

REQUEST FOR EXPRESSIONS OF INTEREST

PRIVATELY-OWNED DISTRICT ENERGY PLANT TO SERVE CITY- AND STATE-OWNED FACILITIES ON WARDS ISLAND

1. Summary

The NYC Department of Environmental Protection (DEP), in collaboration with other City of New York agencies (the City), is issuing this Request for Expressions of Interest (RFEI) to energy developers and financiers interested in building, owning, operating, and financing a third-party district energy system to serve existing energy users on Wards Island, and Randall's Island, in New York City. Some of the municipal facilities on Wards Island are currently served by a district energy system, which was built in 1937 and is scheduled to be shut down at the end of 2012. A new modern district energy system could be developed by replacing, expanding and/or refurbishing the various components of the existing system.

The redevelopment of the Wards Island district energy system is one of several combined heat and power (CHP) projects currently being considered to support municipal operations at energy-using facilities. As the City further develops its energy plans, there may be additional opportunities for private CHP projects. Responses from this RFEI may influence the City's approach for aggregating multiple facilities, including the Wards Island facility, into district energy systems and/or aggregating this project into a broader based energy plan for increasing the reliability and reducing costs of energy supply to municipal facilities throughout the City.

2. Purposes of RFEI

The primary purposes of this RFEI are to:

- Inform interested parties of the City's intention to collect information for a potential future solicitation to build, own, operate and finance a district energy system to provide energy services to electricity and steam customers on Wards Island, and possibly Randall's Island;
- Gather information on the qualifications of interested developers and their preferred business models; obtain input from the interested parties as to the preferred capacities, technologies, and any other unique or advanced approaches of deployment; and gather information that would assist the City in evaluating potential partnership approaches with developers.

3. Objectives

The primary objectives of the project are to:

- Replace steam service from the existing district energy system with a new source of heat;
- Reduce the cost of heat compared to the non-district energy alternative;

- Reduce the City’s greenhouse gas emissions;
- Improve the reliability of heat and electric supply;
- Encourage the development of efficient district energy systems consistent with the goals of PlaNYC (see <http://www.nyc.gov/html/planyc2030/html/plan/energy.shtml>);
- Avoid expenditure of public funds to finance multiple boiler plants for individual facilities;
- Encourage private investment in NYC energy infrastructure;
- Minimize the impact of energy facilities on land use and property values; and
- Improve the public health and quality of life of residents and workers in Wards Island, Randall’s Island, and surrounding neighborhoods.

4. Description of Existing Facilities

The Wards Island Utility System Campus consists of a steam loop with steam supplied by the Manhattan Psychiatric Center (MPC) boiler plant, built in 1937. The customers for the existing Wards Island utility system are:

- Wards Island Wastewater Treatment Plant (WWTP) – DEP’s Wards Island WWTP, built in 1937, has a design capacity of 275 million gallons per day, servicing a population of over 1 million people, and a drainage area of 12,056 acres, covering the western section of the Bronx and Upper East Side of Manhattan. The MPC boiler plant uses digester gas from the WWTP as its primary fuel and supplies the WWTP with steam for heating and its treatment processes. Attachment A contains additional information about the Wards Island WWTP and the MPC boiler plant.
- The New York City Department of Homeless Services (DHS) – DHS occupies eight buildings connected to the steam loop in a campus setup. Attachment B contains additional information about the Wards Island Utility System Campus as it relates to DHS.
- Other Wards Island Utility System Customers – In addition to DEP and DHS, there are thirteen other buildings on the existing steam loop. The buildings are owned by the New York State Office of Mental Health (OMH) and occupied by OMH, Triborough Bridge and Tunnel Authority (TBTA), and several other entities. OMH is planning to construct multiple independent boiler and fuel oil systems for the utility campus buildings that will remain in use and that they will occupy, as shown in Attachment C, which describes the decommissioning plan for the MPC boiler plant.

Attachment D provides the following statistics related to the energy requirements of the DEP and DHS facilities:

- Seasonal steam sendout from the MPC boiler plant to the Wards Island WWTP and the buildings on the steam loop;

- Quantities of digester gas available from the Wards Island WWTP; and
- Electricity consumption for the Wards Island WWTP.

