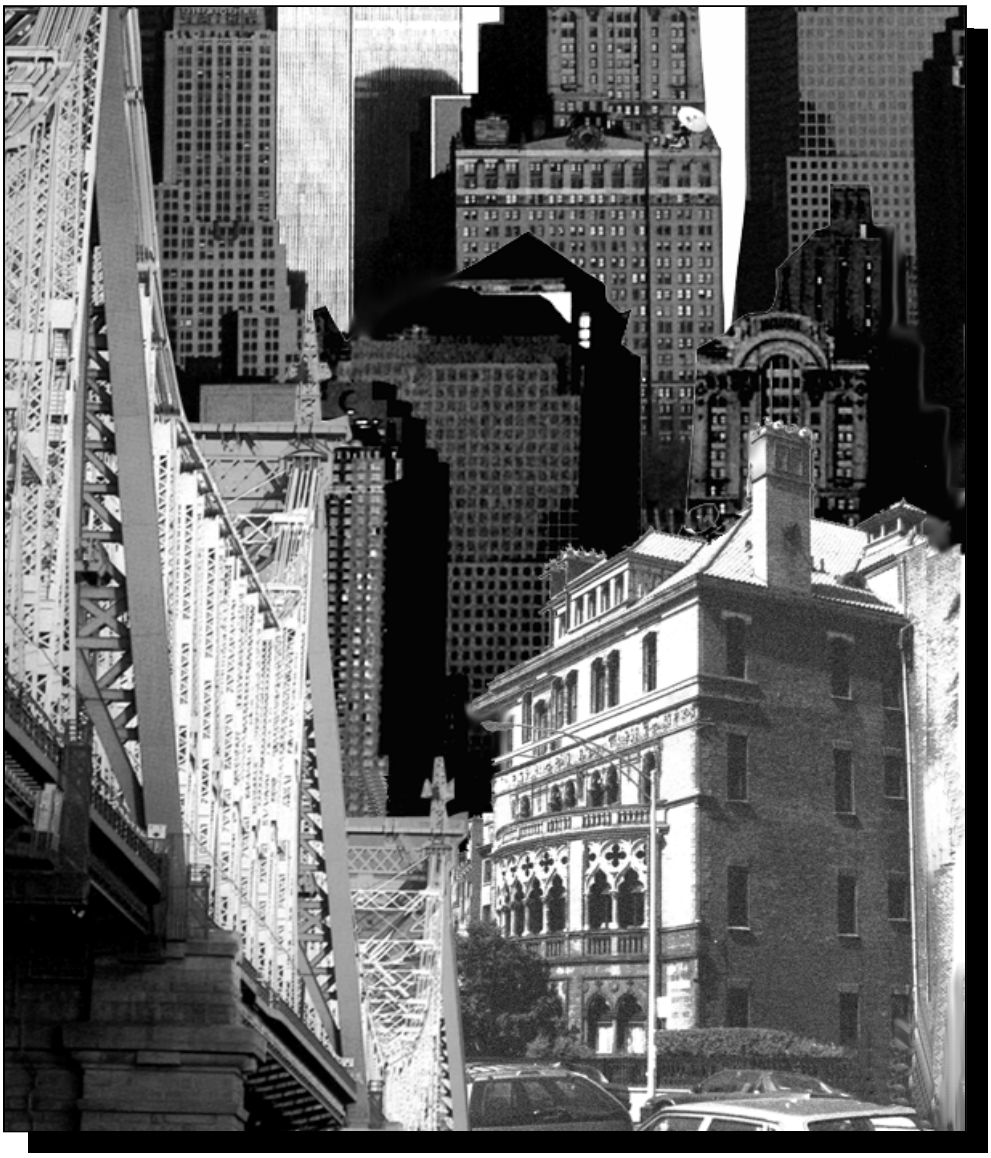
Asset Information Management System (AIMS) Report

Executive Summary



The City of New York
Michael R. Bloomberg, Mayor

Fiscal Year 2013

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

MEMORANDUM

TO: Hon. Christine Quinn, Speaker, City Council
Hon. Amanda M. Burden, Chairman, City Planning Commission
Hon. John Liu, Comptroller

FROM: Michael R. Bloomberg

DATE: November 9, 2012

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 2013. 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 summary that I am transmitting relates to those maintenance schedules. Detailed information relating to each specific asset is available for review at the 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 or its condition to the City either now, or in the future. A separate document will be published in the Spring of 2013 comparing total funding recommended in the fiscal year 2013 report with the agencies' planned expense program for 2014 and capital program for 2014 through 2017.

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 2013

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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, 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 and outdoor elements
- Statuary or ornamental edifices

- Components not readily observable or accessible by field engineers
- Security systems
- 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 $35,000 AND remaining component life of 5 years or greater Replacements greater than $35,000 Major Maintenance programs greater than $35,000 at the component type level	Capital
Repairs less than $35,000 OR remaining component life less than 5 years Replacements less than $35,000 Major Maintenance programs less than $35,000 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.

Priorities for Repair, Replacement and Major Maintenance

In the citywide report, component repair, replacement and major maintenance are assigned a priority A, B, C or D rating. Each component has been assigned a priority related to its relative 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 priorities 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	27
Department of Education	
Primary Schools	801
Intermediate/Junior High Schools	201
High Schools	175
Administrative Buildings	17
Piers/Bulkheads	2
City University of New York	
Community College Buildings	81
Piers/Bulkheads	3
Parking Garages	1
Police Department	
Precinct Houses	79
Police Buildings Non-Precinct	66
Piers/Bulkheads	5
Marinas/Docks	4
Fire Department	
Fire Department Buildings	24
Piers/Bulkheads	3
Firehouses	3
Vessels	7
Administration for Children's Services	
Shelters	2
Non-Shelters	2
Day Care Centers	5
Department of Homeless Services	
Shelters	55
Department of Correction	
Rikers Island Facilities/Utilities	39
Correction Facilities	5
Piers/Bulkheads	2
Marinas/Docks	1
Human Resources Administration	
Shelters	8
Non-Shelters	8
Department for the Aging	
Senior Center	13
Department of Cultural Affairs	
Museum/Gallery Facilities	68
Cultural Facilities	221
Department of Juvenile Justice	
Juvenile Justice Buildings	4
Taxi & Limousine Commission	
Vehicle Maint./Storage Facilities	1

Department of Small Business Services	
Shelters	1
Museum/Gallery Facilities	3
Terminals/Markets	57
Piers/Bulkheads	186
Parking Garages	1
Ferry Terminal Facilities	2
Marinas/Docks	5
Department of Health & Mental Hygiene	
Administrative Buildings	1
Clinics/Labs. Classrooms	25
Vehicle Maint./Storage Facilities	1
Animal Shelters	3
Health and Hospitals Corporation	
Hospital Buildings	103
Department of Sanitation	
Piers/Bulkheads	33
Transfer Stations	5
Vehicle Maint./Storage Facilities	40
Fresh Kills Facilities	17
Department of Transportation	
Bridge/Waterways	39
Highway Bridges and Tunnels	86
Highway Facilities	42
Streets and Arterials (miles)	6,500
Pier Facilities	4
Parking Garages	12
Traffic Signal Systems	1
Street Lighting Systems	1
Ferry Terminal Facilities	4
Piers/Bulkheads	23
Ferries/Barges	8
Marinas/Docks	15
Department of Parks and Recreation	
Museum/Gallery Facilities	15
Piers/Bulkheads	133
Vehicle Maint./Storage Facilities	5
Park Facilities	699
Stadium Facilities	4
Marinas/Docks	24
Walls	251
Park Bridges	81
Dept. of Citywide Administrative Services	
Court Buildings	23
Public Office Buildings	32
Piers/Bulkheads	11

