

NYCIDA PROJECT COST/BENEFIT ANALYSIS

April 7, 2016

APPLICANT

D’Onofrio General Contractors Corp.
202 28th Street
Brooklyn, New York 11232

PROJECT LOCATION

3365 Richmond Terrace
Staten Island, New York 10303

A. Project Description:

D’Onofrio General Contracting Corp.; its affiliated holding company DB Group LLC and its wholly-owned subsidiaries Sub-Tech Services, LLC and Diego Construction, Inc. (collectively the “Company”), is a builder and restorer of commercial, marine, and governmental buildings and properties. The Company seeks financial assistance in connection with the (1) acquisition, construction, furnishing or equipping of a 5,000 square foot industrial building (2) rehabilitation of bulkhead and piers, (3) grading of property. The project will take place on a 765,765 square foot parcel of land.

Total Project costs are estimated to be \$6.3 million with \$5,000,000 for property acquisition, \$1,000,000 for construction hard costs, \$150,000 for soft costs, and \$150,000 for fixed tenant improvements, machinery, furnishing and equipment.

The Company currently has 1.5 full-time equivalent employees at the project location and expects to hire 12.5 full-time equivalent employees within three years.

B. Costs to City (New York City taxes to be exempted):

Mortgage Recording Tax Benefit:	\$	82,063
Land Tax Abatement (NPV, 25 years):		1,107,394
Building Tax Exemption (NPV, 25 years):		1,174,764
Sales Tax Exemption:		37,575
Total Cost to NYC	\$	2,401,796

C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 25 years @ 6.25%):

\$ 2,964,259

BENEFITS APPLICATION

Applicant Name: D'Onofrio General Contractors Corp.	
Name of operating company (if different from Applicant): N/A	
Operating Company Address: 202 28 th Street, Brooklyn, NY 11232	
Website Address: http://www.donofrio.biz/	
EIN #: [REDACTED]	NAICS Code:
State and date of incorporation or formation: NY, July 1, 1991	Qualified to conduct business in NY? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant is (check one of the following, as applicable):	
<input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Natural Person <input type="checkbox"/> 501(c)(3) Organization <input type="checkbox"/> Other: _____	
Are any securities of Applicant publicly traded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Applicable Financial Assistance *(check all that apply)*

Please note the following: When Build NYC is the entity providing Financial Assistance, the Project Financial Assistance may be limited to deferral from mortgage recording taxes and tax-exempt conduit bond financing.

<input type="checkbox"/> Bond Financing
<input checked="" type="checkbox"/> Real Estate Tax Benefits
<input checked="" type="checkbox"/> Sales Tax Waiver
<input checked="" type="checkbox"/> Mortgage Recording Tax Deferral

Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	Keith Neuscheler	D'Onofrio General Contractors Corp.	202 28 th Street, Brooklyn, NY 11232	[REDACTED]	[REDACTED]
Attorney	Henry Camuso, Esq.	Henry Camuso, Esq.	8225 3 rd Avenue, Brooklyn, NY 11209	[REDACTED]	[REDACTED]
Accountant	Harold Kriegsman	Levitz and Kriegsman, LLP	255 Executive Drive, Suite 102, Plainview, NY 11803	[REDACTED]	[REDACTED]
Consultant/Other	N/A				

Background

Please provide a brief description of the Applicant's history and nature of its business, including a description of the industry, competitors and services offered, on a separate sheet.

Proposed Project Activities

Please provide answers to the following four questions on a separate page.

1. Please provide a brief overview of the entire proposed Project. If necessary, break down by tax lot to describe activities at each Location.
2. Please provide a brief description of how the proposed Project will affect current operations.
3. Please provide a brief description of renovations/construction of the proposed Project.
4. Please provide a brief timeline for the entire proposed Project.

Project Financing

Amounts provided should be aggregates for all Project Locations.

Uses of Funds	Sources of Funds (If needed use an additional sheet to indicate all sources and uses)							Total Uses
	Bond Proceeds	Commercial Financing (Loan 1)	Commercial Financing (Loan 2)	Affiliate/ Employee Loans	Capital Campaign	Company Funds	Other (Identify):	
Land & Building Acquisition		\$3,750,000					\$1,250,000 (Principals)	\$5,000,000
Construction Hard Costs		\$1,000,000						\$1,000,000
Construction Soft Costs		\$150,000						\$150,000
Fixed Tenant Improvements		\$50,000						\$50,000
Furnishings & Equipment		\$100,000						\$100,000
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain):								
Other (explain)								
Total Sources		\$5,050,000					\$1,250,000	\$6,300,000

Operating Pro Forma (for NYCIDA applicants only)

Please provide an operating pro forma or other financial analysis demonstrating how NYCIDA assistance is needed in order to make the Project feasible.