5. District Energy Plant Concept

The City is studying alternatives for new heating systems for the utility campus buildings and the Wards Island WWTP to commence after the decommissioning of the MPC boiler plant. DEP is currently designing a new boiler plant that would be located within the boundaries of the WWTP. The new WWTP boilers would use digester gas as the primary fuel with fuel oil backup. At present, no natural gas is supplied to the island. However, DEP and other stakeholders are interested in exploring the potential for new natural gas supplies to the Island to serve as backup fuel for the DEP plant and as primary fuel for campus buildings.

As an alternative to installing multiple independent boiler and fuel oil systems, the City wants to evaluate purchasing energy services from a privately-owned district energy system to replace the steam service currently provided by the MPC boiler plant and potentially expand energy services to additional customers. The new company would supply steam, and potentially electricity, service to its customers under long-term contracts. The customers would avoid the capital expenditures, operating costs, land use impacts, and environmental impacts associated with building, owning, operating and financing multiple independent boiler and fuel oil systems.

The City will consider using its heating and electricity requirements to serve as an anchor customer for the private district energy company, depending on the terms and conditions offered by the developer. The developer will be responsible for developing energy sales to non-City customers. Respondents should describe how they would design the system(s) to meet the following customer loads:

1. Wards Island WWTP only;
2. Wards Island WWTP, the DHS buildings currently connected to the district energy system, and the TBTA;
3. All of the above, plus other prospective electric and/or thermal customers on Wards Island, Randall's Island, and/or other power consumers across the Bronx Kill that are not connected to the existing district energy system. For reference, Attachment E contains a map of building addresses on Randall's Island (including Wards Island).

The City will consider buying both heat and power from the new district energy plant. Alternatively, the City could buy only heat from the plant, and the power output could be either sold to Consolidated Edison of New York, Inc. ("Con Edison") under the applicable buyback tariff or sold into the wholesale energy markets administered by the New York Independent System Operator ("NYISO"), if a direct interconnection is made to the transmission system.

Digester gas from the WWTP could be used as the primary fuel for the new CHP plant, with either natural gas, if available, or fuel oil used as a supplement. The energy services contract between the City and the developer would include provisions for the use of the WWTP digester gas. The quality of the digester gas is approximately 60% methane and 40% carbon dioxide et

al. The composition of the gas may impact the choice of technology for the CHP plant and/or the need for gas treatment equipment. It may be possible to increase the current supply of digester gas by rehabilitating and/or expanding digester gas facilities at the WWTP.

If needed, the Con Edison's gas system potentially could be expanded to the CHP plant to supplement digester gas and replace the use of fuel oil as supplemental fuel. Preliminary investigations indicate that a new gas main would have to be constructed. DEP has preliminarily identified potential routes to accommodate such a gas main. However, the developer would be responsible for the gas interconnection. There may be an opportunity for economies of scale if the developer, DEP, and other potential customers combine their gas requirements into a single gas expansion project.

At this stage in the process, alternative location(s) for a new CHP plant have not been identified. The developer ultimately would be responsible for choosing and acquiring the optimal property for the district energy system, in coordination with the City, State, and potentially other property owners.

6. RFEI Submittal Requirements

All submittals must be in writing and delivered by-hand, regular mail or by a nationally recognized express mail carrier to DEP at the address listed below. Respondents should keep in mind that nothing will be deemed confidential and responses will likely be shared with other governmental entities. Therefore, please do not submit anything that you deem proprietary information. Furthermore, all submittals become the property of the City and will not be returned.

Please submit six (3) copies of your submittal in hard copy and one (3) electronic copies on CD by Friday, January 14th, 2010 at 4:00 p.m. Submittals must be delivered to the following address:

New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373
Attn: Anthony J. Fiore, Chief of Staff, Operations

7. Contents of Submittals

Respondents to this RFEI are requested to submit the following information (information deemed confidential should be redacted):

- Project descriptions for other district energy projects, or similar projects, that you have developed, particularly in New York State.
- Summary of preferred financing approaches for district energy projects.
- Description of your business strategy and pricing concept for other district energy, or similar, projects.