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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 2014 - 2017	EXPENSE FY 2014
• NEW YORK PUBLIC LIBRARY	13,409,000	2,198,000
• BROOKLYN PUBLIC LIBRARY	5,408,000	1,042,000
• QUEENS PUBLIC LIBRARY	2,045,000	729,000
• DEPARTMENT OF EDUCATION	1,316,169,000	127,245,000
• CITY UNIVERSITY OF NEW YORK	66,371,000	10,279,000
• POLICE DEPARTMENT	59,708,000	12,299,000
• FIRE DEPARTMENT	18,585,000	1,917,000
• ADMIN. FOR CHILDREN'S SERVICES	1,053,000	532,000
• DEPT. OF HOMELESS SERVICES	50,280,000	4,935,000
• DEPARTMENT OF CORRECTION	292,502,000	5,982,000
• HUMAN RESOURCES ADMINISTRATION	9,145,000	1,730,000
• DEPARTMENT FOR THE AGING	1,528,000	742,000
• DEPARTMENT OF CULTURAL AFFAIRS	85,267,000	17,658,000
• DIV. OF YOUTH & FAMILY JUSTICE	1,117,000	720,000
• TAXI & LIMOUSINE COMMISSION	1,289,000	122,000
• DEPT. OF SMALL BUSINESS SERV.	229,592,000	10,262,000
• DEPT. OF HEALTH & MENTAL HYGIENE	17,138,000	3,442,000
• HEALTH AND HOSPITALS CORP.	282,014,000	17,887,000
• DEPARTMENT OF SANITATION	109,867,000	6,456,000
• DEPARTMENT OF TRANSPORTATION		
Bridges	765,979,000	30,519,000
Facilities & Ferries	71,503,000	7,160,000
Street & Traffic Lighting	57,745,000	57,077,000
Streets & Highways	2,297,190,000	
• DEPT. OF PARKS & RECREATION	471,151,000	29,029,000
• DEPT. OF CITYWIDE ADMIN. SERV.	129,929,000	16,180,000
Total	**$6,355,983,000***	**$366,142,000**

** 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.

CITYWIDE SUMMARY SCHEDULE

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	987,990,000	572,805,000
• Interior Architecture	825,841,000	892,961,000
• Electrical	492,616,000	1,402,944,000
• Mechanical	356,013,000	1,504,149,000
• Piers	52,707,000	23,523,000
• Bulkheads	128,764,000	107,999,000
• Bridge Structure	748,669,000	182,149,000
• Ferries	27,100,000	
• Vessels	3,830,000	
• Parks' Walls	25,743,000	334,000
• Parks' Boardwalks	52,119,000	18,989,000
• Miscellaneous Buildings	33,780,000	11,565,000
• Parks' Water and Sewer Utilities	100,802,000	151,203,000
• Parks' Electrical Utilities	31,331,000	46,996,000
• Primary Streets	401,050,000	
• Secondary Streets	546,960,000	
• Local Streets	1,272,230,000	
• Arterial Streets	40,000,000	
• Step Streets	36,950,000	
• Elevators/Escalators		
• Parks' Streets and Roads	60,654,000	21,489,000
• Rikers Island Utilities	5,200,000	
• Park Bridges	33,944,000	12,039,000
• Marinas/Docks	17,232,000	66,109,000
• Bridge Electrical	6,089,000	15,938,000
• Bridge Mechanical	10,624,000	35,720,000
• Traffic Signal System	14,745,000	
• Street Lighting System	43,000,000	
Total	**$6,355,983,000** *	**$5,066,912,000**

• Priority A	1,945,392,000	796,202,000
• Priority B	2,334,936,000	3,376,788,000
• Priority C	1,944,271,000	860,868,000
• Priority D	131,384,000	33,054,000
Total	**$6,355,983,000** *	**$5,066,912,000**

** 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 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	51,937,000	8,162,000	8,486,000	10,041,000
• Interior Architecture	80,976,000	15,575,000	17,022,000	22,258,000
• Electrical	30,166,000	19,440,000	20,581,000	25,250,000
• Mechanical	67,370,000	41,251,000	57,057,000	45,046,000
• Piers	2,801,000	275,000	605,000	340,000
• Bulkheads	6,299,000	234,000	375,000	461,000
• Bridge Structure	28,857,000	14,527,000	24,623,000	14,883,000
• Ferries	4,250,000	7,800,000	6,650,000	5,950,000
• Vessels	665,000	810,000	1,120,000	1,285,000
• Parks' Walls	3,305,000			
• Parks' Boardwalks	101,000			
• Miscellaneous Buildings	3,428,000	935,000	813,000	828,000
• Parks' Water and Sewer Utilities	2,520,000	2,520,000	2,520,000	2,520,000
• Parks' Electrical Utilities	783,000	783,000	783,000	783,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Elevators/Escalators	17,718,000	17,706,000	17,706,000	17,706,000
• Parks' Streets and Roads				
• Rikers Island Utilities	1,750,000	1,750,000	1,750,000	1,750,000
• Park Bridges	3,036,000	16,000	55,000	389,000
• Marinas/Docks	1,520,000	324,000	313,000	632,000
• Bridge Electrical	721,000	48,000	74,000	75,000
• Bridge Mechanical	864,000	11,000	69,000	11,000
• Traffic Signal System	33,619,000	33,619,000	33,619,000	33,619,000
• Street Lighting System	23,458,000	23,458,000	23,458,000	23,458,000
Total	**$366,142,000**	**$189,244,000**	**$217,680,000**	**$207,285,000**

• Priority A	141,637,000	88,575,000	93,589,000	89,888,000
• Priority B	155,731,000	87,683,000	108,408,000	96,408,000
• Priority C	65,346,000	12,051,000	14,870,000	20,162,000
• Priority D	3,428,000	935,000	813,000	828,000
Total	**$366,142,000**	**$189,244,000**	**$217,680,000**	**$207,285,000**

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Report Schedules by Agency

NEW YORK PUBLIC LIBRARY - 035

Project Type : NEW YORK PUBLIC LIBRARY

LIBRARIES : 15

Total Assets in AIMS : 15

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	5,557,000	2,360,000
• Interior Architecture	3,473,000	4,159,000
• Electrical	750,000	10,369,000
• Mechanical	3,629,000	10,961,000
Total	**$13,409,000** *	**$27,849,000**
• Priority A	5,557,000	2,360,000
• Priority B	5,605,000	22,048,000
• Priority C	2,247,000	3,441,000
Total	**$13,409,000** *	**$27,849,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	326,000	34,000	47,000	17,000
• Interior Architecture	858,000	125,000	166,000	291,000
• Electrical	224,000	82,000	102,000	126,000
• Mechanical	598,000	277,000	535,000	304,000
• Elevators/Escalators	193,000	193,000	193,000	193,000
Total	**$2,198,000**	**$710,000**	**$1,043,000**	**$930,000**
• Priority A	326,000	34,000	47,000	17,000
• Priority B	1,306,000	557,000	897,000	655,000
• Priority C	566,000	120,000	99,000	259,000
• Priority D				
Total	**$2,198,000**	**$710,000**	**$1,043,000**	**$930,000**