Sourcing

Please list where machinery, equipment and furnishings will be purchased and what percentage of total machinery, equipment, and furnishings relating to the Project this will represent:

<input checked="" type="checkbox"/> New York City	% of Total?	<input type="text" value="50%"/>
<input type="checkbox"/> New York State (excluding NYC)	% of Total?	<input type="text" value="50%"/>
<input checked="" type="checkbox"/> United States (excluding NYS & NYC)	% of Total?	<input type="text"/>
<input type="checkbox"/> Outside United States	% of Total?	<input type="text"/>
<input type="checkbox"/> N/A – No equipment is planned to be purchased for this Project		

Project Location Detail

Project Location		Project Location # 1 of 1	
Borough/Block/Lot: Staten Island Block 1208 Lot 51		Street address and zip code: 3365 Richmond Terrace, Staten Island, NY 10303	
Zoning: M1-1		Number of Floors: 1	
Square footage of existing building: 5,000SF		Square footage of land: 765,765 SF	
Anticipated square footage of building following construction and/or renovation: 5,000SF		Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction): TBD	
Intended use(s) of site (check <u>all</u> that apply): <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Manufacturing/Industrial <input type="checkbox"/> Office <input type="checkbox"/> Non-profit For ALL USES other than Non-profit or Retail, please also complete Energy Questionnaire			
Is there any improved space which is currently occupied by existing subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any improved space be occupied by subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to either, please attach a separate page and provide details such as (1) name of subtenant business(es) (whether Affiliates or otherwise), (2) square footage of subtenant operations, (3) subtenant lease commencement and termination dates, and (4) copies of leases.			

Anticipated Ownership of Premises

1. Please check all that apply:

<input checked="" type="checkbox"/> Applicant or an Affiliate is or expects to be the fee simple owner of the Project Location	(Projected) Acquisition date: April 2016
<input type="checkbox"/> Applicant or an Affiliate leases or expects to lease the Project Location	(Projected) Lease signing date:
If you checked the box above, please select one of the following: <input type="checkbox"/> Lease is for an entire building and property <input type="checkbox"/> Lease is for a portion of the building and/or property.	
<input type="checkbox"/> None of the above categories fully describe Applicant's interest or intended interest in the Project Location, which may be more accurately described in a supplementary document (attached).	

2. If an Affiliate owns or controls (or will own or control) a Project Location, then describe such Affiliate by choosing one of the following selections and completing the chart provided below:

- | | | |
|--|--|---|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> C Corporation |
| <input type="checkbox"/> S Corporation | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> 501(c)(3) Organization |
| <input type="checkbox"/> Natural Person | <input type="checkbox"/> Other (specify): _____ | |

Name of Affiliate:	EIN # of Affiliate:
Address of Affiliate:	
Affiliation of Affiliate to Applicant:	
Contact Person:	Title of Contact Person:
Phone Number(s):	

Employment Information

The following information will be used as part of the Agency's calculation of the benefit of the Project, and as a basis for the comparison with the employment information that the Applicant will be required to report on an annual basis for the term of the Project Agreement.

In addition, information included in the Estimated New-growth Employment (section 6) will be used to determine eligibility for participation in the HireNYC Program. For program information, visit nycedc.com/hirenyc. If eligible for HireNYC Program participation, NYCEDC will provide additional details.

For all responses below, please note that part-time employees work an average of between 17.5 and 35 hours per week, and full-time employees work 35 hours or more per week. Hourly wages should represent the pay rate and are exclusive of overtime. For any salaried employees, please divide the annual salary by 1,820 (working hours per year) to produce an hourly wage. Wage information should exclude principals.

