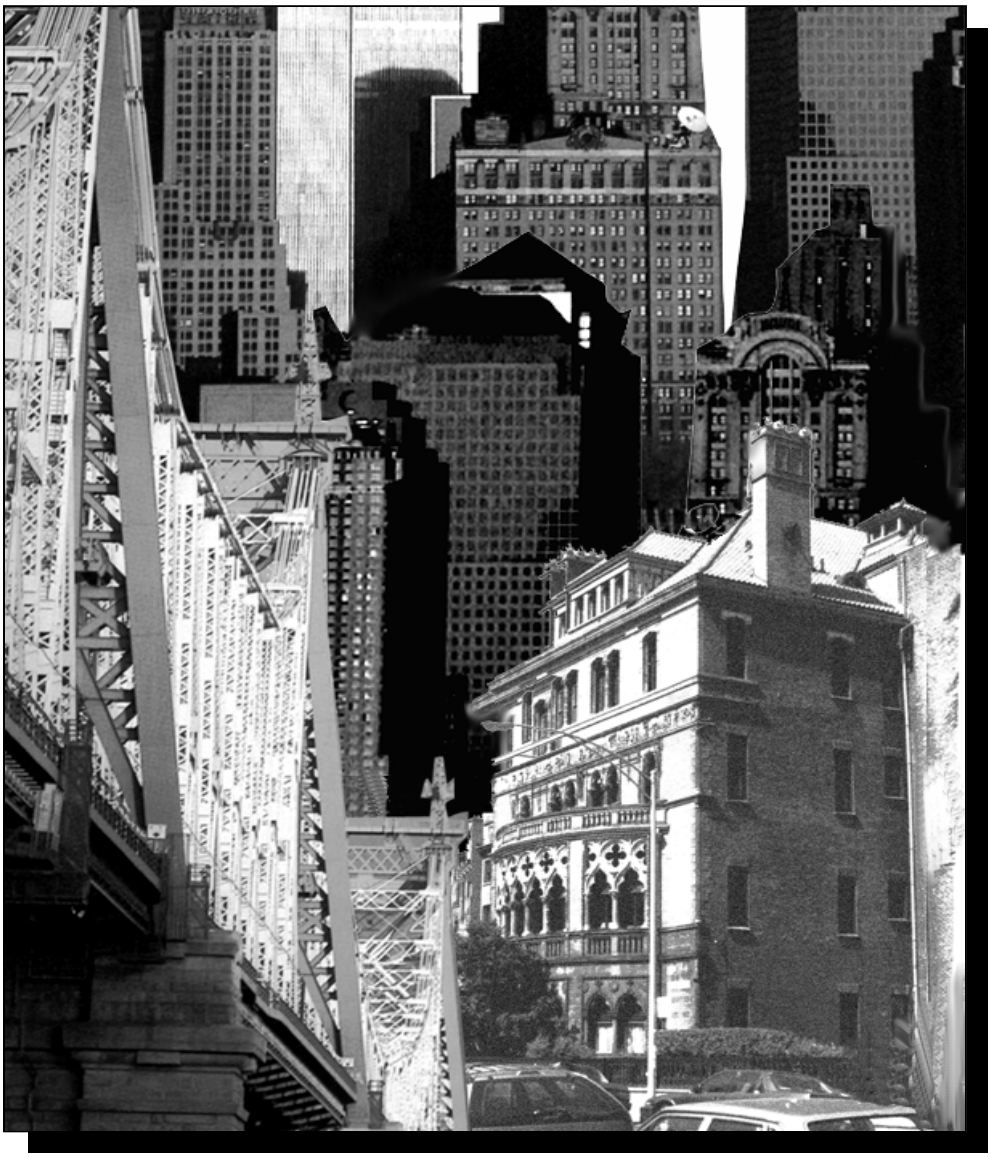
Asset Information Management System (AIMS) Report

Executive Summary



The City of New York
Eric Adams, Mayor

Fiscal Year 2023

THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

MEMORANDUM

TO: Adrienne Adams, Speaker, City Council
Dan Garodnick, Chairperson, City Planning Commission
Brad Lander, Comptroller

FROM: Mayor Eric Adams

DATE: December 8, 2022

SUBJECT: Asset Information Management System (AIMS) Report

In accordance with Section 1110-a of the City Charter, I am transmitting herewith an Executive Summary of the maintenance schedules for the "major portions" of the City's physical plant as defined in that Section for the Fiscal Year 2023. The Charter requires each agency head to submit to the Mayor a condition assessment and maintenance schedule necessary to preserve the structural integrity for each of their capital assets with a replacement cost of at least $10 million and a useful life in excess of ten years. The transmission of the maintenance schedules is required by Chapter 49 section 1110-a subsection a.2.e of the NYC Charter. Detailed information relating to each specific asset is available for review at the Mayor's Office of Management and Budget.

Included in the summary is a description of the latest methodology used to compile the condition assessment and maintenance schedules. This summary, together with the details of the maintenance schedules and condition assessments, provides the City with a comprehensive assessment of the condition of its major assets, the projected costs necessary to restore these assets to a state of good repair and schedules detailing the maintenance required to maintain the assets' structural integrity. It does not address priorities or relative importance of any particular asset. A separate document will be published in the Spring of 2023 comparing total funding recommended in the Fiscal Year 2023 report with the agencies' planned expense program for 2024 and capital program for 2024 through 2027.

The City of New York

Asset Information Management System (AIMS)

Condition and Maintenance Schedules For
Major Portions of the City's
Fixed Assets and Infrastructure

Fiscal Year 2023

Table of Contents

Exhibits

Background

The November 1988 amendments to the City Charter (Sec. 1110-a) included a requirement that the City compile an inventory of the major portions of its physical plant. Major portions of the physical plant are defined by the Charter to include all assets or asset systems with a replacement cost of ten million dollars or greater, and a useful life in excess of ten years. The Charter amendments also require each agency to assess the condition of their assets and prepare maintenance schedules for those assets. The condition assessments and the maintenance schedules are required to be published each year.

Assets leased to the Transit Authority, the New York City Water Finance Authority and to certain other public benefit corporations are excluded from the above Charter reporting requirements. Excluded also are all properties owned by the City as a result of in-rem proceedings. For the City University, only assets of the Community Colleges are included. Table A provides a Citywide breakdown of assets by classes.

The City Charter requires that a report be issued on an annual basis. The Office of Management and Budget has overall responsibility for the delivery of this yearly publication. This year building surveys were performed by The Department of Design and Construction. Waterfront, retaining wall, bridge and selected building surveys were performed by Gannett Fleming Inc. and their subconsultants. The Department of Transportation continued to survey the City's streets and highways using a 10-point assessment system.

Detailed condition reports and maintenance schedules (i.e. Agency Reports) were provided to agencies for their review and approval. This executive report summarizes all cost data from the agency condition and report schedules. A separate document (i.e. Agency Reconciliation) will be published next Spring to illustrate the comparison of funding recommended in this report with agencies' planned capital and expense activities.

Report Context and Items Excluded from Study

While the study is comprehensive, consistent with previous reports, a number of items and considerations were excluded from the condition review and cost estimates. They were not considered directly related to the "structural integrity" of the asset as required by the Charter. These include but are not limited to:

- Most equipment (electronic, fixed and movable)
- Special operating systems within assets
- Aesthetic considerations or special design elements
- Landscaping
- Statuary or ornamental edifices

- Components not readily observable or accessible by field engineers
- Handicapped access requirements
- Information obtained through testing or probing
- Asbestos, lead paint, and other hazardous material identification and removal
- Programmatic needs not related to structural integrity
- Efficiency improvements
- Swing space costs/phasing costs, or premium time costs
- Components deficient in code or local law compliance but which do not impact on the integrity of the asset
- Assets known to be scheduled for near-term total replacement

It should be noted that in surveying piers and bulkheads, underwater surveys were not carried out. Therefore the condition reports for piers and bulkheads do not include those potential repairs that can only be determined by underwater surveys. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB.

The report continues to reflect changes in the asset inventory every year. At the beginning of this survey year, each agency was requested to provide any additions, deletions or changes to the inventory of assets through new construction, acquisition, sale or demolition.

The asset condition and maintenance schedule report is not a budget document, but rather a broad, unrestrained analysis of a subset of general needs. It serves as a planning tool in addressing overall citywide funding requirements. The report does not attempt in any manner to balance the City's asset and infrastructure requirements against other important City needs, nor does it attempt to make any funding recommendations between the needs of different agencies. It is a general prioritization to indicate to agencies the relative importance of various repairs and maintenance items to the preservation of the assets.

Due to the complexity of the analysis, the large scale of the project, the amount of estimation required, and the necessary methodology constraints, there are inherent limitations to the level of accuracy possible at the detailed asset and component level.

In this context it should be noted that the actual cost for a project may vary substantially from the amount estimated in this report when a detailed scope of work and cost estimate is completed. Agencies will not be restricted to any asset specific number contained in the reports when planning and developing their budget requests. It is further understood that there will be work items (i.e., programmatic) excluded from this study which may require additional expenditures.

Report Organization

Report Schedules

This publication contains two major summaries: CITYWIDE SUMMARY SCHEDULES and AGENCY SUMMARY SCHEDULES.

Capital and Expense Designations

Repairs, replacement and major maintenance costs are all presented at the detailed component level in the Agency Reports. Repairs are defined as reconstruction or renovation. For convenience and citywide reporting purposes, this report presents the cost categories by their appropriate expense budget and capital budget classification. The rules for classifying individual items are as follows:

Cost Item	*Budget Classification*
Repairs greater than $50,000 AND remaining component life of 5 years or greater Replacements greater than $50,000 Major Maintenance programs greater than $50,000 at the component type level	Capital
Repairs less than $50,000 OR remaining component life less than 5 years Replacements less than $50,000 Major Maintenance programs less than $50,000 at the component type level	Expense

Projected Repair Years

- Expense Budget - Items of need are shown over the next four years
- Capital Budget - Items of need are shown over the next ten years, grouped by periods of four and six years

It should be noted that for reporting purposes all asset component repairs are presented in the funding need for the upcoming fiscal year. This in essence reflects the amounts estimated to "catch up" and bring all assets to a "state of good repair". In reality, even if funding was available to do everything, it would be beyond the ability of City agencies to plan, design, and implement the work within a single year. The actual work, which can be funded, will operationally have to be spread out over a number of years.

Importance Codes for Repair, Replacement and Major Maintenance

In the citywide report, component repair, replacement and major maintenance are assigned an A, B, C or D rating. Each component has been assigned an importance to the structural integrity of the assets. For example, architectural exterior components of buildings (i.e. roofs, parapets, exterior walls and windows) are classified as key components and receive higher importance than architectural interior components because of their relative importance in maintaining structural integrity of the assets. (See Exhibit A)

Condition Information

The summary maintenance schedules presented in the citywide executive report represent the maintenance requirements developed from the condition surveys of individual assets. Actual condition data on any particular asset is contained in the Agency Reports. A typical example of an Agency Report and a detailed discussion of the project methodology are included in the technical notes of this report. (See Exhibits B, C)

Professional Certification

The Charter requires a statement by a registered Professional Engineer (PE) or Registered Architect (RA) regarding the reasonableness of the repair/replacement and maintenance schedules for each agency's assets. Certifications are provided by the Department of Design and Construction, the Department of Transportation, Gannett Fleming Inc., and their subconsultants.

Table A
Citywide Asset Classes by Agency

New York, Brooklyn, Queens Public Libraries	
Libraries	179
Public Office Buildings	1
Department of Education	
Primary Schools	843
Intermediate/Junior High Schools	205
High Schools	191
Administrative Buildings	10
Piers/Bulkheads	2
Day Care Centers	5
City University of New York	
Community College Buildings	85
Piers/Bulkheads	3
Parking Garages	1
Marinas/Docks	1
Police Department	
Precinct Houses	80
Police Buildings Non-Precinct	71
Piers/Bulkheads	1
Marinas/Docks	4
Fire Department	
Fire Department Buildings	94
Piers/Bulkheads	3
Firehouses	217
Marinas/Docks	1
Fireboats	4
Administration for Children's Services	
Shelters	2
Non-Shelters	3
Juvenile Justice Buildings	5
Department of Homeless Services	
Shelters	60
Non-Shelters	2
Department of Correction	
Rikers Island Facilities/Utilities	38
Correction Facilities	5
Piers/Bulkheads	2
Marinas/Docks	1
Human Resources Administration	
Shelters	7
Non-Shelters	8
Department for the Aging	
Senior Center	10
Department of Cultural Affairs	
Museum/Gallery Facilities	62
Cultural Facilities	250
Walls	1
Department of Small Business Services	
Shelters	1
Museum/Gallery Facilities	3
Terminals/Markets	56
Piers/Bulkheads	183
Parking Garages	1
Ferry Terminal Facilities	7
Marinas/Docks	14
Department of Health & Mental Hygiene	
Administrative Buildings	1
Clinics/Labs. Classrooms	21
Vehicle Maint./Storage Facilities	1
Animal Shelters	3
OCME Facilities	4
Health and Hospitals Corporation	
Hospital Buildings	85
OCME Facilities	1
Department of Sanitation	
Piers/Bulkheads	24
Transfer Stations	7
Vehicle Maint./Storage Facilities	41
Fresh Kills Facilities	12
Parking Garages	1
Public Office Buildings	4
Department of Transportation	
Bridge/Waterways	40
Highway Bridges and Tunnels	259
Highway Facilities	52
Streets and Arterials (miles)	6500
Street Lighting Systems	1
Traffic Signal Systems	1
Ferry Terminal Facilities	5
Piers/Bulkheads	24
Ferries/Barges	11
Pier Facilities	3
Parking Garages	9
Marinas/Docks	13
Department of Parks and Recreation	
Museum/Gallery Facilities	16
Piers/Bulkheads	168
Vehicle Maint./Storage Facilities	4
Pier Facilities	1
Ferry Terminal Facilities	1
Park Facilities	836
Stadium Facilities	3
Marinas/Docks	29
Walls	497
Park Bridges	122
Dept. of Citywide Administrative Services	
Rikers Island Facilities	1
Piers/Bulkheads	13
Court Buildings	24
Public Office Buildings	28