** 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	:	7
Total Assets in AIMS	:	**7**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	3,530,000	1,129,000
• Interior Architecture	1,549,000	585,000
• Electrical	262,000	2,820,000
• Mechanical	67,000	4,064,000
Total	**$5,408,000** *	**$8,598,000**
• Priority A	3,530,000	1,129,000
• Priority B	845,000	7,125,000
• Priority C	1,033,000	344,000
Total	**$5,408,000** *	**$8,598,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	409,000	3,000	9,000	13,000
• Interior Architecture	292,000	9,000	87,000	40,000
• Electrical	85,000	15,000	15,000	87,000
• Mechanical	187,000	117,000	184,000	140,000
• Elevators/Escalators	69,000	69,000	69,000	69,000
Total	**$1,042,000**	**$214,000**	**$364,000**	**$348,000**
• Priority A	409,000	3,000	9,000	13,000
• Priority B	440,000	205,000	295,000	295,000
• Priority C	193,000	6,000	60,000	40,000
• Priority D				
Total	**$1,042,000**	**$214,000**	**$364,000**	**$348,000**

** 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	:	5
Total Assets in AIMS	:	**5**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	746,000	1,162,000
• Interior Architecture	511,000	529,000
• Electrical	166,000	1,983,000
• Mechanical	621,000	2,688,000
Total	**$2,045,000** *	**$6,361,000**
• Priority A	746,000	1,162,000
• Priority B	1,220,000	4,875,000
• Priority C	78,000	324,000
Total	**$2,045,000** *	**$6,361,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	179,000	4,000	21,000	31,000
• Interior Architecture	304,000	15,000	69,000	70,000
• Electrical	52,000	26,000	37,000	44,000
• Mechanical	159,000	99,000	159,000	101,000
• Elevators/Escalators	36,000	36,000	36,000	36,000
Total	**$729,000**	**$179,000**	**$322,000**	**$282,000**
• Priority A	179,000	4,000	21,000	31,000
• Priority B	353,000	160,000	253,000	181,000
• Priority C	197,000	15,000	48,000	70,000
• Priority D				
Total	**$729,000**	**$179,000**	**$322,000**	**$282,000**

** 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	:	801
INTERMEDIATE/JUNIOR HIGH SCHOOLS	:	201
HIGH SCHOOLS	:	175
ADMINISTRATIVE BUILDINGS	:	17
PIERS/BULKHEADS	:	2
Total Assets in AIMS	:	**1,196**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	328,114,000	288,222,000
• Interior Architecture	494,359,000	531,650,000
• Electrical	328,466,000	896,120,000
• Mechanical	164,218,000	870,401,000
• Bulkheads	1,011,000	155,000
Total	**$1,316,169,000** *	**$2,586,549,000**
• Priority A	328,907,000	288,222,000
• Priority B	594,444,000	1,822,383,000
• Priority C	392,817,000	475,943,000
Total	**$1,316,169,000** *	**$2,586,549,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	23,883,000	4,842,000	5,103,000	6,870,000
• Interior Architecture	42,256,000	9,889,000	9,432,000	13,397,000
• Electrical	15,970,000	10,157,000	11,139,000	14,760,000
• Mechanical	40,357,000	23,941,000	32,768,000	25,787,000
• Bulkheads	22,000	0	11,000	
• Elevators/Escalators	4,757,000	4,746,000	4,746,000	4,746,000
Total	**$127,245,000**	**$53,574,000**	**$63,200,000**	**$65,560,000**
• Priority A	23,892,000	4,842,000	5,103,000	6,870,000
• Priority B	71,938,000	41,993,000	50,545,000	47,162,000
• Priority C	31,415,000	6,739,000	7,552,000	11,527,000
• Priority D				
Total	**$127,245,000**	**$53,574,000**	**$63,200,000**	**$65,560,000**

** 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 represents a small percentage of a comprehensive inspection utilized by the School Construction Authority 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	:	81
PIERS/BULKHEADS	:	3
PARKING GARAGES	:	1
Total Assets in AIMS	:	**85**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	31,747,000	22,361,000
• Interior Architecture	16,935,000	18,293,000
• Electrical	4,113,000	48,350,000
• Mechanical	12,125,000	56,543,000
• Bulkheads	1,311,000	144,000
• Miscellaneous Buildings	139,000	110,000
Total	**$66,371,000** *	**$145,802,000**
• Priority A	31,902,000	22,506,000
• Priority B	25,437,000	107,696,000
• Priority C	8,892,000	15,490,000
• Priority D	139,000	110,000
Total	**$66,371,000** *	**$145,802,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	2,404,000	332,000	185,000	362,000
• Interior Architecture	3,479,000	499,000	760,000	661,000
• Electrical	1,071,000	536,000	483,000	1,100,000
• Mechanical	2,674,000	1,524,000	1,912,000	1,784,000
• Bulkheads	23,000			13,000
• Miscellaneous Buildings	29,000	8,000	8,000	8,000
• Elevators/Escalators	599,000	599,000	599,000	599,000
Total	**$10,279,000**	**$3,498,000**	**$3,947,000**	**$4,527,000**
• Priority A	2,412,000	332,000	185,000	362,000
• Priority B	5,443,000	2,737,000	3,037,000	3,650,000
• Priority C	2,396,000	421,000	717,000	507,000
• Priority D	29,000	8,000	8,000	8,000
Total	**$10,279,000**	**$3,498,000**	**$3,947,000**	**$4,527,000**

** 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	:	79
POLICE BUILDINGS NON-PRECINCT	:	66
PIERS/BULKHEADS	:	5
MARINAS/DOCKS	:	4
Total Assets in AIMS	:	**154**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	23,279,000	11,910,000
• Interior Architecture	16,131,000	19,390,000
• Electrical	6,514,000	20,658,000
• Mechanical	10,139,000	46,631,000
• Piers	1,897,000	198,000
• Miscellaneous Buildings	1,371,000	1,147,000
• Marinas/Docks	378,000	876,000
Total	**$59,708,000** *	**$100,809,000**
• Priority A	24,275,000	12,642,000
• Priority B	23,370,000	68,589,000
• Priority C	10,692,000	18,431,000
• Priority D	1,371,000	1,147,000
Total	**$59,708,000** *	**$100,809,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	3,642,000	328,000	353,000	252,000
• Interior Architecture	4,496,000	253,000	268,000	359,000
• Electrical	1,212,000	813,000	934,000	742,000
• Mechanical	2,112,000	1,256,000	1,717,000	1,190,000
• Piers	39,000			
• Bulkheads			5,000	
• Miscellaneous Buildings	324,000	58,000	57,000	56,000
• Elevators/Escalators	319,000	319,000	319,000	319,000
• Marinas/Docks	155,000	41,000	42,000	149,000
Total	**$12,299,000**	**$3,068,000**	**$3,695,000**	**$3,067,000**
• Priority A	3,782,000	363,000	391,000	394,000
• Priority B	5,258,000	2,458,000	3,077,000	2,320,000
• Priority C	2,936,000	188,000	170,000	297,000
• Priority D	324,000	58,000	57,000	56,000
Total	**$12,299,000**	**$3,068,000**	**$3,695,000**	**$3,067,000**