1. **Anticipated Facility Operations Start Date at Project Location:** May 2016

2. **Regarding employees the Applicant employed throughout New York City as of the last pay period:**

Number of part-time employees: 5 Number of full-time employees: 75

3. **Regarding employment if Applicant currently occupies and operates at the Project Location:**

Hourly wage of lowest compensated part-time employee: \$18 Hourly wage of lowest compensated full-time employee: \$53.50
Number of part-time employees: 1 Number of full-time employees: 1

4. **Regarding employees the Applicant expects to employ throughout New York City on the Facility Operations Start Date:**

Number of part-time employees: 5 Number of full-time employees: 75

How many of these employees are expected to be relocated to the Project Location on or about the Facility Operations Start Date?

Number of part-time employees: 1 Number of full-time employees: 1

5. **Regarding all employees at the Project Location on the Facility Operations Start Date:**

Average hourly wage per part-time employee: \$20 Average hourly wage per full-time employee: \$45
Hourly wage of highest compensated part-time employee: \$22 Hourly wage of highest compensated full-time employee: \$53.50
Hourly wage of lowest compensated part-time employee: \$18 Hourly wage of lowest compensated full-time employee: \$37.17
Number of part-time employees: 2 Number of full-time employees: 4

6. **Estimated New-growth Employment.** Complete the following chart to indicate the number of new employees that are expected to be hired at the Project Location in each year. Note: Year 1 is the year following the Facility Operations Start Date; Year 2 is the second year following that date; Year 3 is the third, etc.

Years following Facility Operations Start Date	1	2	3	4	5	6	7	Total New Growth
Permanent Full-time	6	2						8
Permanent Part-time	1	1						2

Wage and Benefits Information

7. **For all new employees at the Project Location (again, excluding Principals) expected to be hired during the three-year period following the Facility Operations Start Date,** please project the following:

Average hourly wage per part-time employee: \$22 Average hourly wage per full-time employee: \$45
Hourly wage of lowest compensated part-time employee: \$18 Hourly wage of lowest compensated full-time employee: \$37.17

8. Generally describe all other forms of compensation and benefits that Permanent Employees will receive. Examples: healthcare, employer-contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc. – ***Benefits are provided by each tradesman's respective Unions***

9. Please indicate whether the Applicant or any of its Affiliates will be required to provide health coverage to its employees pursuant to the federal Patient Protection and Affordable Care Act (the "Act"). If yes, please provide an overview of the applicable requirements under the Act and an explanation of how the Applicant plans to comply with such requirements. If no, please explain why. ***No – Benefits are provided by each tradesman's respective Union.***

10. Is your company currently providing paid sick time to employees in accordance with the Earned Sick Time Act (Chapter 8 of Title 20 of the NYC Administrative Code) and otherwise in compliance with such law? If yes, please provide an explanation of your company's paid and unpaid sick time policy. If no, please explain why. ***No, tradesman are compensated in accordance with their Union Requirements.***

Labor

The Applicant and its Affiliates hereinafter will be referred to collectively as the "Companies" or individually as a "Company." If none of the following questions apply to any of these Companies, answer "NO"; but, for any question that does apply, be sure to specify to which of the Companies the answer is relevant.

1. Have any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?
 Yes No If Yes, please explain on an attached sheet
2. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any the five calendar years preceding the current calendar year?
 Yes No If Yes, please describe and explain current status of complaints on an attached sheet
3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?
 Yes No If Yes, please explain on an attached sheet
4. Are all employees of the Companies permitted to work in the United States?
 Yes No If No, please provide details on an attached sheet.
 Do the Companies complete and retain all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?
 Yes No If No, please explain on an attached sheet
5. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?
 Yes No If "Yes," please use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.
6. Have any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?
 Yes No If "Yes," please use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.
7. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?
 Yes No If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.

Financials

1. Has **Applicant**, any **Affiliate**, or **Principal**, or any **close relative of any Principal**, ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any **Public Entities**?
 Yes No If Yes, please provide details on an attached sheet.
2. Has **Applicant**, or any **Affiliate** or **Principal**, or any existing or proposed occupant at the **Project Location(s)**, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other **Public Entities**?
 Yes No If Yes, please provide details on an attached sheet.
3. Has **Applicant**, or any **Affiliate** or **Principal**, ever defaulted on a loan or other obligation to a **Public Entity**?
 Yes No If Yes, please provide details on an attached sheet.
4. Has real property in which **Applicant**, or **Affiliate** or **Principal**, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?
 Yes No If Yes, please provide details on an attached sheet.
5. Does **Applicant**, or any **Affiliate** or **Principal**, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.
 Yes No If Yes, please provide details on an attached sheet.
6. Has **Applicant**, or any **Affiliate** or **Principal**, failed to file any required tax returns as and when required with appropriate governmental authorities?
 Yes No If Yes, please provide details on an attached sheet.