- A description of how the project will provide cost and reliability benefits for the City. Description of data for the DEP and other facilities that you will need to evaluate the district energy business opportunity. Please provide as much detail as possible about the type and level of data desired.
- Suggestions for the process that the City should follow for procuring third-party energy supplies for the district energy project, breaking down each step of the development, siting, construction and interconnection process, including the amount of time required for each step.
- Identification of any economic, regulatory or other hurdles that may affect the feasibility of the project, and a description of how you would address such hurdles. Example bid packages and RFPs that you have submitted for other projects that are similar in scope to this project.
- Responses to questions of interest to the City, as listed in Section 8.
- Suggestions for the scope of work for a consultant who will be retained by the City to collect and disseminate data to interested district energy developers, manage the energy supply procurement process, and evaluate proposals versus the individual boilers option.
- Please be sure to provide the following contact information within your submittal:
 - Name
 - Address
 - Telephone Number
 - E-mail Address

8. Questions of Interest to the City

Respondents are requested to address the following questions in their submittals:

Project Development

- Q1. How long will the project take to develop, design, permit, and construct, starting from invitation to bid through project in-service?
- Q2. What are the minimum loads (electric and thermal) necessary for a viable investment? At what scale does a cogeneration facility for Wards Island become an attractive investment? What combination of steam, heat, and/or power must be produced in order for it to be attractive?
- Q3. Would aggregating multiple facilities into one energy project increase the attractiveness of developing each? If so, why?
- Q4. Please describe the factors that would affect the decision on the optimal sizing and design of the project.

- Q5. Would it be preferable to you, as the developer, for the City to take an active role soliciting other potential anchor customers for the district energy system? If so, what should be the City's role?
- Q6. What are your greatest concerns regarding the viability of a district energy system on Wards Island?
- Q7. What potential issues or barriers do you foresee that could limit private sector interest in this business opportunity?
- Q8. What issues are associated with expanding the thermal and/or electric service from the CHP plant beyond Wards Island (to Randall's Island and/or other customers across the Bronx kill).

Procurement Process, Pricing, and Contracting

- Q9. What critical information should be included in an RFP used to procure new energy services (provide examples if available)?
- Q10. What is the preferred pricing concept for the sale of heat and power?
- Q11. What should be the form of the contract for the sale of heat and power (provide examples if available)?
- Q12. What provisions should be included in the contract for the use of digester gas?
- Q13. What are the main considerations for selling the power output of the CHP plant under a long-term contract to the governmental customers versus selling the power output to Con Edison or into the NYISO?
- Q14. What programs administered by the New York State Energy Research and Development Authority ("NYSERDA") (for example, emissions credits for use of digester gas in power generation), or other incentives are available for this project?
- Q15. What special arrangements would be needed to attract private interest in this business opportunity, such as New York City Industrial Development Agency ("IDA") tax waivers, City or State financing, long-term off-take contracts for heat and/or power, guarantees, and/or property lease arrangements.

Design, Construction & Operations

- Q16. How much space would be required for the CHP plant, and what are the primary site considerations?
- Q17. What should be the ownership boundaries between the CHP developer and the City for the steam distribution system for delivering steam from the CHP plant to the WWTP, DHS, and other potential customers?

- Q18. What should be the ownership boundaries for the digester gas pipeline?
- Q19. How do emissions for a CHP plant compare to the emissions for individual boiler plants for each facility? Identify any other environmental benefits associated with electric and thermal service from a CHP plant compared to individual boiler plants for each facility.

Bidder Information Requirements

- Q20. What information (such as steam and electric load profiles, engineering drawings and site plans, and engineering assessments of existing facilities) do you require to be able to make an informed proposal in response to an RFP for supplying heat and power to the Wards Island facilities? (Your response will help the City identify exhibits to be distributed as part of any RFP package relating to this project.)
- Q21. Following the RFEI process, what additional investigations, site visits, meetings, due diligence etc will you need to conduct during any such RFP process in order to make an informed proposal to the City?

9. Questions/Clarifications

Questions and comments pertaining to this RFEI may be sent to afiore@dep.nyc.gov by Tuesday, December 14th, 2010 at 4:00 PM. Answers to questions that DEP believes may be of general interest may be posted on:

http://www.nyc.gov/html/dep/html/public_notices/wards_island_cogeneration.shtml and periodically revised, modified, or deleted. This RFEI and associated attachments may be found at: http://www.nyc.gov/html/dep/html/public_notices/index.shtml.

10. Conditions, Terms, and Limitations

This document is not intended as a formal offering for the award of a contract or for participation in any future solicitation. The City reserves the right, at its sole discretion, to withdraw the RFEI and/or not issue an RFP; to choose to discuss various approaches with one or more respondents (including those not responding to the RFEI); to use the ideas or proposals submitted in any manner deemed to be in the best interests of the City, including, but not limited to, soliciting competitive submissions relating to such ideas or proposals; and/or undertake the prescribed work in a manner other than that which is set forth herein. The City likewise reserves the right, at any time, to change any components, concepts, or approaches of the RFEI. All cost associated with responding to the RFEI are the sole responsibility of the developer/respondent and the City shall not reimburse for any such costs.