** 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	:	24
PIERS/BULKHEADS	:	3
FIREHOUSES	:	3
FIREBOATS	:	7
Total Assets in AIMS	:	**37**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	8,368,000	2,569,000
• Interior Architecture	3,017,000	880,000
• Electrical	986,000	3,144,000
• Mechanical	901,000	2,312,000
• Piers	1,017,000	54,000
• Vessels	3,830,000	
• Miscellaneous Buildings	465,000	153,000
Total	**$18,585,000** *	**$9,113,000**
• Priority A	12,549,000	2,624,000
• Priority B	2,928,000	5,456,000
• Priority C	2,643,000	880,000
• Priority D	465,000	153,000
Total	**$18,585,000** *	**$9,113,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	379,000	36,000	111,000	78,000
• Interior Architecture	437,000	27,000	29,000	40,000
• Electrical	156,000	74,000	315,000	88,000
• Mechanical	169,000	56,000	181,000	103,000
• Piers	30,000	5,000		5,000
• Bulkheads	49,000		0	
• Vessels	665,000	810,000	1,120,000	1,285,000
• Miscellaneous Buildings	17,000	6,000	16,000	12,000
• Elevators/Escalators	16,000	16,000	16,000	16,000
Total	**$1,917,000**	**$1,031,000**	**$1,788,000**	**$1,628,000**
• Priority A	1,056,000	846,000	1,231,000	1,363,000
• Priority B	534,000	153,000	518,000	220,000
• Priority C	311,000	25,000	24,000	33,000
• Priority D	17,000	6,000	16,000	12,000
Total	**$1,917,000**	**$1,031,000**	**$1,788,000**	**$1,628,000**

** 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	:	2
DAY CARE CENTERS	:	5
Total Assets in AIMS	:	**9**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	362,000	243,000
• Interior Architecture	597,000	1,334,000
• Electrical		632,000
• Mechanical	93,000	718,000
Total	**$1,053,000** *	**$2,928,000**
• Priority A	362,000	243,000
• Priority B	145,000	1,443,000
• Priority C	546,000	1,241,000
Total	**$1,053,000** *	**$2,928,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	222,000	31,000	10,000	54,000
• Interior Architecture	155,000	37,000	15,000	30,000
• Electrical	23,000	20,000	20,000	81,000
• Mechanical	82,000	66,000	77,000	76,000
• Elevators/Escalators	49,000	49,000	49,000	49,000
Total	**$532,000**	**$203,000**	**$171,000**	**$290,000**
• Priority A	222,000	31,000	10,000	54,000
• Priority B	179,000	158,000	146,000	206,000
• Priority C	131,000	13,000	15,000	30,000
• Priority D				
Total	**$532,000**	**$203,000**	**$171,000**	**$290,000**

** 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	:	55
Total Assets in AIMS	:	**55**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	23,434,000	9,731,000
• Interior Architecture	17,561,000	17,251,000
• Electrical	5,085,000	11,311,000
• Mechanical	4,201,000	23,073,000
Total	**$50,280,000** *	**$61,366,000**
• Priority A	23,434,000	9,731,000
• Priority B	15,675,000	37,702,000
• Priority C	11,171,000	13,933,000
Total	**$50,280,000** *	**$61,366,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	1,359,000	33,000	345,000	142,000
• Interior Architecture	1,700,000	231,000	225,000	381,000
• Electrical	485,000	184,000	637,000	205,000
• Mechanical	1,039,000	542,000	1,316,000	539,000
• Elevators/Escalators	353,000	353,000	353,000	353,000
Total	**$4,935,000**	**$1,344,000**	**$2,877,000**	**$1,621,000**
• Priority A	1,359,000	33,000	345,000	142,000
• Priority B	2,258,000	1,080,000	2,436,000	1,098,000
• Priority C	1,318,000	231,000	96,000	381,000
• Priority D				
Total	**$4,935,000**	**$1,344,000**	**$2,877,000**	**$1,621,000**

** 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	:	6
MARINAS/DOCKS	:	1
Total Assets in AIMS	:	**47**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	152,105,000	18,796,000
• Interior Architecture	49,583,000	41,951,000
• Electrical	64,102,000	65,837,000
• Mechanical	17,279,000	82,860,000
• Piers	1,691,000	
• Bulkheads	2,465,000	1,524,000
• Rikers Island Utilities	5,200,000	
• Marinas/Docks	75,000	164,000
Total	**$292,502,000** *	**$211,132,000**
• Priority A	155,424,000	18,834,000
• Priority B	108,937,000	157,832,000
• Priority C	28,141,000	34,467,000
Total	**$292,502,000** *	**$211,132,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	566,000	13,000	19,000	132,000
• Interior Architecture	956,000	214,000	45,000	380,000
• Electrical	729,000	611,000	585,000	886,000
• Mechanical	1,063,000	623,000	1,127,000	887,000
• Piers	240,000		7,000	43,000
• Bulkheads	96,000		15,000	1,000
• Elevators/Escalators	494,000	494,000	494,000	494,000
• Rikers Island Utilities	1,750,000	1,750,000	1,750,000	1,750,000
• Marinas/Docks	88,000	0	11,000	2,000
Total	**$5,982,000**	**$3,705,000**	**$4,054,000**	**$4,576,000**
• Priority A	1,173,000	363,000	374,000	482,000
• Priority B	4,156,000	3,144,000	3,630,000	3,755,000
• Priority C	653,000	198,000	49,000	339,000
• Priority D				
Total	**$5,982,000**	**$3,705,000**	**$4,054,000**	**$4,576,000**

** 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	:	8
NON-SHELTERS	:	8
Total Assets in AIMS	:	**16**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	3,922,000	1,906,000
• Interior Architecture	3,034,000	2,641,000
• Electrical	1,197,000	2,739,000
• Mechanical	993,000	4,178,000
Total	**$9,145,000** *	**$11,464,000**
• Priority A	3,922,000	1,906,000
• Priority B	2,660,000	7,336,000
• Priority C	2,564,000	2,222,000
Total	**$9,145,000** *	**$11,464,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	827,000	32,000	14,000	77,000
• Interior Architecture	591,000	76,000	33,000	117,000
• Electrical	51,000	25,000	30,000	197,000
• Mechanical	219,000	144,000	153,000	272,000
• Elevators/Escalators	41,000	41,000	41,000	41,000
Total	**$1,730,000**	**$318,000**	**$272,000**	**$703,000**
• Priority A	827,000	32,000	14,000	77,000
• Priority B	441,000	216,000	225,000	524,000
• Priority C	461,000	70,000	33,000	102,000
• Priority D				
Total	**$1,730,000**	**$318,000**	**$272,000**	**$703,000**

** 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	:	13
Total Assets in AIMS	:	**13**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	371,000	
• Interior Architecture	144,000	342,000
• Electrical	577,000	154,000
• Mechanical	139,000	934,000
• Miscellaneous Buildings	297,000	239,000
Total	**$1,528,000** *	**$1,668,000**
• Priority A	371,000	
• Priority B	824,000	1,087,000
• Priority C	36,000	342,000
• Priority D	297,000	239,000
Total	**$1,528,000** *	**$1,668,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	158,000		0	11,000
• Interior Architecture	400,000	5,000	14,000	23,000
• Electrical	31,000	41,000	115,000	11,000
• Mechanical	98,000	45,000	87,000	29,000
• Miscellaneous Buildings	27,000	11,000	26,000	13,000
• Elevators/Escalators	27,000	27,000	27,000	27,000
Total	**$742,000**	**$128,000**	**$269,000**	**$113,000**
• Priority A	158,000		0	11,000
• Priority B	249,000	117,000	230,000	66,000
• Priority C	307,000	1,000	12,000	23,000
• Priority D	27,000	11,000	26,000	13,000
Total	**$742,000**	**$128,000**	**$269,000**	**$113,000**

** 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	:	68
CULTURAL FACILITIES	:	221
Total Assets in AIMS	:	**289**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	52,749,000	32,425,000
• Interior Architecture	18,125,000	15,348,000
• Electrical	4,282,000	27,210,000
• Mechanical	8,909,000	74,169,000
• Miscellaneous Buildings	1,202,000	955,000
Total	**$85,267,000** *	**$150,108,000**
• Priority A	52,749,000	32,425,000
• Priority B	19,929,000	104,750,000
• Priority C	11,387,000	11,978,000
• Priority D	1,202,000	955,000
Total	**$85,267,000** *	**$150,108,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	4,022,000	710,000	746,000	406,000
• Interior Architecture	6,952,000	802,000	1,032,000	982,000
• Electrical	1,338,000	1,216,000	693,000	616,000
• Mechanical	3,649,000	1,731,000	2,480,000	2,104,000
• Miscellaneous Buildings	638,000	107,000	120,000	97,000
• Elevators/Escalators	1,060,000	1,060,000	1,060,000	1,060,000
Total	**$17,658,000**	**$5,625,000**	**$6,132,000**	**$5,265,000**
• Priority A	4,022,000	710,000	746,000	406,000
• Priority B	7,859,000	4,283,000	4,433,000	3,878,000
• Priority C	5,139,000	525,000	832,000	884,000
• Priority D	638,000	107,000	120,000	97,000
Total	**$17,658,000**	**$5,625,000**	**$6,132,000**	**$5,265,000**

** 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.

DIV. OF YOUTH & FAMILY JUSTICE - 130

Project Type : JUVENILE JUSTICE

JUVENILE JUSTICE BUILDINGS	:	4
Total Assets in AIMS	:	**4**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	403,000	754,000
• Interior Architecture	519,000	1,542,000
• Electrical		159,000
• Mechanical	195,000	1,787,000
Total	**$1,117,000** *	**$4,243,000**
• Priority A	403,000	754,000
• Priority B	338,000	2,100,000
• Priority C	376,000	1,389,000
Total	**$1,117,000** *	**$4,243,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	217,000		20,000	1,000
• Interior Architecture	340,000		19,000	13,000
• Electrical	66,000	25,000	49,000	25,000
• Mechanical	81,000	43,000	81,000	39,000
• Elevators/Escalators	16,000	16,000	16,000	16,000
Total	**$720,000**	**$85,000**	**$185,000**	**$93,000**
• Priority A	217,000		20,000	1,000
• Priority B	320,000	85,000	165,000	80,000
• Priority C	183,000			13,000
• Priority D				
Total	**$720,000**	**$85,000**	**$185,000**	**$93,000**

** 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.

TAXI & LIMOUSINE COMMISSION - 156

Project Type : PUBLIC BUILDINGS

VEHICLE MAINT./STORAGE FACILITIES : 1

Total Assets in AIMS : 1

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	530,000	771,000
• Interior Architecture	641,000	398,000
• Electrical	45,000	112,000
• Mechanical	74,000	135,000
Total	**$1,289,000** *	**$1,417,000**
• Priority A	530,000	771,000
• Priority B	310,000	247,000
• Priority C	449,000	398,000
Total	**$1,289,000** *	**$1,417,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	51,000			
• Interior Architecture	30,000			6,000
• Electrical	4,000	4,000	4,000	4,000
• Mechanical	36,000	6,000	35,000	6,000
Total	**$122,000**	**$9,000**	**$39,000**	**$16,000**
• Priority A	51,000			
• Priority B	44,000	9,000	39,000	9,000
• Priority C	27,000			6,000
• Priority D				
Total	**$122,000**	**$9,000**	**$39,000**	**$16,000**

** 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	:	57
PIERS/BULKHEADS	:	186
PARKING GARAGES	:	1
FERRY TERMINAL FACILITIES	:	2
MARINAS/DOCKS	:	5
Total Assets in AIMS	:	**255**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	55,696,000	49,780,000
• Interior Architecture	42,208,000	23,909,000
• Electrical	11,704,000	24,306,000
• Mechanical	16,502,000	28,609,000
• Piers	31,715,000	12,846,000
• Bulkheads	71,183,000	35,104,000
• Miscellaneous Buildings	299,000	103,000
• Marinas/Docks	286,000	7,679,000
Total	**$229,592,000** *	**$182,335,000**
• Priority A	135,235,000	71,286,000
• Priority B	63,133,000	87,142,000
• Priority C	30,924,000	23,804,000
• Priority D	299,000	103,000
Total	**$229,592,000** *	**$182,335,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	1,528,000	119,000	14,000	167,000
• Interior Architecture	1,478,000	156,000	182,000	453,000
• Electrical	1,137,000	522,000	224,000	680,000
• Mechanical	1,256,000	851,000	1,025,000	860,000
• Piers	1,217,000	97,000	223,000	181,000
• Bulkheads	3,113,000	86,000	124,000	173,000
• Miscellaneous Buildings	31,000	4,000	5,000	6,000
• Elevators/Escalators	409,000	409,000	409,000	409,000
• Marinas/Docks	94,000	23,000	14,000	72,000
Total	**$10,262,000**	**$2,267,000**	**$2,221,000**	**$3,000,000**

** 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

•	Priority A	3,301,000	138,000	32,000	284,000
•	Priority B	5,137,000	2,003,000	2,018,000	2,378,000
•	Priority C	1,793,000	122,000	166,000	332,000
•	Priority D	31,000	4,000	5,000	6,000
	Total	**$10,262,000**	**$2,267,000**	**$2,221,000**	**$3,000,000**

** 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	:	25
VEHICLE MAINT./STORAGE FACILITIES	:	1
ANIMAL SHELTERS	:	3
Total Assets in AIMS	:	**30**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	8,528,000	3,405,000
• Interior Architecture	4,589,000	4,488,000
• Electrical	1,529,000	4,136,000
• Mechanical	2,317,000	6,734,000
• Miscellaneous Buildings	175,000	111,000
Total	**$17,138,000** *	**$18,874,000**
• Priority A	8,528,000	3,405,000
• Priority B	5,262,000	11,668,000
• Priority C	3,174,000	3,690,000
• Priority D	175,000	111,000
Total	**$17,138,000** *	**$18,874,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	873,000	71,000	132,000	52,000
• Interior Architecture	1,117,000	74,000	120,000	166,000
• Electrical	442,000	276,000	211,000	126,000
• Mechanical	590,000	493,000	564,000	334,000
• Miscellaneous Buildings	18,000	9,000	14,000	14,000
• Elevators/Escalators	404,000	404,000	404,000	404,000
Total	**$3,442,000**	**$1,327,000**	**$1,445,000**	**$1,096,000**
• Priority A	873,000	71,000	132,000	52,000
• Priority B	1,787,000	1,193,000	1,233,000	874,000
• Priority C	765,000	55,000	66,000	155,000
• Priority D	18,000	9,000	14,000	14,000
Total	**$3,442,000**	**$1,327,000**	**$1,445,000**	**$1,096,000**