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Citywide Summary Schedule

CITYWIDE SUMMARY SCHEDULE BY AGENCY

Asset Information Management System (AIMS)
Report on Estimated Cost for Repairs, Replacements, Major Maintenance

	CAPITAL FY 2024 - 2027	EXPENSE FY 2024
• NEW YORK PUBLIC LIBRARY	40,525,000	9,494,000
• BROOKLYN PUBLIC LIBRARY	21,508,000	5,103,000
• QUEENS PUBLIC LIBRARY	23,043,000	6,578,000
• DEPARTMENT OF EDUCATION	5,728,169,000	327,709,000
• CITY UNIVERSITY OF NEW YORK	198,414,000	19,930,000
• POLICE DEPARTMENT	218,683,000	27,289,000
• FIRE DEPARTMENT	91,098,000	39,139,000
• ADMIN. FOR CHILDREN'S SERVICES	6,094,000	1,499,000
• DEPT. OF HOMELESS SERVICES	194,100,000	13,214,000
• DEPARTMENT OF CORRECTION	704,732,000	8,116,000
• HUMAN RESOURCES ADMINISTRATION	27,708,000	2,791,000
• DEPARTMENT FOR THE AGING	2,352,000	1,061,000
• DEPARTMENT OF CULTURAL AFFAIRS	390,914,000	32,132,000
• DEPT. OF SMALL BUSINESS SERV.	372,711,000	14,841,000
• DEPT. OF HEALTH & MENTAL HYGIENE	60,392,000	5,917,000
• HEALTH AND HOSPITALS CORP.	687,039,000	23,632,000
• DEPARTMENT OF SANITATION	218,413,000	12,613,000
• DEPARTMENT OF TRANSPORTATION		
Bridges	472,426,000	40,190,000
Facilities & Ferries	103,580,000	12,580,000
Street & Traffic Lighting	60,475,000	73,332,000
Streets & Highways	3,257,400,000	
• DEPT. OF PARKS & RECREATION	685,450,000	58,950,000
• DEPT. OF CITYWIDE ADMIN. SERV.	574,664,000	36,561,000
Total	**$14,139,890,000***	**$772,671,000**

** Investment necessary to bring assets to a State of Good Repair*

Notes : All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB. Costs for Streets and Arterials beyond the Four Year Plan are not included in summary. TLC's Woodside building is scheduled for demolition.

CITYWIDE SUMMARY SCHEDULE

Asset Information Management System (AIMS)
Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	2,214,293,000	1,154,816,000
• Interior Architecture	4,661,190,000	4,470,455,000
• Electrical	661,298,000	2,262,121,000
• Mechanical	1,845,267,000	5,464,245,000
• Piers	71,478,000	32,336,000
• Bulkheads	221,940,000	110,242,000
• Bridge Structure	427,425,000	263,195,000
• Ferries	29,445,000	
• Vessels	2,400,000	
• Parks' Walls	24,646,000	54,000
• Parks' Boardwalks	11,650,000	16,083,000
• Miscellaneous Buildings	73,404,000	40,130,000
• Parks' Water and Sewer Utilities	130,917,000	196,375,000
• Parks' Electrical Utilities	33,798,000	50,697,000
• Site Enclosure	31,667,000	7,629,000
• Site Pavements	141,301,000	173,924,000
• Elevators/Escalators		
• Parks' Streets and Roads	66,051,000	25,131,000
• Rikers Island Utilities	56,000,000	
• Park Bridges	16,463,000	11,070,000
• Marinas/Docks	62,736,000	117,499,000
• Bridge Electrical	17,225,000	12,298,000
• Bridge Mechanical	21,421,000	40,091,000
• Primary Streets	503,830,000	
• Secondary Streets	702,070,000	
• Local Streets	1,977,200,000	
• Arterial Streets	40,000,000	
• Step Streets	34,300,000	
• Traffic Signal System	44,252,000	
• Street Lighting System	16,223,000	
Total	**$14,139,890,000 ***	**$14,448,390,000**
• Importance Code A	3,156,767,000	1,840,421,000
• Importance Code B	8,244,197,000	11,979,583,000
• Importance Code C	2,565,171,000	563,125,000
• Importance Code D	173,755,000	65,261,000
Total	**$14,139,890,000 ***	**$14,448,390,000**

** Investment necessary to bring assets to a State of Good Repair*

Note : Costs are in current dollars and are not escalated for potential future inflation.
Dollars beyond the 4 year plan for Streets and City owned Arterials are not included in summary.

CITYWIDE SUMMARY SCHEDULE (cont.)

Asset Information Management System (AIMS)
Report on Estimated Cost for Repairs, Replacements, Major Maintenance

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	120,685,000	13,168,000	16,234,000	11,524,000
• Interior Architecture	217,789,000	15,326,000	36,983,000	50,320,000
• Electrical	51,681,000	35,768,000	37,041,000	39,481,000
• Mechanical	144,454,000	67,778,000	90,218,000	66,741,000
• Piers	3,004,000	576,000	498,000	409,000
• Bulkheads	10,881,000	796,000	863,000	698,000
• Bridge Structure	36,881,000	13,724,000	26,361,000	13,925,000
• Ferries	4,970,000	12,445,000	10,295,000	10,231,000
• Vessels	1,310,000	1,385,000	1,450,000	1,525,000
• Parks' Walls	9,158,000			
• Parks' Boardwalks	238,000	18,000		
• Miscellaneous Buildings	3,007,000	794,000	1,344,000	916,000
• Parks' Water and Sewer Utilities	3,273,000	3,273,000	3,273,000	3,273,000
• Parks' Electrical Utilities	845,000	845,000	845,000	845,000
• Site Enclosure	17,662,000	55,000	163,000	5,000
• Site Pavements	40,560,000	160,000	293,000	395,000
• Elevators/Escalators	19,215,000	19,215,000	19,215,000	19,215,000
• Parks' Streets and Roads				
• Rikers Island Utilities	2,300,000	2,300,000	2,300,000	2,300,000
• Park Bridges	4,838,000	16,000	16,000	1,131,000
• Marinas/Docks	3,101,000	1,038,000	963,000	797,000
• Bridge Electrical	1,393,000	246,000	54,000	56,000
• Bridge Mechanical	2,095,000	149,000	593,000	149,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Traffic Signal System	41,650,000	41,650,000	41,650,000	41,650,000
• Street Lighting System	31,682,000	31,682,000	31,682,000	31,682,000
Total	**$772,671,000**	**$262,408,000**	**$322,335,000**	**$297,268,000**
• Importance Code A	257,214,000	129,595,000	139,397,000	126,483,000
• Importance Code B	402,626,000	128,876,000	177,463,000	166,213,000
• Importance Code C	109,824,000	3,143,000	4,131,000	3,657,000
• Importance Code D	3,007,000	794,000	1,344,000	916,000
Total	**$772,671,000**	**$262,408,000**	**$322,335,000**	**$297,268,000**

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Report Schedules by Agency

NEW YORK PUBLIC LIBRARY - 035

Project Type : NEW YORK PUBLIC LIBRARY

LIBRARIES	:	73
PUBLIC OFFICE BUILDINGS	:	1
Total Assets in AIMS	:	**74**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	18,765,000	5,758,000
• Interior Architecture	12,685,000	12,484,000
• Electrical	4,030,000	9,182,000
• Mechanical	4,724,000	45,618,000
• Site Enclosure	64,000	592,000
• Site Pavements	258,000	509,000
Total	**$40,525,000** *	**$74,142,000**
• Importance Code A	19,102,000	7,891,000
• Importance Code B	20,380,000	65,192,000
• Importance Code C	1,043,000	1,059,000
Total	**$40,525,000** *	**$74,142,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	3,268,000	79,000	304,000	181,000
• Interior Architecture	3,438,000	305,000	208,000	1,055,000
• Electrical	589,000	172,000	981,000	779,000
• Mechanical	1,299,000	561,000	970,000	1,155,000
• Site Enclosure	233,000	2,000		
• Site Pavements	356,000	0	1,000	46,000
• Elevators/Escalators	311,000	311,000	311,000	311,000
Total	**$9,494,000**	**$1,430,000**	**$2,775,000**	**$3,526,000**
• Importance Code A	3,439,000	174,000	433,000	318,000
• Importance Code B	4,902,000	1,202,000	2,335,000	3,159,000
• Importance Code C	1,152,000	55,000	7,000	50,000
• Importance Code D				
Total	**$9,494,000**	**$1,430,000**	**$2,775,000**	**$3,526,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

BROOKLYN PUBLIC LIBRARY - 038

Project Type : BROOKLYN PUBLIC LIBRARY

LIBRARIES	:	49
Total Assets in AIMS	:	**49**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	9,282,000	2,770,000
• Interior Architecture	2,236,000	45,860,000
• Electrical	1,149,000	2,225,000
• Mechanical	8,538,000	22,540,000
• Site Enclosure	75,000	
• Site Pavements	228,000	609,000
Total	**$21,508,000 ***	**$74,004,000**
• Importance Code A	9,414,000	2,915,000
• Importance Code B	11,641,000	69,740,000
• Importance Code C	453,000	1,349,000
Total	**$21,508,000 ***	**$74,004,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	1,748,000	60,000	70,000	134,000
• Interior Architecture	1,458,000	155,000	57,000	117,000
• Electrical	512,000	196,000	74,000	396,000
• Mechanical	514,000	383,000	419,000	541,000
• Site Enclosure	266,000			
• Site Pavements	465,000			
• Elevators/Escalators	140,000	140,000	140,000	140,000
Total	**$5,103,000**	**$934,000**	**$760,000**	**$1,327,000**
• Importance Code A	1,870,000	126,000	134,000	204,000
• Importance Code B	2,280,000	807,000	618,000	1,120,000
• Importance Code C	953,000	1,000	8,000	3,000
• Importance Code D				
Total	**$5,103,000**	**$934,000**	**$760,000**	**$1,327,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

QUEENS PUBLIC LIBRARY - 039

Project Type : QUEENS PUBLIC LIBRARY

LIBRARIES	:	57
Total Assets in AIMS	:	**57**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	10,600,000	2,301,000
• Interior Architecture	2,007,000	3,177,000
• Electrical	1,255,000	3,023,000
• Mechanical	8,646,000	18,982,000
• Site Enclosure	346,000	
• Site Pavements	189,000	
Total	**$23,043,000 ***	**$27,484,000**
• Importance Code A	10,655,000	3,225,000
• Importance Code B	11,674,000	24,207,000
• Importance Code C	715,000	52,000
Total	**$23,043,000 ***	**$27,484,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	1,570,000	157,000	270,000	41,000
• Interior Architecture	3,207,000	170,000	135,000	715,000
• Electrical	621,000	349,000	312,000	205,000
• Mechanical	586,000	537,000	672,000	295,000
• Site Enclosure	279,000		3,000	
• Site Pavements	233,000			
• Elevators/Escalators	83,000	83,000	83,000	83,000
Total	**$6,578,000**	**$1,296,000**	**$1,474,000**	**$1,339,000**
• Importance Code A	1,704,000	205,000	319,000	89,000
• Importance Code B	3,978,000	1,082,000	1,151,000	1,240,000
• Importance Code C	896,000	9,000	5,000	9,000
• Importance Code D				
Total	**$6,578,000**	**$1,296,000**	**$1,474,000**	**$1,339,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPARTMENT OF EDUCATION - 040

Project Type : EDUCATION

PRIMARY SCHOOLS	:	843
INTERMEDIATE/JUNIOR HIGH SCHOOLS	:	205
HIGH SCHOOLS	:	191
ADMINISTRATIVE BUILDINGS	:	10
PIERS/BULKHEADS	:	2
DAY CARE CENTERS	:	5
Total Assets in AIMS	:	**1,256**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	732,270,000	596,777,000
• Interior Architecture	3,629,354,000	2,969,737,000
• Electrical	369,251,000	1,384,595,000
• Mechanical	909,628,000	3,154,334,000
• Bulkheads	1,915,000	1,561,000
• Site Enclosure	18,043,000	1,351,000
• Site Pavements	67,708,000	89,983,000
Total	**$5,728,169,000 ***	**$8,198,338,000**
• Importance Code A	805,716,000	882,456,000
• Importance Code B	4,622,462,000	7,176,053,000
• Importance Code C	299,992,000	139,829,000
Total	**$5,728,169,000 ***	**$8,198,338,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	53,886,000	6,968,000	9,454,000	5,885,000
• Interior Architecture	115,524,000	8,993,000	15,596,000	18,195,000
• Electrical	28,138,000	19,012,000	20,773,000	21,130,000
• Mechanical	88,502,000	38,048,000	49,632,000	36,675,000
• Bulkheads	32,000	14,000	0	
• Site Enclosure	11,322,000	25,000	53,000	
• Site Pavements	24,627,000	6,000	21,000	97,000
• Elevators/Escalators	5,678,000	5,678,000	5,678,000	5,678,000
Total	**$327,709,000**	**$78,744,000**	**$101,207,000**	**$87,659,000**
• Importance Code A	66,193,000	18,244,000	20,866,000	17,177,000
• Importance Code B	205,453,000	59,291,000	78,602,000	69,059,000
• Importance Code C	56,064,000	1,209,000	1,739,000	1,423,000
• Importance Code D				
Total	**$327,709,000**	**$78,744,000**	**$101,207,000**	**$87,659,000**

** Investment necessary to bring assets to a State of Good Repair*

Notes : All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars. The AIMS Report data represents a small percentage of more comprehensive inspection data utilized by the School Construction Authority (SCA) in assessing capital planning priorities.

