711.20

Table 1B: J2 Shed

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Site Development	Remove roof mounted stadium style exterior flood lights.	4 EA	$507	$634
Site Development	Install 500W LED roof mounted flood lights.	4 EA	$18,238	$22,798
Site Development	Remove vapor-proof wall pack exterior lights.	7 EA	$709	$886
Site Development	Install 82W LED flood wall pack.	7 EA	$11,348	$14,185
Site Development	Replace pavement.	15,901 ft²	$91,296	$114,120
Building Structure & Shell	Replace wall assembly.	6,430 ft²	$461,531	$576,914
Building Structure & Shell	Remove and replace aluminum 40" x 60" picture windows.	125 EA	$154,514	$193,143
Building Structure & Shell	Remove and replace aluminum 48" x 36" grid picture window.	15 EA	$15,375	$19,219
Building Structure & Shell	Replace roof drainage.	37,406.78 ft²	$63,168	$78,960
Building Interior	Remove linear fluorescent 8 foot strip fixture lighting.	392 EA	$26,478	$33,098
Building Interior	Remove temporary construction LED lighting.	36 EA	$1,216	$1,520
Building Interior	Install linear high bay 100W 4100K LED strip lighting fixture.	196 EA	$314,432	$393,040
Building Interior	Replace incandescent light bulb with 12W 4100K LED A19 light bulb.	5 EA	$211	$264
Mechanical - Electrical - Plumbing Systems	Remove electrical safety switch.	1 EA	$253	$316

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Mechanical - Electrical - Plumbing Systems	Install general duty 30A electrical safety switch.	1 EA	$591	$739
Mechanical - Electrical - Plumbing Systems	Replace water supply system.	74,813.56 ft²	$151,604	$189,505
Mechanical - Electrical - Plumbing Systems	Replace Warehouse Ventilation System.	74,813.56 ft²	$76,309.83	$95,387.29
Life and Fire Safety Systems	Replace fire protection system.	74,813.56 ft²	$505,348	$631,685
		Total	$1,893,128.80	$2,366,411.20

Table 1C: N Shed

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Site Development	Install 82W LED flood wall pack.	9 EA	$29,788	$37,235
Site Development	Replace pavement.	13,701.04 ft²	$78,664	$98,330
Building Structure & Shell	Replace wall assembly.	6,619.68 ft²	$475,081	$593,851
Building Structure & Shell	Remove and replace aluminum 24" x 48" grid picture window.	36 EA	$25,873	$32,341
Building Structure & Shell	Remove and replace aluminum 40" x 60" picture windows.	5 EA	$6,181	$7,726
Building Structure & Shell	Replace roof drainage.	50,840.00 ft²	$85,852	$107,315
Building Interior	Remove high bay HID lighting fixture.	96 EA	$12,158	$15,198
Building Interior	Install High Bay 160W 4000K LED lighting fixture.	96 EA	$170,219	$212,774
Building Interior	Replace restroom.	1 EA	$124,810	$156,013
Mechanical - Electrical - Plumbing Systems	Remove and replace 120V 200A 30 circuit main breaker panel with 15A breakers.	8 EA	$72,951	$91,189
Mechanical - Electrical - Plumbing Systems	Remove electrical safety switch.	3 EA	$760	$950
Mechanical - Electrical - Plumbing Systems	Install general duty 30A electrical safety switch.	5 EA	$2,955	$3,694
Mechanical - Electrical - Plumbing Systems	Remove telephone network interface devices and punch-down blocks.	3 EA	$760	$950
Mechanical - Electrical -	Replace warehouse ventilation.	101,679.99	$103,711.56	$129,639.45

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Plumbing Systems	system.	ft²		
Mechanical - Electrical - Plumbing Systems	Replace water supply system.	101,679.99 ft²	$206,046	$257,558
Mechanical - Electrical - Plumbing Systems	Replace domestic hot water system.	101,679.99 ft²	$343,410	$429,263
Life and Fire Safety Systems	Replace fire protection system.	101,679.99 ft²	$686,820	$858,525
		Total	$2,426,039.50	$3,032,549.40

Table 1E: Graffiti Building

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Site Development	Remove wall mounted exterior flood light.	1 EA	$101	$126
Site Development	Install 82W LED flood wall pack.	2 EA	$3,242	$4,053
Site Development	Replace pavement.	4,519.30 ft²	$25,946	$32,433
Building Structure & Shell	Replace roof drainage.	5,634.67 ft²	$9,515	$11,894
Building Interior	Remove high bay HID lamp and install 160W 4000K LED-HID high bay retrofit kit.	15 EA	$16,465	$20,581
Building Interior	Remove linear fluorescent 8 foot strip fixture lighting.	40 EA	$2,702	$3,378
Mechanical - Electrical - Plumbing Systems	Remove electrical safety switch.	15 EA	$3,800	$4,750
Mechanical - Electrical - Plumbing Systems	Install general duty 30A electrical safety switch.	15 EA	$8,866	$11,083
Mechanical - Electrical - Plumbing Systems	Remove and replace 120V 200A 30 circuit main breaker panel with 15A breakers.	4 EA	$36,475	$45,594
Mechanical - Electrical - Plumbing Systems	Remove and replace 480V 250A 18 circuit main breaker panel with 20A breakers.	2 EA	$23,304	$29,130
Mechanical - Electrical - Plumbing Systems	Replace warehouse ventilation system.	14,086.67 ft²	$14,368.40	$17,960.50
Mechanical - Electrical - Plumbing Systems	Replace water supply system.	14,086.67 ft²	$28,546	$35,683

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Mechanical - Electrical - Plumbing Systems	Replace domestic hot water system.	14,086.67 ft²	$47,577	$59,471
Mechanical - Electrical - Plumbing Systems	Replace natural gas system.	14,086.67 ft²	$9,515	$11,894
Life and Fire Safety Systems	Replace fire protection system.	14,086.67 ft²	$95,154	$118,943
		Total	$35,582.40	$406,969.50

Table 1F: Tower Building

System	Item	Quantity	Capital Needs	Capital Needs w/ Markup
Miscellaneous	Demolish Tower Building.	12,517.72 ft²	$338,222	$422,778
		Total	$338,222	$422,778

Table 2. Capital Expenditures Estimate

SITE DEVELOPMENT

Index	Item	Location	Quantity	Capital Needs
1	Remove vapor-proof wall pack exterior lights.	J1 Shed	16 EA	$2,026
2	Install 82W LED flood wall pack.	J1 Shed	16 EA	$32,423
3	Remove roof mounted stadium style exterior flood lights.	J1 Shed	7 EA	$887
4	Install 500W LED roof mounted flood lights.	J1 Shed	7 EA	$31,916
5	Remove roof mounted stadium style exterior flood lights.	J2 Shed	4 EA	$507
6	Install 500W LED roof mounted flood lights.	J2 Shed	4 EA	$18,238
7	Remove vapor-proof wall pack exterior lights.	J2 Shed	7 EA	$709
8	Install 82W LED flood wall pack.	J2 Shed	7 EA	$11,348
9	Install 82W LED flood wall pack.	N Shed	9 EA	$29,788
10	Remove wall mounted exterior flood light.	Graffiti Building	1 EA	$101
11	Install 82W LED flood wall pack.	Graffiti Building	2 EA	$3,242
12	Replace pavement.	J1 Shed	35,070.6 ft²	$201,355
13	Replace pavement.	J2 Shed	15,901 ft²	$91,296
14	Replace pavement.	N Shed	13,701.04 ft²	$78,664
15	Replace pavement.	Graffiti Building	4,519.30 ft²	$25,946
			Total	$528,446

BUILDING STRUCTURE & SHELL

Index	Item	Location	Quantity	Capital Needs
1	Replace structural system.	J1 Shed	24,540 ft²	$401,967
2	Replace wall assembly.	J1 Shed	9,816 ft²	$704,483
3	Replace wall assembly.	J2 Shed	6,430 ft²	$461,531
4	Replace wall assembly.	N Shed	6,619.68 ft²	$475,081
5	Remove and replace aluminum 40" x 60" picture windows.	J1 Shed	270 EA	$333,751
6	Remove and replace aluminum 48" x 36" grid picture window.	J1 Shed	48 EA	$49,201
7	Remove and replace aluminum 40" x 60" picture windows.	J2 Shed	125 EA	$154,514
8	Remove and replace aluminum 48" x 36" grid picture window.	J2 Shed	15 EA	$15,375
9	Remove and replace aluminum 24" x 48" grid picture window.	N Shed	36 EA	$25,873

Index	Item	Location	Quantity	Capital Needs
10	Remove and replace aluminum 40" x 60" picture windows.	N Shed	5 EA	$6,181
11	Replace roof.	J1 Shed	167,000 ft²	$1,113,890
12	Replace roof drainage.	J1 Shed	83,740.97 ft²	$141,412
13	Replace roof drainage.	J2 Shed	37,406.78 ft²	$63,168
14	Replace roof drainage.	N Shed	50,840.00 ft²	$85,852
15	Replace roof drainage.	Graffiti Building	5,634.67 ft²	$9,515
16	Replace 2 story metal interior stairs.	J1 Shed	1 EA	$38,325
			Total	$4,080,119

BUILDING INTERIOR

Index	Item	Location	Quantity	Capital Needs
1	Remove linear fluorescent 8 foot strip fixture lighting.	J1 Shed	868 EA	$58,631
2	Install linear high bay 100W 4100K LED strip lighting fixture.	J1 Shed	434 EA	$696,243
3	Replace incandescent light bulb with 12W 4100K LED A19 light bulb.	J1 Shed	20 EA	$844
4	Remove 2 x 8 linear fluorescent recessed troffer lighting.	J1 Shed	5 EA	$422
5	Remove 2 x 4 linear fluorescent recessed troffer lighting.	J1 Shed	70 EA	$4,728
6	Install 1 x 4 44W 4100K LED recessed troffer lighting fixture.	J1 Shed	80 EA	$60,792
7	Remove linear fluorescent 8 foot strip fixture lighting.	J2 Shed	392 EA	$26,478
8	Remove temporary construction LED lighting.	J2 Shed	36 EA	$1,216
9	Install linear high bay 100W 4100K LED strip lighting fixture.	J2 Shed	196 EA	$314,432
10	Replace incandescent light bulb with 12W 4100K LED A19 light bulb.	J2 Shed	5 EA	$211
11	Remove high bay HID lighting fixture.	N Shed	96 EA	$12,158
12	Install High Bay 160W 4000K LED lighting fixture.	N Shed	96 EA	$170,219
13	Remove high bay HID lamp and install 160W 4000K LED-HID high bay retrofit kit.	Graffiti Building	15 EA	$16,465
14	Remove linear fluorescent 8 foot strip fixture lighting.	Graffiti Building	40 EA	$2,702
15	Replace restroom.	J1 Shed	2 EA	$249,621
16	Replace restroom.	N Shed	1 EA	$124,810

Index	Item	Location	Quantity	Capital Needs
17	Replace office area.	J1 Shed	6,550 ft²	$256,760
			Total	$1,996,732

MECHANICAL - ELECTRICAL - PLUMBING SYSTEMS

Index	Item	Location	Quantity	Capital Needs
1	Remove and replace 480V 250A 18 circuit main breaker panel with 20A breakers.	J1 Shed	1 EA	$11,652
2	Remove and replace 3 wire armored electrical wiring for office space.	J1 Shed	6,550 ft²	$55,304
3	Remove and replace 120V 200A 30 circuit main breaker panel with 15A breakers.	J1 Shed	8 EA	$72,951
4	Remove electrical switchboard (Approx 16' x 6' x 8') and immediate wiring.	J1 Shed	1 EA	$20,264
5	Remove 24 circuit main breaker panel.	J1 Shed	1 EA	$675
6	Remove electrical disconnect breaker.	J1 Shed	1 EA	$253
7	Remove electrical safety switch.	J1 Shed	15 EA	$3,800
8	Remove telephone network interface devices and punch-down blocks.	J1 Shed	10 EA	$2,533
9	Install general duty 30A electrical safety switch.	J1 Shed	10 EA	$5,910
10	Remove electrical outlet and install 20A GFCI outlet.	J1 Shed	10 EA	$4,222
11	Replace Office HVAC System.	J1 Shed	6,550 ft²	$148,685.00
12	Replace Warehouse Ventilation System.	J1 Shed	167,481.93 ft²	$170,831.57
13	Remove electrical safety switch.	J2 Shed	1 EA	$253
14	Install general duty 30A electrical safety switch.	J2 Shed	1 EA	$591
15	Replace Warehouse Ventilation System	J2 Shed	74,813.56 ft²	$76,309.83
16	Remove and replace 120V 200A 30 circuit main breaker panel with 15A breakers.	N Shed	8 EA	$72,951
17	Remove electrical safety switch.	N Shed	3 EA	$760
18	Install general duty 30A electrical safety switch.	N Shed	5 EA	$2,955
19	Remove telephone network interface devices and punch-down blocks.	N Shed	3 EA	$760
20	Remove electrical safety switch.	Graffiti Building	15 EA	$3,800
21	Install general duty 30A electrical safety switch.	Graffiti Building	15 EA	$8,866
22	Remove and replace 120V 200A 30 circuit main breaker panel with 15A breakers.	Graffiti Building	4 EA	$36,475
23	Remove and replace 480V 250A 18 circuit main breaker panel with 20A breakers.	Graffiti Building	2 EA	$23,304
24	Replace warehouse ventilation system.	Graffiti Building	14,086.67 ft²	$14,368.40
25	Replace warehouse ventilation system.	N Shed	101,679.99 ft²	$103,711.56

Index	Item	Location	Quantity	Capital Needs
26	Replace water supply system.	J1 Shed	167,481.93 ft²	$339,388
27	Replace water supply system.	J2 Shed	74,813.56 ft²	$151,604
28	Replace water supply system.	N Shed	101,679.99 ft²	$206,046
29	Replace water supply system.	Graffiti Building	14,086.67 ft²	$28,546
30	Replace domestic hot water system.	N Shed	101,679.99 ft²	$343,410
31	Replace domestic hot water system.	Graffiti Building	14,086.67 ft²	$47,577
32	Replace natural gas system.	J1 Shed	167,481.93 ft²	$113,129
33	Replace natural gas system.	Graffiti Building	14,086.67 ft²	$9,515
		Total		$2,081,400

LIFE AND FIRE SAFETY SYSTEMS

Index	Item	Location	Quantity	Capital Needs
1	Replace fire protection system.	J1 Shed	167,481.93 ft²	$1,131,294
2	Replace fire protection system.	J2 Shed	74,813.56 ft²	$505,348
3	Replace fire protection system.	N Shed	101,679.99 ft²	$686,820
4	Replace fire protection system.	Graffiti Building	14,086.67 ft²	$95,154
			Total	$2,418,616

MISCELLANEOUS

Index	Item	Location	Quantity	Capital Needs
1	Demolish Tower Building.	Tower Building	12,517.72 ft²	$338,222
			Total	$338,222

AECOM Imagine it. Delivered.

Summary

Subtotal		$11,443,535
General Conditions / General Requirements	6.25%	Included
Bond	1.00%	Included
General Liability Insurance	1.75%	Included
Contractor's Overhead & Profit or Fee	3.00%	Included
Contingency for Development of Scheme	10.00%	Included
Construction Contingency (GMP Contingency)	5.00%	Included
Soft Costs	25.00%	$2,860,884
Sub Total w/ Mark-ups		$14,304420
Escalation	4.00%	Included
Total		$14,304,420

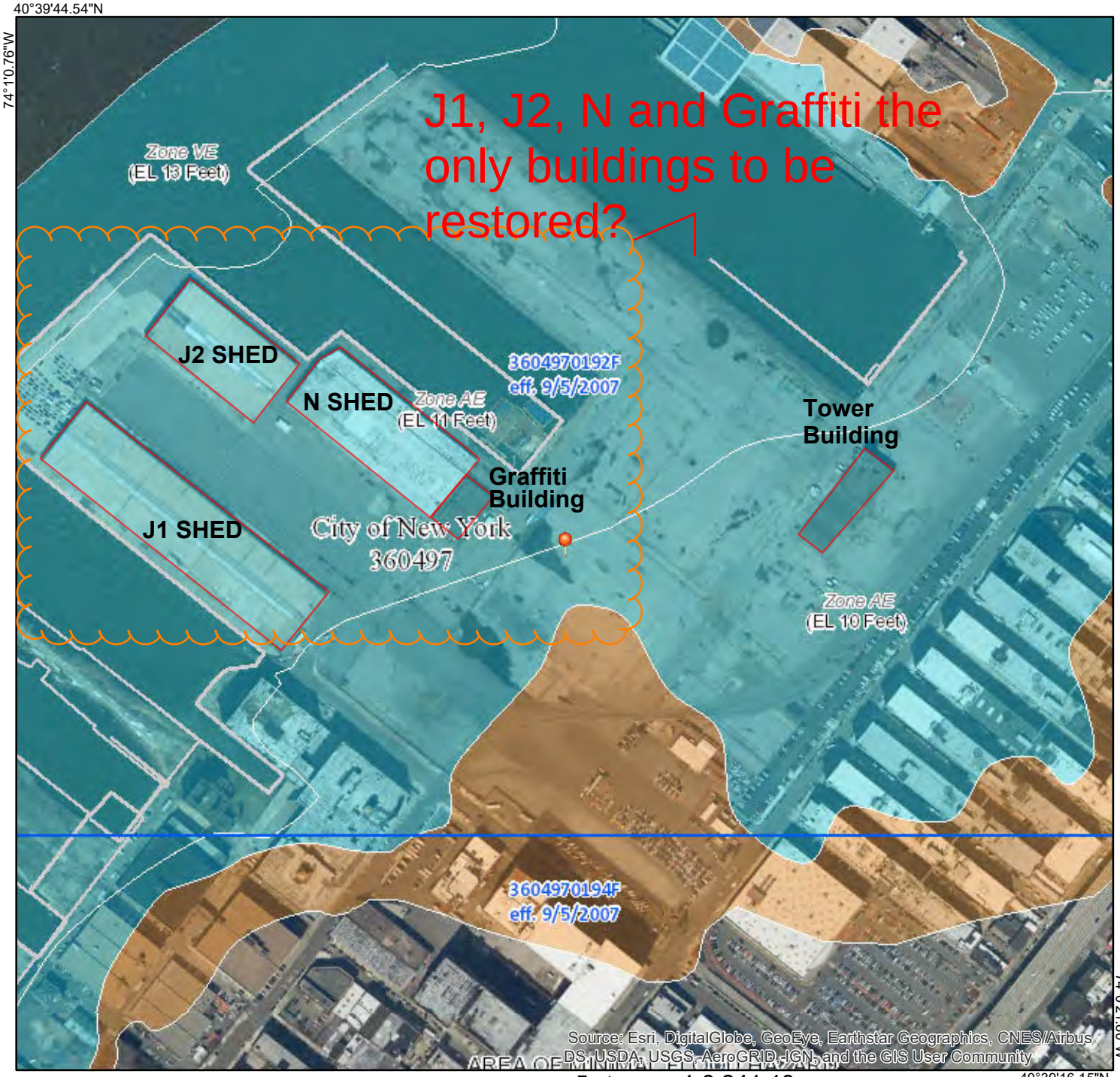
Table 3: Capital Investment Projections

System	Capital Need	Capital Need w/ Mark-Ups	Items
Site Development	$528,446	$660,558	15
Building Structure & Shell	$4,080,119	$5,100,149	16
Building Interior	$1,996,732	$2,495,915	17
Mechanical - Electrical - Plumbing Systems	$2,081,400	$2,601,750	33
Life and Fire Safety Systems	$2,418,616	$3,023,270	4
Miscellaneous	$338,222	$422,778	1
Grand Total	$11,443,535	$14,304,420	86