Attachment A

Heating Plant Alternative Feasibility Study at the Wards Island Water Pollution Control Plant

See separate document located at:

http://www.nyc.gov/html/dep/pdf/public_notices/wi_rfei_attachment_a_wpcp_feasibility_study_final.pdf

Attachment B

**Wards Island Utility Systems
New York State Office of Mental Health**

See separate document located at:

http://www.nyc.gov/html/dep/pdf/public_notices/wi_rfei_attachment_b_2008-10-30_wards_island_utilities.pdf

Attachment C

MPC Power Plant Decommissioning Plan

See separate document located at:

http://www.nyc.gov/html/dep/pdf/public_notices/wi_rfei_attachment_c_2010-02-01_manhattan_powerplant_decommissioning_plan.pdf

Attachment D

Energy Data for Wards Island Facilities

Table 1
Steam Generation for the MPC Boiler Plant
Total Steam Sendout to the WWTP and the WI Campus Buildings
(Monthly Average from 2005-2008)

Month	Steam Usage Mlbs
January	44,039
February	45,658
March	44,563
April	30,562
May	22,496
June	16,609
July	16,561
August	16,395
September	15,950
October	23,881
November	32,886
December	42,107
Total	351,708

Table 2
Steam Delivered to the Wards Island WWTP

Calendar Year	Steam Delivered, Mlbs
1998	144,891
1999	136,013
2000	132,055
2001	149,119
2002	158,188
2003	175,111
2004	135,519
2005	160,566
2006	167,823
2007	165,819
2008	171,133

Table 3: Wards Island WCPC Digester Gas Production and Uses

FISCAL YEAR 2008 (Ft³x1000)			
WARDS ISLAND	Produced	Used*	Wasted
JULY	49,758	0	49,758
AUGUST	59,286	0	59,286
SEPTEMBER	52,620	0	52,620
OCTOBER	51,785	0	51,785
NOVEMBER	54,054	0	54,054
DECEMBER	48,509	0	48,509
JANUARY	42,059	0	42,059
FEBRUARY	47,843	0	47,843
MARCH	49,359	0	49,359
APRIL	47,687	0	47,687
MAY	46,358	0	46,358
JUNE	39,132	0	39,132
TOTAL	588,450	0	588,450
FISCAL YEAR 2009 (Ft³x1000)			
WARDS ISLAND	Produced	Used*	Wasted
JULY	44,210	0	44,210
AUGUST	39,872	0	39,872
SEPTEMBER	36,924	0	36,924
OCTOBER	50,981	0	50,981
NOVEMBER	48,239	0	48,239
DECEMBER	60,990	0	60,990
JANUARY	65,736	0	65,736
FEBRUARY	59,792	12,798	46,994
MARCH	54,914	15,465	39,449
APRIL	47,469	13,288	34,181
MAY	45,401	14,420	30,981
JUNE	42,411	13,834	28,577
TOTAL	596,939	69,805	527,134
FISCAL YEAR 2010(Ft³x1000)			
WARDS ISLAND	Produced	Used*	Wasted
JULY	54,975	10,498	44,477
AUGUST	39,966	9,173	30,793
SEPTEMBER	49,586	10,267	39,319
OCTOBER	55,065	11,351	43,714
NOVEMBER	45,032	11,375	33,657
DECEMBER	47,157	15,623	31,534
JANUARY	47,960	15,285	32,675
FEBRUARY	38,435	15,469	22,966
MARCH	39,859	12,324	27,535
APRIL	40,060	12,086	27,974
MAY	32,518	11,650	20,868
JUNE			

* Reported used gas was sent to MPSC (Manhattan Psychiatric Center)

Table 4
Electricity Consumption for the Wards Island WWTP

Unit	KWH	KW
FY07		
Jul	7,934,400	15,072
Aug	7,948,800	14,160
Sep	8,326,610	14,592
Oct	8,373,232	15,072
Nov	7,283,811	16,896
Dec	7,017,646	16,944
Jan	8,218,409	13,584
Feb	8,740,800	12,960
Mar	8,496,000	14,736
Apr	8,352,000	14,688
May	7,689,602	14,688
Jun	8,481,600	14,160
FY08		
Jul	7,070,400	13,056
Aug	7,747,200	14,352
Sep	8,553,600	13,776
Oct	7,747,200	13,152
Nov	8,452,800	13,200
Dec	8,064,000	30,912
Jan	8,740,800	14,304
Feb	8,841,600	14,784
Mar	8,251,200	14,544
Apr	8,193,600	14,976
May	8,265,600	14,400
Jun	7,660,800	12,672
FY09		
Jul	8,020,800	14,352
Aug	8,467,200	14,448
Sep	8,596,800	14,400
Oct	7,920,000	14,112
Nov	8,582,400	14,592
Dec	9,417,600	14,736
Jan	9,100,800	14,256
Feb	8,193,600	14,400
Mar	8,942,400	12,960
Apr	7,948,800	14,784
May	8,136,000	14,784
Jun	8,294,400	14,640

Attachment E

Randall's Island Building Addresses and Layout (Including Wards Island)