The AIMS Report offers supplemental inspection data as an additional reference but does not claim to represent the full context of capital needs in New York City public schools.

CITY UNIVERSITY OF NEW YORK - 042

Project Type : CITY UNIVERSITY OF NEW YORK

COMMUNITY COLLEGE BUILDINGS	:	85
PIERS/BULKHEADS	:	3
PARKING GARAGES	:	1
MARINAS/DOCKS	:	1
Total Assets in AIMS	:	**90**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	55,413,000	28,697,000
• Interior Architecture	30,107,000	119,547,000
• Electrical	9,337,000	93,237,000
• Mechanical	99,691,000	176,239,000
• Bulkheads	782,000	1,442,000
• Miscellaneous Buildings	403,000	405,000
• Site Enclosure	528,000	2,631,000
• Site Pavements	2,068,000	1,850,000
• Marinas/Docks	86,000	467,000
Total	**$198,414,000 ***	**$424,515,000**
• Importance Code A	56,551,000	31,804,000
• Importance Code B	135,555,000	386,916,000
• Importance Code C	5,905,000	5,389,000
• Importance Code D	403,000	405,000
Total	**$198,414,000 ***	**$424,515,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	3,295,000	329,000	467,000	459,000
• Interior Architecture	8,221,000	478,000	545,000	2,116,000
• Electrical	1,401,000	751,000	1,160,000	1,093,000
• Mechanical	4,587,000	1,729,000	3,793,000	2,102,000
• Bulkheads	79,000	5,000	47,000	7,000
• Miscellaneous Buildings	25,000	8,000	9,000	9,000
• Site Enclosure	265,000	4,000	9,000	
• Site Pavements	1,058,000	1,000	9,000	9,000
• Elevators/Escalators	808,000	808,000	808,000	808,000
• Marinas/Docks	193,000	2,000	2,000	32,000
Total	**$19,930,000**	**$4,116,000**	**$6,849,000**	**$6,635,000**
• Importance Code A	3,793,000	550,000	767,000	754,000
• Importance Code B	13,243,000	3,533,000	5,969,000	5,815,000
• Importance Code C	2,869,000	24,000	103,000	57,000
• Importance Code D	25,000	8,000	9,000	9,000
Total	**$19,930,000**	**$4,116,000**	**$6,849,000**	**$6,635,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

POLICE DEPARTMENT - 056

Project Type : POLICE

PRECINCT HOUSES	:	80
POLICE BUILDINGS NON-PRECINCT	:	71
PIERS/BULKHEADS	:	1
MARINAS/DOCKS	:	4
Total Assets in AIMS	:	**156**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	76,491,000	33,236,000
• Interior Architecture	46,514,000	53,475,000
• Electrical	8,291,000	69,437,000
• Mechanical	67,141,000	134,530,000
• Bulkheads		194,000
• Miscellaneous Buildings	7,445,000	5,109,000
• Site Enclosure	3,040,000	
• Site Pavements	9,270,000	4,191,000
• Marinas/Docks	491,000	2,344,000
Total	**$218,683,000 ***	**$302,515,000**
• Importance Code A	81,232,000	43,038,000
• Importance Code B	110,398,000	247,773,000
• Importance Code C	19,608,000	6,596,000
• Importance Code D	7,445,000	5,109,000
Total	**$218,683,000 ***	**$302,515,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	6,393,000	408,000	577,000	308,000
• Interior Architecture	9,130,000	335,000	891,000	523,000
• Electrical	2,290,000	1,307,000	1,209,000	1,407,000
• Mechanical	5,972,000	2,606,000	3,324,000	2,685,000
• Bulkheads	1,000			18,000
• Miscellaneous Buildings	179,000	122,000	168,000	130,000
• Site Enclosure	766,000		3,000	
• Site Pavements	1,739,000	18,000		
• Elevators/Escalators	459,000	459,000	459,000	459,000
• Marinas/Docks	360,000	172,000	34,000	119,000
Total	**$27,289,000**	**$5,428,000**	**$6,665,000**	**$5,650,000**
• Importance Code A	7,269,000	805,000	976,000	714,000
• Importance Code B	15,472,000	4,455,000	5,454,000	4,783,000
• Importance Code C	4,369,000	46,000	67,000	23,000
• Importance Code D	179,000	122,000	168,000	130,000
Total	**$27,289,000**	**$5,428,000**	**$6,665,000**	**$5,650,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

FIRE DEPARTMENT - 057

Project Type : FIRE DEPARTMENT

FIRE DEPARTMENT BUILDINGS	:	94
PIERS/BULKHEADS	:	3
FIREHOUSES	:	217
MARINAS/DOCKS	:	1
FIREBOATS	:	4
Total Assets in AIMS	:	**319**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	44,298,000	15,480,000
• Interior Architecture	28,698,000	18,788,000
• Electrical	3,002,000	14,916,000
• Mechanical	5,116,000	28,038,000
• Piers	111,000	60,000
• Bulkheads	109,000	
• Vessels	2,400,000	
• Miscellaneous Buildings	2,834,000	1,431,000
• Site Enclosure	1,037,000	330,000
• Site Pavements	3,411,000	8,649,000
• Marinas/Docks	82,000	182,000
Total	**$91,098,000 ***	**$87,874,000**
• Importance Code A	47,109,000	19,406,000
• Importance Code B	34,097,000	54,122,000
• Importance Code C	7,058,000	12,915,000
• Importance Code D	2,834,000	1,431,000
Total	**$91,098,000 ***	**$87,874,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	12,423,000	541,000	1,004,000	496,000
• Interior Architecture	15,542,000	248,000	729,000	262,000
• Electrical	1,515,000	1,056,000	851,000	707,000
• Mechanical	4,987,000	2,606,000	3,324,000	2,103,000
• Piers	59,000	6,000	1,000	
• Bulkheads	7,000	1,000	0	0
• Vessels	1,310,000	1,385,000	1,450,000	1,525,000
• Miscellaneous Buildings	96,000	45,000	52,000	44,000
• Site Enclosure	1,069,000		1,000	
• Site Pavements	2,025,000	11,000	11,000	20,000
• Elevators/Escalators	37,000	37,000	37,000	37,000
• Marinas/Docks	70,000	0	3,000	2,000
Total	**$39,139,000**	**$5,936,000**	**$7,461,000**	**$5,196,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

• Importance Code A	14,333,000	2,157,000	2,655,000	2,211,000
• Importance Code B	16,648,000	3,685,000	4,713,000	2,894,000
• Importance Code C	8,062,000	49,000	41,000	47,000
• Importance Code D	96,000	45,000	52,000	44,000
Total	**$39,139,000**	**$5,936,000**	**$7,461,000**	**$5,196,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

ADMIN. FOR CHILDREN'S SERVICES - 068

Project Type : CHILDREN'S SERVICES

SHELTERS	:	2
NON-SHELTERS	:	3
JUVENILE JUSTICE BUILDINGS	:	5
Total Assets in AIMS	:	**10**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	4,202,000	782,000
• Interior Architecture	745,000	4,534,000
• Electrical	113,000	4,090,000
• Mechanical	402,000	4,204,000
• Site Enclosure	333,000	
• Site Pavements	299,000	
Total	**$6,094,000 ***	**$13,610,000**
• Importance Code A	4,349,000	1,283,000
• Importance Code B	940,000	12,079,000
• Importance Code C	805,000	248,000
Total	**$6,094,000 ***	**$13,610,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	464,000	47,000	61,000	20,000
• Interior Architecture	589,000	8,000	26,000	35,000
• Electrical	59,000	83,000	56,000	89,000
• Mechanical	167,000	109,000	185,000	177,000
• Site Enclosure	93,000			
• Site Pavements	74,000			
• Elevators/Escalators	53,000	53,000	53,000	53,000
Total	**$1,499,000**	**$300,000**	**$382,000**	**$374,000**
• Importance Code A	481,000	65,000	80,000	38,000
• Importance Code B	720,000	235,000	301,000	335,000
• Importance Code C	299,000	0	2,000	
• Importance Code D				
Total	**$1,499,000**	**$300,000**	**$382,000**	**$374,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPT. OF HOMELESS SERVICES - 071

Project Type : HOMELESS SERVICES

SHELTERS	:	60
NON-SHELTERS	:	2
Total Assets in AIMS	:	**62**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	53,716,000	14,024,000
• Interior Architecture	86,828,000	66,630,000
• Electrical	19,934,000	40,832,000
• Mechanical	31,493,000	87,695,000
• Site Enclosure	514,000	
• Site Pavements	1,615,000	226,000
Total	**$194,100,000 ***	**$209,408,000**
• Importance Code A	55,912,000	20,654,000
• Importance Code B	129,925,000	183,810,000
• Importance Code C	8,263,000	4,943,000
Total	**$194,100,000 ***	**$209,408,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	3,085,000	339,000	320,000	256,000
• Interior Architecture	4,734,000	231,000	191,000	488,000
• Electrical	1,102,000	577,000	608,000	611,000
• Mechanical	2,927,000	1,336,000	1,262,000	1,326,000
• Site Enclosure	240,000	11,000	0	
• Site Pavements	745,000	0	0	5,000
• Elevators/Escalators	381,000	381,000	381,000	381,000
Total	**$13,214,000**	**$2,875,000**	**$2,763,000**	**$3,066,000**
• Importance Code A	3,429,000	601,000	569,000	572,000
• Importance Code B	7,422,000	2,246,000	2,159,000	2,483,000
• Importance Code C	2,363,000	28,000	35,000	11,000
• Importance Code D				
Total	**$13,214,000**	**$2,875,000**	**$2,763,000**	**$3,066,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPARTMENT OF CORRECTION - 072

Project Type : CORRECTION

RIKERS ISLAND FACILITIES	:	33
CORRECTION FACILITIES	:	5
PIERS/BULKHEADS	:	2
RIKERS ISLAND UTILITIES	:	5
MARINAS/DOCKS	:	1
Total Assets in AIMS	:	**46**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	356,422,000	184,064,000
• Interior Architecture	125,917,000	182,764,000
• Electrical	59,644,000	101,590,000
• Mechanical	97,353,000	146,264,000
• Piers	2,513,000	547,000
• Bulkheads	2,993,000	2,614,000
• Site Pavements	920,000	
• Rikers Island Utilities	56,000,000	
• Marinas/Docks	2,970,000	623,000
Total	**$704,732,000 ***	**$618,466,000**
• Importance Code A	378,524,000	198,264,000
• Importance Code B	311,475,000	401,848,000
• Importance Code C	14,734,000	18,353,000
Total	**$704,732,000 ***	**$618,466,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	835,000	188,000	319,000	20,000
• Interior Architecture	1,029,000	192,000	1,601,000	263,000
• Electrical	1,108,000	1,115,000	1,315,000	819,000
• Mechanical	1,586,000	1,062,000	2,208,000	894,000
• Piers	151,000	22,000	0	6,000
• Bulkheads	149,000	17,000	0	
• Site Enclosure	9,000			
• Site Pavements	335,000	4,000	84,000	4,000
• Elevators/Escalators	508,000	508,000	508,000	508,000
• Rikers Island Utilities	2,300,000	2,300,000	2,300,000	2,300,000
• Marinas/Docks	107,000	5,000	39,000	13,000
Total	**$8,116,000**	**$5,412,000**	**$8,374,000**	**$4,827,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

• Importance Code A	1,598,000	755,000	942,000	573,000
• Importance Code B	5,843,000	4,645,000	7,348,000	4,247,000
• Importance Code C	675,000	12,000	84,000	7,000
• Importance Code D				
Total	**$8,116,000**	**$5,412,000**	**$8,374,000**	**$4,827,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

HUMAN RESOURCES ADMINISTRATION - 096

Project Type : HUMAN RESOURCES

SHELTERS	:	7
NON-SHELTERS	:	8
Total Assets in AIMS	:	**15**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	11,230,000	865,000
• Interior Architecture	4,264,000	10,397,000
• Electrical	5,942,000	9,307,000
• Mechanical	5,233,000	15,177,000
• Site Enclosure	69,000	79,000
• Site Pavements	970,000	234,000
Total	**$27,708,000 ***	**$36,059,000**
• Importance Code A	12,221,000	2,459,000
• Importance Code B	14,142,000	33,282,000
• Importance Code C	1,345,000	318,000
Total	**$27,708,000 ***	**$36,059,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	646,000	81,000	154,000	63,000
• Interior Architecture	1,225,000	93,000	177,000	99,000
• Electrical	181,000	147,000	155,000	444,000
• Mechanical	400,000	158,000	246,000	326,000
• Site Enclosure	51,000			
• Site Pavements	247,000			
• Elevators/Escalators	42,000	42,000	42,000	42,000
Total	**$2,791,000**	**$522,000**	**$774,000**	**$975,000**
• Importance Code A	752,000	145,000	218,000	128,000
• Importance Code B	1,511,000	376,000	535,000	844,000
• Importance Code C	528,000	1,000	21,000	3,000
• Importance Code D				
Total	**$2,791,000**	**$522,000**	**$774,000**	**$975,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPARTMENT FOR THE AGING - 125

Project Type : AGING

SENIOR CENTER	:	10
Total Assets in AIMS	:	**10**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	886,000	353,000
• Interior Architecture	315,000	2,098,000
• Electrical	410,000	1,976,000
• Mechanical	435,000	3,169,000
• Miscellaneous Buildings	307,000	299,000
• Site Pavements		115,000
Total	**$2,352,000 ***	**$8,010,000**
• Importance Code A	886,000	550,000
• Importance Code B	984,000	6,941,000
• Importance Code C	175,000	221,000
• Importance Code D	307,000	299,000
Total	**$2,352,000 ***	**$8,010,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	190,000	14,000	11,000	3,000
• Interior Architecture	379,000	46,000	247,000	21,000
• Electrical	242,000	170,000	11,000	133,000
• Mechanical	148,000	180,000	101,000	119,000
• Miscellaneous Buildings	11,000	13,000	9,000	11,000
• Site Enclosure	4,000			
• Site Pavements	46,000		2,000	
• Elevators/Escalators	42,000	42,000	42,000	42,000
Total	**$1,061,000**	**$465,000**	**$424,000**	**$328,000**
• Importance Code A	222,000	23,000	21,000	12,000
• Importance Code B	671,000	430,000	390,000	304,000
• Importance Code C	157,000		4,000	1,000
• Importance Code D	11,000	13,000	9,000	11,000
Total	**$1,061,000**	**$465,000**	**$424,000**	**$328,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPARTMENT OF CULTURAL AFFAIRS- 126

Project Type : CULTURAL AFFAIRS

MUSEUM/GALLERY FACILITIES	:	62
CULTURAL FACILITIES	:	250
WALLS	:	1
Total Assets in AIMS	:	**313**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	199,401,000	44,363,000
• Interior Architecture	50,294,000	150,748,000
• Electrical	27,146,000	95,045,000
• Mechanical	99,271,000	267,257,000
• Miscellaneous Buildings	9,749,000	7,298,000
• Site Enclosure	863,000	1,135,000
• Site Pavements	4,191,000	5,212,000
Total	**$390,914,000 ***	**$571,057,000**
• Importance Code A	201,252,000	54,083,000
• Importance Code B	164,090,000	412,366,000
• Importance Code C	15,822,000	97,311,000
• Importance Code D	9,749,000	7,298,000
Total	**$390,914,000 ***	**$571,057,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	7,943,000	1,164,000	737,000	1,433,000
• Interior Architecture	10,865,000	1,850,000	7,552,000	1,210,000
• Electrical	2,184,000	2,219,000	1,037,000	3,124,000
• Mechanical	7,318,000	3,026,000	3,579,000	3,645,000
• Parks' Walls				
• Miscellaneous Buildings	528,000	162,000	152,000	172,000
• Site Enclosure	639,000	6,000		
• Site Pavements	1,491,000	5,000	14,000	107,000
• Elevators/Escalators	1,163,000	1,163,000	1,163,000	1,163,000
Total	**$32,132,000**	**$9,595,000**	**$14,234,000**	**$10,853,000**
• Importance Code A	8,498,000	1,433,000	1,152,000	1,695,000
• Importance Code B	19,058,000	7,985,000	12,794,000	8,778,000
• Importance Code C	4,047,000	16,000	136,000	209,000
• Importance Code D	528,000	162,000	152,000	172,000
Total	**$32,132,000**	**$9,595,000**	**$14,234,000**	**$10,853,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPT. OF SMALL BUSINESS SERV. - 801

Project Type : ECONOMIC DEVELOPMENT

SHELTERS	:	1
MUSEUM/GALLERY FACILITIES	:	3
TERMINALS/MARKETS	:	56
PIERS/BULKHEADS	:	183
PARKING GARAGES	:	1
FERRY TERMINAL FACILITIES	:	7
MARINAS/DOCKS	:	14
Total Assets in AIMS	:	**265**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	123,656,000	49,941,000
• Interior Architecture	69,476,000	59,551,000
• Electrical	20,023,000	50,312,000
• Mechanical	23,899,000	87,622,000
• Piers	44,146,000	17,116,000
• Bulkheads	74,314,000	32,372,000
• Miscellaneous Buildings	544,000	203,000
• Site Enclosure	1,638,000	
• Site Pavements	13,994,000	16,316,000
• Marinas/Docks	1,020,000	12,287,000
Total	**$372,711,000** *	**$325,720,000**
• Importance Code A	214,793,000	89,167,000
• Importance Code B	114,418,000	216,114,000
• Importance Code C	42,956,000	20,237,000
• Importance Code D	544,000	203,000
Total	**$372,711,000** *	**$325,720,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	1,707,000	208,000	186,000	97,000
• Interior Architecture	2,173,000	100,000	511,000	810,000
• Electrical	1,399,000	1,126,000	833,000	892,000
• Mechanical	2,076,000	1,140,000	1,378,000	1,058,000
• Piers	977,000	402,000	157,000	149,000
• Bulkheads	4,936,000	404,000	248,000	400,000
• Miscellaneous Buildings	29,000	7,000	6,000	8,000
• Site Enclosure	147,000	1,000		
• Site Pavements	608,000	0	0	1,000
• Elevators/Escalators	457,000	457,000	457,000	457,000
• Marinas/Docks	333,000	261,000	192,000	89,000
Total	**$14,841,000**	**$4,106,000**	**$3,969,000**	**$3,960,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPT. OF SMALL BUSINESS SERV. - 801

• Importance Code A	4,032,000	934,000	783,000	804,000
• Importance Code B	8,649,000	2,986,000	3,053,000	3,124,000
• Importance Code C	2,131,000	179,000	127,000	24,000
• Importance Code D	29,000	7,000	6,000	8,000
Total	**$14,841,000**	**$4,106,000**	**$3,969,000**	**$3,960,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPT. OF HEALTH & MENTAL HYGIENE - 816

Project Type : HEALTH AND MENTAL HYGIENE

ADMINISTRATIVE BUILDINGS	:	1
CLINICS/LABS. CLASSROOMS	:	21
VEHICLE MAINT./STORAGE FACILITIES	:	1
ANIMAL SHELTERS	:	3
OCME FACILITIES	:	4
Total Assets in AIMS	:	**30**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	16,227,000	6,482,000
• Interior Architecture	20,825,000	75,366,000
• Electrical	2,978,000	15,105,000
• Mechanical	19,781,000	51,793,000
• Miscellaneous Buildings	527,000	436,000
• Site Pavements	53,000	604,000
Total	**$60,392,000 ***	**$149,784,000**
• Importance Code A	16,227,000	7,286,000
• Importance Code B	41,931,000	141,070,000
• Importance Code C	1,707,000	993,000
• Importance Code D	527,000	436,000
Total	**$60,392,000 ***	**$149,784,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	1,253,000	183,000	135,000	59,000
• Interior Architecture	2,238,000	81,000	4,006,000	364,000
• Electrical	746,000	245,000	422,000	476,000
• Mechanical	940,000	573,000	964,000	495,000
• Miscellaneous Buildings	9,000	7,000	8,000	6,000
• Site Enclosure	35,000			
• Site Pavements	284,000	0	4,000	1,000
• Elevators/Escalators	412,000	412,000	412,000	412,000
Total	**$5,917,000**	**$1,501,000**	**$5,951,000**	**$1,812,000**
• Importance Code A	1,337,000	227,000	191,000	101,000
• Importance Code B	3,905,000	1,264,000	5,730,000	1,699,000
• Importance Code C	666,000	3,000	23,000	5,000
• Importance Code D	9,000	7,000	8,000	6,000
Total	**$5,917,000**	**$1,501,000**	**$5,951,000**	**$1,812,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

HEALTH AND HOSPITALS CORP. - 819

Project Type : HEALTH & HOSPITALS CORP.

HOSPITAL BUILDINGS	:	85
OCME FACILITIES	:	1
Total Assets in AIMS	:	**86**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	189,795,000	59,029,000
• Interior Architecture	224,349,000	330,397,000
• Electrical	47,627,000	164,908,000
• Mechanical	221,745,000	582,885,000
• Miscellaneous Buildings	939,000	839,000
• Site Enclosure	56,000	
• Site Pavements	2,528,000	10,834,000
Total	**$687,039,000 ***	**$1,148,891,000**
• Importance Code A	190,634,000	70,058,000
• Importance Code B	467,914,000	1,025,163,000
• Importance Code C	27,552,000	52,831,000
• Importance Code D	939,000	839,000
Total	**$687,039,000 ***	**$1,148,891,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	3,850,000	795,000	434,000	590,000
• Interior Architecture	4,388,000	714,000	1,650,000	6,086,000
• Electrical	3,178,000	2,710,000	2,648,000	2,793,000
• Mechanical	7,106,000	5,359,000	7,135,000	4,991,000
• Miscellaneous Buildings	23,000	19,000	17,000	17,000
• Site Enclosure	415,000			5,000
• Site Pavements	1,502,000	0	0	3,000
• Elevators/Escalators	3,170,000	3,170,000	3,170,000	3,170,000
Total	**$23,632,000**	**$12,766,000**	**$15,054,000**	**$17,654,000**
• Importance Code A	4,563,000	1,368,000	1,068,000	1,176,000
• Importance Code B	16,532,000	11,333,000	13,879,000	16,351,000
• Importance Code C	2,514,000	47,000	90,000	110,000
• Importance Code D	23,000	19,000	17,000	17,000
Total	**$23,632,000**	**$12,766,000**	**$15,054,000**	**$17,654,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPARTMENT OF SANITATION - 827

Project Type : SANITATION

PIERS/BULKHEADS	:	24
TRANSFER STATIONS	:	7
VEHICLE MAINT./STORAGE FACILITIES	:	41
FRESH KILLS FACILITIES	:	12
PARKING GARAGES	:	1
PUBLIC OFFICE BUILDINGS	:	4
Total Assets in AIMS	:	**89**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	95,364,000	30,046,000
• Interior Architecture	59,324,000	24,959,000
• Electrical	10,293,000	24,071,000
• Mechanical	20,104,000	55,211,000
• Piers	10,726,000	861,000
• Bulkheads	11,193,000	1,341,000
• Miscellaneous Buildings	410,000	129,000
• Site Enclosure	1,614,000	
• Site Pavements	9,385,000	14,525,000
Total	**$218,413,000 ***	**$151,143,000**
• Importance Code A	113,081,000	35,108,000
• Importance Code B	86,389,000	101,399,000
• Importance Code C	18,533,000	14,506,000
• Importance Code D	410,000	129,000
Total	**$218,413,000 ***	**$151,143,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	2,713,000	352,000	252,000	419,000
• Interior Architecture	3,355,000	214,000	583,000	112,000
• Electrical	1,201,000	720,000	692,000	870,000
• Mechanical	2,761,000	1,354,000	1,642,000	1,345,000
• Piers	323,000	22,000	87,000	24,000
• Bulkheads	761,000	34,000	18,000	27,000
• Miscellaneous Buildings	18,000	6,000	7,000	7,000
• Site Enclosure	469,000			
• Site Pavements	834,000	0	0	2,000
• Elevators/Escalators	179,000	179,000	179,000	179,000
Total	**$12,613,000**	**$2,882,000**	**$3,460,000**	**$2,985,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPARTMENT OF SANITATION - 827

• Importance Code A	3,376,000	537,000	475,000	582,000
• Importance Code B	6,945,000	2,265,000	2,963,000	2,384,000
• Importance Code C	2,274,000	75,000	15,000	11,000
• Importance Code D	18,000	6,000	7,000	7,000
Total	**$12,613,000**	**$2,882,000**	**$3,460,000**	**$2,985,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

Project Type : WATERWAY BRIDGES		
BRIDGES, WATERWAYS	:	40
HIGHWAY BRIDGES AND TUNNELS	:	2
Project Type : FERRIES		
FERRIES/BARGES	:	11
PIERS/BULKHEADS	:	14
FERRY TERMINAL FACILITIES	:	5
MARINAS/DOCKS	:	13
Project Type : ELECTRIC CONTROL		
STREET LIGHTING SYSTEMS	:	1
Project Type : HIGHWAY BRIDGES		
HIGHWAY BRIDGES AND TUNNELS	:	257
HIGHWAY FACILITIES	:	2
Project Type : HIGHWAYS		
PIERS/BULKHEADS	:	10
HIGHWAY FACILITIES	:	50
PIER FACILITIES	:	3
PARKING GARAGES	:	9
STREET AND CITY OWNED ARTERIALS	:	5
Project Type : TRAFFIC		
TRAFFIC SIGNAL SYSTEMS	:	1
Total Assets in AIMS	:	**423**

** Investment necessary to bring assets to a State of Good Repair*

Notes : All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB. Costs for Streets and Arterials beyond the Four Year Plan are not included in summary.

DEPARTMENT OF TRANSPORTATION - 841

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	18,121,000	8,319,000
• Interior Architecture	28,983,000	8,065,000
• Electrical	3,900,000	8,239,000
• Mechanical	6,637,000	43,849,000
• Piers	4,990,000	4,034,000
• Bulkheads	8,570,000	2,521,000
• Bridge Structure	426,953,000	262,669,000
• Ferries	29,445,000	
• Miscellaneous Buildings	692,000	193,000
• Site Enclosure	405,000	161,000
• Site Pavements	1,052,000	1,131,000
• Marinas/Docks	7,610,000	60,296,000
• Bridge Electrical	17,225,000	12,298,000
• Bridge Mechanical	21,421,000	40,091,000
• Primary Streets	503,830,000	
• Secondary Streets	702,070,000	
• Local Streets	1,977,200,000	
• Arterial Streets	40,000,000	
• Step Streets	34,300,000	
• Traffic Signal System	44,252,000	
• Street Lighting System	16,223,000	
Total	**$3,893,880,000** *	**$451,866,000**
• Importance Code A	527,410,000	169,937,000
• Importance Code B	1,322,665,000	160,029,000
• Importance Code C	2,008,813,000	121,707,000
• Importance Code D	34,992,000	193,000
Total	**$3,893,880,000** *	**$451,866,000**

** Investment necessary to bring assets to a State of Good Repair*

Notes : All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB. Costs for Streets and Arterials beyond the Four Year Plan are not included in summary.

DEPARTMENT OF TRANSPORTATION - 841

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	2,199,000	120,000	208,000	99,000
• Interior Architecture	1,940,000	48,000	352,000	121,000
• Electrical	507,000	238,000	503,000	356,000
• Mechanical	774,000	455,000	983,000	491,000
• Piers	478,000	17,000	45,000	105,000
• Bulkheads	497,000	34,000	47,000	9,000
• Bridge Structure	36,521,000	13,724,000	26,323,000	13,925,000
• Ferries	4,970,000	12,445,000	10,295,000	10,231,000
• Miscellaneous Buildings	79,000	14,000	20,000	15,000
• Site Enclosure	171,000			
• Site Pavements	456,000	1,000	13,000	1,000
• Elevators/Escalators	142,000	142,000	142,000	142,000
• Marinas/Docks	547,000	201,000	21,000	57,000
• Bridge Electrical	1,393,000	246,000	54,000	56,000
• Bridge Mechanical	2,095,000	149,000	593,000	149,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Traffic Signal System	41,650,000	41,650,000	41,650,000	41,650,000
• Street Lighting System	31,682,000	31,682,000	31,682,000	31,682,000
Total	**$126,102,000**	**$101,164,000**	**$112,930,000**	**$99,088,000**
• Importance Code A	104,079,000	98,835,000	104,503,000	96,724,000
• Importance Code B	12,095,000	1,226,000	7,238,000	1,507,000
• Importance Code C	9,848,000	1,089,000	1,170,000	842,000
• Importance Code D	79,000	14,000	20,000	15,000
Total	**$126,102,000**	**$101,164,000**	**$112,930,000**	**$99,088,000**

** Investment necessary to bring assets to a State of Good Repair*

Notes : All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB. Costs for Streets and Arterials beyond the Four Year Plan are not included in summary.

DEPT. OF PARKS & RECREATION- 846

Project Type : PARKS AND RECREATION

MUSEUM/GALLERY FACILITIES	:	16
PIERS/BULKHEADS	:	168
VEHICLE MAINT./STORAGE FACILITIES	:	4
PIER FACILITIES	:	1
FERRY TERMINAL FACILITIES	:	1
PARK FACILITIES	:	836
STADIUM FACILITIES	:	3
MARINAS/DOCKS	:	29
WALLS	:	497
PARK BRIDGES	:	122
Total Assets in AIMS	:	**1,677**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	88,007,000	26,786,000
• Interior Architecture	44,611,000	40,553,000
• Electrical	6,920,000	24,258,000
• Mechanical	16,735,000	107,694,000
• Piers	8,992,000	9,530,000
• Bulkheads	117,836,000	63,119,000
• Bridge Structure	472,000	526,000
• Parks' Walls	24,646,000	54,000
• Parks' Boardwalks	11,650,000	16,083,000
• Miscellaneous Buildings	49,322,000	23,569,000
• Parks' Water and Sewer Utilities	130,917,000	196,375,000
• Parks' Electrical Utilities	33,798,000	50,697,000
• Site Enclosure	2,427,000	1,351,000
• Site Pavements	16,126,000	18,571,000
• Parks' Streets and Roads	66,051,000	25,131,000
• Park Bridges	16,463,000	11,070,000
• Marinas/Docks	50,477,000	41,299,000
Total	**$685,450,000 ***	**$656,665,000**
• Importance Code A	295,396,000	144,868,000
• Importance Code B	218,496,000	425,736,000
• Importance Code C	56,185,000	37,361,000
• Importance Code D	115,373,000	48,700,000
Total	**$685,450,000 ***	**$656,665,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPT. OF PARKS & RECREATION- 846

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	10,779,000	714,000	795,000	699,000
• Interior Architecture	10,515,000	420,000	500,000	315,000
• Electrical	2,382,000	1,617,000	1,171,000	1,070,000
• Mechanical	4,361,000	1,699,000	1,761,000	1,512,000
• Piers	1,014,000	107,000	206,000	125,000
• Bulkheads	3,979,000	236,000	502,000	239,000
• Bridge Structure	360,000		38,000	
• Parks' Walls	9,158,000			
• Parks' Boardwalks	238,000	18,000		
• Miscellaneous Buildings	2,003,000	388,000	889,000	492,000
• Parks' Water and Sewer Utilities	3,273,000	3,273,000	3,273,000	3,273,000
• Parks' Electrical Utilities	845,000	845,000	845,000	845,000
• Site Enclosure	1,034,000	7,000	94,000	
• Site Pavements	2,498,000	114,000	134,000	101,000
• Elevators/Escalators	183,000	183,000	183,000	183,000
• Parks' Streets and Roads				
• Park Bridges	4,838,000	16,000	16,000	1,131,000
• Marinas/Docks	1,491,000	396,000	671,000	485,000
Total	**$58,950,000**	**$10,032,000**	**$11,078,000**	**$10,468,000**
• Importance Code A	23,083,000	1,244,000	2,030,000	1,604,000
• Importance Code B	25,729,000	8,155,000	7,833,000	7,571,000
• Importance Code C	8,135,000	245,000	326,000	801,000
• Importance Code D	2,003,000	388,000	889,000	492,000
Total	**$58,950,000**	**$10,032,000**	**$11,078,000**	**$10,468,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project Type : REAL PROPERTY

RIKERS ISLAND FACILITIES	:	1
PIERS/BULKHEADS	:	13
COURT BUILDINGS	:	24
PUBLIC OFFICE BUILDINGS	:	28
Total Assets in AIMS	:	**66**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
• Exterior Architecture	110,148,000	44,744,000
• Interior Architecture	193,658,000	291,328,000
• Electrical	60,054,000	145,771,000
• Mechanical	198,695,000	431,145,000
• Piers		188,000
• Bulkheads	4,227,000	5,077,000
• Miscellaneous Buildings	232,000	221,000
• Site Enclosure	615,000	
• Site Pavements	7,036,000	364,000
Total	**$574,664,000 ***	**$918,839,000**
• Importance Code A	116,304,000	55,969,000
• Importance Code B	424,620,000	835,743,000
• Importance Code C	33,508,000	26,907,000
• Importance Code D	232,000	221,000
Total	**$574,664,000 ***	**$918,839,000**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
• Exterior Architecture	2,437,000	423,000	477,000	263,000
• Interior Architecture	17,840,000	645,000	1,425,000	17,414,000
• Electrical	2,329,000	1,958,000	2,231,000	2,086,000
• Mechanical	7,442,000	4,855,000	6,640,000	4,808,000
• Piers			2,000	
• Bulkheads	440,000	51,000	0	0
• Miscellaneous Buildings	8,000	4,000	6,000	5,000
• Site Enclosure	158,000			
• Site Pavements	938,000			
• Elevators/Escalators	4,969,000	4,969,000	4,969,000	4,969,000
Total	**$36,561,000**	**$12,905,000**	**$15,751,000**	**$29,546,000**
• Importance Code A	3,163,000	1,167,000	1,217,000	1,005,000
• Importance Code B	31,569,000	11,677,000	14,399,000	28,515,000
• Importance Code C	1,822,000	56,000	128,000	21,000
• Importance Code D	8,000	4,000	6,000	5,000
Total	**$36,561,000**	**$12,905,000**	**$15,751,000**	**$29,546,000**

** Investment necessary to bring assets to a State of Good Repair*

All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.

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Exhibits A - C

A. Component Importance Codes for Repair, Replacement and Major Maintenance

B. Technical Notes and Project Methodology

C. Legend for Individual Survey Report and Sample Asset Report

Exhibit A
Component Importance Codes for Repair, Replacement and Major Maintenance

Exhibit A
Component Importance Codes for Repair, Replacement and Major Maintenance

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
1.1.1	Architecture	Exterior	Exterior Walls	A
1.1.2	Architecture	Exterior	Windows	A
1.1.3	Architecture	Exterior	Parapets	A
1.1.4	Architecture	Exterior	Roof	A
1.1.15	Architecture	Exterior	Soffits	A
1.2.5	Architecture	Interior	Floors	B
1.2.6	Architecture	Interior	Interior Walls	C
1.2.7	Architecture	Interior	Ceiling	B
1.3.8	Architecture	Site Enclosure	Fence/Gates	C
1.3.9	Architecture	Site Enclosure	Free Standing Walls	C
1.3.10	Architecture	Site Enclosure	Retaining Walls	B
1.4.11	Architecture	Site Pavements	Public Sidewalk	B
1.4.12	Architecture	Site Pavements	On-Site Walkways	C
1.4.13	Architecture	Site Pavements	Parking/Driveway	C
1.4.14	Architecture	Site Pavements	Activity Yard	B
2.1.1	Electrical	Over 600 volts	Service Equipment	A
2.1.2	Electrical	Over 600 volts	Transformers	B
2.1.3	Electrical	Over 600 volts	Switchgear/Switchboard	B
2.1.4	Electrical	Over 600 volts	Feeders	B
2.1.5	Electrical	Over 600 volts	Raceway	B
2.2.1	Electrical	Under 600 Volts	Service Equipment	A
2.2.2	Electrical	Under 600 Volts	Transformers	B
2.2.3	Electrical	Under 600 Volts	Switchgear/Switchboard	B
2.2.5	Electrical	Under 600 Volts	Raceway	B
2.2.6	Electrical	Under 600 Volts	Panelboards	B
2.2.7	Electrical	Under 600 Volts	Wiring	B
2.2.8	Electrical	Under 600 Volts	Motor Controllers	B
2.3.11	Electrical	Ground	Grounding Devices	B
2.4.9	Electrical	Stand-by Power	Transfer Switches	B
2.4.12	Electrical	Stand-by Power	Generators	B
2.4.13	Electrical	Stand-by Power	Batteries	B
2.4.17	Electrical	Stand-by Power	Fuel Storage	B
2.5.10	Electrical	Lighting	Interior Lighting	B
2.5.16	Electrical	Lighting	Egress Lighting	B
2.5.18	Electrical	Lighting	Exterior Lighting	B
2.6.15	Electrical	Lightning Protection	Arresters/Cabling	B
2.7.19	Electrical	Alarm	Security System	B
2.7.20	Electrical	Alarm	Fire/Smoke Detection	B
3.1.1	Mechanical	Heating	Energy Source	B
3.1.2	Mechanical	Heating	Conversion Equipment	A
3.1.3	Mechanical	Heating	Distribution	B
3.1.4	Mechanical	Heating	Terminal Devices	B
3.1.26	Mechanical	Heating	Controls	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
3.2.1	Mechanical	Air Conditioning	Energy Source	B
3.2.2	Mechanical	Air Conditioning	Conversion Equipment	B
3.2.3	Mechanical	Air Conditioning	Distribution	B
3.2.4	Mechanical	Air Conditioning	Terminal Devices	B
3.2.5	Mechanical	Air Conditioning	Heat Rejection	B
3.2.24	Mechanical	Air Conditioning	Dehumidifier	B
3.3.3	Mechanical	Ventilation	Distribution	B
3.3.6	Mechanical	Ventilation	Exhaust Fans	B
3.3.27	Mechanical	Ventilation	Energy Recovery Ventilator	B
3.3.28	Mechanical	Ventilation	Heat Recovery Ventilator	B
3.4.7	Mechanical	Plumbing	H/C Water Piping	B
3.4.8	Mechanical	Plumbing	Water Heater	B
3.4.9	Mechanical	Plumbing	HW Heat Exchanger	B
3.4.10	Mechanical	Plumbing	Sanitary Piping	B
3.4.11	Mechanical	Plumbing	Storm Drain Piping	B
3.4.12	Mechanical	Plumbing	Sump Pump(s)	B
3.4.13	Mechanical	Plumbing	Pool Filter/Treatment	B
3.4.15	Mechanical	Plumbing	Sewage Ejector(s)	B
3.4.18	Mechanical	Plumbing	Backflow Preventer	B
3.4.19	Mechanical	Plumbing	Fixtures	B
3.4.25	Mechanical	Plumbing	Instantaneous Hot Water	B
3.4.29	Mechanical	Plumbing	Tankless Water Heater(Pou)	B
3.4.30	Mechanical	Plumbing	Hot Water Storage Tank	B
3.5.16	Mechanical	Vertical Transport	Elevators	C
3.5.17	Mechanical	Vertical Transport	Escalators	C
3.6.20	Mechanical	Fire Suppression	Standpipe	B
3.6.21	Mechanical	Fire Suppression	Sprinkler	B
3.6.22	Mechanical	Fire Suppression	Fire Pump	B
3.6.23	Mechanical	Fire Suppression	Chemical System	B
4.1.2	Piers	Structural	Deck	A
4.1.3	Piers	Structural	Deck Surface	C
4.1.5	Piers	Structural	Firewalls	A
4.1.6	Piers	Structural	Pile Caps	A
4.1.7	Piers	Structural	Piles and Bracing	A
4.1.11	Piers	Structural	Coping/Curb	C
4.2.1	Piers	Fender	Buffer	B
4.2.4	Piers	Fender	Facing	B
4.2.8	Piers	Fender	Wales and Chocks	B
4.2.9	Piers	Fender	Piles	B
4.2.13	Piers	Fender	Pile Cluster	B
4.3.10	Piers	Deck Elements	Railing	B
4.3.11	Piers	Deck Elements	Coping/Curb	B
4.4.12	Piers	Protective Structure	Donut Fender	A
4.5.14	Piers	Electrical	Conduit	A
4.5.15	Piers	Electrical	Lighting Fixture	A
4.6.16	Piers	Electrical/Mechanical	Power Supply/Bollards	A
4.7.17	Piers	Mechanical/Plumbing	Sanitary Piping	A
4.7.18	Piers	Mechanical/Plumbing	Water Supply	A