Building	Capital Need	Capital Need w/ Mark-Ups	Items
J1 Shed	$6,460,569	$8,075,711	35
J2 Shed	$1,893,129	$2,366,411	18
N Shed	$2,426,040	$3,032,550	17
Graffiti Building	$325,576	$406,970	15
Tower Building	$338,222	$422,778	1
Grand Total	$11,443,535	$14,304,420	86

Figures

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth
- Regulatory Floodway *Zone AE, AO, AH, VE, AR*

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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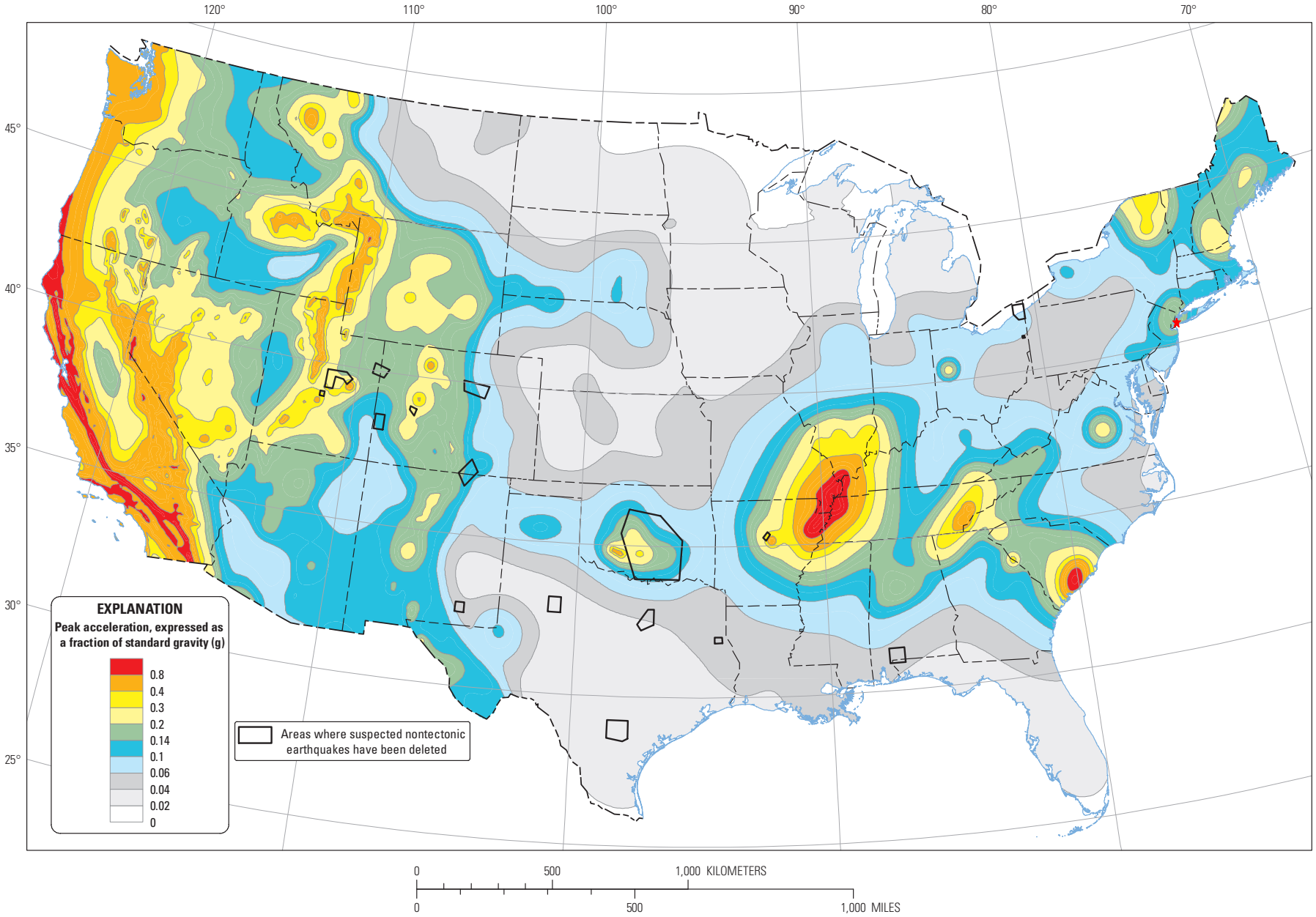
South Brooklyn Marine Terminal
Brooklyn, New York 11232
Figure 1 - Flood Hazard Map



Two-percent probability of exceedance in 50 years map of peak ground acceleration

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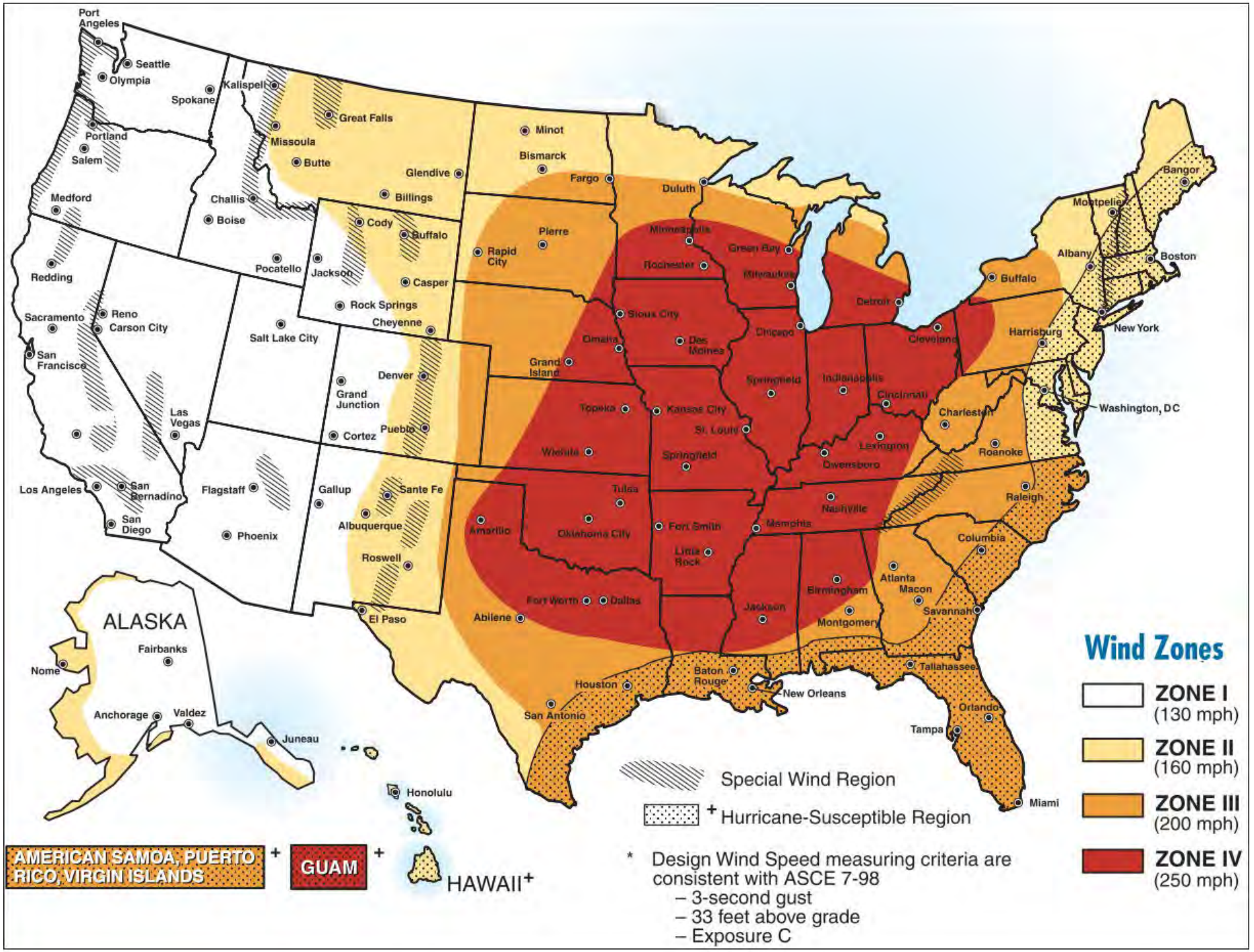
South Brooklyn Marine Terminal
Brooklyn, New York 11232

Figure 2 - 2014 Seismic Hazard Map



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South Brooklyn Marine Terminal
Brooklyn, New York 11232

Figure 3 - United States Wind Zone Map

Appendix A AECOM's Definition of PCAs – "Property Condition Assessment: What They are and What They Are Not"

AECOM's DEFINITION OF PCAs
Property Condition Assessments: What They Are and What They Are Not[1]

A Property Condition Assessment ("PCA") is the process by which a consultant observes, researches and documents in a written report (the Property Condition Report or "PCR") the current physical condition of commercial property and, in addition, provides required estimated expenditures to remedy immediate and short term physical deficiencies and estimated replacement reserve funds. A physical deficiency is defined to be a patent, conspicuous defect, or significant deferred maintenance of the subject property's material systems, components or equipment. It could also include material systems, components or equipment that are approaching, have realized, or have exceeded their typical expected useful life ("EUL") or whose remaining useful life ("RUL") should not be relied upon as a result of actual age, abuse, excessive wear and tear, exposure to the elements, lack of proper maintenance, etc. This definition specifically excludes routine maintenance, miscellaneous repairs, operating maintenance, etc.

The scope of the PCA should be agreed upon specifically by the consultant and client. Unless specifically requested by the client and included in the written scope of work or services, the PCA would not include an environmental assessment of the property; building system or component operational tests; building or fire/life-safety code reviews; or a survey to determine the compliance of building plans with any as-built conditions unless items of non-compliance are reasonably observable during the walk through survey.

A number of organizations, such as ASTM and Standard & Poors, have developed standards for the conduct of PCAs and the scope of services may refer to such standards if desired by the client; however, the final scope of the PCA which is agreed upon by the consultant and client should reflect the scope work desired by the client given the cost and time constraints established by the client and should be set out in writing. Any material deviation of this agreed upon scope from those established by recognized, applicable industry standards should be disclosed in the PCA's executive summary.

For the purposes of clarification, AECOM levels of PCA services are defined as follows:

Level I PCA: This assessment will be prepared by a qualified professional, performing a visual survey of the property to assess the general condition of the property, structures and associated mechanical components. This PCA may be escalated to a more thorough Level II or III PCA following the initial site visit and evaluation, following discussion with the Client.

Level II PCA: This assessment includes the Level I PCA, with specific items of concern investigated in more detail by one or more specialist in the respective fields (mechanical roofing, elevators, etc.). These more detailed visual assessments may be incorporated into a single PCA report discussion, or may be presented in a separate report.

[1] This descriptive material is based in large part on the ASTM Standard for the conduct of PCAs.

Level III PCA: This assessment includes the Level I PCA, with specific items of concern investigated in more detail by a team of specialists, including subcontractors where warranted, and including operation, testing, and potentially destructive testing of individual systems or components where warranted and approved. These more detailed assessments may be incorporated into a single PCA report discussion, or may be presented in a separate report, which may include test and evaluation data.

RESEARCH ACTIVITIES - The research segment of the PCA consists of requesting and reviewing relevant, available documents (such as permits) and records of outstanding, material building code violations and recorded material fire code violations. Consultant is required to review only such record information as is reasonably ascertainable from standard sources and obtainable from such sources in time (not to exceed five days) to meet the client's deadlines. If such information is not practically reviewable or not provided to consultant in a reasonable time for consultant to formulate his opinions and complete his PCR in the agreed upon time frames, this fact should be clearly stated in the report, and consultant is to have no further obligation to retrieve or review such documentation if it is later provided. (If such information is received later it will be forwarded to client/user.) Note that property drawings are not included in this segment unless provided by the owner and/or user.

Also as part of the research segment of the PCA the consultant is to provide the building owner with a Pre-Survey Questionnaire & Disclosure Schedule. Such Questionnaire, complete with the owner's responses and supplied information and documentation, should be included as an exhibit to the PCR. This owner-supplied information is to disclose for the consultant's review the following documents and other information to the extent that it may be in the possession of the owner and/or its representatives and provided to the consultant: Certificate of Occupancy; elevator safety inspection reports; warranty information (roofs, boilers, chillers, cooling towers, etc.); historical costs incurred for repairs, improvements, recurring replacements, etc; pending proposals or executed contracts for material repairs or improvements; description of future work planned; age of systems, components and equipment when different from property age; existence of outstanding citations for building, fire and zoning code violations; existence of any ADA assessment surveys and status of any improvements implemented to effect physical compliance; building occupancy percentage; building turnover percentage, leasing literature, listing for sale, set-up packages, etc; drawings & specifications (as-built and/or construction). To the extent that such information is not available from the owner or its representatives, that fact should be reported in the executive summary of the PCR.

THE WALK THROUGH SURVEY - The visual observation segment of the PCA consists of a walk-through survey of the subject property undertaken to observe readily accessible property components, systems, and elements for the purposes of providing a brief description of same, providing an opinion on their general apparent physical condition, and identifying material physical deficiencies as of the time of the consultant's site visit in accordance with the criteria agreed by the client and consultant and set forth in the PCA's scope of services. This portion of

the PCA is a non-intrusive, visual survey; it is not to be construed as a punch list or detailed survey of the property's major physical deficiencies.

The observation portion of the PCA is based on the concept of visually observing a representative sampling of differing types of building conditions and locations to provide the client with a reasonably expected magnitude of commonly encountered conditions. The consultant does not survey all systems and equipment nor all tenant and common areas, back-of-house areas, etc., only a representative sampling of such equipment, systems and areas designated in the consultant's proposal, and either (a) reasonably believed by the consultant to provide a reasonable representation of the present and probable future condition of the subject property's units, areas, systems, buildings, etc. or (b) as otherwise specified by the client. The consultant may then extrapolate these representative findings to all such typical areas of systems of the subject property to provide the client with a reasonably estimated magnitude of commonly anticipated conditions and to use as a basis for estimating the cost of required expenditures to remedy physical deficiencies at the subject property.

REQUIRED ESTIMATED EXPENDITURES - Based on observations and information received during the PCA, the consultant is to prepare general-scope type or budgetary-level estimates of the costs to remedy the material Physical Deficiencies observed. Estimates are provided for observed components or systems exhibiting significant deferred maintenance, and existing physical deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (a) cosmetic or decorative, (b) part or parcel of a building renovation program, (c) enhancements to reposition the asset in the marketplace, (d) under warranty or required for warranty transfer purposes, and/or (e) routine or normal preventive maintenance are not to be included.

EXCLUSIONS & LIMITATIONS FROM A BASIC PCA SCOPE OF SERVICES - Unless specifically requested by client and included in the agreed upon, written scope of services the following items are normally excluded from a scope of services for a basic PCA:

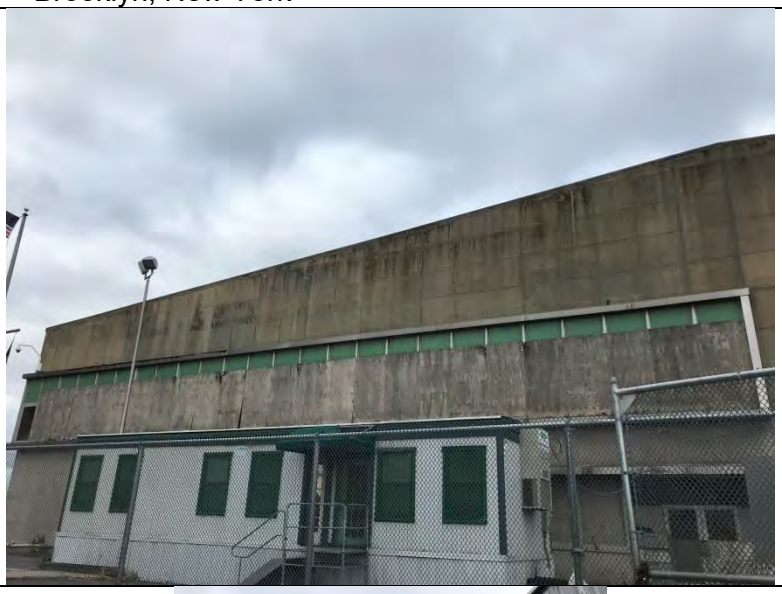
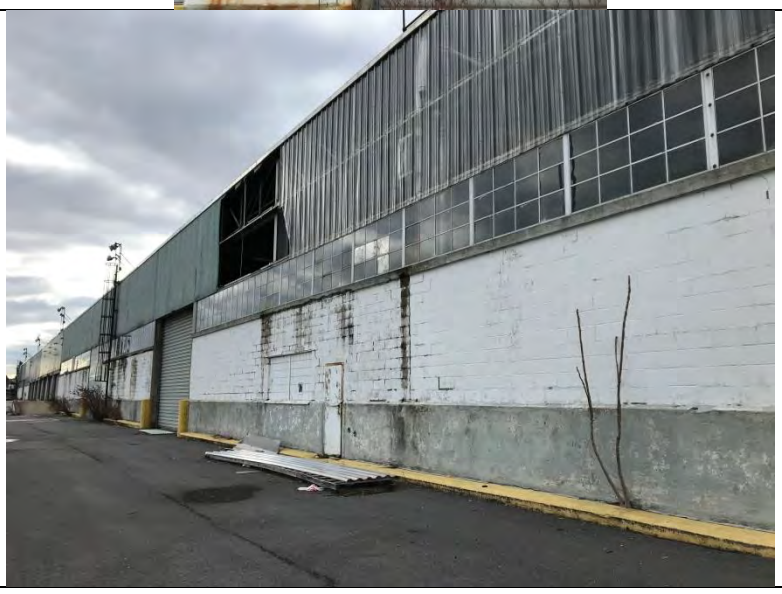
- Removal of materials, furniture or finishes; conducting any exploratory probing or testing; dismantling or operation of any equipment; or disturbing any personal items or property that obstructs access or visibility.
- Preparation of engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements and building codes, or the preparation of designs or specifications to remedy any physical deficiency.
- Taking any measurements or quantities to establish or confirm such information or representations of owner such as size and dimensions of property, any legal encumbrances such as easements, floor areas, dwelling unit count and mix, building dimensions, building property line setbacks or elevations, number and size of parking spaces, etc.