** 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	:	103
Total Assets in AIMS	:	**103**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	124,158,000	55,339,000
• Interior Architecture	45,016,000	84,197,000
• Electrical	39,352,000	178,470,000
• Mechanical	73,067,000	129,383,000
• Miscellaneous Buildings	421,000	341,000
Total	**$282,014,000** *	**$447,730,000**
• Priority A	124,158,000	55,339,000
• Priority B	126,008,000	319,652,000
• Priority C	31,427,000	72,398,000
• Priority D	421,000	341,000
Total	**$282,014,000** *	**$447,730,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	2,569,000	359,000	577,000	457,000
• Interior Architecture	4,003,000	1,172,000	825,000	1,729,000
• Electrical	2,926,000	2,362,000	2,554,000	2,318,000
• Mechanical	5,035,000	4,185,000	5,340,000	4,468,000
• Miscellaneous Buildings	52,000	16,000	21,000	16,000
• Elevators/Escalators	3,301,000	3,301,000	3,301,000	3,301,000
Total	**$17,887,000**	**$11,396,000**	**$12,618,000**	**$12,289,000**
• Priority A	2,569,000	359,000	577,000	457,000
• Priority B	12,276,000	9,980,000	11,424,000	10,181,000
• Priority C	2,990,000	1,041,000	596,000	1,635,000
• Priority D	52,000	16,000	21,000	16,000
Total	**$17,887,000**	**$11,396,000**	**$12,618,000**	**$12,289,000**

** 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	:	33
TRANSFER STATIONS	:	5
VEHICLE MAINT./STORAGE FACILITIES	:	40
FRESH KILLS FACILITIES	:	17
Total Assets in AIMS	:	**95**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	53,349,000	11,203,000
• Interior Architecture	29,092,000	10,384,000
• Electrical	2,847,000	9,595,000
• Mechanical	8,484,000	17,283,000
• Piers	11,972,000	616,000
• Bulkheads	3,892,000	1,807,000
• Miscellaneous Buildings	229,000	32,000
Total	**$109,867,000** *	**$50,919,000**
• Priority A	60,349,000	11,690,000
• Priority B	34,972,000	29,652,000
• Priority C	14,317,000	9,545,000
• Priority D	229,000	32,000
Total	**$109,867,000** *	**$50,919,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	1,297,000	255,000	88,000	112,000
• Interior Architecture	1,861,000	117,000	224,000	119,000
• Electrical	637,000	227,000	218,000	603,000
• Mechanical	1,660,000	487,000	951,000	787,000
• Piers	510,000		127,000	66,000
• Bulkheads	337,000	5,000	37,000	94,000
• Miscellaneous Buildings	39,000	7,000	8,000	8,000
• Elevators/Escalators	114,000	114,000	114,000	114,000
Total	**$6,456,000**	**$1,213,000**	**$1,769,000**	**$1,904,000**
• Priority A	1,663,000	255,000	88,000	112,000
• Priority B	3,275,000	843,000	1,454,000	1,709,000
• Priority C	1,479,000	107,000	218,000	75,000
• Priority D	39,000	7,000	8,000	8,000
Total	**$6,456,000**	**$1,213,000**	**$1,769,000**	**$1,904,000**

** 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		
PIERS/BULKHEADS	:	1
BRIDGES, WATERWAYS	:	39
HIGHWAY BRIDGES AND TUNNELS	:	2
Project Type : FERRIES		
FERRIES/BARGES	:	8
PIERS/BULKHEADS	:	15
FERRY TERMINAL FACILITIES	:	4
MARINAS/DOCKS	:	15
Project Type : ELECTRIC CONTROL		
STREET LIGHTING SYSTEMS	:	1
Project Type : HIGHWAY BRIDGES		
HIGHWAY BRIDGES AND TUNNELS	:	84
Project Type : HIGHWAYS		
PIERS/BULKHEADS	:	7
HIGHWAY FACILITIES	:	42
PIER FACILITIES	:	4
PARKING GARAGES	:	12
STREET AND CITY OWNED ARTERIALS	:	5
Project Type : TRAFFIC		
TRAFFIC SIGNAL SYSTEMS	:	1
Total Assets in AIMS	:	**240**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	12,641,000	10,914,000
• Interior Architecture	10,940,000	4,772,000
• Electrical	1,127,000	2,006,000
• Mechanical	1,709,000	5,149,000
• Piers	1,109,000	938,000
• Bulkheads	4,364,000	2,317,000
• Bridge Structure	748,669,000	182,149,000
• Ferries	27,100,000	
• Miscellaneous Buildings	342,000	95,000
• Primary Streets	401,050,000	
• Secondary Streets	546,960,000	
• Local Streets	1,272,230,000	
• Arterial Streets	40,000,000	
• Step Streets	36,950,000	
• Marinas/Docks	12,768,000	41,953,000
• Bridge Electrical	6,089,000	15,938,000
• Bridge Mechanical	10,624,000	35,720,000
• Traffic Signal System	14,745,000	
• Street Lighting System	43,000,000	
Total	**$3,192,417,000** *	**$301,952,000**

** 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.

• Priority A	743,067,000	116,318,000
• Priority B	1,073,071,000	106,853,000
• Priority C	1,338,987,000	78,686,000
• Priority D	37,292,000	95,000
Total	**$3,192,417,000** *	**$301,952,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	609,000	89,000	99,000	99,000
• Interior Architecture	500,000	79,000	65,000	28,000
• Electrical	292,000	84,000	216,000	138,000
• Mechanical	343,000	277,000	388,000	349,000
• Piers	191,000	43,000	99,000	0
• Bulkheads	448,000	8,000	22,000	29,000
• Bridge Structure	28,857,000	14,527,000	24,623,000	14,883,000
• Ferries	4,250,000	7,800,000	6,650,000	5,950,000
• Miscellaneous Buildings	236,000	18,000	17,000	17,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Elevators/Escalators	150,000	150,000	150,000	150,000
• Marinas/Docks	220,000	5,000	49,000	117,000
• Bridge Electrical	721,000	48,000	74,000	75,000
• Bridge Mechanical	864,000	11,000	69,000	11,000
• Traffic Signal System	33,619,000	33,619,000	33,619,000	33,619,000
• Street Lighting System	23,458,000	23,458,000	23,458,000	23,458,000
Total	**$94,756,000**	**$80,215,000**	**$89,599,000**	**$78,923,000**
• Priority A	83,006,000	79,063,000	83,478,000	77,737,000
• Priority B	7,701,000	638,000	5,371,000	750,000
• Priority C	3,813,000	497,000	733,000	420,000
• Priority D	236,000	18,000	17,000	17,000
Total	**$94,756,000**	**$80,215,000**	**$89,599,000**	**$78,923,000**