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping/Curb	C
5.1.4	Bulkheads	Structural	Facing	C
5.1.6	Bulkheads	Structural	Gravity Wall	A
5.1.7	Bulkheads	Structural	Pile Supported Wall	A
5.1.9	Bulkheads	Structural	Piles and Bracing	A
5.1.10	Bulkheads	Structural	Revetment	C
5.1.11	Bulkheads	Structural	Sheet Piles	A
5.1.13	Bulkheads	Structural	Wales	A
5.1.15	Bulkheads	Structural	Pile Caps	A
5.1.19	Bulkheads	Structural	Lowlevel Pile Caps	A
5.2.5	Bulkheads	Backfill	Fill	B
5.2.12	Bulkheads	Backfill	Surface	B
5.3.2	Bulkheads	Fender	Buffer	B
5.3.4	Bulkheads	Fender	Facing	B
5.3.8	Bulkheads	Fender	Piles	B
5.3.14	Bulkheads	Fender	Wales and Chocks	B
5.3.17	Bulkheads	Fender	Pile Cluster	B
5.4.16	Bulkheads	Deck Elements	Railing	B
5.4.18	Bulkheads	Deck Elements	Parapet	B
5.5.20	Bulkheads	Electrical	Conduit	A
5.5.21	Bulkheads	Electrical	Lighting Fixture	A
5.6.22	Bulkheads	Protective Structure	Breakwater	A
6.1.1	Bridge Structure	Abutments	Bridge Seat&pedestals	A
6.1.7	Bridge Structure	Abutments	Backwall	C
6.1.9	Bridge Structure	Abutments	Brngs,Ancr Blts,Pads	A
6.1.14	Bridge Structure	Abutments	Footings	B
6.1.17	Bridge Structure	Abutments	Joint with Deck	B
6.1.20	Bridge Structure	Abutments	Mat (scour & erosion)	B
6.1.24	Bridge Structure	Abutments	Pedestals	A
6.1.31	Bridge Structure	Abutments	Stem (breastwall)	B
6.1.32	Bridge Structure	Abutments	Walls	A
6.2.14	Bridge Structure	Wingwalls	Footings	C
6.2.20	Bridge Structure	Wingwalls	Mat (scour & erosion)	C
6.2.25	Bridge Structure	Wingwalls	Piles	C
6.2.32	Bridge Structure	Wingwalls	Walls	C
6.3.8	Bridge Structure	Feature Crossed	Bank Protection	C
6.3.20	Bridge Structure	Feature Crossed	Mat (scour & erosion)	A
6.3.44	Bridge Structure	Feature Crossed	Pier Protection	B
6.4.4	Bridge Structure	Approaches	Pavement	C
6.4.11	Bridge Structure	Approaches	Curbs	A
6.4.13	Bridge Structure	Approaches	Embankment	C
6.4.16	Bridge Structure	Approaches	Guide Railing	A
6.4.20	Bridge Structure	Approaches	Mat (scour & erosion)	A
6.4.21	Bridge Structure	Approaches	Median	A
6.4.28	Bridge Structure	Approaches	Railings/Parapets	A
6.4.30	Bridge Structure	Approaches	Sidewalks	C
6.4.52	Bridge Structure	Approaches	Scupper	C

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
6.5.2	Bridge Structure	Piers	Cap Beam	A
6.5.5	Bridge Structure	Piers	Pier,Columns	B
6.5.6	Bridge Structure	Piers	Stem,Solid Pier	B
6.5.9	Bridge Structure	Piers	Brngs,Ancr Blts,Pads	A
6.5.14	Bridge Structure	Piers	Footings	B
6.5.20	Bridge Structure	Piers	Mat (scour & erosion)	A
6.5.24	Bridge Structure	Piers	Pedestals	B
6.5.25	Bridge Structure	Piers	Piles	A
6.6.11	Bridge Structure	Deck Elements	Curbs	A
6.6.15	Bridge Structure	Deck Elements	Gratings	A
6.6.16	Bridge Structure	Deck Elements	Guide Railing	A
6.6.21	Bridge Structure	Deck Elements	Median	A
6.6.22	Bridge Structure	Deck Elements	Mono Deck Surface	C
6.6.28	Bridge Structure	Deck Elements	Railings/Parapets	A
6.6.30	Bridge Structure	Deck Elements	Sidewalks	C
6.6.33	Bridge Structure	Deck Elements	Wearing Surface	C
6.6.52	Bridge Structure	Deck Elements	Scupper	C
6.7.12	Bridge Structure	Superstructure	Deck,Structural	A
6.7.18	Bridge Structure	Superstructure	Joints	C
6.7.27	Bridge Structure	Superstructure	Primary Member	A
6.7.29	Bridge Structure	Superstructure	Secondary Member	B
6.7.50	Bridge Structure	Superstructure	Vertical Lift Tower	A
6.8.10	Bridge Structure	Movable Bridges	Controls	A
6.8.19	Bridge Structure	Movable Bridges	Machinery	A
6.8.26	Bridge Structure	Movable Bridges	Power	A
6.8.45	Bridge Structure	Movable Bridges	Swing Span Truss	A
6.8.46	Bridge Structure	Movable Bridges	Swing Span Pivot Pier	A
6.8.47	Bridge Structure	Movable Bridges	Bascule Span	A
6.8.48	Bridge Structure	Movable Bridges	Bascule Span Pier	A
6.8.49	Bridge Structure	Movable Bridges	Vertical Lift Span	A
6.8.50	Bridge Structure	Movable Bridges	Vertical Lift Tower	A
6.8.51	Bridge Structure	Movable Bridges	Vertical Lift Pier	A
9.1.1	Park Wall	Wall	Coping	B
9.1.2	Park Wall	Wall	Wall/Fence	A
9.1.3	Park Wall	Wall	Base	B
10.1.1	Boardwalks	Superstructure	Closure Panels	C
10.1.2	Boardwalks	Superstructure	Deck	A
10.1.3	Boardwalks	Superstructure	Railing	B
10.2.4	Boardwalks	Substructure	Beams	A
10.2.5	Boardwalks	Substructure	Piers	A
10.2.6	Boardwalks	Substructure	Girders	A
10.2.7	Boardwalks	Substructure	Underside Enclosure	C
10.2.8	Boardwalks	Substructure	Guide Railing	A
12.1.1	Bridge Electrical	Communication Electrical	Air Horn	B
12.1.5	Bridge Electrical	Communication Electrical	Communications	B
12.1.18	Bridge Electrical	Communication Electrical	Intercom	B
12.1.38	Bridge Electrical	Communication Electrical	Telephone	B
12.1.50	Bridge Electrical	Communication Electrical	Jack	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
12.2.6	Bridge Electrical	Control System Electrical	Computer	B
12.2.8	Bridge Electrical	Control System Electrical	Control Console	B
12.2.9	Bridge Electrical	Control System Electrical	Control Devices	B
12.2.10	Bridge Electrical	Control System Electrical	Disconnect Switch	B
12.2.22	Bridge Electrical	Control System Electrical	Limit Switch	B
12.2.23	Bridge Electrical	Control System Electrical	Local Starter	B
12.3.14	Bridge Electrical	Drive	Grating Motor	B
12.3.25	Bridge Electrical	Drive	Machinery Brake	B
12.3.27	Bridge Electrical	Drive	Motor Brake	B
12.3.33	Bridge Electrical	Drive	Span Lock Motor	B
12.3.47	Bridge Electrical	Drive	Wedge Motor	B
12.4.24	Bridge Electrical	Electric Power	MCC	B
12.4.28	Bridge Electrical	Electric Power	PanelBoard	B
12.4.31	Bridge Electrical	Electric Power	Service Equipment	B
12.4.37	Bridge Electrical	Electric Power	Switchgear	B
12.4.43	Bridge Electrical	Electric Power	Transfer Switch	B
12.4.44	Bridge Electrical	Electric Power	Transformer	B
12.4.51	Bridge Electrical	Electric Power	Heating	B
12.4.54	Bridge Electrical	Electric Power	Dist Equip/Motor Cont.	B
12.5.34	Bridge Electrical	Exterior Lighting	Spot Lighting	B
12.6.15	Bridge Electrical	Ground/Lightning Protection	Ground Bus	B
12.6.16	Bridge Electrical	Ground/Lightning Protection	Ground Rod	B
12.6.17	Bridge Electrical	Ground/Lightning Protection	Ground Wire	B
12.6.21	Bridge Electrical	Ground/Lightning Protection	Lightning Terminals	B
12.7.11	Bridge Electrical	Interior Lighting	Exit Lighting	B
12.8.1	Bridge Electrical	Navigation Lighting	Air Beacon	B
12.8.12	Bridge Electrical	Navigation Lighting	Fender Lighting	B
12.8.29	Bridge Electrical	Navigation Lighting	Pier Lighting	B
12.8.32	Bridge Electrical	Navigation Lighting	Span Lighting	B
12.9.31	Bridge Electrical	Power Over 600V	Service Equipment	B
12.9.44	Bridge Electrical	Power Over 600V	Transformer	B
12.10.3	Bridge Electrical	Raceway	Box	B
12.10.4	Bridge Electrical	Raceway	Collector Ring	B
12.10.5	Bridge Electrical	Raceway	Communications	B
12.10.7	Bridge Electrical	Raceway	Conduit	B
12.10.35	Bridge Electrical	Raceway	Submarine Ctrl Cables	B
12.10.36	Bridge Electrical	Raceway	Submarine Power Cable	B
12.10.45	Bridge Electrical	Raceway	Trough	B
12.10.46	Bridge Electrical	Raceway	Under Ground Structure	B
12.10.48	Bridge Electrical	Raceway	Wires	B
12.10.52	Bridge Electrical	Raceway	Wiring	B
12.11.26	Bridge Electrical	Span Lock	Motor	B
12.12.13	Bridge Electrical	Stand-by Power	Generator	B
12.12.43	Bridge Electrical	Stand-by Power	Transfer Switch	B
12.13.2	Bridge Electrical	Traffic System Electrical	Barrier Gate Lighting	B
12.13.39	Bridge Electrical	Traffic System Electrical	Traffic Gate Lighting	B
12.13.40	Bridge Electrical	Traffic System Electrical	Traffic Gong	B
12.13.41	Bridge Electrical	Traffic System Electrical	Traffic Sign	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
12.13.42	Bridge Electrical	Traffic System Electrical	Traffic Signal	B
12.14.53	Bridge Electrical	Lighting	Lighting Devices	B
12.15.55	Bridge Electrical	Main Drive	Motor Controller	B
13.1.7	Bridge Mechanical	Bascule	Counter Weight	B
13.1.9	Bridge Mechanical	Bascule	Emergency Drive	B
13.1.12	Bridge Mechanical	Bascule	Fuel Tanks	B
13.1.13	Bridge Mechanical	Bascule	Houses	B
13.1.14	Bridge Mechanical	Bascule	Lock Bars	B
13.1.15	Bridge Mechanical	Bascule	Main Drive System	B
13.1.16	Bridge Mechanical	Bascule	Rack	B
13.1.20	Bridge Mechanical	Bascule	Structural Bearings	B
13.1.22	Bridge Mechanical	Bascule	Track	B
13.1.23	Bridge Mechanical	Bascule	Traffic Devices	B
13.1.24	Bridge Mechanical	Bascule	Trunnion	B
13.3.4	Bridge Mechanical	Swing	Center Latch	B
13.3.5	Bridge Mechanical	Swing	Center Lift	B
13.3.6	Bridge Mechanical	Swing	Center Pivot	B
13.3.9	Bridge Mechanical	Swing	Emergency Drive	B
13.3.10	Bridge Mechanical	Swing	End Lift	B
13.3.12	Bridge Mechanical	Swing	Fuel Tanks	B
13.3.13	Bridge Mechanical	Swing	Houses	B
13.3.15	Bridge Mechanical	Swing	Main Drive System	B
13.3.16	Bridge Mechanical	Swing	Rack	B
13.3.20	Bridge Mechanical	Swing	Structural Bearings	B
13.3.23	Bridge Mechanical	Swing	Traffic Devices	B
13.4.1	Bridge Mechanical	Vertical Lift	Buffers	B
13.4.2	Bridge Mechanical	Vertical Lift	CTRWT Ropes&Guides	B
13.4.7	Bridge Mechanical	Vertical Lift	Counter Weight	B
13.4.8	Bridge Mechanical	Vertical Lift	Elevators	B
13.4.9	Bridge Mechanical	Vertical Lift	Emergency Drive	B
13.4.11	Bridge Mechanical	Vertical Lift	End Locks	B
13.4.12	Bridge Mechanical	Vertical Lift	Fuel Tanks	B
13.4.13	Bridge Mechanical	Vertical Lift	Houses	B
13.4.15	Bridge Mechanical	Vertical Lift	Main Drive System	B
13.4.19	Bridge Mechanical	Vertical Lift	Sheaves	B
13.4.20	Bridge Mechanical	Vertical Lift	Structural Bearings	B
13.4.21	Bridge Mechanical	Vertical Lift	Towers	B
13.4.23	Bridge Mechanical	Vertical Lift	Traffic Devices	B
14.1.2	Marinas/Docks	Access Walkways	Deck	A
14.1.5	Marinas/Docks	Access Walkways	Gangways	B
14.1.8	Marinas/Docks	Access Walkways	Pile Caps	A
14.1.11	Marinas/Docks	Access Walkways	Piles and Bracing	A
14.1.15	Marinas/Docks	Access Walkways	Fender Piles,Wales/Chocks	A
14.2.1	Marinas/Docks	Floating Docks	Anchor Piles	A
14.2.2	Marinas/Docks	Floating Docks	Deck	A
14.2.3	Marinas/Docks	Floating Docks	Fenders	C
14.2.4	Marinas/Docks	Floating Docks	Floats/Frames	A
14.2.7	Marinas/Docks	Floating Docks	Mooring Piles	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
14.2.10	Marinas/Docks	Floating Docks	Railing	A
14.2.16	Marinas/Docks	Floating Docks	Barge	A
14.3.3	Marinas/Docks	Launch/Haulout	Fenders	B
14.3.11	Marinas/Docks	Launch/Haulout	Piles and Bracing	A
14.3.12	Marinas/Docks	Launch/Haulout	Ramp	B
14.3.13	Marinas/Docks	Launch/Haulout	Runway	A
14.4.3	Marinas/Docks	Protective Structure	Fenders	A
14.4.6	Marinas/Docks	Protective Structure	Ice Breaker	A
14.4.9	Marinas/Docks	Protective Structure	Piles Cluster	C
14.4.14	Marinas/Docks	Protective Structure	Wave Attenuator	A
14.4.28	Marinas/Docks	Protective Structure	Donut Fender	A
14.5.10	Marinas/Docks	Deck Elements	Railing	A
14.6.18	Marinas/Docks	Electrical	Conduit	A
14.6.21	Marinas/Docks	Electrical	Lighting Fixture	A
14.7.23	Marinas/Docks	Electrical/Mech.	Power Supply/Bollards	A
14.8.20	Marinas/Docks	Fender	Facing	A
14.8.22	Marinas/Docks	Fender	Piles	A
14.8.26	Marinas/Docks	Fender	Wales and Chocks	A
14.9.25	Marinas/Docks	Gallows Frames	Tower Frames	A
14.10.24	Marinas/Docks	Mech./Plumbing	Sanitary Piping	A
14.10.27	Marinas/Docks	Mech./Plumbing	Water Supply	A
14.11.17	Marinas/Docks	Movable Ramps	Bearings	A
14.11.19	Marinas/Docks	Movable Ramps	Deck and Railing	A
16.1.1	Park Bridges	Abutments	Bridge Seat&Pedestals	A
16.1.7	Park Bridges	Abutments	Backwall	C
16.1.9	Park Bridges	Abutments	Brngs,Ancr Blts,Pads	A
16.1.14	Park Bridges	Abutments	Footings	B
16.1.17	Park Bridges	Abutments	Joint with Deck	B
16.1.20	Park Bridges	Abutments	Mat (scour & erosion)	B
16.1.24	Park Bridges	Abutments	Pedestals	A
16.1.31	Park Bridges	Abutments	Stem (breastwall)	B
16.1.32	Park Bridges	Abutments	Walls	B
16.2.14	Park Bridges	Wingwalls	Footings	C
16.2.20	Park Bridges	Wingwalls	Mat (scour & erosion)	C
16.2.25	Park Bridges	Wingwalls	Piles	C
16.2.32	Park Bridges	Wingwalls	Walls	C
16.3.8	Park Bridges	Feature Crossed	Bank Protection	C
16.3.20	Park Bridges	Feature Crossed	Mat (scour & erosion)	A
16.3.44	Park Bridges	Feature Crossed	Pier Protection	B
16.4.4	Park Bridges	Approaches	Pavement	C
16.4.11	Park Bridges	Approaches	Curbs	A
16.4.13	Park Bridges	Approaches	Embankment	C
16.4.16	Park Bridges	Approaches	Guide Railing	A
16.4.20	Park Bridges	Approaches	Mat (scour & erosion)	A
16.4.23	Park Bridges	Approaches	Pavement Base	C
16.4.28	Park Bridges	Approaches	Railings/Parapets	A
16.4.30	Park Bridges	Approaches	Sidewalks	C
16.4.35	Park Bridges	Approaches	Fascias	C