Randall's Island Street Names and Building Addresses

ID	BUILDING NAME	ADDRESS
Department of Parks & Recreation		
1	Brick House MBO	1 Central Rd.
2	Jacob Stadium	10 Central Rd.
3	Tennis Center	25 Central Rd.
4	Golf Center	30 Central Rd.
5	Randall's Island Batting Cages	30 Rear Central Rd.
6	Sunken Meadow Comfort Station	35 Central Rd.
7	Five Borough Garage	20 Bronx Shore Rd.
8	DPH Five Boro Garage Storage	30 Rear Bronx Shore Rd.
9	New Vehicle and Acquisitions	24 Bronx Shore Rd.
10	Bronx Shore Comfort Station	25 Bronx Shore Rd.
11	Wards Meadow Comfort Station	11 Wards Meadow Loop
12	Hell Gate Comfort Station	11 Wards Meadow Loop
13	PEP Forestry Temp Trailer	50 Hell Gate Circle
Fire Department of New York		
1	High Rise Simulator	2 Tepper Ave.
2	Smoke House	217 Asta St.
3	Tarpayer	1 Higgins Ave.
4	Old Law Tenement	3 Higgins Ave.
5	Fire Simulator	5 Higgins Ave.
6	PAF Shop	20 Reilly Blvd.
7	Mask Service Unit	4 Commarata Ave.
8	Haz Mat Ops	8 Commarata Ave.
9	Administration	9 Reilly Blvd.
10	Maintenance	7 Commarata Ave.
11	Classrooms & Gym	11 Reilly Blvd.
12	Field House	15 Reilly Blvd.
13	Con Ed Transformer	1 MacGilly Circle
14	Manal Library	1 MacGilly Circle
15	Subway Evacuation	2 Anaya Place
16	Subway Exit Wood Shed	16 Kennedy Rd.
Department of Environmental Protection		
101	CFN Storage	101 8th Dr.
102	Old Administration Bldg	102 8th Dr.
103	Temporary Boiler Building	103 Laguna Cir.
104	New Administration Bldg	104 6 Rd.
105	Primary Substation	205 E Rd.
106	Pump And Blower	206 3rd Dr.
107	Boiler	107 3rd Dr.
108	Sludge Handling Facility	108 3rd Dr.
111	Prehouse 1	111 3rd Dr.
112	Prehouse 2	112 3rd Dr.
113	Prehouse 3	113 3rd Dr.
114	Prehouse 4	114 3rd Dr.
115	Prehouse 5	115 3rd Dr.
116	Engineer's Trailer B9	116 3rd Dr.
117	Cake Storage	117 K Rd.
121	Power Center 5A	121 9 Rd.
122	South Gallery	122 9th Dr.
123	Flare Tower	123 9th Dr.
124	Plant Storage	124 G Rd.
125	Power Center 3B	125 9 Rd.
126	North Gallery	126 9th Dr.
127	E Battery Control	127 A Rd.
128	Laboratory	128 8th Dr.
129	Process Trailers	129 J Rd.
131	AT 13 Blower	131 5th Dr.
132	Heat Exchanger	132 5th Dr.
133	Combined Chemical	133 J Rd.
134	Sharon Building	134 I Rd.
135	Five Pump Room Dewatering	135 8th Dr.
136	Sludge Dewatering	136 I Rd.
137	Engineer's Trailer B3	137 I Rd.
140	CFN Storage Future	140 A Rd.
141	Residuals Handling	141 A Rd.
142	Residuals Handling Out Rm	142 A Rd.
143	CFN Headquarters	143 A Rd.
144	Transportation Sec Future	144 8th Dr.
145	Hypp Facility	145 8th Dr.
146	Sludge Storage Tank	146 8th Dr.
147	Effluent Water	147 8th Dr.
148	Power Center 4	148 8th Dr.
149	Marine Building	149 8th Dr.
150	Fuel Oil Storage Facility	150 7th Dr.
151	A Gate Main Entrance (WPCF Complex)	7 Central Road
152	Picnic Gazebo	152 C Rd.
153	B Gate	C Rd.
154	C Gate	3rd Dr.
NYS Office of Mental Health		
113	Odyssey House Main Bldg	11 Hell Gate Cir.
15	Odyssey House Trailer 1	15 Hell Gate Cir.
17	Odyssey House Trailer 2	17 Hell Gate Cir.
99	MN Psych Meyer Bldg Gazebo 2	99 Rivers Edge Rd.
100	MN Psych Meyer Bldg Gazebo 1	100 Rivers Edge Rd.
101	NYS Police - NYC42	101 Rivers Edge Rd.
102	MN Psych Dunlap Building	102 Rivers Edge Rd.
103	MN Psych Meyer Building	103 Rivers Edge Rd.
104	Kelby Forensic Psychiatric Ctr	104 Rivers Edge Rd.
106	MN Dunlap Storehouse Bldg	106 Recovery Rd.
107	Outdoor Pavilion	107 Rivers Edge Rd.
108	8105 Bridgewayen Res.	108 Rivers Edge Rd.
110	Transitional Res Bldg	110 Rivers Edge Rd.
114	Roman Catholic Chapel	114 Recovery Rd.
115	Protestant Chapel	115 Recovery Rd.
116	Pump Station	116 Rivers Edge Rd.
120	Mainst Plumbing Shop	120 Hell Gate Cir.
122	Power Plant	122 Hell Gate Cir.
123	Mainst Work Control Bldg	123 Hell Gate Cir.
124	Power Plant Pump Room	124 Hell Gate Cir.
125	Power Plant Storage Bldg	125 Hell Gate Cir.
126	Water Tower	126 Hell Gate Cir.
132	Work Control	132 Hell Gate Cir.
Department of Homeless Services		
64	Kremer Building	64 Sunken Garden Loop
65	Schwartz Building	65 Charles Gay Loop
111	HELP SEC	111 Sunken Garden Loop
112	Clarke Thomas Building	112 Hell Gate Cir.
114	HS Cottage 1	114 Sunken Garden Loop
115	HS Cottage 2	115 Sunken Garden Loop
125	HS Cottage 3	125 Sunken Garden Loop
127	HS Cottage 4	127 Sunken Garden Loop
133	HELP SEC - Storage Building	133 Sunken Garden Loop
Through Bridge and Tunnel Authority		
1	Bronx Plaza Storage Hut	18 Central Rd.
2	Bronx Service Building	20 Central Rd.
3	General Manager Trailer	28 Central Rd.
4	Bronx Plaza Maintenance	36 Central Rd.
5	Fleet Garage	38 Central Rd.
6	Salt dome	50 Central Rd.
7	RIAPC	4 Bronx Shore Rd.
8	ID Card trailer	8 Bronx Shore Rd.
9	Moass Building South Wing	12 Bronx Shore Rd.
10	Robert Moass Building	14 Bronx Shore Rd.
11	Traffic, ISO & Inspector Complex	40 Bronx Shore Rd.
12	Engineering & Construction	40 Rear Bronx Shore Rd.
13	Internal Security Spec Inv.	42 Bronx Shore Rd.
14	Internal Sec Spec Inv Trailer	42 Rear Bronx Shore Rd.
15	Manhattan Service Building	44 Bronx Shore Rd.
16	Electrical Vault	46 Bronx Shore Rd.
17	Program OPN Trailers	50 Bronx Shore Rd.
18	E & C RRF Fuel Engine Bldg	54 Bronx Shore Rd.
19	E & C RRF Fuel Engine Trailer	54 Rear Bronx Shore Rd.
20	ISO Wood Shop	60 Bronx Shore Rd.
21	ISO Storage	64 Bronx Shore Rd.
104	TBTA NYPD	104 Sunken Garden Loop
NYC Parks		
5	Old MNYT Building	5 Central Rd.
6	Harbor Launch Repair Shop	36 Bronx Shore Rd.
7	Marina Pier	37 Bronx Shore Rd.
8	Marina Repair Shop Trailer	38 Bronx Shore Rd.