** 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	:	15
PIERS/BULKHEADS	:	133
VEHICLE MAINT./STORAGE FACILITIES	:	5
PARK FACILITIES	:	699
STADIUM FACILITIES	:	4
MARINAS/DOCKS	:	24
WALLS	:	251
PARK BRIDGES	:	81
Total Assets in AIMS	:	**1,212**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	51,896,000	17,085,000
• Interior Architecture	22,940,000	12,219,000
• Electrical	4,325,000	12,445,000
• Mechanical	8,572,000	25,438,000
• Piers	2,772,000	8,587,000
• Bulkheads	43,716,000	63,635,000
• Parks' Walls	25,743,000	334,000
• Parks' Boardwalks	52,119,000	18,989,000
• Miscellaneous Buildings	28,613,000	8,087,000
• Parks' Water and Sewer Utilities	100,802,000	151,203,000
• Parks' Electrical Utilities	31,331,000	46,996,000
• Parks' Streets and Roads	60,654,000	21,489,000
• Park Bridges	33,944,000	12,039,000
• Marinas/Docks	3,724,000	15,438,000
Total	**$471,151,000** *	**$413,984,000**
• Priority A	182,385,000	112,054,000
• Priority B	176,624,000	258,364,000
• Priority C	22,875,000	13,990,000
• Priority D	89,267,000	29,576,000
Total	**$471,151,000** *	**$413,984,000**

** 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 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	5,404,000	443,000	313,000	557,000
• Interior Architecture	4,623,000	407,000	331,000	297,000
• Electrical	1,633,000	540,000	474,000	1,099,000
• Mechanical	1,931,000	685,000	987,000	1,015,000
• Piers	473,000	130,000	149,000	40,000
• Bulkheads	2,066,000	135,000	160,000	127,000
• Parks' Walls	3,305,000			
• Parks' Boardwalks	101,000			
• Miscellaneous Buildings	1,984,000	674,000	501,000	565,000
• Parks' Water and Sewer Utilities	2,520,000	2,520,000	2,520,000	2,520,000
• Parks' Electrical Utilities	783,000	783,000	783,000	783,000
• Elevators/Escalators	207,000	207,000	207,000	207,000
• Parks' Streets and Roads				
• Park Bridges	3,036,000	16,000	55,000	389,000
• Marinas/Docks	964,000	254,000	197,000	292,000
Total	**$29,029,000**	**$6,794,000**	**$6,677,000**	**$7,891,000**
• Priority A	9,057,000	669,000	505,000	871,000
• Priority B	13,405,000	5,025,000	5,307,000	6,044,000
• Priority C	4,583,000	427,000	364,000	412,000
• Priority D	1,984,000	674,000	501,000	565,000
Total	**$29,029,000**	**$6,794,000**	**$6,677,000**	**$7,891,000**

** 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 : COURTS		
COURT BUILDINGS	:	23
Project Type : PUBLIC BUILDINGS		
PUBLIC OFFICE BUILDINGS	:	32
Project Type : REAL PROPERTY		
PIERS/BULKHEADS	:	11
Total Assets in AIMS	:	**66**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
• Exterior Architecture	46,505,000	30,738,000
• Interior Architecture	44,878,000	96,699,000
• Electrical	15,188,000	80,388,000
• Mechanical	21,777,000	110,097,000
• Piers	534,000	283,000
• Bulkheads	822,000	3,314,000
• Miscellaneous Buildings	226,000	192,000
Total	**$129,929,000** *	**$321,711,000**
• Priority A	47,010,000	30,801,000
• Priority B	53,199,000	212,786,000
• Priority C	29,494,000	77,932,000
• Priority D	226,000	192,000
Total	**$129,929,000** *	**$321,711,000**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
• Exterior Architecture	1,013,000	429,000	279,000	155,000
• Interior Architecture	4,149,000	1,388,000	3,081,000	2,677,000
• Electrical	1,604,000	1,601,000	1,524,000	1,314,000
• Mechanical	4,030,000	3,802,000	4,986,000	3,872,000
• Piers	102,000			4,000
• Bulkheads	144,000	0	1,000	25,000
• Miscellaneous Buildings	34,000	18,000	18,000	15,000
• Elevators/Escalators	5,104,000	5,104,000	5,104,000	5,104,000
Total	**$16,180,000**	**$12,343,000**	**$14,994,000**	**$13,166,000**
• Priority A	1,083,000	429,000	279,000	155,000
• Priority B	11,372,000	10,648,000	11,676,000	10,373,000
• Priority C	3,691,000	1,248,000	3,020,000	2,623,000
• Priority D	34,000	18,000	18,000	15,000
Total	**$16,180,000**	**$12,343,000**	**$14,994,000**	**$13,166,000**

** 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 Priority 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 Priorities Codes for Repair, Replacement and Major Maintenance

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

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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
1.2.5	Architecture	Interior	Floors	C
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	C
1.4.11	Architecture	Site Pavements	Public Sidewalk	C
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	Playyard	C
2.1.1	Electrical	Over 600 volts	Service Equipment	B
2.1.2	Electrical	Over 600 volts	Transformers	B
2.1.3	Electrical	Over 600 volts	Switchgear	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	B
2.2.2	Electrical	Under 600 Volts	Transformers	B
2.2.3	Electrical	Under 600 Volts	Switchgear	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	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	B
3.1.3	Mechanical	Heating	Distribution	B
3.1.4	Mechanical	Heating	Terminal Devices	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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
3.3.3	Mechanical	Ventilation	Distribution	B
3.3.6	Mechanical	Ventilation	Exhaust Fans	B
3.4.7	Mechanical	Plumbing	H/C Water Piping	B
3.4.8	Mechanical	Plumbing	Hot 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
3.5.16	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	C
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
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping	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	Rip Rap	C
5.1.11	Bulkheads	Structural	Sheet Piles	A
5.1.13	Bulkheads	Structural	Wales	A
5.1.15	Bulkheads	Structural	Pile Caps	A

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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
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	Stream Channel	Bank Protection	C
6.3.20	Bridge Structure	Stream Channel	Mat (scour & erosion)	A
6.3.44	Bridge Structure	Stream Channel	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
6.4.30	Bridge Structure	Approaches	Sidewalks/Fascias	C
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

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
6.6.30	Bridge Structure	Deck Elements	Sidewalks/Fascias	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	A
9.1.2	Park Wall	Wall	Wall/Fence	B
9.1.3	Park Wall	Wall	Base	C
10.1.2	Boardwalks	Superstructure	Deck	A
10.1.3	Boardwalks	Superstructure	Railing	C
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	A
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
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

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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
12.5.19	Bridge Electrical	Exterior Lighting	Lighting Contactor	B
12.5.20	Bridge Electrical	Exterior Lighting	Lighting Fixture	B
12.5.30	Bridge Electrical	Exterior Lighting	Pole	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
12.7.20	Bridge Electrical	Interior Lighting	Lighting Fixture	B
12.7.49	Bridge Electrical	Interior Lighting	Wiring Device	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
12.13.42	Bridge Electrical	Traffic System Electrical	Traffic Signal	B
12.14.53	Bridge Electrical	Lighting	Lighting Devices	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

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
13.1.16	Bridge Mechanical	Bascule	Rack	B
13.1.20	Bridge Mechanical	Bascule	Live Load Supports	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	Live Load Supports	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	Live Load Supports	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
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
14.4.6	Marinas/Docks	Protective Structure	Ice Breaker	A

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
14.4.9	Marinas/Docks	Protective Structure	Piles Cluster	C
14.4.14	Marinas/Docks	Protective Structure	Wave Breaker	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	Stream Channel	Bank Protection	C
16.3.20	Park Bridges	Stream Channel	Mat (scour & erosion)	A
16.3.44	Park Bridges	Stream Channel	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
16.4.30	Park Bridges	Approaches	Sidewalks/Fascias	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

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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/Fascias	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	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 2013	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 2013	Street and City Owned Arterial System • *report produced by DOT*
Department of Transportation (DOT) FY 2013	Street Lighting System • *agency contract information*
Department of Transportation (DOT) FY 2013	Traffic Signal System • *agency contract information*
Department of Transportation (DOT) FY 2013	Ferries • *agency contract information*
Parks Department (DPR) FY 2013	Underground Utilities • *narrative report submitted on electrical, sewer, and water utilities*
Parks Department (DPR) FY 2013	Streets and Roads in Parks • *narrative report submitted*
Department of Correction (DOC) FY 2013	Rikers Island Underground Utilities • *yearly report based on agency information*
Fire Department (FDNY) FY 2013	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 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] Code

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] Code

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 Code: An assigned code of A, B, C, or D which generally reflects the relative importance of the component to the structural integrity of the asset.