- To report on the presence or absence of pests such as wood damaging organisms; rodents or insects unless such evidence is readily apparent during the course of the consultant's survey or information is provided to the consultant as to their presence by the owner, user, property manager, etc. (Consultant is not required to provide recommended remedies or estimated costs for remediating such conditions.)
- To report on the condition of subterranean conditions such as underground utilities, separate sewage disposal systems, wastewater treatment plants, wells or systems that are either considered process related or peculiar to a specific tenancy or use, or items or systems that are not permanently installed.
- Entering or accessing any area of the premises deemed to pose a dangerous or adverse condition to the consultant or to perform any procedure that may damage or impair the physical integrity of the property, any system or equipment.
- Providing an opinion on the condition of any system or component which is seasonally shut down or the operation of which may significantly increase the registered electrical demand load.
- Evaluation of any acoustical or insulating characteristics of any system or component.
- Opining on matters regarding security of the property and protection of its occupants or users from unauthorized access except to the extent of comments on the integrity of readily observable exterior security fencing.
- Operation or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the facility operating staff.
- A PCA is not to be construed as either a warranty or guarantee of any system's or component's physical condition or use, nor is a PCA to be construed to substitute for any system's or equipment's warranty transfer inspection.
- Review of compliance with any federal, state, city, trade/design, or insurance industry building codes, local laws, health codes or local zoning ordinances. However violations to codes laws and ordinances that are observed and any retroactive or pending requirements contained in such codes, laws, and ordinances that are known to the consultant, or to the extent identified during interviews with code authorities, will be identified in the report.
- Compliance of any material, equipment or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval such as FM, State Board of Fire Underwriters, etc.
- Surveying for the presence of any environmental issues such as hazardous wastes, toxic materials, the location and presence of designated wetlands, opining on indoor air quality, etc.

If you have any questions concerning PCAs or the scope of services of a PCA for a particular property, please contact AECOM.

Appendix B Photographic Documentation

AECOM Site Location: South Brooklyn Marine Terminal
Brooklyn, New York

Photo Number: 1 Date Taken January 24, 2018 Description J1 Shed Exterior - Southeast side	
Photo Number: 2 Date Taken January 24, 2018 Description J1 Shed Exterior - Southwest side	
Photo Number: 3 Date Taken January 24, 2018 Description J1 Shed Exterior - Northwest side	

AECOM Site Location: South Brooklyn Marine Terminal
Brooklyn, New York

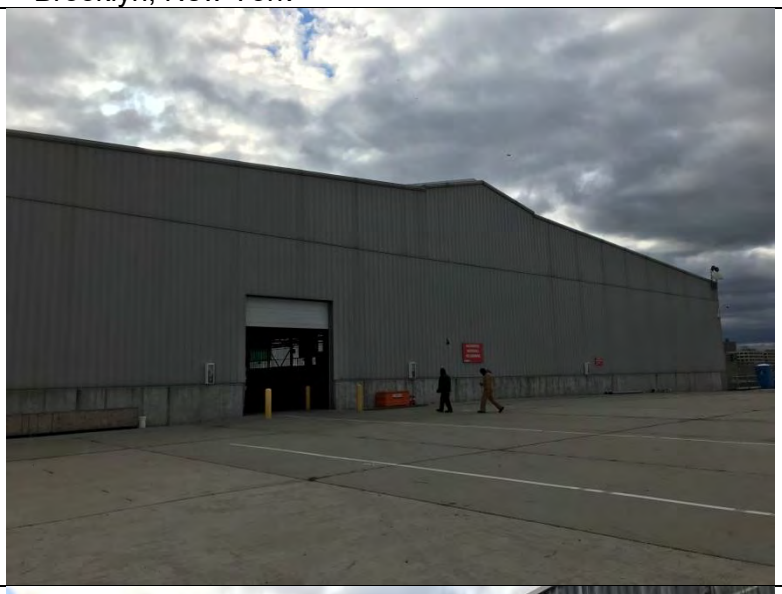
Photo Number: 4 Date Taken January 24, 2018 Description J1 Shed Exterior - Northwest side	
Photo Number: 5 Date Taken January 24, 2018 Description J1 Shed Exterior - Northwest side	
Photo Number: 6 Date Taken January 24, 2018 Description J1 Shed Site - Cracked pavement with vegetation	

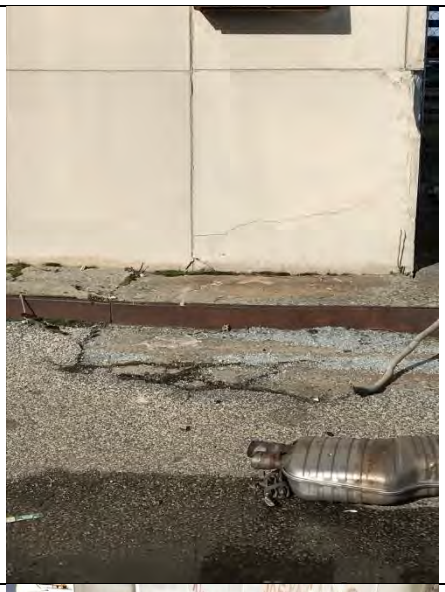
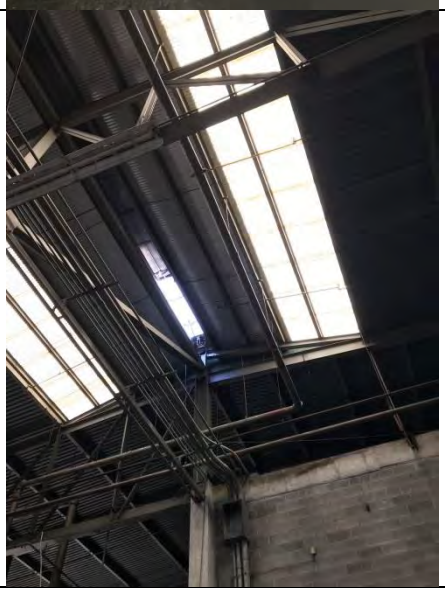
Photo Number: 7 Date Taken January 24, 2018 Description J1 Shed Exterior/Site - Cracked exterior wall and rusted curb		
Photo Number: 8 Date Taken January 24, 2018 Description J1 Shed - Water ponding on floor		
Photo Number: 9 Date Taken January 24, 2018 Description J1 Shed - Skylight		

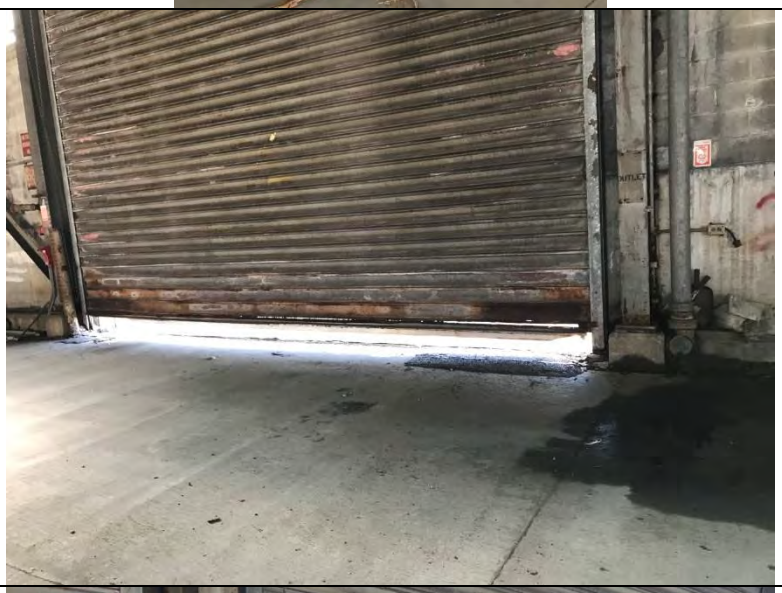
Photo Number: 10 Date Taken January 24, 2018 Description J1 Shed - Damaged vertical steel door hood	
Photo Number: 11 Date Taken January 24, 2018 Description J1 Shed - Corroded vertical steel door	
Photo Number: 12 Date Taken January 24, 2018 Description J1 Shed - Damaged roof drain pipe	

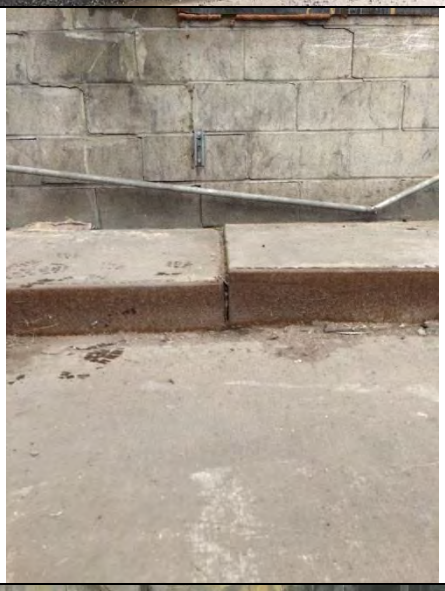
Photo Number: 13 Date Taken January 24, 2018 Description J1 Shed - CMU wall crack	
Photo Number: 14 Date Taken January 24, 2018 Description J1 Shed - Floor settlement	
Photo Number: 15 Date Taken January 24, 2018 Description J1 Shed - Crumbling floor at sum pit	

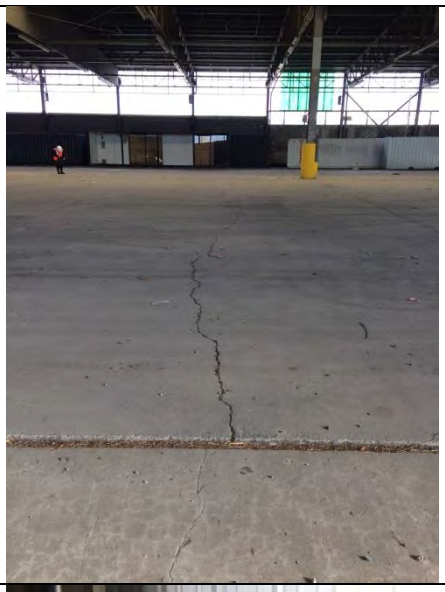
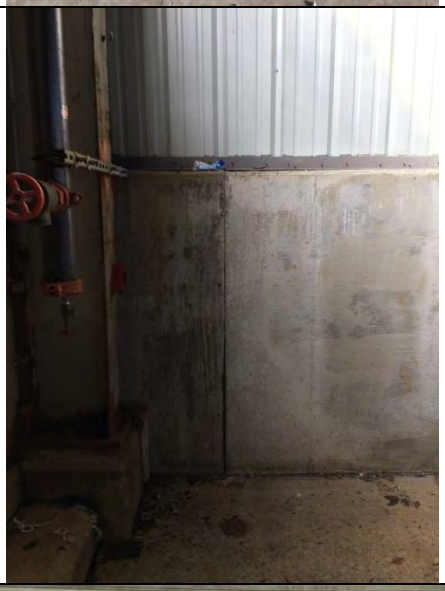
Photo Number: 16 Date Taken January 24, 2018 Description J1 Shed - Floor crack	
Photo Number: 17 Date Taken January 24, 2018 Description J1 Shed - Open cold joint at northwest wall	
Photo Number: 18 Date Taken January 24, 2018 Description J1 Shed - Cracked concrete dock	

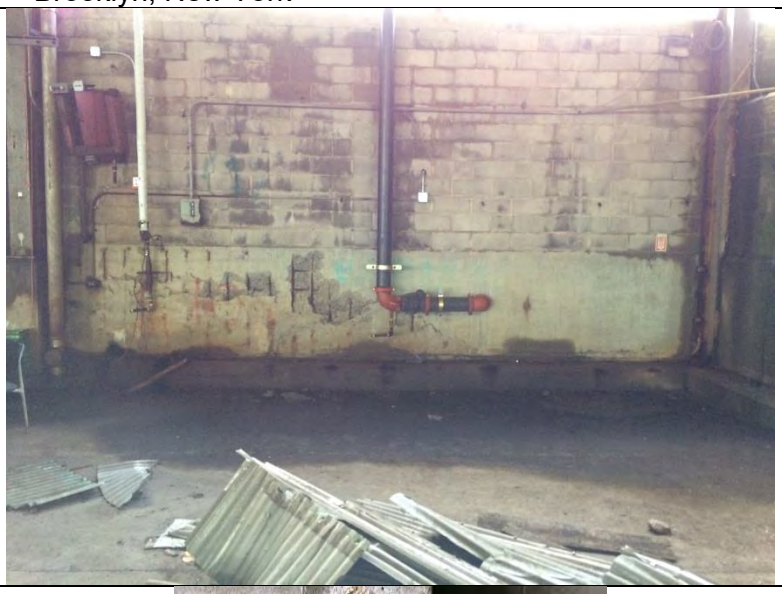
Photo Number: 19 Date Taken January 24, 2018 Description J1 Shed - Spalling concrete base	
Photo Number: 20 Date Taken January 24, 2018 Description J1 Shed - Buckling steel column with damaged concrete enclosure	
Photo Number: 21 Date Taken January 24, 2018 Description J1 Shed - X-bracing at southwest wall	

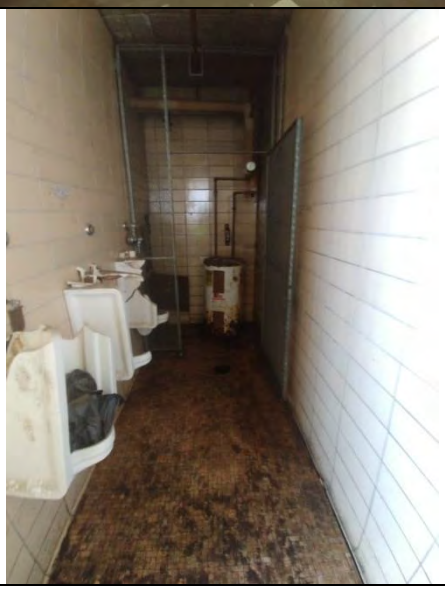
Photo Number: 22 Date Taken January 24, 2018 Description J1 Shed - Stair	
Photo Number: 23 Date Taken January 24, 2018 Description J1 Shed - Office	
Photo Number: 24 Date Taken January 24, 2018 Description J1 Shed - Restroom	

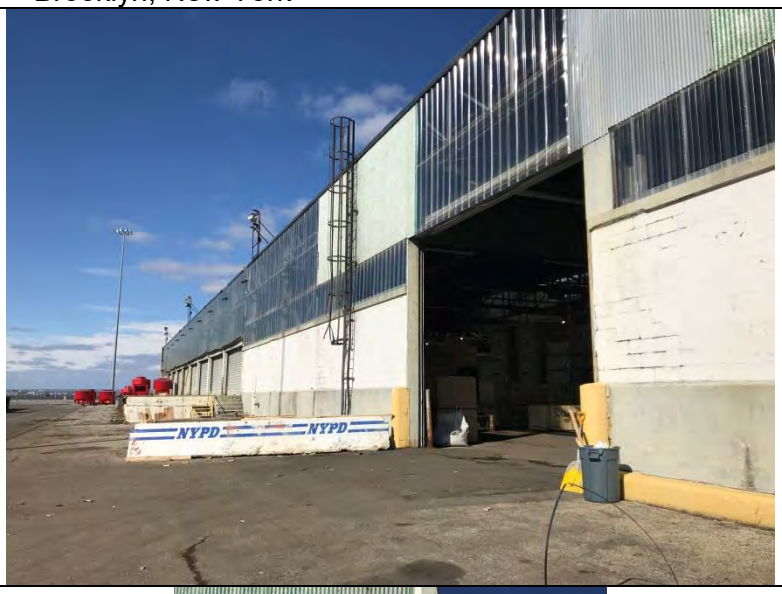
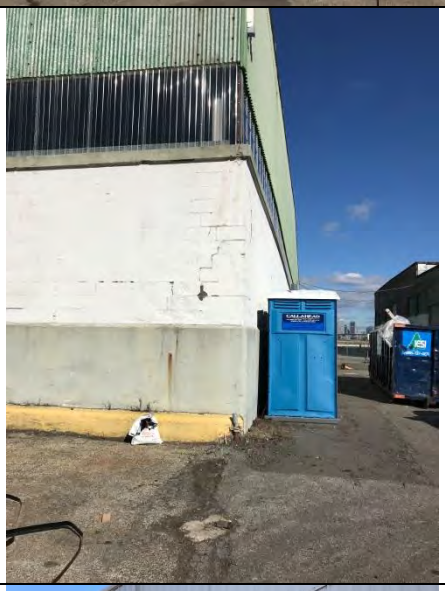
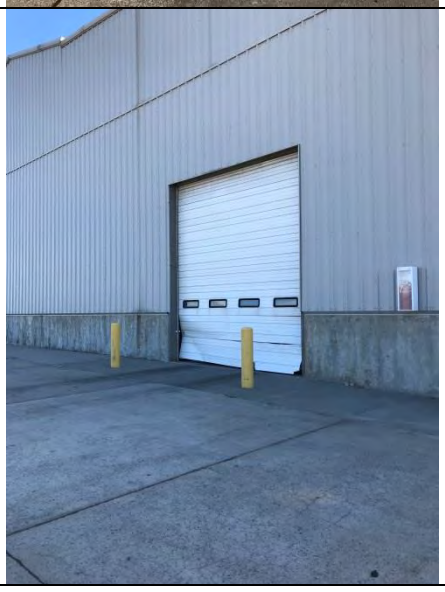
Photo Number: 25 Date Taken January 24, 2018 Description J2 Shed Exterior - Southwest side	
Photo Number: 26 Date Taken January 24, 2018 Description J2 Shed Exterior - South corner	
Photo Number: 27 Date Taken January 24, 2018 Description J2 Shed Exterior - Northwest side	

Photo Number: 28 Date Taken January 24, 2018 Description J2 Shed Exterior - Paving	
Photo Number: 28a Date Taken January 24, 2018 Description J2 Shed Exterior - Fencing	
Photo Number: 28b Date Taken January 24, 2018 Description J2 Shed Exterior - Northeast side	

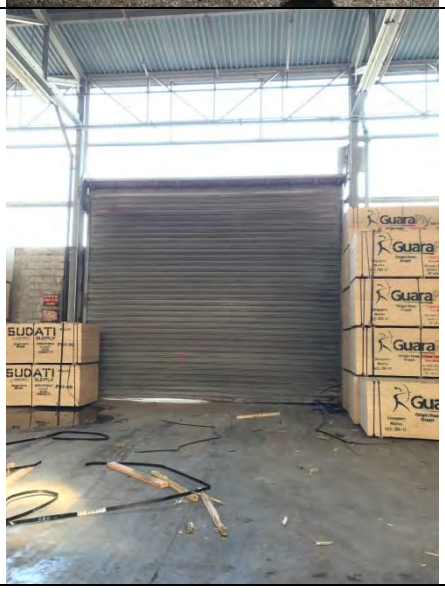
Photo Number: 29 Date Taken January 24, 2018 Description J2 Shed Exterior - West end	
Photo Number: 30 Date Taken January 24, 2018 Description J2 Shed Exterior - Loading dock bumper	
Photo Number: 31 Date Taken January 24, 2018 Description J2 Shed - West side rolling down gate	

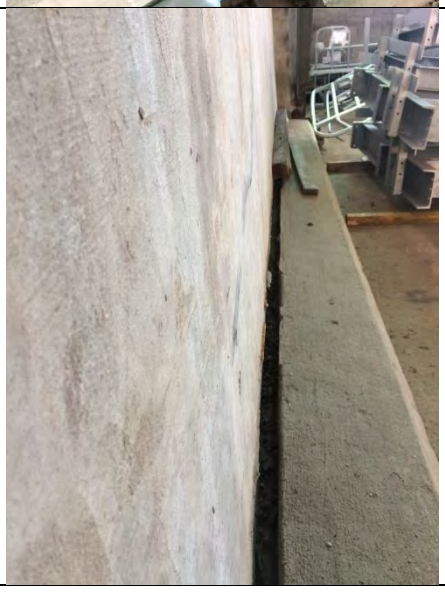
Photo Number: 32 Date Taken January 24, 2018 Description J2 Shed - Spalling concrete base near east entrance	
Photo Number: 33 Date Taken January 24, 2018 Description J2 Shed - Buckling x-bracing	
Photo Number: 34 Date Taken January 24, 2018 Description J2 Shed - Tilted grade beam	

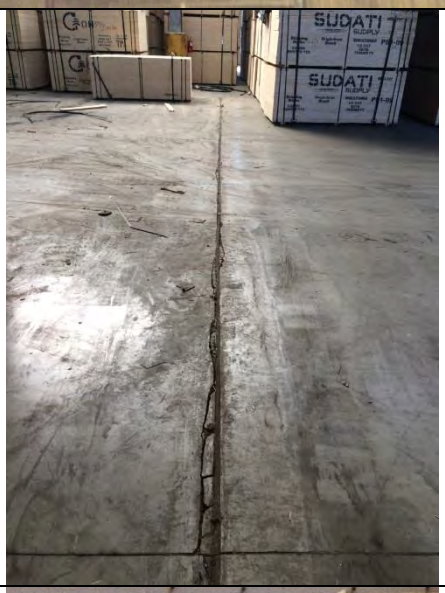
Photo Number: 35 Date Taken January 24, 2018 Description J2 Shed - Leaking at interior structure	
Photo Number: 36 Date Taken January 24, 2018 Description J2 Shed - Open control joint on floor	
Photo Number: 37 Date Taken January 24, 2018 Description J2 Shed - Open cold joint at northwest side wall	

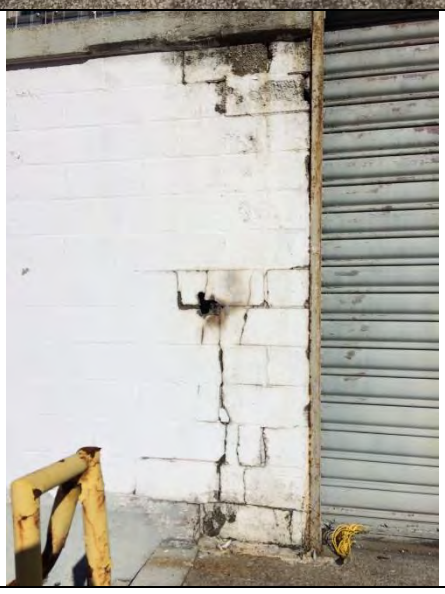
Photo Number: 38 Date Taken January 24, 2018 Description J2 Shed - skylight	
Photo Number: 39 Date Taken January 24, 2018 Description J2 Shed - loading dock	
Photo Number: 40 Date Taken January 24, 2018 Description J2 Shed - Cracked CMU wall	

Photo Number: 41 Date Taken January 24, 2018 Description J2 Shed - Damaged drain pipe		
Photo Number: 42 Date Taken January 24, 2018 Description J2 Shed - Rusted column and cracked concrete base		
Photo Number: 43 Date Taken January 24, 2018 Description N Shed Exterior - Southwest side		

Photo Number: 43a Date Taken January 24, 2018 Description N Shed Exterior - Paving & fencing	
Photo Number: 43b Date Taken January 24, 2018 Description N Shed Exterior - Site drainage	
Photo Number: 44 Date Taken January 24, 2018 Description N Shed Exterior - Southwest end	

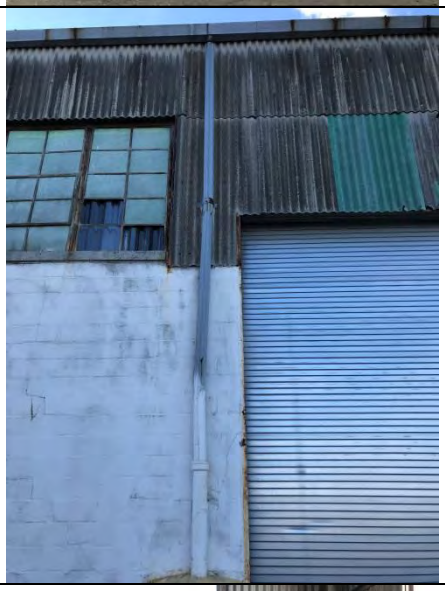
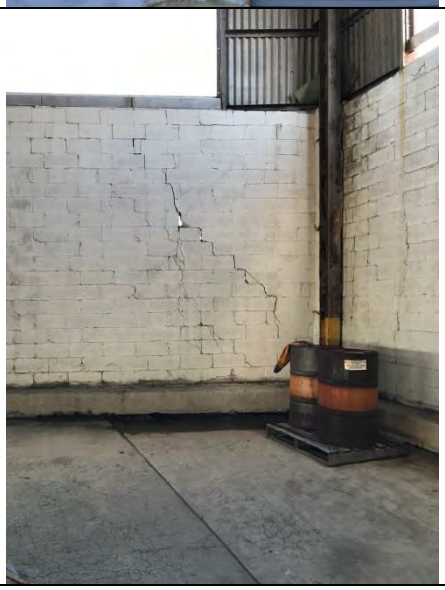
Photo Number: 44a Date Taken January 24, 2018 Description N Shed Exterior - Exterior door	
Photo Number: 45 Date Taken January 24, 2018 Description N Shed Exterior - Damaged drain pipe	
Photo Number: 46 Date Taken January 24, 2018 Description N Shed - Cracked CMU wall	

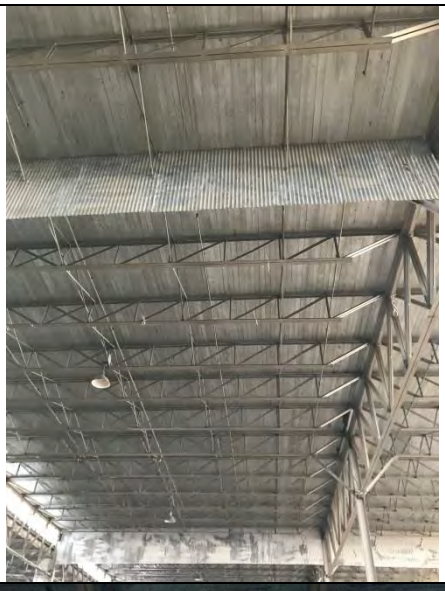
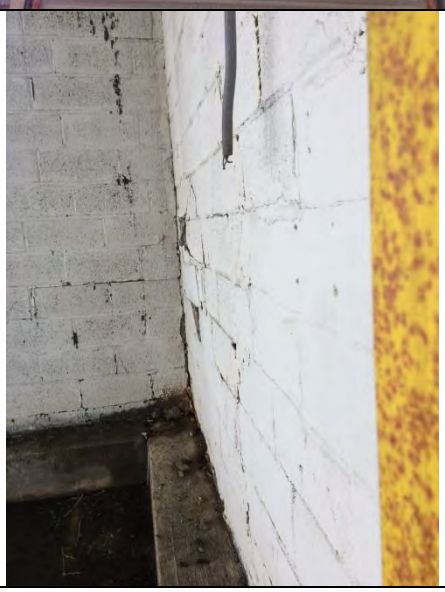
Photo Number: 47 Date Taken January 24, 2018 Description N Shed - Wood plank under roof	
Photo Number: 48 Date Taken January 24, 2018 Description N Shed - Buckled steel roof member	
Photo Number: 49 Date Taken January 24, 2018 Description N Shed - Bulged CMU wall	

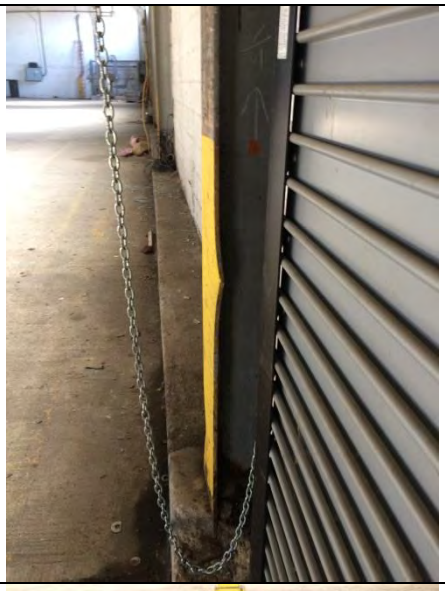
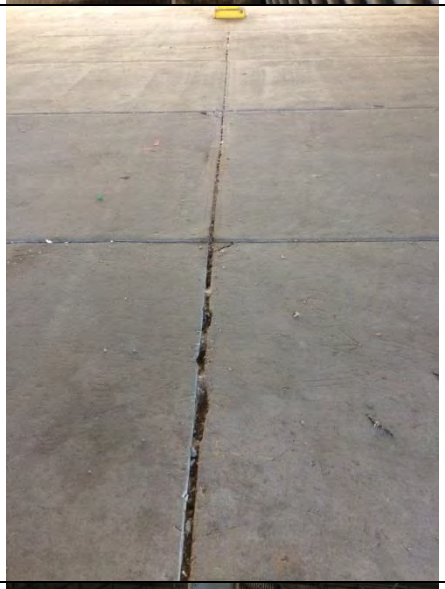
Photo Number: 50 Date Taken January 24, 2018 Description N Shed - Buckled steel column	
Photo Number: 51 Date Taken January 24, 2018 Description N Shed - Open joints on floor	
Photo Number: 52 Date Taken January 24, 2018 Description N Shed - Damaged column	

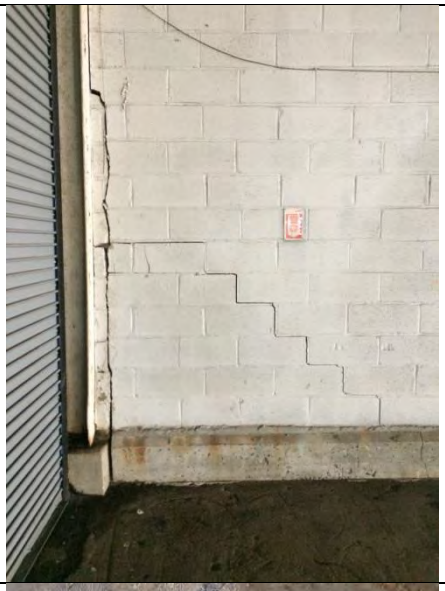
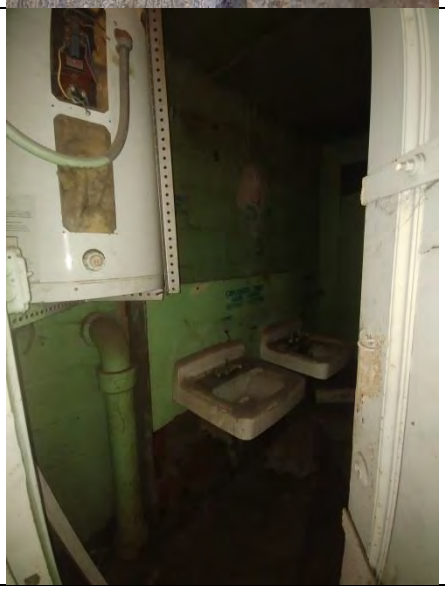
Photo Number: 53 Date Taken January 24, 2018 Description N Shed - Settlement at column/wall		
Photo Number: 54 Date Taken January 24, 2018 Description N Shed - Cracks on concrete floor		
Photo Number: 55 Date Taken January 24, 2018 Description N Shed - Restroom		

Photo Number: 56 Date Taken January 24, 2018 Description Graffiti Building and N Shed Exterior - Southwest side	
Photo Number: 56a Date Taken January 24, 2018 Description Graffiti Building Exterior - Window	
Photo Number: 56b Date Taken January 24, 2018 Description Graffiti Building Exterior - Exterior door	

Photo Number: 57 Date Taken January 24, 2018 Description Graffiti Building Exterior - Wall Assembly	
Photo Number: 58 Date Taken January 24, 2018 Description Graffiti Building Exterior - Damaged drainage	
Photo Number: 59 Date Taken January 24, 2018 Description Graffiti Building Exterior - Falling walkway	

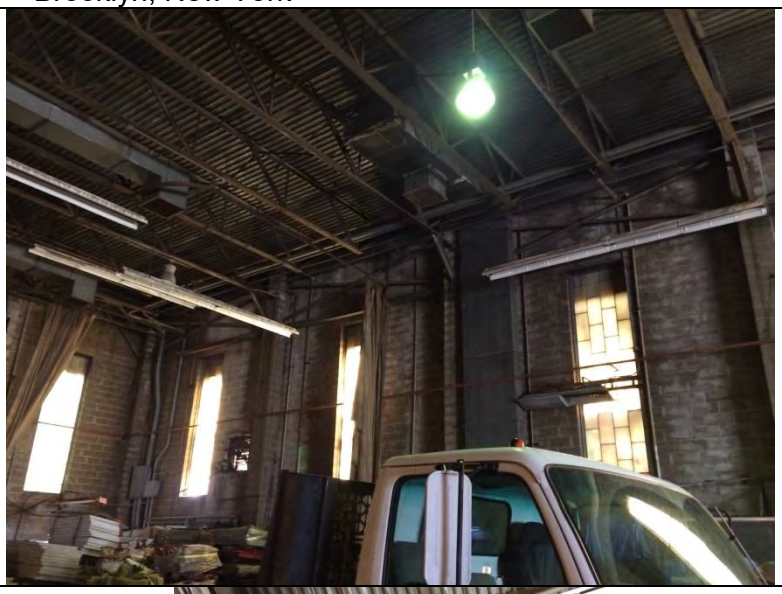
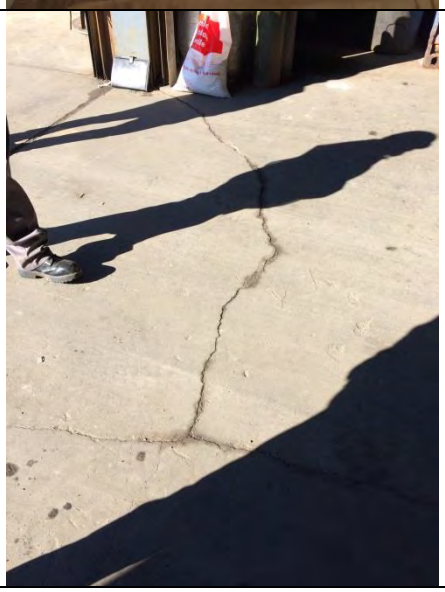
Photo Number: 60 Date Taken January 24, 2018 Description Graffiti Building Interior - Northeast side	
Photo Number: 61 Date Taken January 24, 2018 Description Graffiti Building - Roof metal deck	
Photo Number: 62 Date Taken January 24, 2018 Description Graffiti Building - Crack on concrete floor	

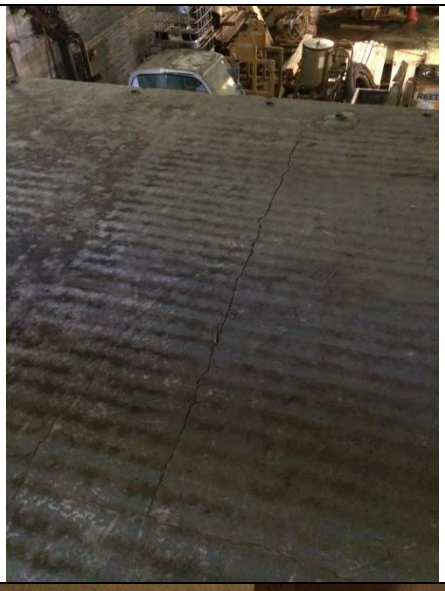
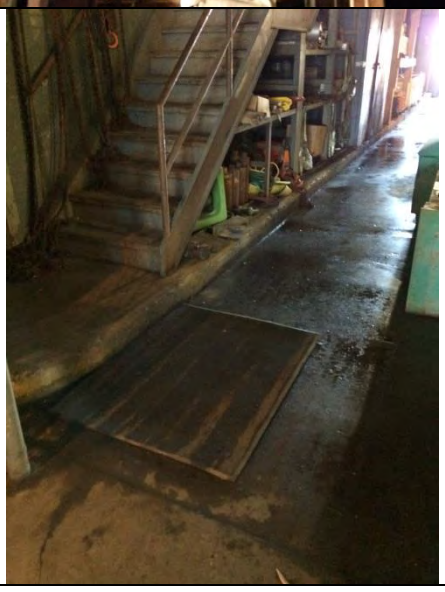
Photo Number: 63 Date Taken January 24, 2018 Description Graffiti Building - Crack on interior structure roof	
Photo Number: 64 Date Taken January 24, 2018 Description Graffiti Building - Wall settlement	
Photo Number: 65 Date Taken January 24, 2018 Description Graffiti Building - Stair	

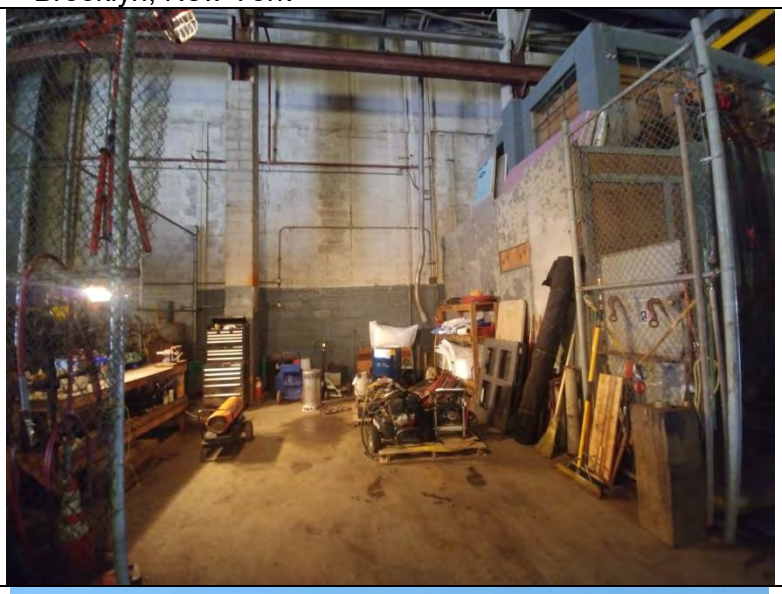
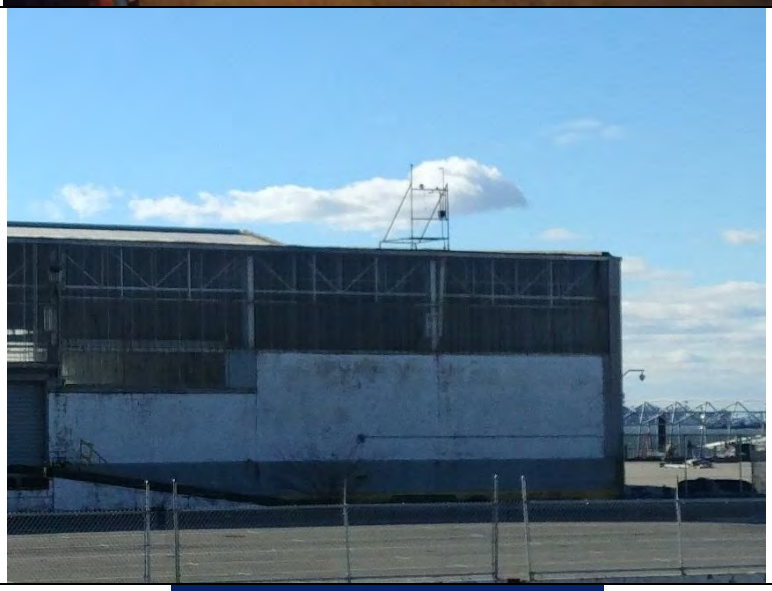
Photo Number: 66 Date Taken January 24, 2018 Description Graffiti Building - Office	
Photo Number: 67 Date Taken January 24, 2018 Description J1 Site Exterior Lighting – West End.	
Photo Number: 68 Date Taken January 24, 2018 Description J2 Shed Site Lighting – South End.	