For questions 7 through 12, below, please answer the following questions relating to the Applicant (if the space provided below is insufficient, please provide complete information on an attached sheet):

7. List major customers:

Company Name	Address	Contact	Phone	Fax	Email	% of Revenues
NYCDOT	59 Maiden Lane, 36 th Floor, New York, NY	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Con Edison	801 East 14 th Street, New York, NY	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
NYC Housing Authority	90 Church Street, New York, NY 10007	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Battery Park City Authority	200 Liberty Street, New York, NY 10281	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax	Email
Barrier IMP, LLC	14900 Avery Ranch Blvd, Suite C200#46, Austin, TX 78717	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Denso North America	9747 Whithorn Drive, Houston, TX 77095	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Covestro	2400 Spring Stuebner Road, Spring, TX 77389	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
MS Unlimited, Inc.	P.O. Box 577, Syracuse, NY 13206	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

9. List major Funding sources (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
D'Onofrio General Contractors Corp.	202 28 th Street, Brooklyn, NY 11303	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Santander	1535 Richmond Ave, Staten Island, NY 10304	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Valley National Bank	7726 3 rd Ave, Brooklyn, NY 11209	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax	Email
NYC District Council of Carpenters	395 Hudson St	[REDACTED]	[REDACTED]	2 [REDACTED]	[REDACTED]
United Union of Roofers Local 8	12-11 43 rd Avenue, LI City, NY 11101	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Excavators Union Local 731	3411 35 th Avenue, Astoria, NY 11106	[REDACTED]	7 [REDACTED]	[REDACTED]	[REDACTED]
International Union of Operating Engineers Local 14-14B	141-57 Northern Boulevard, Flushing, NY 11354	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

11. List banks:

Bank Name	Address	Contact	Phone	Fax	Email	Account Type and Number
Santander	1535 Richmond Ave, Staten Island, NY 10314	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

12. List licensing authorities (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
N/A					

Anti-Raiding

1. Will the completion of the Project result in the relocation of any plant or facility located within New York State, but outside of New York City, to New York City? Yes No

If "Yes," please provide the names of the owners and addresses of the to-be-removed plant(s) or facility(ies):

2. Will the completion of the Project result in the abandonment of any plants or facilities located in an area of New York State other than New York City? Yes No

If "Yes," please provide the names of the owners/operators and the addresses of the to-be-abandoned plant(s) or facility(ies):

If the answer to question 1 or 2 is "Yes," please continue and answer questions 3 and 4.

3. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry? Yes No

4. Is the Project reasonably necessary to discourage the Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State? Yes No

If the answer to question 3 or 4 is "Yes," please provide on a detailed explanation on a separate sheet of paper.

Certification

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant and its Affiliates, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the applicable Agency's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

I represent that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant and its Affiliates.

I certify to the best of my knowledge and belief, after due investigation, the information contained in these Application Materials is accurate, true and correct and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Agency's Board to reject the request made in the Application Materials. I understand that the Agency will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, the Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at the Applicant's expense.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Agency with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Agency or NYCEDC may take to investigate and verify such information; that the Agency may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Agency determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the NYCIDA/Build NYC may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

That notwithstanding submission of this Application, the Agency shall be under no obligation to present Applicant's proposed Project to its Board for approval. If the Agency presents Applicant's proposed Project to its Board for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to its for approval the Agency obtains such approval, such approval shall not constitute a guaranty from the Agency to Applicant that the Project transaction will close.

That preparation of this Application and any other actions taken in connection with the proposed Project shall be entirely at Applicant's sole cost and expense. Under all circumstances, the Application Fee is non-refundable, including but not limited to the circumstance where the Agency decides, in its sole discretion, to not present Applicant's proposed project to the the Agency Board of Directors for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases NYCIDA, Build NYC, NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

That in the event the Agency discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Agency to make such disclosure and hereby releases the Agency from any claim or action that Applicant may have or might bring against the Agency, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Agency and the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including the Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

I acknowledge and agree that the Agency reserves its right in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. **Certified by Preparer,**

This 22nd day of February, 20 16 .