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 : 04-Sep-2012

NEW YORK PUBLIC LIBRARY - FY 2013

Asset Name	: SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE		
Address	: 515 MALCOLM X BOULEVARD @W. 135 STREET		
Borough	: MANHATTAN	**Agency's Number**	: N/A
Program / Asset #	: NPL0002.000 / 1925	**Yr Built/Renovated**	: 1975 / 2006
Area Sq Ft	: 40,150	**Project Type**	: NEW YORK PUBLIC LIBRARY
Date of Survey	: 26-Jul-2012	**Landmark Status**	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,3,4		
Block	: 1920 **Lot** : 29	**BIN**	: 1058276

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	$172,000	$77,500
Interior Architecture	$71,300	$88,100
Electrical		$110,000
Total	**$243,300**	**$275,500**
Priority A	$172,000	$77,500
Priority B	$71,300	$110,000
Priority C		$88,100
Total	**$243,300**	**$275,500**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	$12,400		$11,500	
Interior Architecture	$74,700		$11,700	$3,000
Electrical	$1,500	$1,400	$1,500	$900
Mechanical	$19,500	$16,800	$18,000	$15,200
Elevators/Escalators	$9,900	$9,900	$9,900	$9,900
Total	**$118,000**	**$28,100**	**$52,600**	**$28,900**
Priority A	$12,400		$11,500	
Priority B	$49,100	$28,100	$35,200	$26,000
Priority C	$56,500		$5,800	$3,000
Total	**$118,000**	**$28,100**	**$52,600**	**$28,900**

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$154,900	A
Window Wall	5%			2043	* *	5	$15,300	A
Windows								
Aluminum	95%	Now	$94,500	2031	* *	5	$5,000	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glass Block	5%			LIFE	* *	5	$700	A
Parapets								
Masonry: Brick	35%			LIFE	* *	5-10	$7,200	A
Metal Rail	35%			2036	* *	5-10	$19,000	A
Metal Rail	25%	4+	$1,600	2028	* *	5	$5,300	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Parapets Above Langston Hughes Wing								
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Parapets Above Langston Hughes Wing								
Pre-Cast Concrete	5%	Now	$300	LIFE	* *	5	$900	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Coping								
Roof								
Built-Up (BUR)	35%			2023	$32,000	10	$6,000	A
Modified Bitumen	65%	Now	$4,000	2028	* *			A
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Around Rooftop Units								
Interior								
Floors								
Carpet	25%			2022	$68,300	3	$17,500	C
Cast in Place Concrete	25%			LIFE	* *	5	$51,000	C
Ceramic Tile	5%			2032	* *	5	$2,300	C
Cork Tile	5%			2033	* *	5	$2,000	C
Marble Panels	5%			LIFE	* *	5	$3,500	C
Terrazzo	10%			LIFE	* *	5	$7,300	C
Vinyl Tile	20%			2023	$88,100	3	$4,700	C
Wood	5%			2038	* *	5	$4,400	C

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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 Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	$1,200	C
Concrete Masonry Unit	25%			LIFE	* *	5	$5,000	C
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : 4th Floor								
Gypsum Board	60%			LIFE	* *	5-10	$25,300	C
Metal Panel	5%			LIFE	* *	10	$600	C
Wood	5%			LIFE	* *	5	$9,900	C
Ceilings								
AcousTileConcealSpLn	20%	Now	$71,300	2043	* *	5	$5,800	B
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : 2nd Floor Manuscripts Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor Manuscripts Area								
AcousTileConcealSpLn	20%			2028	* *	5	$11,700	B
AcousTileSusp.Lay-In	25%			2036	* *	5	$11,700	B
Exposed Concrete	30%			LIFE	* *	5-10	$17,500	B
Metal Panel	5%			LIFE	* *	5	$5,800	B

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2033	* *	5	$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 2000 Amps								
Fused Disc Sw	50%			2049	* *	5	$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 2000 Amps								
Switchgear / Switchboard								
Fused Disc Sw	50%			2033	* *	5	$100	B
Fused Disc Sw	50%			2049	* *	5	$100	B
Raceway								
Conduit	80%			2033	* *	1		B
Conduit	20%			2049	* *	1		B
Panelboards								
Fused Disc Sw	5%			2031	* *	5		B
Molded Case Bkrs	85%			2031	* *	5	$700	B
Molded Case Bkrs	10%			2045	* *	5	$100	B
Wiring								
Thermoplastic	80%			2033	* *	1		B
Thermoplastic	20%			2049	* *	1		B

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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 Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2036	* *	5		B
Motor Control Center	90%			2040	* *	5	$800	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Metal Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	60%			2023	$110,000	10	$17,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	32%			2031	* *	10	$9,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
HID	3%			2023	$3,900	10		B
Incandescent	5%			2023	$9,200	2		B
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	$3,800	B
Exit, LED	50%			2051	* *	1		B
Exterior Lighting								
HID	100%			2028	* *	10	$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	* *	1	$3,700	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	* *	1-3	$6,100	B

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 Code
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		B

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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 Code
Heating								
Conversion Equipment								
Furnace	15%			2023	$6,500	1	$2,300	B
Other Observation, Extent : Light, Area Affected : 15%								
Location : Part Of A C Units								
Explanation : 6 Units								
Steam Boiler	85%			2040	* *	1	$26,300	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	15%			2039	* *	4	$300	B
Steam Piping/Pump	85%			2033	* *	4	$1,300	B
Terminal Devices								
Air Handler	80%			2031	* *	1	$15,400	B
Convector/Radiator	20%			2036	* *	1	$2,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2028	* *	1	$12,300	B
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Penthouse Chillers								
Ext Pkg Unit - Heating/Cooling	15%			2023	$34,800	2	$300	B
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Distribution								
Chilled Wtr Pipe/Pump	85%			2043	* *	4	$2,000	B
No Component	15%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	* *	1	$19,300	B
Heat Rejection								
Water Cool Tower	85%			2027	* *	2	$26,700	B
No Component	15%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$27,500	B
Exhaust Fans								
Interior	85%			2031	* *	2	$800	B
Roof	15%			2023	$4,200	2	$100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2036	* *	1		B
Water Heater								
Gas Fired	100%			2022	$8,200	2	$500	B

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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 Code
Plumbing								
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	$4,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2016	$6,200	4	$2,000	B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-4								
Explanation : Two Units								
Fire Suppression								
Standpipe								
No Component	50%							D
No Component	50%							D
Sprinkler								
No Component	50%							D
Generic	50%			2043	* *	1-2	$4,400	B
Fire Pump								
Generic	100%			2032	* *	1	$5,800	B

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