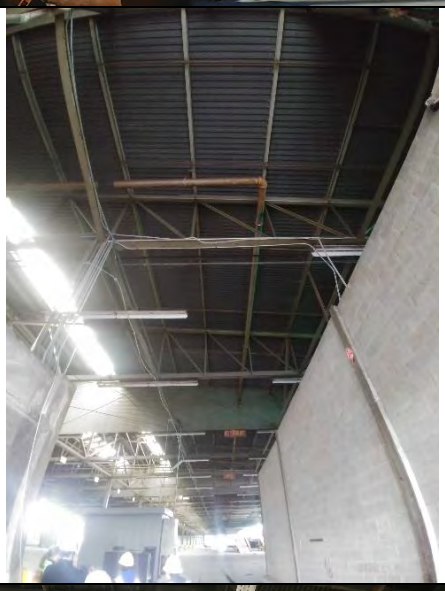
Photo Number: 69 Date Taken January 24, 2018 Description Graffiti Building Site Lighting – North End.	
Photo Number: 70 Date Taken January 24, 2018 Description J1 Shed Interior Lighting.	
Photo Number: 71 Date Taken January 24, 2018 Description J2 Shed Interior Lighting – Temporary Construction LEDs, partially building coverage only.	

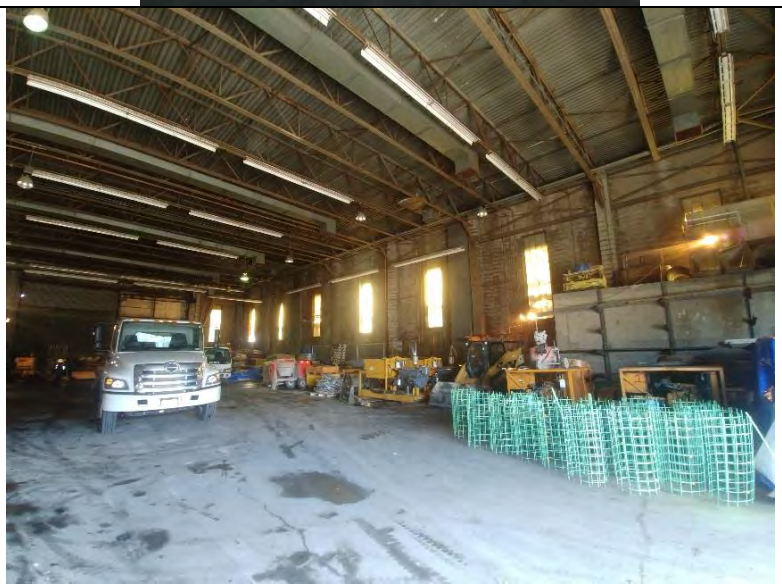
Photo Number: 72 Date Taken January 24, 2018 Description N Shed Interior Lighting – non-operational high bay lights.	
Photo Number: 73 Date Taken January 24, 2018 Description Graffiti Building Interior Lighting – Non-operational fluorescent high bay lights. Partial operation of high pressure sodium lights in high bay lighting fixtures.	

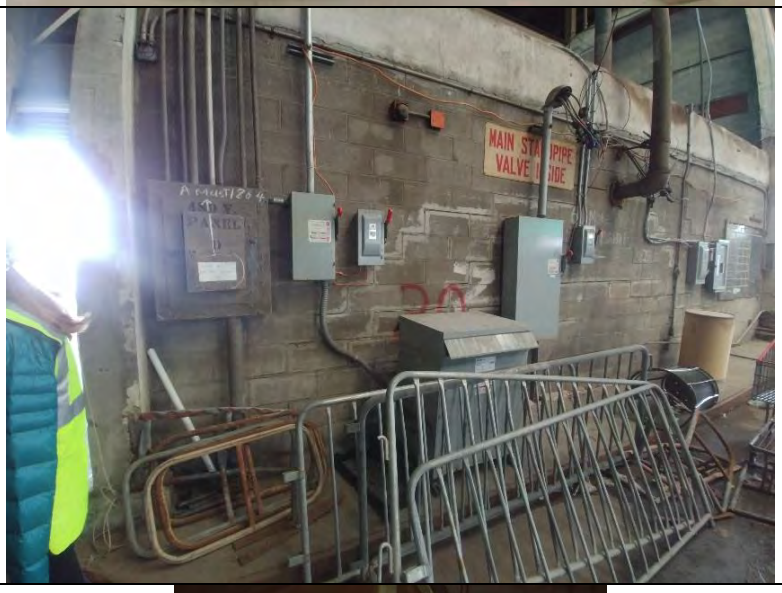
Photo Number: 74 Date Taken January 24, 2018 Description J1 Shed Electrical Enclosure – Non-Accessible.	
Photo Number: 75 Date Taken January 24, 2018 Description J1 Shed Electrical Switches and Circuit Breakers recently replaced.	
Photo Number: 76 Date Taken January 24, 2018 Description J1 Shed Electrical Switchboard – Abandoned near Boiler Room.	

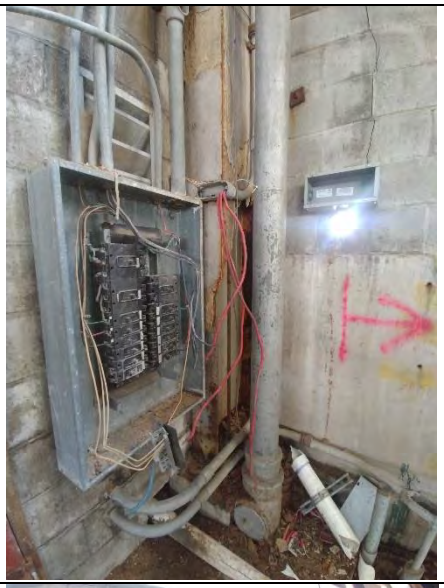
Photo Number: 77 Date Taken January 24, 2018 Description J1 Shed Electrical Circuit Breaker near Boiler Room.	
Photo Number: 78 Date Taken January 24, 2018 Description J2 Shed Newly replaced Locked Electrical Enclosure near the South West.	
Photo Number: 79 Date Taken January 24, 2018 Description J2 Shed newly replaced locked electrical enclosures containing Transformer and Switches.	

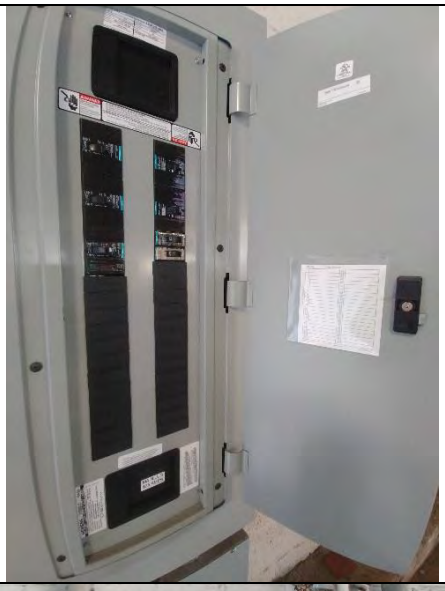
Photo Number: 80 Date Taken January 24, 2018 Description N Shed South East Entrance – new electrical enclosure containing circuit breakers.	
Photo Number: 81 Date Taken January 24, 2018 Description N Shed South East wall – old electrical switch and circuit breakers.	
Photo Number: 82 Date Taken January 24, 2018 Description N Shed South East wall – new locked electrical enclosure.	

Photo Number: 83 Date Taken January 24, 2018 Description Graffiti Building South West wall – old electrical circuit breakers and components.	
Photo Number: 84 Date Taken January 24, 2018 Description Graffiti Building South East wall – Electrical components excessive wear. Some enclosure rusted shut.	
Photo Number: 85 Date Taken January 24, 2018 Description J1 Shed pump room – new fire alarm control panel near old alarm components.	

Photo Number: 86 Date Taken January 24, 2018 Description J1 Shed near pump room – sprinkler alarm board and bells.	
Photo Number: 87 Date Taken January 24, 2018 Description J2 Shed meter and pump room – fire alarm control panel, electric fire pump controller and suppression release panel.	
Photo Number: 88 Date Taken January 24, 2018 Description J2 Shed on meter and pump room wall – alarm.	

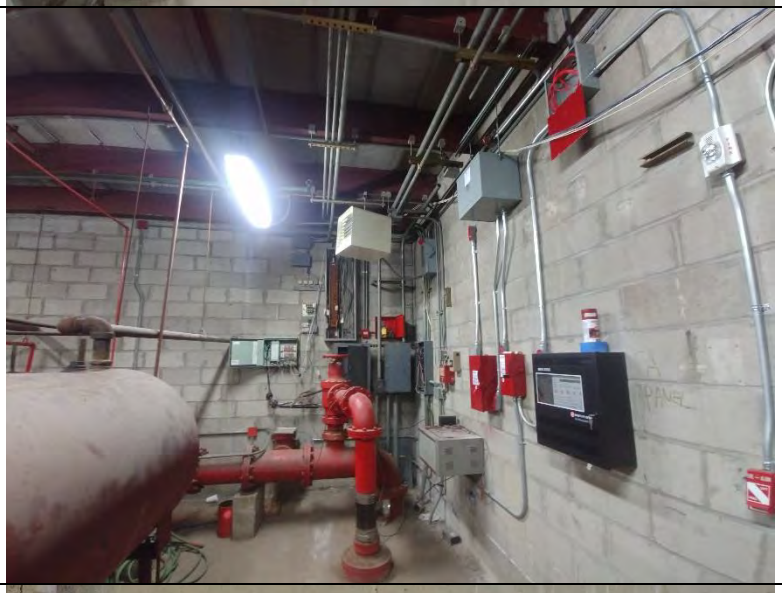
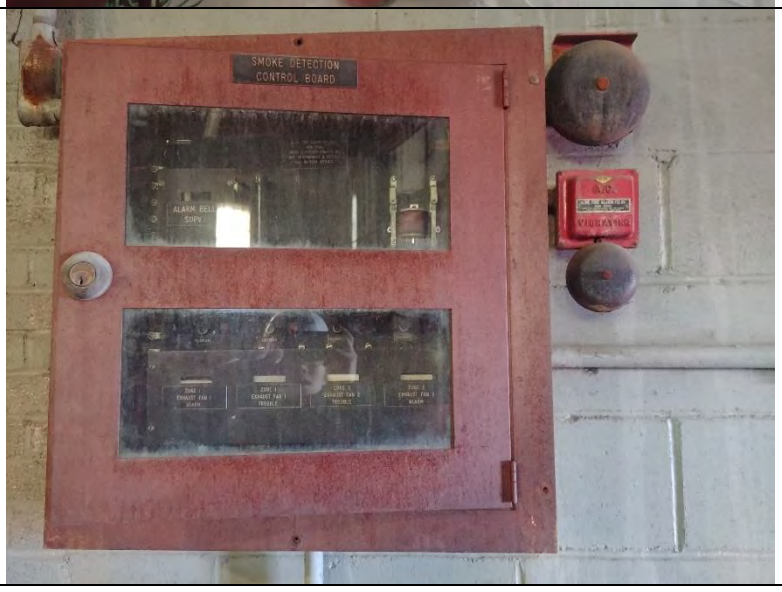
Photo Number: 89 Date Taken January 24, 2018 Description N Shed pump room – new fire alarm control panel and switches.	
Photo Number: 90 Date Taken January 24, 2018 Description N Shed pump room	
Photo Number: 91 Date Taken January 24, 2018 Description Graffiti Building Smoke Detection Control Board.	

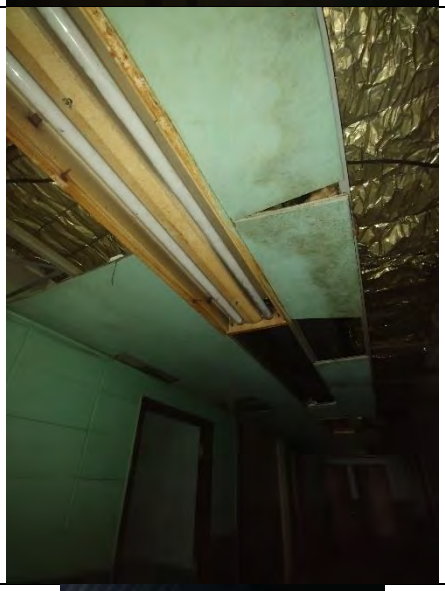
Photo Number: 92 Date Taken January 24, 2018 Description Graffiti Building Sprinkler Annunciator Control Board	
Photo Number: 93 Date Taken January 24, 2018 Description J1 Shed – Office fluorescent ceiling lighting.	
Photo Number: 94 Date Taken January 24, 2018 Description J1 Shed HVAC Ducting Removed – Non existent/Failed	

Photo Number: 95 Date Taken January 24, 2018 Description J1 Shed HVAC Ducting removed – Non existent/Failed	
Photo Number: 96 Date Taken January 24, 2018 Description J1 Shed Sprinkler System plumbing – Fair to poor condition.	
Photo Number: 97 Date Taken January 24, 2018 Description J1 Shed Bathroom Plumbing - Poor/Failed	

Photo Number: 98 Date Taken January 24, 2018 Description J1 Shed Pump Room – Main water service and sprinkler valve - Piping in fair to poor condition.	
Photo Number: 99 Date Taken January 24, 2018 Description J1 Shed Pump Room – Piping in fair to poor condition.	
Photo Number: 100 Date Taken January 24, 2018 Description J1 Shed Main Water Piping – Failed.	

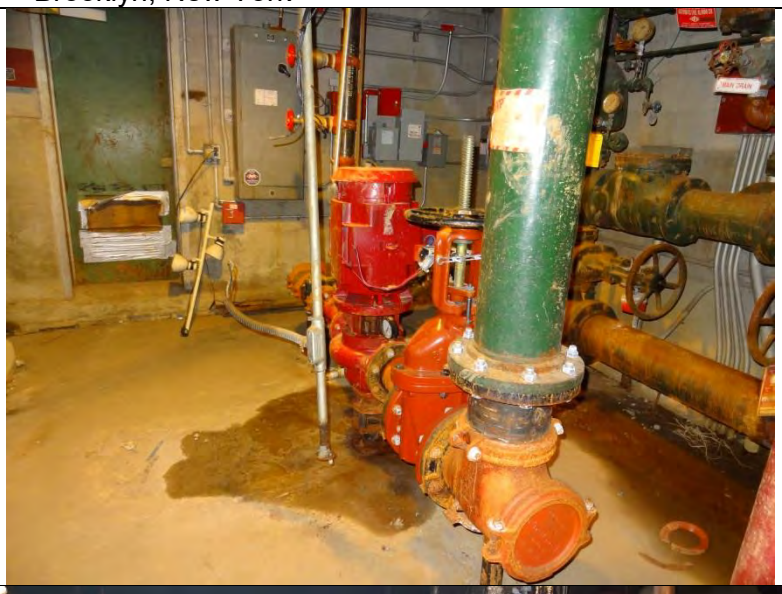
Photo Number: 101 Date Taken January 24, 2018 Description J1 Shed - Fire Sprinkler Control Valve assembly – Fair to poor condition.	
Photo Number: 102 Date Taken January 24, 2018 Description J1 Shed Pump Room – Fair to Poor	
Photo Number: 103 Date Taken January 24, 2018 Description J1 Shed Water sensor - Failed	

Photo Number: 104 Date Taken January 24, 2018 Description J1 Shed Fire Sprinkler Control Valve – Fair to poor.	
Photo Number: 105 Date Taken January 24, 2018 Description J1 Shed Fire Sprinkler Control and Deluge Valve assembly – Fair to poor.	
Photo Number: 106 Date Taken January 24, 2018 Description J1 Shed Ceiling Air vent - Failed	

Photo Number: 107 Date Taken January 24, 2018 Description J1 Shed Air Management System – Failed	
Photo Number: 108 Date Taken January 24, 2018 Description J1 Shed Domestic Hot Water Heater - Failed	
Photo Number: 109 Date Taken January 24, 2018 Description J1 Shed Gas Furnace - Failed	

Photo Number: 110 Date Taken January 24, 2018 Description J1 Shed Gas Furnace - Failed	
Photo Number: 111 Date Taken January 24, 2018 Description J1 Shed Electric Floor board Heating System - Failed	
Photo Number: 112 Date Taken January 24, 2018 Description J1 Shed Domestic Hot Water Heater – Failed	

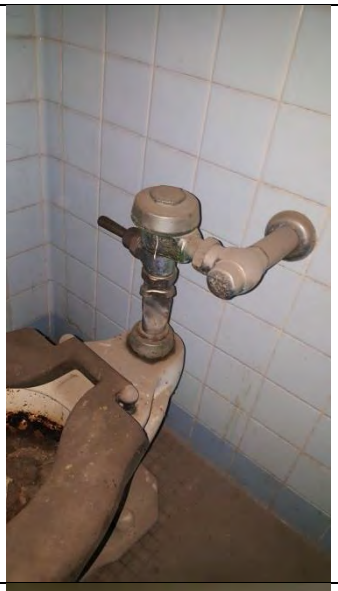
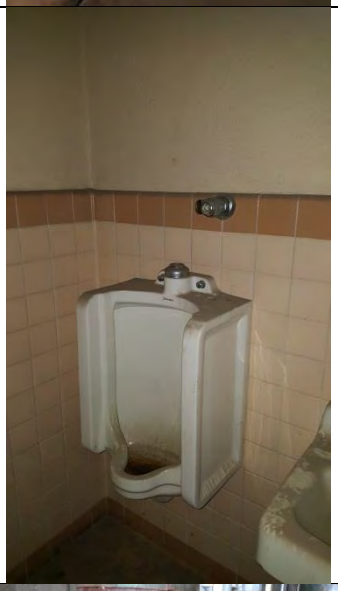
Photo Number: 113 Date Taken January 24, 2018 Description J1 Shed Water Closet - Failed	
Photo Number: 114 Date Taken January 24, 2018 Description J1 Shed Urinal - Failed	
Photo Number: 115 Date Taken January 24, 2018 Description N Bldg Sprinkler pipes – Fair to Poor	

Photo Number: 116 Date Taken January 24, 2018 Description N Bldg Sprinkler pipes – Fair to Poor	
Photo Number: 117 Date Taken January 24, 2018 Description N Bldg Sprinkler pipes – Fair to Poor	
Photo Number: 118 Date Taken January 24, 2018 Description N Bldg Sprinkler Pipes – Fair to Poor	

Photo Number: 119 Date Taken January 24, 2018 Description N Bldg Sprinkler Valves – Fair to Poor	
Photo Number: 120 Date Taken January 24, 2018 Description N Bldg Fire Sprinkler Pump Assembly – Fair to poor	
Photo Number: 121 Date Taken January 24, 2018 Description N Bldg Fire Sprinkler Suction Pump assembly – Fair to poor	

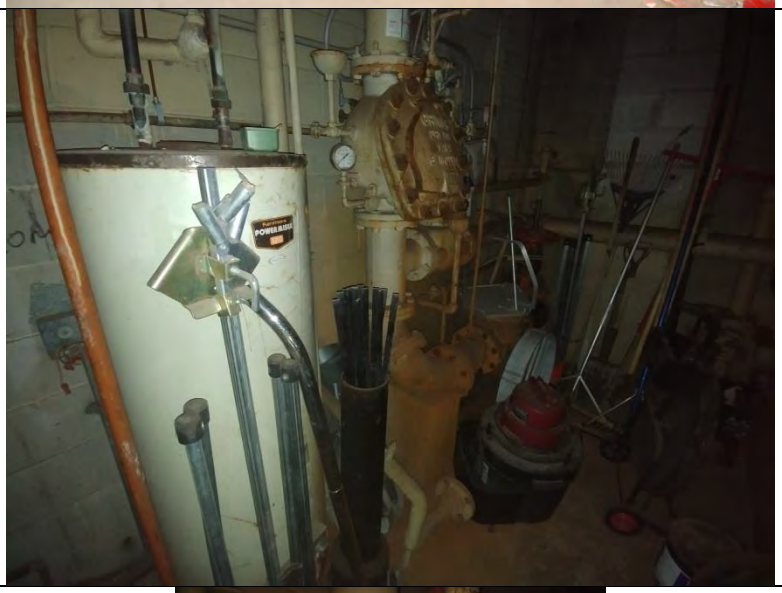
Photo Number: 122 Date Taken January 24, 2018 Description N Bldg Fire Sprinkler Valves – Fair to Poor	
Photo Number: 123 Date Taken January 24, 2018 Description Graffiti Bldg Domestic hot water – Fair to Poor	
Photo Number: 124 Date Taken January 24, 2018 Description Graffiti Bldg Dry Pipe Valve - Fail	

Photo Number: 125 Date Taken January 24, 2018 Description Graffiti Bldg Sprinkler Control Board - Fair	
Photo Number: 126 Date Taken January 24, 2018 Description Graffiti Bldg Mechanical exhaust - Fail	
Photo Number: 127 Date Taken January 24, 2018 Description Graffiti Bldg Roof Mounted Exhaust Fans – Fail	

Photo Number: 128 Date Taken January 24, 2018 Description Graffiti Bldg Mechanical Exhaust Assembly - Fail	
Photo Number: 129 Date Taken January 24, 2018 Description Graffiti Bldg Mechanical Exhaust Duct - Fail	
Photo Number: 130 Date Taken January 24, 2018 Description Graffiti Bldg Mechanical Exhaust Duct – Fai	

Photo Number: 131 Date Taken January 24, 2018 Description N Bldg Fire Sprinkler Control Room – Fair to Poor	
Photo Number: 132 Date Taken January 24, 2018 Description N Bldg Fire Sprinkler Control Panel - Fair	
Photo Number: 133 Date Taken January 24, 2018 Description N Bldg Mens Restroom – Fair to Poor	

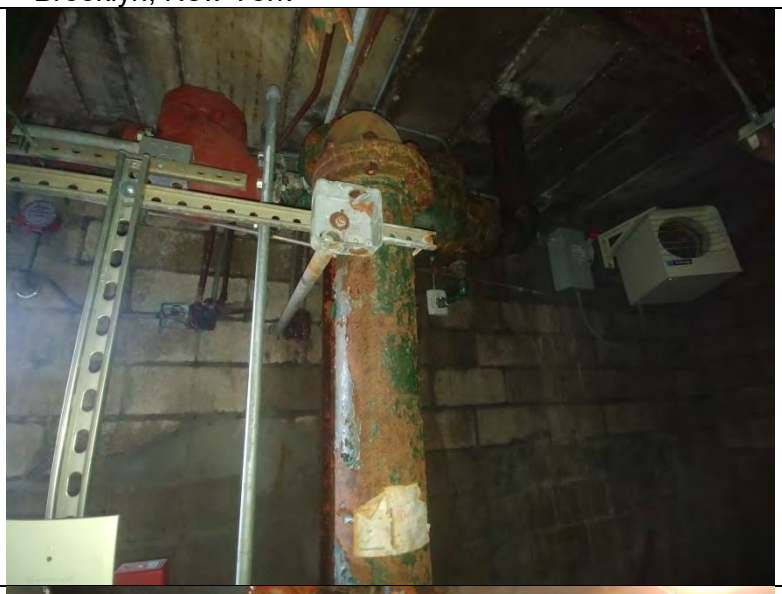
Photo Number: 134 Date Taken January 24, 2018 Description N Bldg Sprinkler Pipes – Fair to Poor	
Photo Number: 135 Date Taken January 24, 2018 Description J2 Shed Fire Sprinkler Control Valves & Pipes Room – Poor	
Photo Number: 136 Date Taken January 24, 2018 Description J2 Shed Sprinkler Valve – Poor	

Photo Number: 137 Date Taken January 24, 2018 Description J2 Shed Mechanical Motor - Fail	
Photo Number: 138 Date Taken January 24, 2018 Description J2 Shed Fire Sprinkler Main Valve – Poor	
Photo Number: 139 Date Taken January 24, 2018 Description J2 Shed Fire Sprinkler Valves & Pipe – Poor	

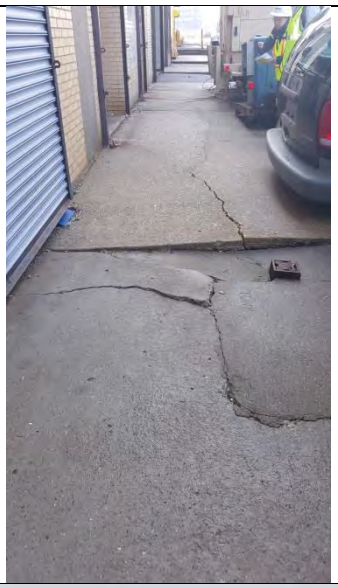
Photo Number: 140 Date Taken February 20, 2018 Description Tower Building – Sidewalk	
Photo Number: 141 Date Taken February 20, 2018 Description Tower Building – West side of Building	
Photo Number: 142 Date Taken February 20, 2018 Description Tower Building – Curb area	

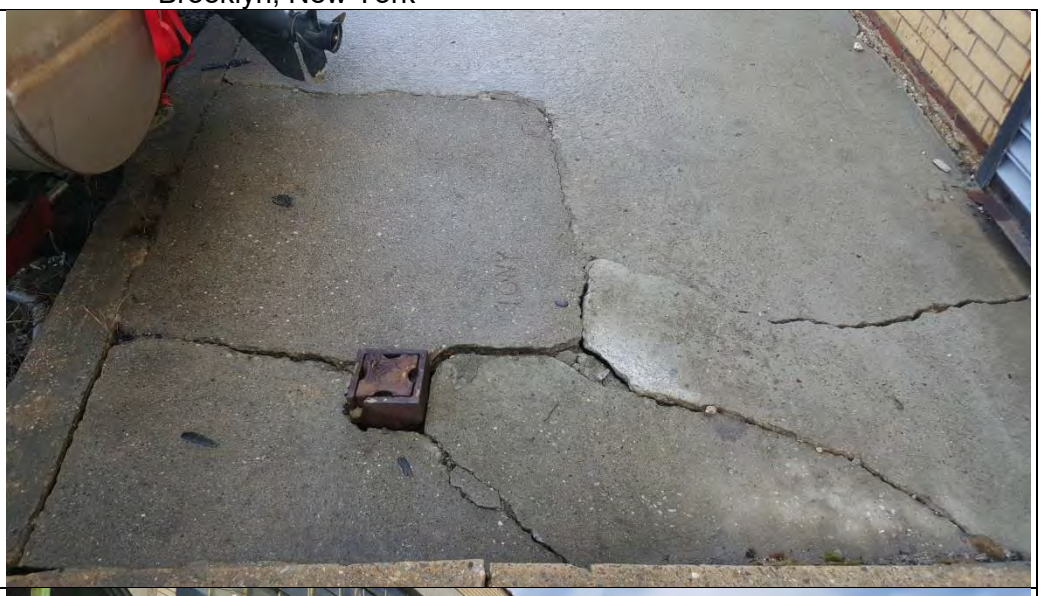
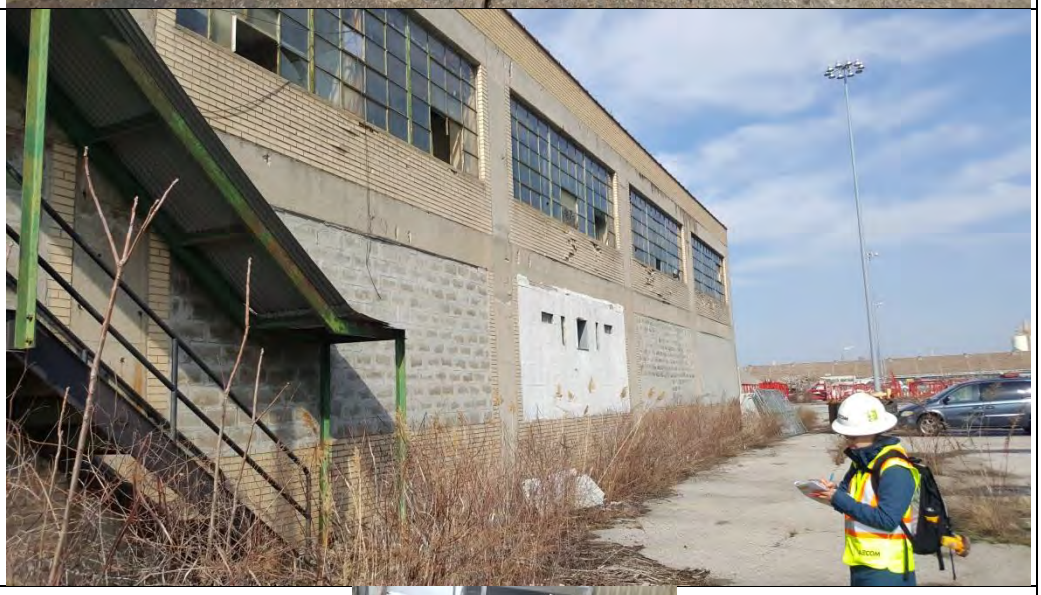
Photo Number: 143 Date Taken February 20, 2018 Description Tower Building – Sidewalk on West side of building	
Photo Number: 144 Date Taken February 20, 2018 Description Tower Building – East side of building	
Photo Number: 145 Date Taken February 20, 2018 Description Tower Building – North side of building sidewalk	

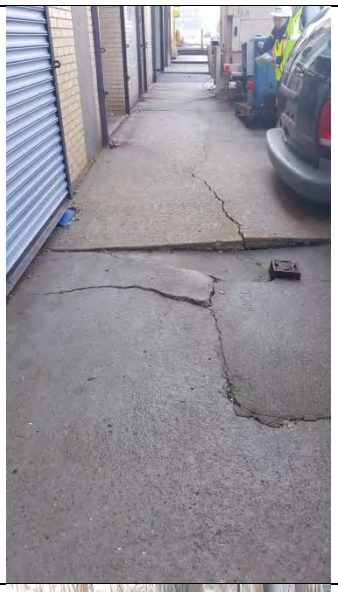
Photo Number: 146 Date Taken February 20, 2018 Description Tower Building – West Side of Building sidewalk	
Photo Number: 147 Date Taken February 20, 2018 Description Tower Building – Truck scales area	
Photo Number: 148 Date Taken February 20, 2018 Description Tower Building – Fire Control Room with water mains	

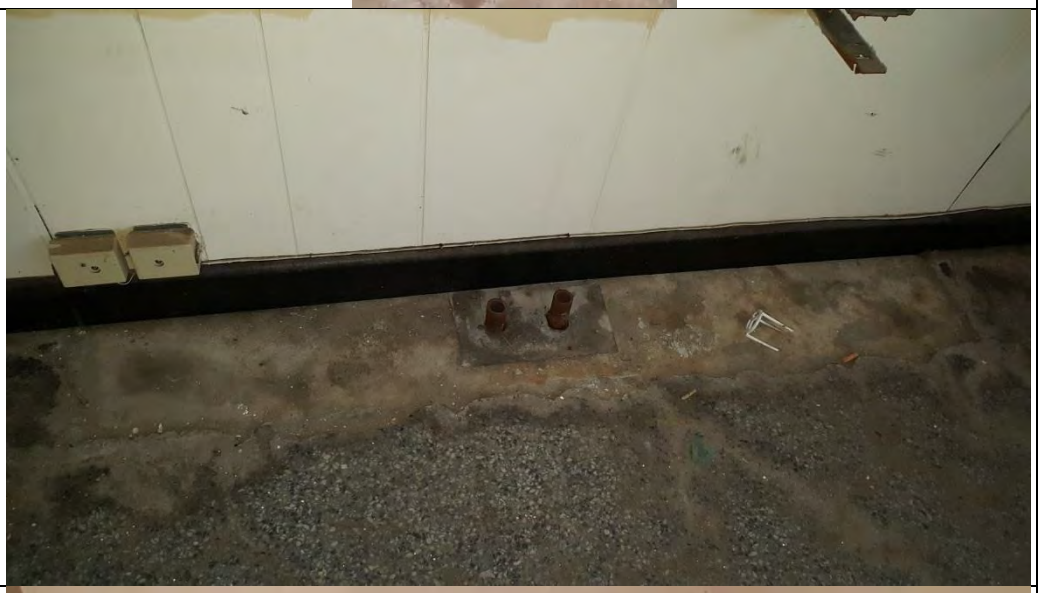
Photo Number: 149 Date Taken February 20, 2018 Description Tower Building - Fire Control Room with water mains	
Photo Number: 150 Date Taken February 20, 2018 Description Tower Building – Office area	
Photo Number: 151 Date Taken February 20, 2018 Description Tower Building – Office area	

Photo Number: 152 Date Taken February 20, 2018 Description Tower Building – Truck Scale bay	
Photo Number: 153 Date Taken February 20, 2018 Description Tower Building – West side of building tower addition	
Photo Number: 154 Date Taken February 20, 2018 Description Tower Building – Truck scales bay	

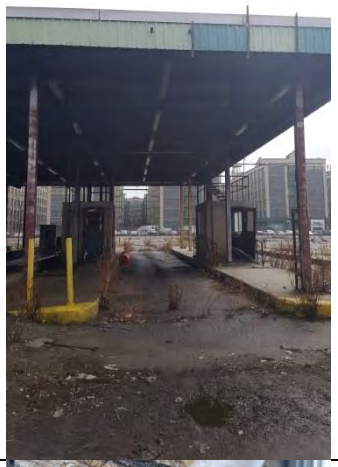
Photo Number: 155 Date Taken February 20, 2018 Description Tower Building – East side of Building exterior stairs	
Photo Number: 156 Date Taken February 20, 2018 Description Tower Building – Truck Scale bay	
Photo Number: 157 Date Taken February 20, 2018 Description Tower Building – Mold growing on Exterior wall on North side of building	

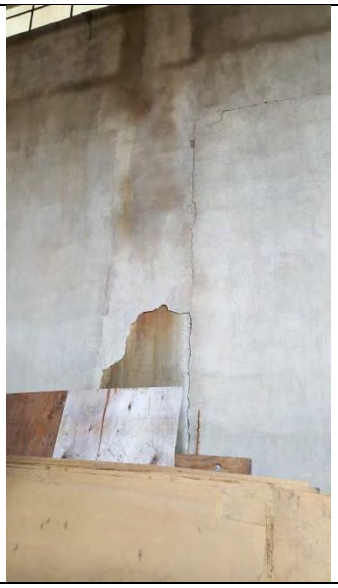
Photo Number: 158 Date Taken February 20, 2018 Description Tower Building – Spalling on exterior wall South side of building	
Photo Number: 159 Date Taken February 20, 2018 Description Tower Building – Glazed brick damaged on all sides of building.	

Photo Number: 160 Date Taken February 20, 2018 Description Tower Building – Exposed rebar on West side of building		
Photo Number: 161 Date Taken February 20, 2018 Description Tower Building – Chimney stack North side of building		
Photo Number: 162 Date Taken February 20, 2018 Description Tower Building – Booth structure in Truck scale bay		

Photo Number: 163 Date Taken February 20, 2018 Description Tower Building – Booth wall in truck scale bay	
Photo Number: 164 Date Taken February 20, 2018 Description Tower Building – missing/ broken windows and corroded roll down gate on West side of building	
Photo Number: 165 Date Taken February 20, 2018 Description Tower Building – Broken window and glazed bricks on North side of building	

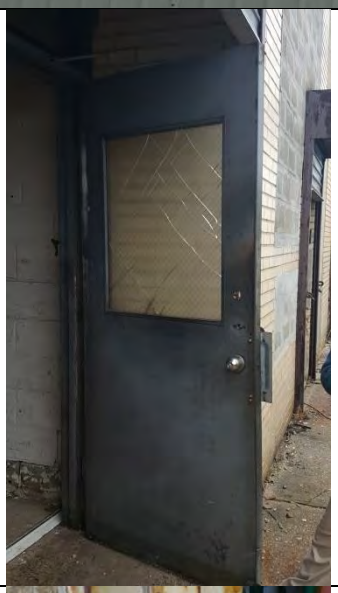
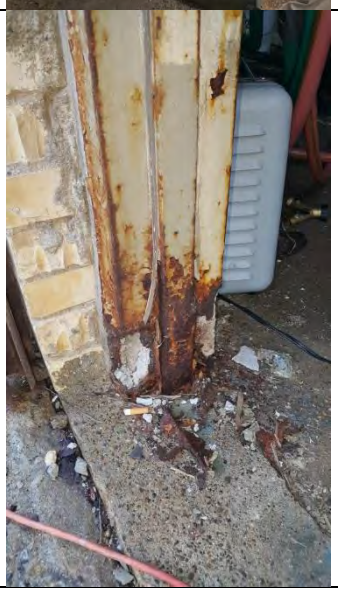
Photo Number: 166 Date Taken February 20, 2018 Description Tower Building – Broken windows on North side of tower	
Photo Number: 167 Date Taken February 20, 2018 Description Tower Building – Broken door on West side of building	
Photo Number: 168 Date Taken February 20, 2018 Description Tower Building – Corroded door frame on West side of building	

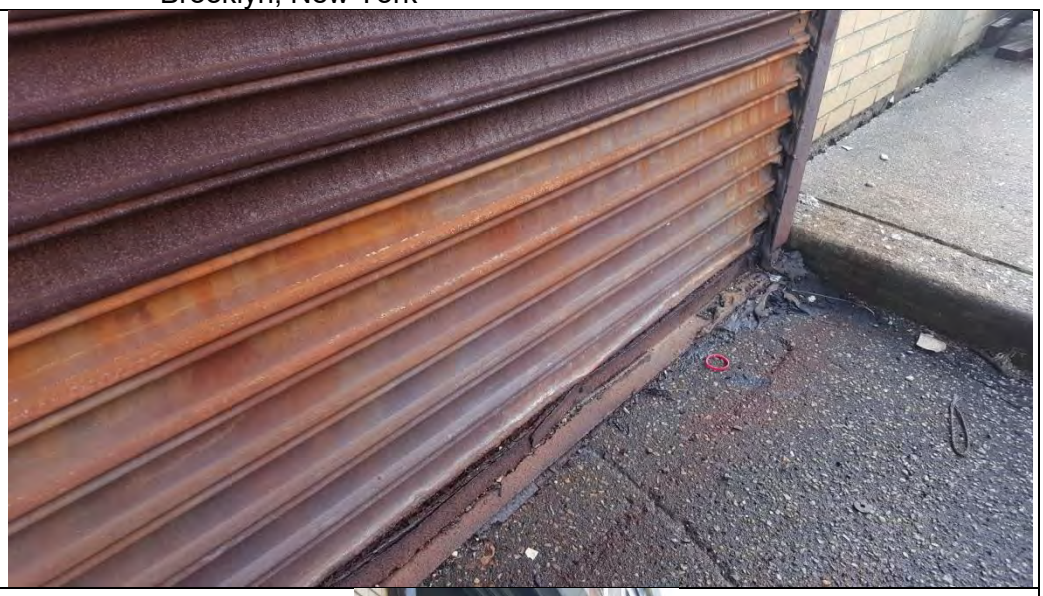
Photo Number: 169 Date Taken February 20, 2018 Description Tower Building – Rusted roll down gate on North side of building	
Photo Number: 170 Date Taken February 20, 2018 Description Tower Building – Broken roll down gate on North side of building	
Photo Number: 171 Date Taken February 20, 2018 Description Tower Building – Missing/ broken roll down gate on North side of building	

Photo Number: 172 Date Taken February 20, 2018 Description Tower Building – Damaged armor on truck scales	
Photo Number: 173 Date Taken February 20, 2018 Description Tower Building – cracked concrete in truck scale bay	
Photo Number: 174 Date Taken February 20, 2018 Description Tower Building – corroded armor on truck scale	

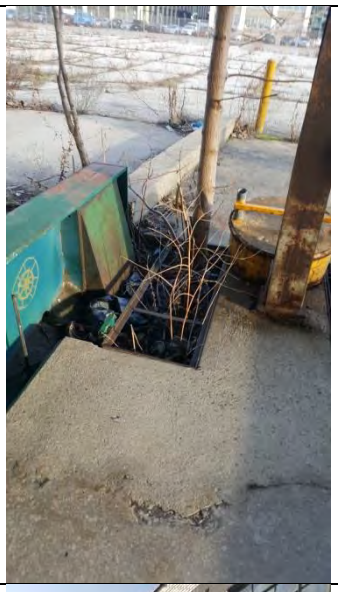
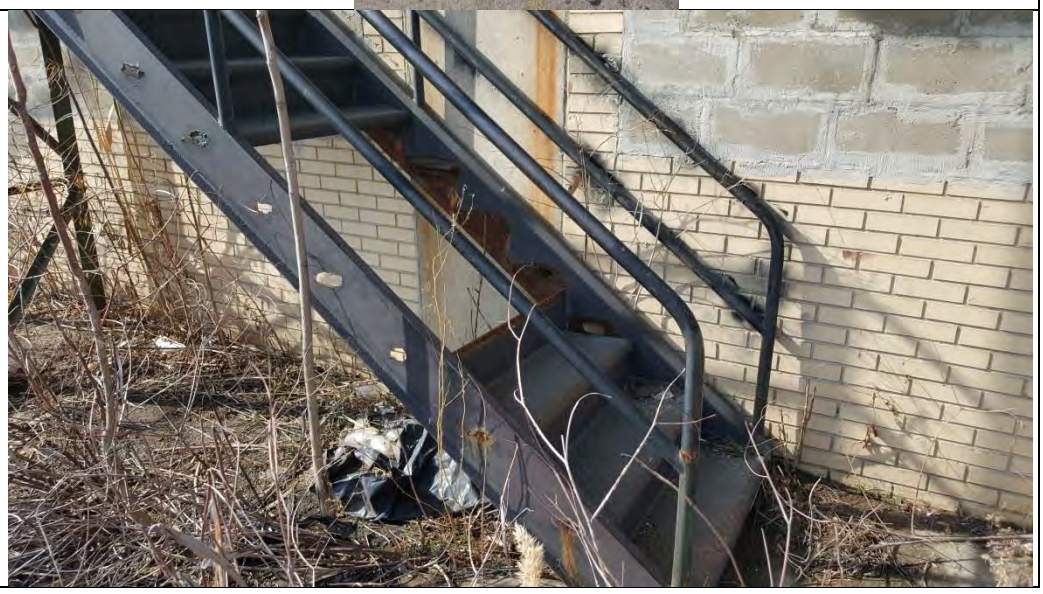
Photo Number: 175 Date Taken February 20, 2018 Description Tower Building – Vegetation growing out of concrete in truck scale bay	
Photo Number: 176 Date Taken February 20, 2018 Description Tower Building – Broken exterior stairs on East side of building	
Photo Number: 177 Date Taken February 20, 2018 Description Tower Building - Broken exterior stairs on East side of building	

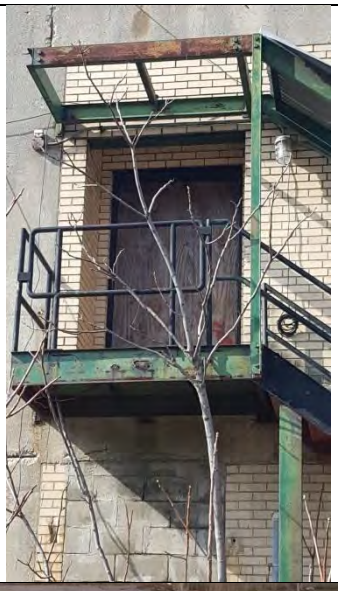
Photo Number: 178 Date Taken February 20, 2018 Description Tower Building - Broken exterior stairs on East side of building	
Photo Number: 180 Date Taken February 20, 2018 Description Tower Building – Roof top of building	
Photo Number: 181 Date Taken February 20, 2018 Description Tower Building – Pooling on rooftop	

Photo Number: 182 Date Taken February 20, 2018 Description Tower Building – Ponding water and blistered/ bubbling roof membrane	
Photo Number: 183 Date Taken February 20, 2018 Description Tower Building – Damaged post on Tower rooftop	
Photo Number: 184 Date Taken February 20, 2018 Description Tower Building – Coping missing/ broken. Coping seal missing	

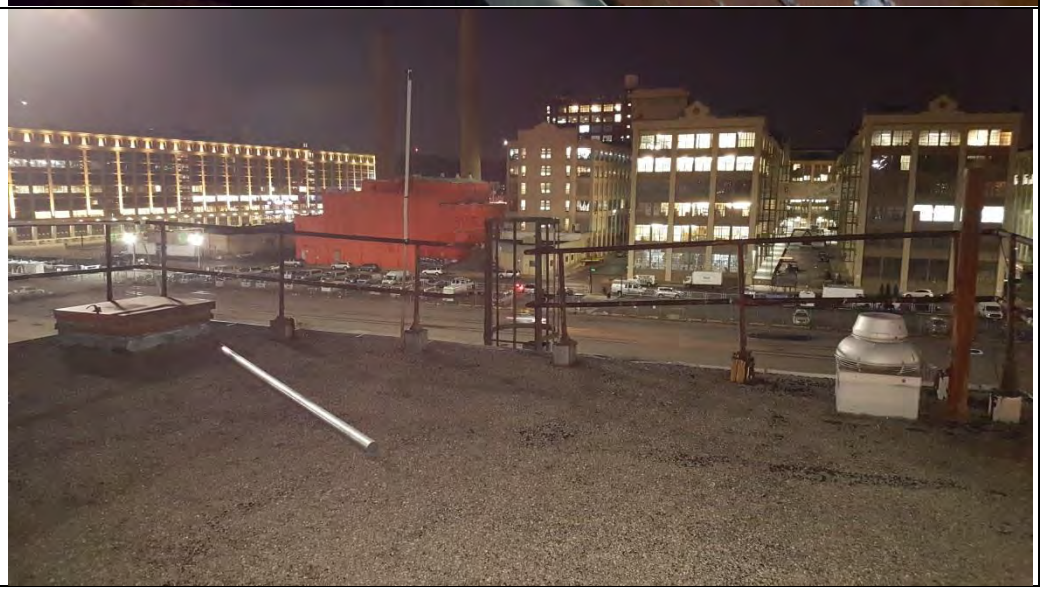
Photo Number: 186 Date Taken February 20, 2018 Description Tower Building – Coping broken on parapet	
Photo Number: 187 Date Taken February 20, 2018 Description Tower Building – Railing corroded and slanted inboard on tower rooftoop	

Photo Number: 188 Date Taken February 20, 2018 Description Tower Building – Planting growing on rooftop	
Photo Number: 189 Date Taken February 20, 2018 Description Tower Building – Vent pipe patch not covered	
Photo Number: 190 Date Taken February 20, 2018 Description Tower Building – Drain cover displaced	

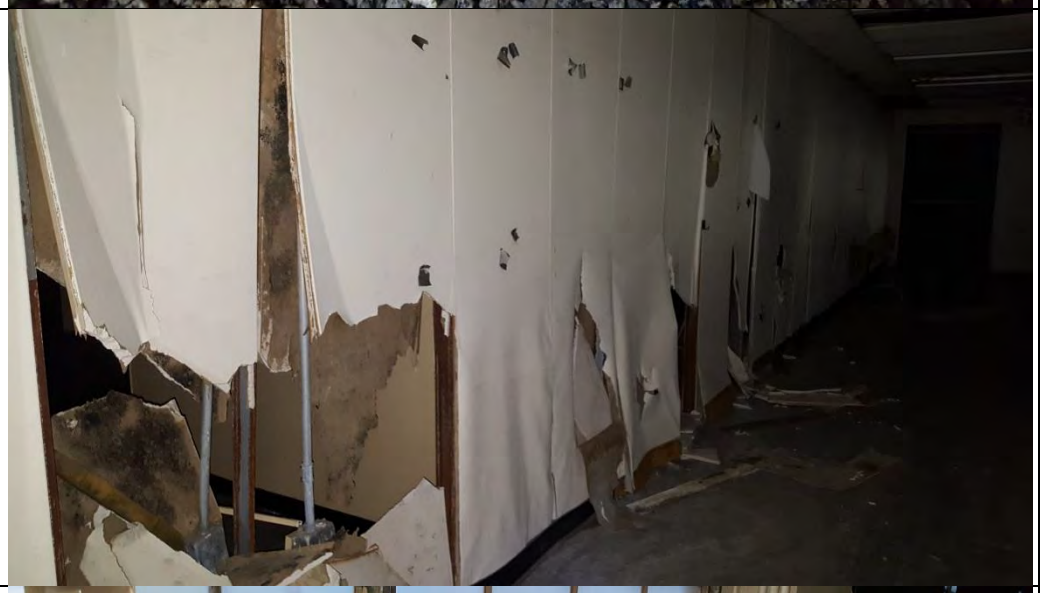
Photo Number: 191 Date Taken February 20, 2018 Description Tower Building – Drain cover damaged	
Photo Number: 192 Date Taken February 20, 2018 Description Tower Building – Corridor walls damaged	
Photo Number: 193 Date Taken February 20, 2018 Description Tower Building – Office area Heating system removed, windows broken	

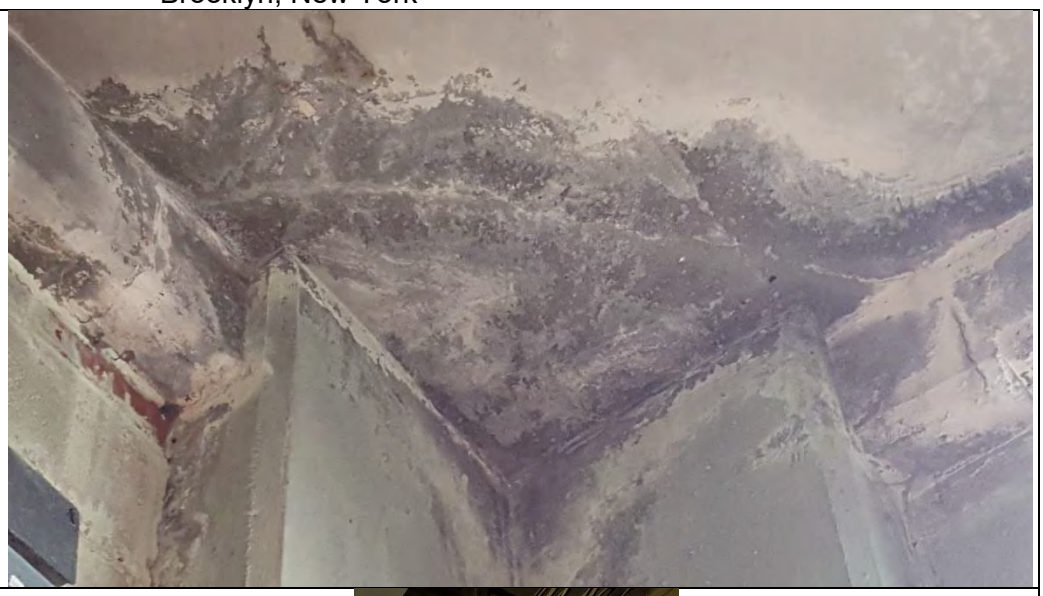
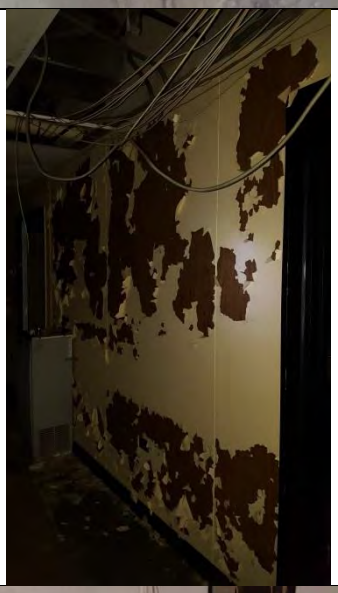
Photo Number: 194 Date Taken February 20, 2018 Description Tower Building – Water damage in pump room	
Photo Number: 195 Date Taken February 20, 2018 Description Tower Building – Water damage on walls on office area corridor	
Photo Number: 196 Date Taken February 20, 2018 Description Tower Building – Pooling in office area	

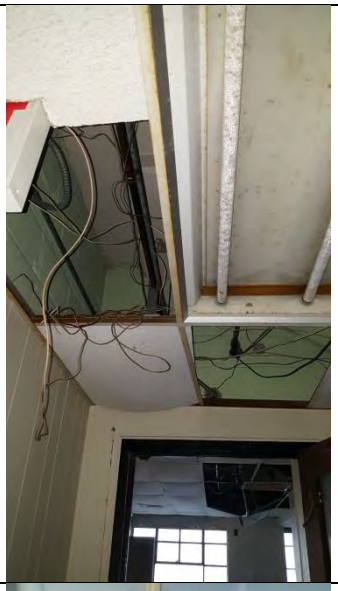
Photo Number: 197 Date Taken February 20, 2018 Description Tower Building - Damaged/ unserviceable lighting system in office area	
Photo Number: 198 Date Taken February 20, 2018 Description Tower Building – Damaged wall in office area. Pipe observed cut from heating system	
Photo Number: 199 Date Taken February 20, 2018 Description Tower Building – Heating system removed and pipes cut in office area	

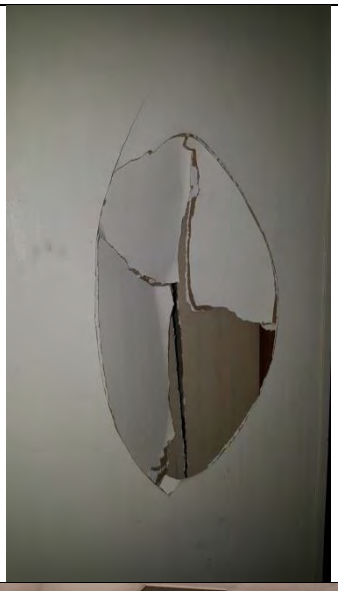
Photo Number: 200 Date Taken February 20, 2018 Description Tower Building – Wall damaged in office area	
Photo Number: 201 Date Taken February 20, 2018 Description Tower Building – Debris, pooling, broken windows, unserviceable lighting system in office area	
Photo Number: 202 Date Taken February 20, 2018 Description Tower Building – Mold in office area corridor	

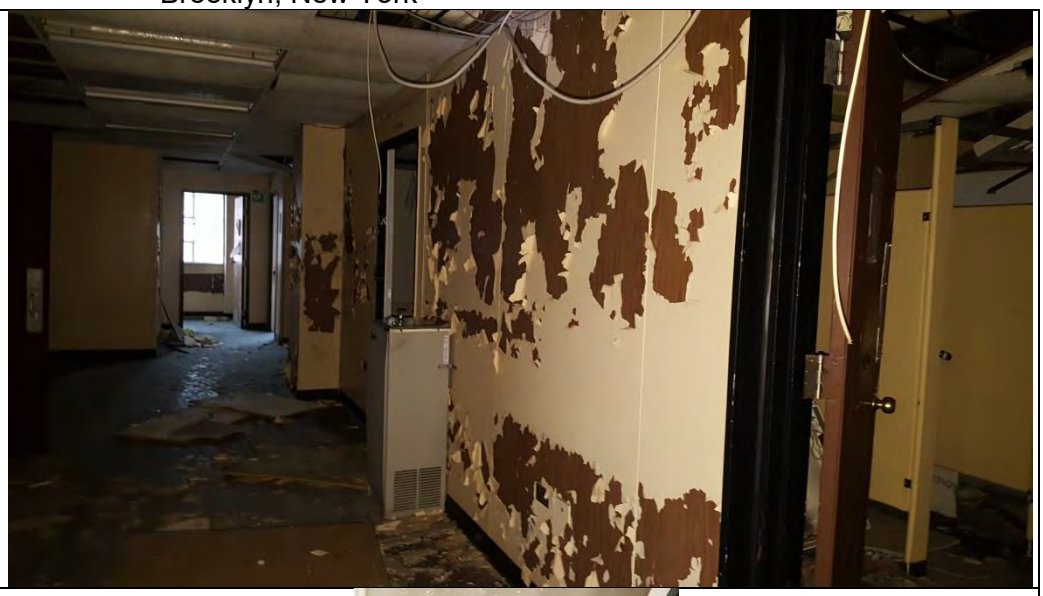
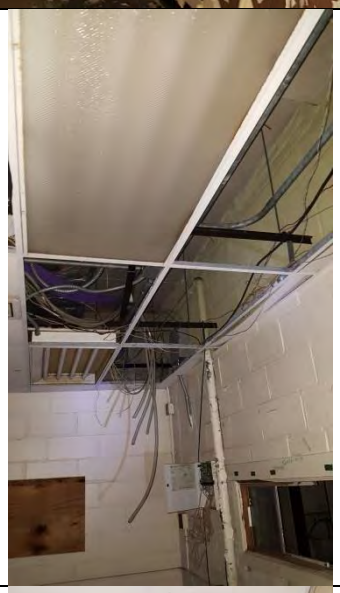
Photo Number: 203 Date Taken February 20, 2018 Description Tower Building – Damaged walls and debris in office area corridor	
Photo Number: 204 Date Taken February 20, 2018 Description Tower Building – unserviceable lighting in office area	
Photo Number: 205 Date Taken February 20, 2018 Description Tower Building – Damaged wall, debris and pooling in corridor in office area	

Photo Number: 206 Date Taken February 20, 2018 Description Tower Building – Damaged stairs to office area, missing railing, Steel treads rusted. Riser heights vary.	
Photo Number: 207 Date Taken February 20, 2018 Description Tower Building – reinforced steel channels on stairs. Rusted stairs	
Photo Number: 208 Date Taken February 20, 2018 Description Tower Building – Broken treads on stairs	

Photo Number: 209 Date Taken February 20, 2018 Description Tower Building – Mold growing on soffit	
Photo Number: 210 Date Taken February 20, 2018 Description Tower Building – Broken tread and debris	
Photo Number: 211 Date Taken February 20, 2018 Description Tower Building – Missing concrete pan	

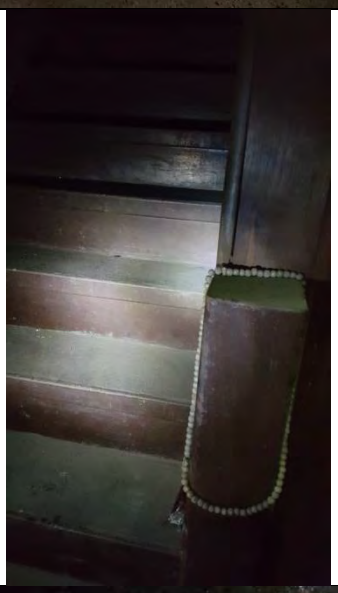
Photo Number: 212 Date Taken February 20, 2018 Description Tower Building – Bowing wall in stairs case	
Photo Number: 213 Date Taken February 20, 2018 Description Tower Building – No railing on stairs (throughout)	
Photo Number: 214 Date Taken February 20, 2018 Description Tower Building – Pooling in on landing (excessive moisture observed throughout entire staircase. Walls sweating and mold	

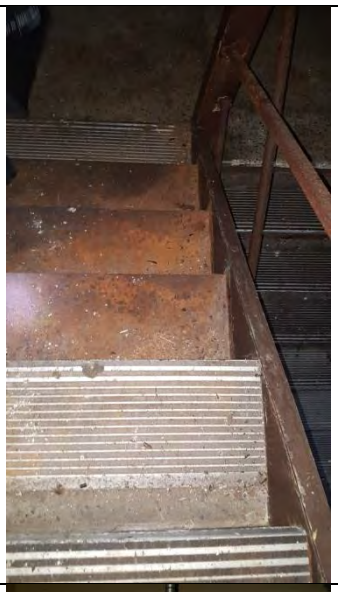
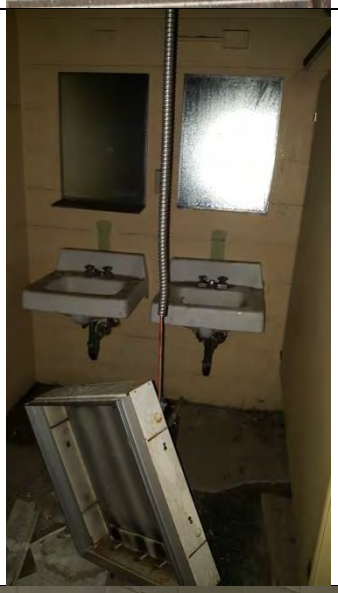
Photo Number: 215 Date Taken February 20, 2018 Description Tower Building – Missing concrete pans and steel tread replacing concrete	
Photo Number: 216 Date Taken February 20, 2018 Description Tower Building –excessive moisture in restroom. Lighting system unserviceable	
Photo Number: 217 Date Taken February 20, 2018 Description Tower Building – Broken tile, wall bowing in Office area Restroom	

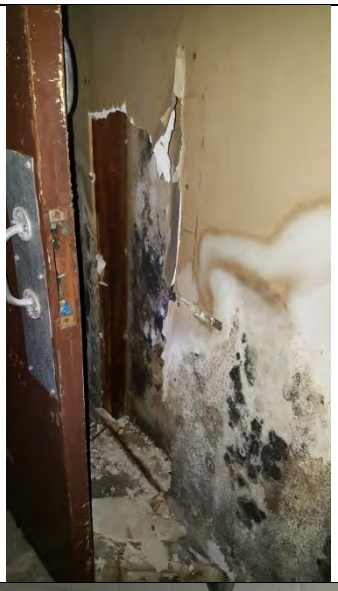
Photo Number: 218 Date Taken February 20, 2018 Description Tower Building – Office area / Corridor	
Photo Number: 219 Date Taken February 20, 2018 Description Tower Building – Office area Restroom	
Photo Number: 220 Date Taken February 20, 2018 Description Tower Building – Office area Restroom	

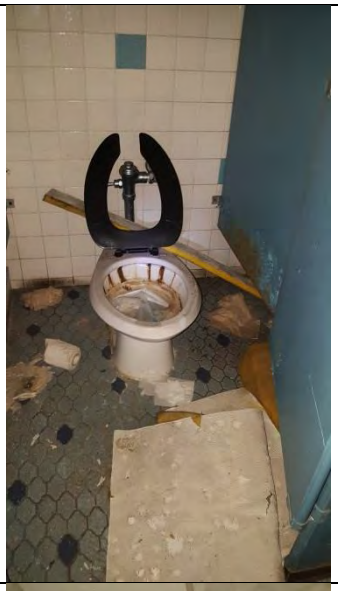
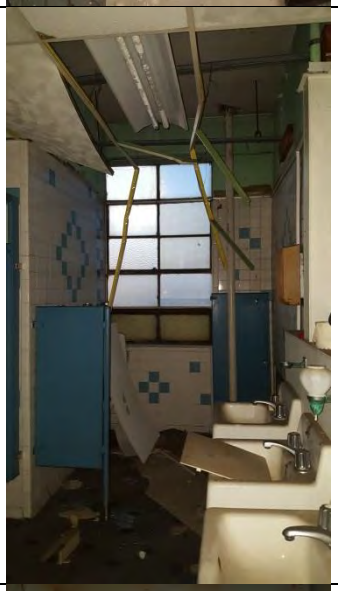
Photo Number: 221 Date Taken February 20, 2018 Description Tower Building – Office area Restroom			
Photo Number: 222 Date Taken February 20, 2018 Description Tower Building – Office area Restroom			
Photo Number: 223 Date Taken February 20, 2018 Description Tower Building – Fire control system			

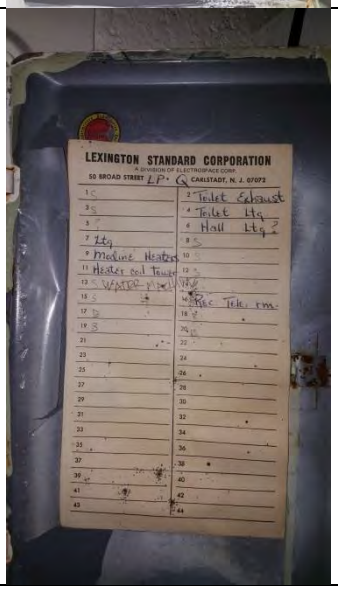
Photo Number: 224 Date Taken February 20, 2018 Description Tower Building – Air compressor controler		
Photo Number: 225 Date Taken February 20, 2018 Description Tower Building – Office Spafe Electrical Panel		
Photo Number: 226 Date Taken February 20, 2018 Description Tower Building – Air Management System Electrical Panel		

Photo Number: 227 Date Taken February 20, 2018 Description Tower Building - Office Space Electrical Panel			
Photo Number: 228 Date Taken February 20, 2018 Description Tower Building - Office Space Electrical Panel			
Photo Number: 229 Date Taken February 20, 2018 Description Tower Building – Fire Sprinkler Valve			

Photo Number: 230 Date Taken February 20, 2018 Description Tower Building – Fire Control Pump Assembly		
Photo Number: 231 Date Taken February 20, 2018 Description Tower Building – Fire Sprinkler Valve		
Photo Number: 232 Date Taken February 20, 2018 Description Tower Building – Fire Sprinkler Pump Assembly		

Photo Number: 233 Date Taken February 20, 2018 Description Tower Building – Firepump valve	
Photo Number: 234 Date Taken February 20, 2018 Description Tower Building – Fire Pump Discharge Flange	
Photo Number: 235 Date Taken February 20, 2018 Description Tower Building - Fire Pump Discharge Flange	

Photo Number: 236 Date Taken February 20, 2018 Description Tower Building – Roof Drainage	
Photo Number: 237 Date Taken February 20, 2018 Description Tower Building – Roof Drainage	
Photo Number: 238 Date Taken February 20, 2018 Description Tower Building – Water main Valve	

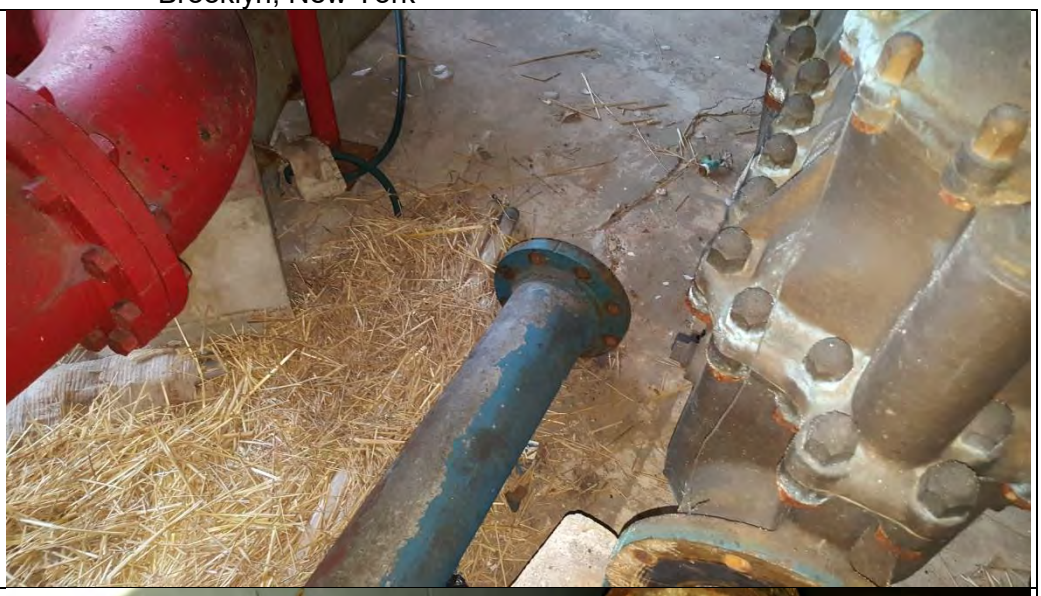
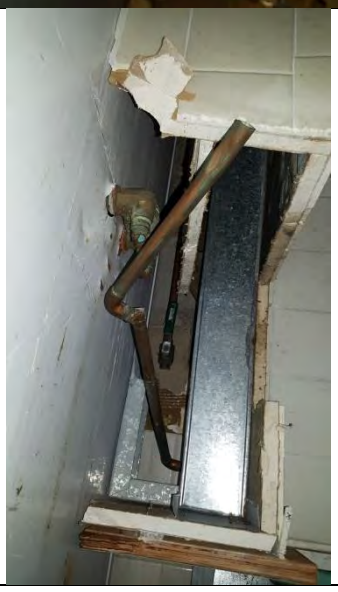
Photo Number: 239 Date Taken February 20, 2018 Description Tower Building – Water main pipe unattached	
Photo Number: 240 Date Taken February 20, 2018 Description Tower Building – Hydronic Heating system outlet pipe cut	
Photo Number: 241 Date Taken February 20, 2018 Description Tower Building – Domestic water piping	

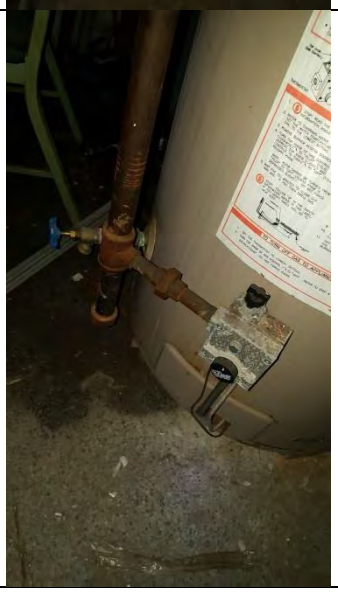
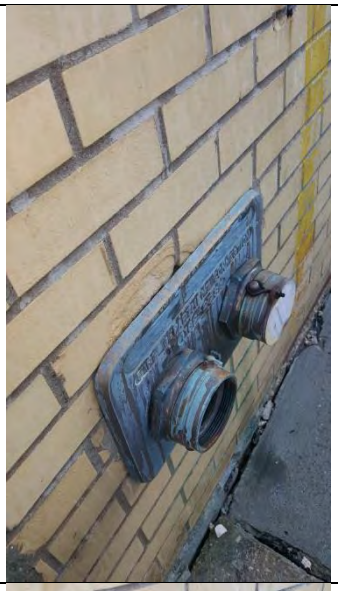
Photo Number: 242 Date Taken February 20, 2018 Description Tower Building – Domestic Hot Water heater Inlet and outer pipes cut.	
Photo Number: 243 Date Taken February 20, 2018 Description Tower Building – Domestic Hot Water Heater	
Photo Number: 244 Date Taken February 20, 2018 Description Tower Building – Domestic Hot Water Heater Gas inlet & Electrical control box	

Photo Number: 245 Date Taken February 20, 2018 Description Tower Building – Exterior standpipe connection		
Photo Number: 246 Date Taken February 20, 2018 Description Tower Building – Fire Water Main		

Appendix C Relevant Document

NYC Department of Buildings

Property Profile Overview

650 SECOND AVENUE		BROOKLYN 11232		BIN# 3847463	
SECOND AVENUE	650 - 650	Health Area	: 4400	Tax Block	: 662
		Census Tract	: 18	Tax Lot	: 1
		Community Board	: 307		

View DCP Addresses... Browse Block

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupancy

Cross Street(s):	36 STREET, 37 STREET		
DOB Special Place Name:	SECOND AVE		
DOB Building Remarks:			
Landmark Status:		**Special Status:**	F
Local Law:	NO	**Loft Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	YES
Additional BINs for Building:	NONE		
Additional Designation(s):	IBZ - INDUSTRIAL BUSINESS ZONE		

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check:	Yes	
Freshwater Wetlands Map Check:	No	Click here for more information
Coastal Erosion Hazard Area Map Check:	No	
Special Flood Hazard Area Check:	Yes	

Department of Finance Building Classification: T9-TRANSPORTATION FA

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	2	0
Violations-DOB	2	2
Violations-ECB (DOB)	0	0
Jobs/Filings	5	
ARA / LAA Jobs	0	
Total Jobs	5	
Actions	1	

OR Enter Action Type:

OR Select from List: Select...

AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

NYC Department of Buildings

Property Profile Overview

632 2 AVENUE		BROOKLYN 11232		BIN# 3345836	
2 AVENUE	632 - 632	Health Area	: 4400	Tax Block	: 662
2 AVENUE	NO NUMBER	Census Tract	: 18	Tax Lot	: 1
39 STREET	NO NUMBER	Community Board	: 307	Condo	: NO
1 AVENUE	NO NUMBER	Buildings on Lot	: 16	Vacant	: NO

View DCP Addresses... Browse Block

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupancy

Cross Street(s): 34 STREET, 35 STREET
DOB Special Place Name:
DOB Building Remarks:
Landmark Status:
Special Status: F
Local Law: NO
Loft Law: NO
SRO Restricted: NO
TA Restricted: NO
UB Restricted: NO
Environmental Restrictions: N/A
Grandfathered Sign: NO
Legal Adult Use: NO
City Owned: YES
Additional BINs for Building: NONE
Additional Designation(s): IBZ - INDUSTRIAL BUSINESS ZONE

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check:	Yes
Freshwater Wetlands Map Check:	No
Coastal Erosion Hazard Area Map Check:	No
Special Flood Hazard Area Check:	Yes

Click here for more information

Department of Finance Building Classification: T9-TRANSPORTATION FA

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	0	0
Violations-DOB	0	0
Violations-ECB (DOB)	0	0
Jobs/Filings	0	
ARA / LAA Jobs	0	
Total Jobs	0	
Total Actions	0	

OR Enter Action Type:
OR Select from List: Select...
AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

NYC Department of Buildings

DOB Violation Display for 050312BENCH01846

Premises: 650 SECOND AVENUE BROOKLYN **BIN: 3847463 Block: 662 Lot: 1**

Issue Date:	05/03/2012	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	BENCH - FAILURE TO BENCHMARK		
Violation Number:	01846	**Device No.:**	
ECB No.:			
Infraction Codes:			
Description:	FAILURE TO FILE BENCHMARKING REPORT OF ENERGY USE AS PER AD. CODE SEC. 28-309.4		

Disposition:

Code: **Date:**

Inspector:

Comments:

NYC Department of Buildings

DOB Violation Display for 120514CFEU30701JH

Premises: 650 SECOND AVENUE BROOKLYN **BIN: 3847463 Block: 662 Lot: 1**

Issue Date:	12/05/2014	**Violation Category:**	V - DOB VIOLATION - ACTIVE
Violation Type:	C - CONSTRUCTION		
Violation Number:	FEU30701JH	**Device No.:**	
ECB No.:			
Infraction Codes:			
Description:	FAILURE TOMAINTAIN. CONDITION: 1ST STORY + MEZZ, 23FT HIGH STEEL FRAMED BUILDING. INTERIOR COLUMN OUT OF PLUMB BY APPROX 3-4 WHERE COLUMN MEETS CONCRETE PIER, WHICH IS ALSO DISPLACED.REMEDY:OWNER TO ENGAGE LICENSE PE TO PREPARE DWGS TO EFFECT REPAIRS ALL WORK TO BE DONE UNDER PREMIT AND TO BEGIN NO LTR THAN MARCH 30TH 2015		

Disposition:

Code: **Date:**

Inspector:

Comments:

Form 54 (Rev. 8/85)

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn **DATE:** SEP 23 1999 **NO.** 300670030

This certificate supersedes C.O. NO ZONING DISTRICT M3-1

THIS CERTIFIES that the new—~~altered—existing~~—building—premises located at

650 - 2nd Ave. Block 662 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	O.G.	20			16A	D-1	Automobile Services Establisment
Open-Space	O.G.				16A	D-1	Parking For 100 Cars
Mezz.	100				16E	D-1	Accessory Storage

OPEN SPACE USES ____________________
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

P.E. ~~BOROUGH SUPERINTENDENT~~ R.A. Acting Commissioner 13

COMMISSIONER

☐ ORIGINAL ☐ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

B Form 54 (Back) (Rev. 8-82)

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the West side of 2nd Ave. distant 305'-1½" North feet from the corner formed by the intersection of 39th Street and 2nd Ave.

running thence West 1,034'-0" feet; thence North 476'-0" feet;

thence East 672'-0" feet; thence South 325'-0" feet;

thence East 362'-0" feet; thence South 151'-0" feet;

thence ..... feet; thence ..... feet;

to the point or place of beginning.

N.B. or ~~XXXX~~ 300670030 DATE OF COMPLETION

CONSTRUCTION CLASSIFICATION 1-E

BUILDING OCCUPANCY GROUP CLASSIFICATION D-1

HEIGHT 1&Mezz. STORIES, 23' FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER [ ] B) COMBINED SEWER [X] C) PRIVATE SEWAGE DISPOSAL SYSTEM [ ]

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER [ ] B) COMBINED SEWER [X] C) PRIVATE SEWAGE DISPOSAL SYSTEM [ ]

E

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO._____

CITY PLANNING COMMISSION CAL. NO._____

OTHERS:

AECOM Technical Services Inc.
605 3rd Avenue
New York, New York, 10158
aecom.com