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
16.4.52	Park Bridges	Approaches	Scupper	C
16.5.2	Park Bridges	Piers	Cap Beam	A
16.5.5	Park Bridges	Piers	Pier,Columns	B
16.5.6	Park Bridges	Piers	Stem,Solid Pier	B
16.5.9	Park Bridges	Piers	Brngs,Ancr Blts,Pads	A
16.5.14	Park Bridges	Piers	Footings	B
16.5.20	Park Bridges	Piers	Mat (scour & erosion)	A
16.5.24	Park Bridges	Piers	Pedestals	B
16.5.25	Park Bridges	Piers	Piles	A
16.6.11	Park Bridges	Deck Elements	Curbs	A
16.6.15	Park Bridges	Deck Elements	Gratings	A
16.6.16	Park Bridges	Deck Elements	Guide Railing	A
16.6.21	Park Bridges	Deck Elements	Median	A
16.6.22	Park Bridges	Deck Elements	Mono Deck Surface	C
16.6.28	Park Bridges	Deck Elements	Railings/Parapets	A
16.6.30	Park Bridges	Deck Elements	Sidewalks	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	C
16.6.35	Park Bridges	Deck Elements	Fascias	C
16.6.52	Park Bridges	Deck Elements	Scupper	C
16.7.12	Park Bridges	Superstructure	Deck,Structural	A
16.7.18	Park Bridges	Superstructure	Joints	C
16.7.27	Park Bridges	Superstructure	Primary Member	A
16.7.29	Park Bridges	Superstructure	Secondary Member	B
	Rikers Island	Electrical		A
	Rikers Island	Gas Mains		B
	Rikers Island	Sanitary System		B
	Rikers Island	Underground Steam Tunnel		B
	Rikers Island	Storm System		B
	Rikers Island	Domestic/Fire Water System		B
	Brooklyn Bridge			A
	Manhattan Bridge			A
	Queensboro Bridge			A
	Williamsburg Bridge			A
	Street Lighting System			A
	Traffic Signal System			A
	Streets and Highways	Primary Streets		B
	Streets and Highways	Secondary Streets		B
	Streets and Highways	Local Streets		C
	Streets and Highways	Arterial Streets		A
	Streets and Highways	Step Streets		D
	Park Utilities	Electrical		A
	Park Utilities	Water and Sewers		B
	Park Streets and Roads			D
	Ferries	Capital Repairs		A
	Ferries	Major Maintenance		A
	Vessels	Capital Repairs		A
	Vessels	Major Maintenance		A

Exhibit B
Technical Notes and Project Methodology

Exhibit B
Technical Notes and Project Methodology

Asset Definition

In single structure assets, the sub-asset and the asset are synonymous. In the agency reports, an "asset" generally has a one-to-one correspondence with a unique structure and has an individual Program Number. In some instances, the initial "asset" was defined as an organizational unit which provided a common service, but consists of numerous individual structures. An example of this would be Bellevue Hospital which is considered to be the "asset", but which has several significant individual structures. Bellevue Hospital is numbered as the "asset" and individual buildings are numbered as "sub-assets". Bridges with individual Bridge Identification Numbers are also considered separate sub-assets. Actual surveying, costing and reporting always occur at the sub-asset level.

Criteria for Survey Selection

The decision criteria below have been developed and generally followed in determining sub-assets to receive an engineering survey:

- Assets meeting the Charter criteria which had a previous survey conducted four years ago.
- Sub-assets appraised at greater than $1 million regardless of size
- Sub-assets valued at greater than $250,000 and greater in size than 10,000 sq. ft.
- Other sub-assets used as an "average cost" group.
- Special requests from agencies.

Repair, Replacement and Major Maintenance

Repairs, replacements and "major maintenance" costs are all presented at the detailed component level in the maintenance schedules. Repairs are defined as reconstruction or renovation.

Cost Estimating

In order to have a consistent, standard methodology, all costs were developed on a contracted-out basis adjusted for work in the NYC public sector. Costs were developed for individual component repairs/replacements. Costs presented are considered all-inclusive (i.e. labor, materials, equipment, design, construction management, overhead and profit). The data obtained by the field survey teams and by the estimators was combined in a project computer database. This database was used to generate the

asset cost data. Actual work, when performed by an agency may be on a different basis or packaged in a different manner. Future work, performed on a large scale (i.e., major rehabilitation or modernization), may include other logical work items that are not specifically cited in the agency reports as currently needing major repair or replacement.

Quantity Estimating and Modeling Procedures

A team of professional construction cost estimators utilized asset plans and other reports to conduct a quantity take-off of selected components in typical assets. This data was used to develop models for calculating the replacement cost of those components in place. When plans were not available, it was necessary for the estimators to visit the site with a field survey team or to have a field survey team obtain quantities when they were at that specific site. It was not practical or cost effective to measure each asset to determine the quantities of the various components and types contained. To address this issue the cost estimating team developed hundreds of models for which they generated detailed quantity relationships. Assets were then assigned models to which they were similar in size and type. Unique assets and recent additions to the inventory generally became their own models.

Average Cost Methods

Average cost methods are used for small assets where an average cost per square foot, within a project type, is computed for repair in the next fiscal year. Replacement and maintenance costs are calculated on an annual basis over a ten-year period.

Life Cycle Projections

The engineers have developed a typical life cycle for each component type based on industry standards and engineering judgment. These were previously shared with each agency and have subsequently been updated to better reflect City practices. The component life cycles, along with survey assessment, are used in the report to estimate the likely point in time that a component may need replacement.

Major Maintenance

Major Maintenance as presented in the report has a specific meaning to meet the requirements of the Charter. With the exception of bridges, major maintenance is defined as those activities that should be performed at intervals of at least one year or greater and that are required to maintain the useful life and integrity of the component. Major maintenance, as here defined, does not generally include the more frequent annual and on-going normal preventive maintenance activities that should regularly occur as part of a good overall maintenance program. Major maintenance activities are generally large in scope and, depending on the agency, may often be the type of work that would be contracted-out. Major maintenance for bridges was treated differently from all other assets and does include items that are of a preventive

nature. Such activities as cleaning and debris removal are large-scale identifiable items that should not only occur regularly, but would also have a direct impact on the structural integrity of the bridge over time. Major maintenance includes all the items recommended by the project engineers as well as the full preventive maintenance program that was outlined in the bridge engineering report to the City, prepared by the Consortium of New York Engineering Schools, generally known as the "Consortium Report."

Major Maintenance Programming:

The recommended date for the start of each maintenance program was developed with consideration of engineering judgment, recommended practice, observed conditions, repairs/replacements, and general practicality. The decision rules, which apply, are as follows:

- If a repair is called for, maintenance starts in the next cycle.
- If two or more observations are rated severe, maintenance starts in the next fiscal year.
- If the replacement year is within five years of the current fiscal year, maintenance starts in the next fiscal year.
- When a component's standard life is the life of the asset, maintenance begins the next fiscal year after a new survey.
- If no repair is needed and less than two observations are rated severe for a component type whose life is the life of the asset, maintenance starts in the next cycle.
- If no repair is needed and maintenance does not start in the next fiscal year, then the maintenance start year is calculated from the year of replacement back to the present, using the maintenance cycle as an interval.
- If replacement year coincides with the maintenance start year, then no maintenance accrues.

Major Maintenance Costing:

Generally, the major maintenance programs are priced as a cost per square foot times either the area of the component or area serviced by the component. However, for a number of components, the first step in the maintenance program is to conduct a detailed survey of the component to precisely determine its condition and specific maintenance needs. The cycle frequency of the maintenance survey is much shorter than the actual maintenance cycle, thus it is presumed that the maintenance effort is not required for the whole area of the component in each cycle, but will be required for some portion of the component. As a result, the maintenance program of a certain component (i.e. repointing of exterior wall) may happen more than one time in the ten-year projection to maintain different portions of the component.

Component Observations

Component observations are meant to qualify the repair and replacement needs of the component, i.e. describing the deficiencies and locations where they occur. Even when there is no repair called for, surveyors have the ability to record observations in the field to better describe the condition of the component type and the extent of its severity.

Special Systems and Reports

There are a number of special systems and situations within a few agencies that required unique treatment and which did not readily fit within the format of the standard agency report. These assets were treated separately and were reported on in a number of different modes as appropriate to the situation. The methodology required in such cases was sometimes different than the general approach for most assets described in this report. Each of the special reports outlines how the assets were assessed and the resulting cost factors calculated.

The four East River Bridges (i.e., Brooklyn, Manhattan, Queensboro, Williamsburg) are updated yearly based on the agency's Ten Year Plan to bring them up to a state of good repair. DPR's roads and utilities are based on surveys and engineering estimates. Maintenance needs for DOT's Street Lighting and Traffic Signal Systems have been updated yearly to reflect the latest contract information available from the Agency. Streets and Highways are assessed each year based on a reinspection by DOT. Annual maintenance and repair costs for marine vessels from DOT and FDNY, and DOC's underground utilities were provided by the respective agencies.

Agency	Special Systems
Department of Transportation (DOT) FY 2023	Four East River Bridges • *yearly report based on DOT's Ten Year Plan to bring them to a state of good repair*
Department of Transportation (DOT) FY 2023	Street and City Owned Arterial System • *report produced by DOT*
Department of Transportation (DOT) FY 2023	Street Lighting System • *agency contract information*
Department of Transportation (DOT) FY 2023	Traffic Signal System • *agency contract information*
Department of Transportation (DOT) FY 2023	Ferries • *agency contract information*
Parks Department (DPR) FY 2023	Underground Utilities • *narrative report submitted on electrical, sewer, and water utilities*
Parks Department (DPR) FY 2023	Streets and Roads in Parks • *narrative report submitted*
Department of Correction (DOC) FY 2023	Rikers Island Underground Utilities • *yearly report based on agency information*
Fire Department (FDNY) FY 2023	Fireboats • *yearly report based on agency information*

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Exhibit C
Legend for Individual Survey Report and Sample Asset Report

Exhibit C
Legend for Individual Survey Report

Print Date: [a] AGENCY [b] – Fiscal Year [c] Page: [d]

Asset Name: [1]
Address: [2]
Borough: [3] Agency's Number: [8]
Program/Asset #: [4] Yr Built/Renovated: [9]
Area Sq Ft: [5] Project Type: [10]
Date of Survey: [6] Landmark Status: [11]
Areas Surveyed: [7]
Block: [12] Lot: [13] BIN: [14]

Header

a.	Print Date:	Date of report printing
b.	Agency:	Name of agency being reported
c.	Fiscal Year:	Fiscal year of report creation
d.	Page:	Page number of agency report
1.	Asset Name:	The asset name/description
2.	Address:	Self explanatory
3.	Borough:	Self explanatory
4.	Program/Asset #:	The unique number assigned to every sub-asset in the study
5.	Area Sq Ft:	The gross square feet of the asset. Some unique assets (i.e., piers and bulkheads) may also have a second measurement such as linear feet or linear feet fender.
6.	Date of Survey:	Date of last survey
7.	Areas Surveyed:	Sub-basement, basement, and roof are indicated if surveyed. The floors surveyed are indicated by floor number (applicable to buildings only). The codes ATT and PH are used to indicate attic and penthouse.

Print Date: [a]	AGENCY [b] – Fiscal Year [c]	Page: [d]
Asset Name: [1]		
Address: [2]		
Borough: [3]		Agency's Number: [8]
Program/Asset #: [4]		Yr Built/Renovated: [9]
Area Sq Ft: [5]		Project Type: [10]
Date of Survey: [6]		Landmark Status: [11]
Areas Surveyed: [7]		
Block: [12]	Lot: [13]	BIN: [14]

Header (continued)

8.	Agency's Number:	For cross reference, the internal number within the agency
9.	Yr Built/Renovated:	Year of construction and last major renovation or addition
10.	Project Type:	NYC Capital Budget designation
11.	Landmark Status:	Whether the asset is associated with a landmark designation: *I – Interior Landmark* *E – Exterior Landmark* *H – Historical Landmark District* *B – Interior and Exterior Landmark* *C – Exterior Landmark in Historical District* *D – Interior, Exterior Landmark in Historical District* *S – Scenic Landmark* *N – Not a Landmark*
12.	Block	Tax Block
13.	Lot	Tax Lot
14.	BIN	Building/Bridge Identification Number

Discipline [1]		Current Repair		Future Replacement		Maintenance		
System [2]								
Component Type	% of [3] Total	Fail Date [4] (Years)	Estimated [5] Cost	Year [6] FY	Estimated [7] Cost	Cycle [8] (Yrs)	Estimated [9] Cost	Priority [10]

1. Discipline: The name of the discipline being evaluated (i.e. architectural, electrical, mechanical). Some agencies may have additional unique assets, which for the purposes of this report are treated as "disciplines" (i.e. piers, bulkheads, bridges).

2. System: The system that is being rated

Component: The component of the system

Type: The primary type(s) of material or equipment

3. % of Total: The percentage of the total component that is represented by the type.

4. Fail Date (Years): Indicates the component rating as follows:

Now: The Component has failed or is inoperative at the time of the survey.

0-2: It is predicted, based solely on observation that the component may fail or cease to operate within two years of the survey.

2-4: It is predicted, based solely on observation that the component may fail or cease to function within a period of two to four years after the survey.

4+: It is predicted, based solely on observation that the component may fail or cease to function beyond four years after the survey.

5. Estimated Cost: The costed dollar amount estimated to fix a component rated as failed or needing a repair.

Discipline [1]		Current Repair		Future Replacement		Maintenance		
System [2]								
Component Type	% of [3] Total	Fail Date [4] (Years)	Estimated [5] Cost	Year [6] FY	Estimated [7] Cost	Cycle [8] (Yrs)	Estimated [9] Cost	Priority [10]

6. Year FY: The estimated fiscal year in which component is projected to need replacement based on standard life, condition as of the last survey, and estimate of % of life remaining, with the assumption that recommended repairs and maintenance activities are performed. Some "life" components are expected to last for the life of the asset and are not normally replaced.

7. Estimated Cost: The estimated cost in current dollars to replace the component. Items with a replacement date of "life" are not costed and are shown as **. Only components that have replacement dates projected within the next ten years are shown as cost items.

8. Cycle (Yrs): The recommended cycle at which the major maintenance program should be performed.

9. Estimated Cost: The estimated maintenance cost over a ten year period, (in current dollars), as calculated on a standard contracting basis.

10. Priority: A calculated score given to important components that require urgent repair/replacement based on severity of condition.

Observations

System [1] Component Type	Observation [2] Location [3]	Extent [4]	Area Affected [5]

1. System, Component, Type: Same as previous report sections.

2. Observation: Observation made by surveyor regarding components of the Asset.

3. Location: Location is given as needed for an observation.

4. Extent: Light, Medium, or Severe.

5. Area Affected: Extent of observed condition expressed as a percentage of the component or component type.

Print Date : 17-Nov-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : **FLUSHING BRANCH LIBRARY**
Address : **41-17 MAIN STREET @ KISSENA BLVD.**
Borough : **QUEENS**
Program / Asset # : **QPL0002.000 / 4200**
Area Sq Ft : **58,353**
Date of Survey : **08-Oct-2021**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Block : **5043** **Lot** : **11**
Agency's Number : **F**
Yr Built/Renovated : **1998 /**
Project Type : **QUEENS PUBLIC LIBRARY**
Landmark Status : **NONE**
BIN : **4114282**

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	$155,600	$468,400
Interior Architecture	$217,900	$152,800
Electrical		$942,800
Mechanical		$4,063,300
Site Pavements	$136,700	
Total	**$510,200**	**$5,627,300**
Importance Code A	$155,600	$468,400
Importance Code B	$152,800	$5,158,900
Importance Code C	$201,700	
Total	**$510,200**	**$5,627,300**

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	$65,600		$23,500	
Interior Architecture	$193,900		$6,300	$17,700
Electrical	$20,900	$9,500	$13,400	$10,600
Mechanical	$78,400	$30,500	$23,100	$31,900
Site Pavements	$11,200			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$377,900**	**$47,900**	**$74,100**	**$68,200**
Importance Code A	$96,300	$2,900	$26,400	$2,900
Importance Code B	$246,300	$45,000	$47,700	$62,800
Importance Code C	$35,200			$2,500
Total	**$377,900**	**$47,900**	**$74,100**	**$68,200**

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

QUEENS PUBLIC LIBRARY - 039
FLUSHING BRANCH LIBRARY
Asset # : 4200

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	$18,600	
Metal/Glass Curt Wall	40%	Now	$155,600	LIFE	* *	5	$34,900	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
Location : 3rd Floor								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : 2nd And 3rd Floor At Corner Of Main Street And Kissena Boulevard								
Metal/Glass Curt Wall	5%			LIFE	* *	5	$8,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Along Main Street								
Explanation : Etched Glass Artwork								
Metal Panel	3%			2053	* *	5-10	$9,600	
Metal Coiling Doors	3%			2046	* *	5	$4,400	
Granite Panels	27%			LIFE	* *	5	$18,900	
Window Wall	2%			2053	* *	5	$3,500	
Windows								
Aluminum	98%	Now	$20,900	2049	* *	5	$11,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Staff And Media Room								
Metal Louvers	2%			2042	* *	10	$2,800	
Parapets								
Masonry: Brick	5%			LIFE	* *	5-10	$1,900	
Metal/Glass Curt Wall	50%			2053	* *	5	$10,800	
Metal Rail	35%			2046	* *	5-10	$35,100	
Granite Panels	10%			LIFE	* *	5-10	$6,600	
Roof								
Built-Up (BUR)	90%	Now	$9,400	2033	$468,400			
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%								
Location : Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Passenger Elevator Shaft								
Plaza Roof: Stone Panels	8%	Now	$4,600	2053	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Balcony And Front Entry Plaza								
Skylight, Plastic	2%			2046	* *	1		
Soffits								
Metal Panel	40%			2053	* *	5-10		
Stucco Cement	60%			2046	* *	5		
Interior								

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

QUEENS PUBLIC LIBRARY - 039
FLUSHING BRANCH LIBRARY
Asset # : 4200

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	Now	$9,200	2032	$459,200	3	$39,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Media Room								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : First Floor								
Explanation : Covid Vaccine Site, Temporary Vinyl Floor Installed Over Carpet								
Cast in Place Concrete	10%			LIFE	* *	5	$38,200	
Ceramic Tile	5%			2042	* *	5	$4,400	
Granite Panels	30%			LIFE	* *	5	$39,300	
Vinyl Tile	20%			2038	* *	3	$6,500	
Wood	5%			2061	* *	5	$8,200	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$4,900	
Concrete Masonry Unit	15%			LIFE	* *	5	$11,800	
Glass: Single Pane	10%			LIFE	* *	5	$14,800	
Gypsum Board	60%			LIFE	* *	5-10	$100,600	
Metal Panel	5%			LIFE	* *	10	$2,200	
Wood	5%			LIFE	* *	5	$39,400	
Ceilings								
AcousTileSusp.Lay-In	10%	4+	$2,900	2046	* *	5	$4,400	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Conference Room								
Exposed Struc: Concrete	10%	Now	$25,900	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical And Tele Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical And Tele Room								
Gypsum Board	20%			LIFE	* *	5-10	$60,000	
Metal Panel	15%			LIFE	* *	5	$32,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Suspension Panels								
Metal Panel	25%			LIFE	* *	5	$54,600	
Wood	20%			LIFE	* *	5	$305,700	
Site Enclosure								
Retaining Walls								
Masonry: Granite	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Planter								
Explanation : Polished Granite								
Site Pavements								

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

QUEENS PUBLIC LIBRARY - 039
FLUSHING BRANCH LIBRARY
Asset # : 4200

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$11,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Garage Entry								
On-Site Walkways								
Masonry: Granite	100%	Now	$136,700	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Entry Plaza And Steps								
Sinking/Subsiding, Extent : Moderate, Area Affected : 20%								
Location : Front Entry Plaza								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2043	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Fused Disc Sw	10%			2043	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Transformers								
Dry Type	100%			2038	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
Explanation : Two 75 Kilovolt Ampere, 208v Pri - 480/266v Sec								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	* *	5	$300	
Raceway								
Conduit	100%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	$100	
Molded Case Bkrs	90%			2041	* *	5	$1,400	
Wiring								
Thermoplastic	100%			2043	* *	1		
Motor Controllers								
Locally Mounted	10%			2046	* *	5		
Motor Control Center	84%			2031	$45,400	5	$1,300	
Motor Control Center	6%	Now	$3,200	2053	* *	5		
Indicators Inoperable, Extent : Severe, Area Affected : 100%								
Location : Air Supply Unit 3rd Floor Mechanical And Boiler Room								
Ground								

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

QUEENS PUBLIC LIBRARY - 039
FLUSHING BRANCH LIBRARY
Asset # : 4200

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	$18,000	
Generators								
Diesel	100%			2036	* *	1	$22,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : One 230 Kilowatt Does Not Operate Due To Fuel Leak								
Batteries								
Lead/Acid	100%			2026	$2,400	5	$2,200	
Fuel Storage								
Day Tank	10%	Now	$5,100	2058	* *	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Generator Room Rooftop								
Explanation : Day Tank The Fuel Line Is Leaking								
Day Tank	40%			2041	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Rooftop								
Explanation : One 75 Gallon Tank								
Main Tank	50%			2048	* *	5		
Other Observation, Extent : Light, Area Affected : 95%								
Location : Basement								
Explanation : 3,000 Gallon Tank								
Lighting								
Interior Lighting								
Fluorescent	68%			2033	$439,000	10	$36,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2033	$64,600	10	$5,400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2033	$129,100	10	$10,700	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : All Offices Throughout The Building								
Incandescent	2%			2033	$15,000	2		
Egress Lighting								
Emergency, Service	60%			2033	$21,400	1		
Exit, LED	40%			2048	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
FLUSHING BRANCH LIBRARY
Asset # : 4200

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Fluorescent	5%			2033	$11,500	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Front Of The Building								
HID	15%			2033	$40,500	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2033	$108,500	1	$21,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection								
Generic, Digital	100%			2033	$149,200	1-3	$37,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, Pull Boxes And Fire Alarm Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	$30,700	2038	* *	1	$26,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units. Also Providing Chilled Water								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$6,300	2041	* *	4	$2,900	
Controller Not Working, Extent : Moderate, Area Affected : 10%								
Location : 1 Out Of 2 Compressors And 3 Variable Air Volume Boxes Do Not Work, Basement And Various Locations.								
Terminal Devices								
Air Handler	75%			2033	$816,100	1	$27,100	
Convector/Radiator	20%			2038	* *	1	$3,800	
Unit Heater - Hot Water	5%			2028	$17,100			
Air Conditioning								
Energy Source								
Natural Gas	100%			2043	* *	1		

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

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

QUEENS PUBLIC LIBRARY - 039
FLUSHING BRANCH LIBRARY
Asset # : 4200

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Direct Fire	100%			2033	$1,589,500	1	$63,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room, Basement								
Explanation : 2 Combination Heater. Chiller Units								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	$2,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	$1,122,000	1	$36,100	
Heat Rejection								
Water Cooling Tower	100%			2031	$292,100	2	$58,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	$6,300	LIFE	* *	2-5	$1,600	
Malfunctioning, Extent : Moderate, Area Affected : 20%								
Location : Louver Actuaters At Various Locations.								
Ductwork/Diffusers	95%			LIFE	* *	2-5	$48,900	
Exhaust Fans								
Interior	85%			2033	$218,000	2	$1,500	
Interior	10%	0-2	$2,600	2033	$25,600	2	$100	
Not in Service, Extent : Moderate, Area Affected : 30%								
Location : Return Fan, 3rd Floor Fan Room								
Roof	5%			2033	$5,600	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks								
Electric	100%			2031	$46,900	4		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2038	* *	4	$2,300	
Backflow Preventer								
Generic	100%			2038	* *	1	$3,600	
Fixtures								
Generic	100%							
Vertical Transport								

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

QUEENS PUBLIC LIBRARY - 039
FLUSHING BRANCH LIBRARY
Asset # : 4200

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Cellar To 3rd Floor								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	$16,400	

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

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