This 22nd day of February, 20 16 .

Name of Applicant: DONOFRIO GENERAL CONTRACTORS CORP

Name of Preparer: DONOFRIO GENERAL CONTRACTORS CORP


Signatory: JERRY DONOFRIO

Signatory: KEITH NEUSCHELER

Title of Signatory: PRESIDENT

Title of Signatory: PROJECT EXECUTIVE

Signature: 

Signature: 



Company Background

- Please find the attached Company Brochure to address the Background Section of the Core Application

Overview of the Proposed Project

- Marine Storage and Transfer Yard
 - Property shall be capitally improved to provide full support to all of D'Onofrio's Marine Construction Operations, as well as our land-based General Construction Operations.
 - Bulkhead shall be rehabilitated to ensure longevity
 - A Barge berthing and docking system shall be designed and installed to allow for efficient berthing and loading of barges to support marine construction operations
 - Transfer equipment shall be constructed and installed to allow for transfer of marine equipment and materials to barges and vessels for transport and use on our marine construction projects.
- Construction Storage Facility and Yard for D'Onofrio General Construction Corp. Land-Based Operations
 - Storage and staging area for our Roofing Division
 - Storage and staging area for our Snow Removal Division
 - Storage and staging area of our Con Edison Construction Division
- Potential Opportunities for Subleasing Property for other Construction Operations
 - Local Brooklyn Fencing Company has already expressed interest
 - Another Marine Construction Company has also expressed interest.

Effect of Proposed Project on Current Operations

- Proposed Project will allow for D'Onofrio to expand its Marine, Roofing, Snow Removal, and Con Edison Divisions.
 - Allows for dedicated storage areas for each operation, rather than a smaller warehouse operation that had numerous logistics challenges
 - Allows for equipment and material to be transferred to our waterborne equipment rather than utilizing other marine transfer stations
 - Marine fleet can be expanded as we know will have a place to store our equipment
 - Roofing Division will be able to stock more material and allow for better purchasing opportunities with buying in bulk.



- It is likely that all construction operations will be based out of this facility, allowing for a more streamlined operation

Renovations/Construction for the Proposed Project

- Bulkhead shall be rehabilitated
- Finger Pier and Berthing System Installed to allow for berthing of marine equipment
- Site will be graded and partitioned for separate divisions, as well as potential opportunities for subletting.
- Existing office area shall be renovated to house operations personnel
- Existing warehouse shall be renovated to house roofing material and equipment

Timeline of Proposed Project

- Bulkhead rehabilitation - 2016
- Finger Pier and Berthing System Installed to allow for berthing of marine equipment
 - Design May-Oct 2016
 - Permitting Oct 2016 – June 2017
 - Marine Construction June 2017- July 2018
- Site Grading and Partitioning – Summer 2016
- Office Renovation 2016
- Warehouse Renovation 2016

Pro Forma

- Attached please find the projected Pro Forma, dated 20 Feb 16

FIRM'S PRICIPLES

Jerry D'Onofrio

DGCC Principal In Charge

Mr. Jerry D'Onofrio is the Chief Executive Officer with over 23 years of experience in the management and construction of civil, marine, and building projects. His experience has been focused on executive project management, preparation of technical bid documents, supervision, client relations and general construction management of marine and pier rehabilitation projects; bulkhead repairs; rehabilitation of entire dock areas; mechanical generating stations, restoration of landmark buildings; rehabilitation of boiler units, as well as spill control systems for oil/lead/paint removals. He has also been involved in asbestos / lead abatement projects, institutional and commercial building construction, as well as major civil projects. Currently he is the principal for all General, Civil, Substation, Waterfront and utility contracts.

Mr. D'Onofrio has worked on numerous projects for the New York City Consolidated Edison Company and Brooklyn Navy Yard. His involvement and dedication to the company is illustrated by the successful completion of these projects. D'Onofrio General Contractors Corporation continues to have an excellent relationship with Consolidated Edison Company after 18 years of service.

Vincent D'Onofrio

Vice President

Mr. Vincent D'Onofrio has over 25 years of experience in all phases of construction and roofing projects with a contract average of \$25Million. Currently, he is serving as Principal in charge of the accounting department. He is also a member of the American Society of Safety Engineers (ASSE).

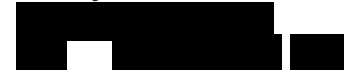
John D'Onofrio

Secretary/Treasurer

Mr. John D'Onofrio has over 21 years of experience as a project manager and supervisor in construction and roofing projects having a contract average of \$8Million. He is currently serving as the principal for all roofing projects in the company.

D'Onofrio General Contractors Corp.

202 28th Street
Brooklyn, NY 11232



D'Onofrio General Contractors Corp.

Quality Services at Competitive Pricing



Con Edison, Mott Haven Sub-Station

simplifying your **CONSTRUCTION** needs

EST. 1991

Company Profile

Established in 1991, D'Onofrio General Contractors is a full service construction firm that has a solid background in the successful execution of complex site, civil, building and marine projects. D'Onofrio has performed numerous diversified projects and has a track record for successful completion of many municipal Contract Work Projects in the recent past, among other clientele such as Consolidated Edison, USPOWERGEN, New York City Economic Development Corporation, and several public and private facilities for other New York City Agencies. Overall D'Onofrio has completed more than \$200 million dollars worth of projects in New York City in the past several years.

D'Onofrio has completed the Mott Haven Substation for Consolidated Edison, a nearly 70 million dollar facility designed to bring the Bronx into the next century. We have also moved on to the Astor Substation and are putting the final touches on a public pier in Brooklyn. At each site we served as the General Contractor for the completion of the site preparations and the terminal buildings.



Services Provided Since Inception

- Substation Construction
- Full foundation construction
- Marine and Underwater Construction (all facets)
- Pile and Sheetpile driving
- Dredging and coastal stabilization construction
- Structural Steel Fabrication and Erection
- Boiler and Steamfitter construction
- Full carpentry and finishes on all facets of buildings
- All facets of roof replacement, rehabilitation, and construction
- Concrete rehabilitation
- Heavy Lift and Crane Services
- Full building general contracting
- Site Construction (building)
- Demolition of marine, building, and other structures
- Emergency when and where response

Safety First

It is the policy of D'Onofrio General Contractors Corp. to provide safe workplaces and conditions of employment for all employees of D'Onofrio and its subcontractors and to comply with all applicable environmental rules and regulations. To achieve this goal D'Onofrio operates in accordance with the applicable rules and regulations of the Occupational Health and Safety Administration (OSHA) and specifically 29CFR1910 and 29CFR1926, the Environmental Protection Agency, and all Environmental Regulatory Agencies.

Environmental Health and Safety Plan

DGCC prepares site specific plans for all work sites. The plans are reviewed with the owners first, then all DGCC employees and sub-contractors at the beginning of the job and on a six month rotating period. If any person at the Site has questions pertaining to work task procedures concerning health, environmental, and/or safety; the answers should be located in this document.

EMR Rating

2005 ~ 1.08

D'Onofrio instituted the above policies for all jobs after this EMR was released. Additionally, a full time Safety company supervisor was hired to coordinate and hold our work forces to higher standards.

2006 ~ 0.99

Significant Improvement

2007 ~ 0.97

Continued Improvement!



617.20
Appendix B
Short Environmental Assessment Form

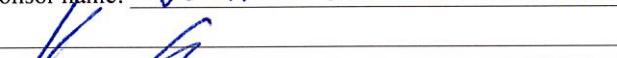
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Staten Island Marine Yard			
Project Location (describe, and attach a location map): 3365 Richmond Terrace, Staten Island, NY 10303			
Brief Description of Proposed Action: Rehabilitate the bulkhead and replace the finger pier system that has deteriorated.			
Name of Applicant or Sponsor: D'Onofrio General Contractors Corp.		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 202 28th Street			
City/PO: Brooklyn	State: NY	Zip Code: 11001	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Permits are required from the Army Corps of Engineers and the Department of Environmental Conservation.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 17 acres	
b. Total acreage to be physically disturbed?		_____ 4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 17 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Kill Van Kull/ Newark Bay. Extent of alterations will be to rehabilitate the existing bulkhead and bring back into service a small walkway on piles adjacent to the berthing of barges. Barges are currently berthed at this site regularly and access is achieved via shifting of the vessels.				
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES				
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>JONASIS GENERAL CONTRACTORS CORP</u>	Date: <u>MARCH 10, 2016</u>	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT