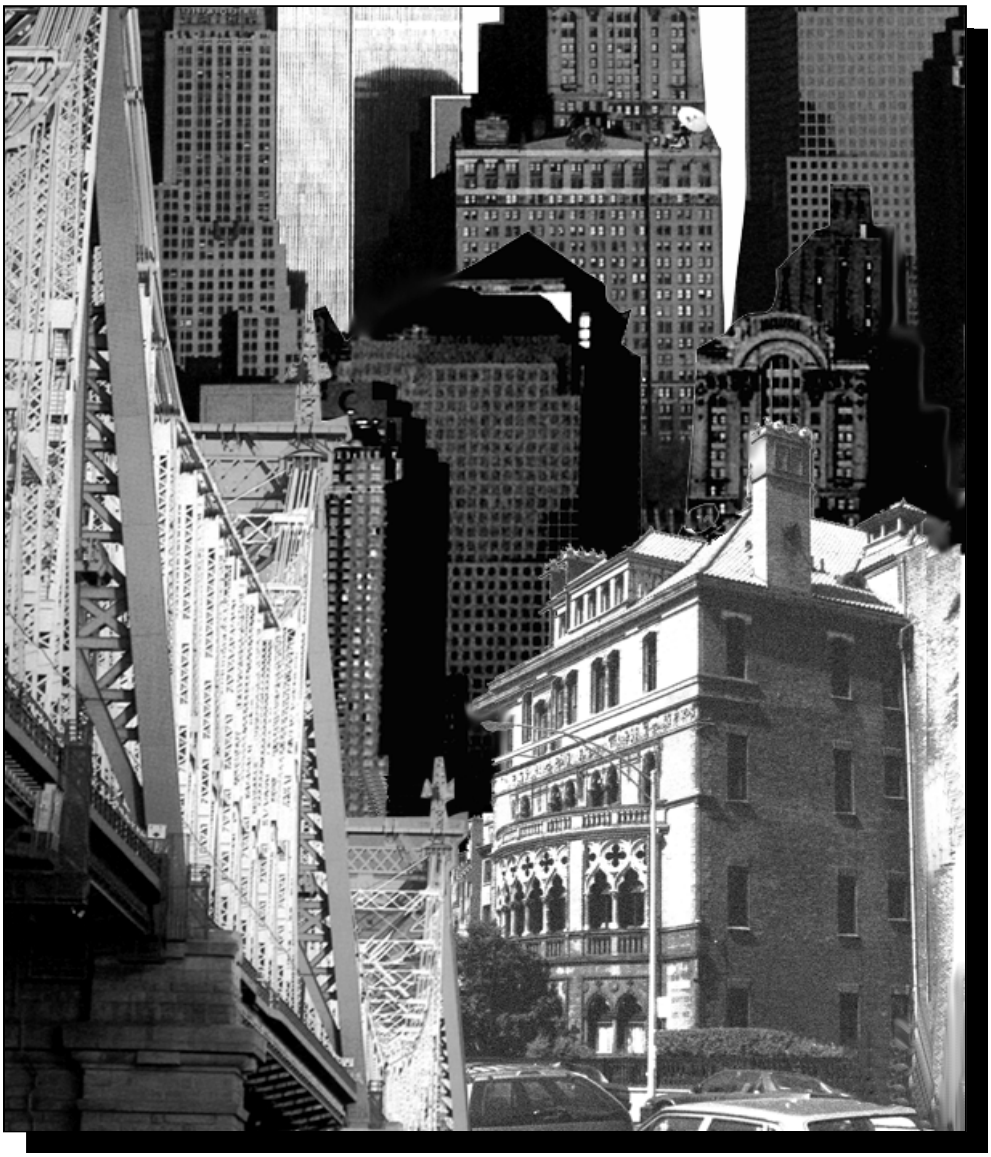
Asset Information Management System (AIMS) Report

Executive Summary



The City of New York
Michael R. Bloomberg, Mayor

Fiscal Year 2011

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: December 13, 2010

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 2011. 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 2011 comparing total funding recommended in the fiscal year 2011 report with the agencies' planned expense program for 2012 and capital program for 2012 through 2015.

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 2011

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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	771
Intermediate/Junior High Schools	200
High Schools	159
Administrative Buildings	17
City University of New York	
Community College Buildings	81
Piers/Bulkheads	3
Parking Garages	1
Police Department	
Precinct Houses	78
Police Buildings Non-Precinct	61
Piers/Bulkheads	5
Marinas/Docks	4
Fire Department	
Fire Department Buildings	25
Piers/Bulkheads	3
Vessels	7
Administration for Children's Services	
Administrative Buildings	1
Shelters	2
Non-Shelters	2
Day Care Centers	5
Department of Homeless Services	
Shelters	54
Department of Correction	
Rikers Island Facilities/Utilities	38
Correction Facilities	5
Piers/Bulkheads	2
Marinas/Docks	1
Human Resources Administration	
Shelters	8
Non-Shelters	8
Department for the Aging	
Senior Center	14
Department of Cultural Affairs	
Museum/Gallery Facilities	68
Cultural Facilities	219
Department of Juvenile Justice	
Juvenile Justice Buildings	5
Taxi & Limousine Commission	
Vehicle Maint./Storage Facilities	1
Department of Small Business Services	
Shelters	1
Museum/Gallery Facilities	3
Terminals/Markets	72
Piers/Bulkheads	184
Parking Garages	1
Ferry Terminal Facilities	2
Court Buildings	1
Marinas/Docks	4
Department of Health & Mental Hygiene	
Clinics/Labs. Classrooms	24
Vehicle Maint./Storage Facilities	1
Animal Shelters	4
Health and Hospitals Corporation	
Hospital Buildings	107
Department of Sanitation	
Piers/Bulkheads	33
Transfer Stations	7
Vehicle Maint./Storage Facilities	39
Fresh Kills Facilities	17
Department of Transportation	
Bridge/Waterways	39
Highway Bridges and Tunnels	86
Highway Facilities	43
Streets and Arterials (miles)	6,500
Pier Facilities	4
Parking Garages	11
Traffic Signal Systems	1
Street Lighting Systems	1
Ferry Terminal Facilities	3
Piers/Bulkheads	23
Ferries/Barges	8
Marinas/Docks	16
Department of Parks and Recreation	
Museum/Gallery Facilities	9
Piers/Bulkheads	132
Vehicle Maint./Storage Facilities	8
Large Park Facilities	456
Major Park Facilities	212
Regional Park Facilities	307
Stadium Facilities	4
Marinas/Docks	24
Dept. of Citywide Administrative Services	
Court Buildings	23
Public Office Buildings	27
Piers/Bulkheads	15

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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 2012 - 2015	EXPENSE FY 2012
• NEW YORK PUBLIC LIBRARY	7,681,000	1,700,000
• BROOKLYN PUBLIC LIBRARY	8,032,000	783,000
• QUEENS PUBLIC LIBRARY	2,590,000	676,000
• DEPARTMENT OF EDUCATION	1,015,000,000	115,000,000
• CITY UNIVERSITY OF NEW YORK	43,888,000	8,562,000
• POLICE DEPARTMENT	54,567,000	10,938,000
• FIRE DEPARTMENT	19,201,000	2,385,000
• ADMIN. FOR CHILDREN'S SERVICES	1,190,000	467,000
• DEPT. OF HOMELESS SERVICES	47,635,000	7,042,000
• DEPARTMENT OF CORRECTION	105,689,000	5,281,000
• HUMAN RESOURCES ADMINISTRATION	5,719,000	1,330,000
• DEPARTMENT FOR THE AGING	1,094,000	816,000
• DEPARTMENT OF CULTURAL AFFAIRS	59,418,000	11,925,000
• DEPARTMENT OF JUVENILE JUSTICE	7,662,000	700,000
• TAXI & LIMOUSINE COMMISSION	623,000	191,000
• DEPT. OF SMALL BUSINESS SERV.	214,470,000	8,593,000
• DEPT. OF HEALTH & MENTAL HYGIENE	16,263,000	2,929,000
• HEALTH AND HOSPITALS CORP.	237,245,000	16,447,000
• DEPARTMENT OF SANITATION	91,128,000	5,666,000
• DEPARTMENT OF TRANSPORTATION		
Bridges	1,038,025,000	23,741,000
Facilities & Ferries	64,409,000	7,906,000
Street & Traffic Lighting	50,503,000	61,914,000
Streets & Highways	2,438,600,000	
• DEPT. OF PARKS & RECREATION	399,212,000	26,577,000
• DEPT. OF CITYWIDE ADMIN. SERV.	128,935,000	14,217,000
Total	**$6,058,782,000***	**$335,788,000**

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

Notes : All costs are in non-escalated current 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 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	854,282,000	557,964,000
• Interior Architecture	560,840,000	949,498,000
• Electrical	301,208,000	1,294,662,000
• Mechanical	292,080,000	1,518,434,000
• Piers	64,803,000	16,880,000
• Bulkheads	113,920,000	95,628,000
• Bridge Structural	1,023,507,000	176,321,000
• Ferries	34,800,000	
• Vessels	4,300,000	
• Parks' Walls	20,911,000	334,000
• Parks' Boardwalks	50,767,000	19,029,000
• Miscellaneous Buildings	27,338,000	10,266,000
• Parks' Water and Sewer Utilities	101,506,000	152,259,000
• Parks' Electrical Utilities	31,148,000	46,722,000
• Primary Streets	453,880,000	
• Secondary Streets	604,960,000	
• Local Streets	1,309,860,000	
• Arterial Streets	40,000,000	
• Step Streets	29,900,000	
• Elevators/Escalators		
• Parks' Streets and Roads	57,270,000	19,831,000
• Rikers Island Utilities	3,800,000	
• Park Bridges	6,431,000	1,489,000
• Marinas/Docks	6,831,000	41,871,000
• Bridge Electrical	5,351,000	13,149,000
• Bridge Mechanical	8,586,000	21,612,000
• Traffic Signal System	11,253,000	
• Street Lighting System	39,250,000	
Total	**$6,058,782,000** *	**$4,935,950,000**

• Priority A	2,051,797,000	742,239,000
• Priority B	2,104,879,000	3,251,974,000
• Priority C	1,787,598,000	911,640,000
• Priority D	114,508,000	30,097,000
Total	**$6,058,782,000** *	**$4,935,950,000**

** 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 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	45,562,000	8,375,000	7,793,000	10,285,000
• Interior Architecture	65,011,000	16,551,000	24,801,000	20,289,000
• Electrical	30,054,000	13,812,000	12,848,000	18,788,000
• Mechanical	63,169,000	37,068,000	52,828,000	40,171,000
• Piers	2,606,000	385,000	64,000	158,000
• Bulkheads	5,594,000	515,000	181,000	162,000
• Bridge Structural	22,367,000	12,961,000	23,490,000	14,788,000
• Ferries	4,800,000	15,400,000	5,300,000	9,300,000
• Vessels	680,000	1,370,000	1,115,000	935,000
• Parks' Walls	2,917,000			
• Parks' Boardwalks	99,000			
• Miscellaneous Buildings	3,993,000	777,000	734,000	981,000
• Parks' Water and Sewer Utilities	2,538,000	2,538,000	2,538,000	2,538,000
• Parks' Electrical Utilities	778,000	778,000	778,000	778,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Elevators/Escalators	16,881,000	16,881,000	16,881,000	16,881,000
• Parks' Streets and Roads				
• Rikers Island Utilities	1,250,000	1,250,000	1,250,000	1,250,000
• Park Bridges	3,035,000	5,000	14,000	395,000
• Marinas/Docks	1,242,000	434,000	503,000	413,000
• Bridge Electrical	704,000	49,000	33,000	30,000
• Bridge Mechanical	595,000		59,000	
• Traffic Signal System	37,698,000	37,698,000	37,698,000	37,698,000
• Street Lighting System	24,216,000	24,216,000	24,216,000	24,216,000
Total	**$335,788,000**	**$191,063,000**	**$213,124,000**	**$200,056,000**

• Priority A	135,682,000	100,393,000	95,499,000	97,165,000
• Priority B	143,929,000	76,750,000	94,475,000	83,637,000
• Priority C	52,185,000	13,144,000	22,415,000	18,273,000
• Priority D	3,993,000	777,000	734,000	981,000
Total	**$335,788,000**	**$191,063,000**	**$213,124,000**	**$200,056,000**

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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 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	3,745,000	2,642,000
• Interior Architecture	1,366,000	3,166,000
• Electrical	778,000	7,290,000
• Mechanical	1,793,000	14,483,000
Total	**$7,681,000** *	**$27,581,000**
• Priority A	3,745,000	2,642,000
• Priority B	3,038,000	22,508,000
• Priority C	898,000	2,431,000
Total	**$7,681,000** *	**$27,581,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	239,000		66,000	48,000
• Interior Architecture	545,000	43,000	187,000	440,000
• Electrical	154,000	59,000	211,000	89,000
• Mechanical	549,000	317,000	616,000	309,000
• Elevators/Escalators	213,000	213,000	213,000	213,000
Total	**$1,700,000**	**$631,000**	**$1,293,000**	**$1,099,000**
• Priority A	239,000		66,000	48,000
• Priority B	1,053,000	588,000	1,087,000	610,000
• Priority C	409,000	43,000	140,000	440,000
• Priority D				
Total	**$1,700,000**	**$631,000**	**$1,293,000**	**$1,099,000**

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

All costs are in non-escalated current 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 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	2,701,000	1,108,000
• Interior Architecture	1,916,000	474,000
• Electrical	222,000	2,662,000
• Mechanical	3,193,000	3,268,000
Total	**$8,032,000** *	**$7,512,000**
• Priority A	2,701,000	1,108,000
• Priority B	3,664,000	6,171,000
• Priority C	1,668,000	233,000
Total	**$8,032,000** *	**$7,512,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	283,000	2,000	26,000	2,000
• Interior Architecture	246,000	14,000	10,000	72,000
• Electrical	47,000	44,000	21,000	10,000
• Mechanical	139,000	154,000	136,000	146,000
• Elevators/Escalators	69,000	69,000	69,000	69,000
Total	**$783,000**	**$284,000**	**$263,000**	**$298,000**
• Priority A	283,000	2,000	26,000	2,000
• Priority B	350,000	267,000	227,000	225,000
• Priority C	151,000	14,000	10,000	72,000
• Priority D				
Total	**$783,000**	**$284,000**	**$263,000**	**$298,000**

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

All costs are in non-escalated current 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 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	333,000	948,000
• Interior Architecture	1,058,000	811,000
• Electrical	94,000	2,018,000
• Mechanical	1,105,000	2,443,000
Total	**$2,590,000** *	**$6,220,000**
• Priority A	333,000	948,000
• Priority B	2,025,000	4,760,000
• Priority C	233,000	513,000
Total	**$2,590,000** *	**$6,220,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	197,000		67,000	21,000
• Interior Architecture	282,000	13,000	32,000	583,000
• Electrical	56,000	21,000	43,000	30,000
• Mechanical	105,000	125,000	115,000	121,000
• Elevators/Escalators	36,000	36,000	36,000	36,000
Total	**$676,000**	**$196,000**	**$292,000**	**$791,000**
• Priority A	197,000		67,000	21,000
• Priority B	242,000	182,000	205,000	187,000
• Priority C	237,000	13,000	21,000	583,000
• Priority D				
Total	**$676,000**	**$196,000**	**$292,000**	**$791,000**

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

All costs are in non-escalated current dollars.

DEPARTMENT OF EDUCATION - 040

Project Type : EDUCATION

PRIMARY SCHOOLS	:	771
INTERMEDIATE/JUNIOR HIGH SCHOOLS	:	200
HIGH SCHOOLS	:	159
ADMINISTRATIVE BUILDINGS	:	17
Total Assets in AIMS	:	**1,147**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	335,847,000	284,241,000
• Interior Architecture	319,141,000	591,193,000
• Electrical	224,487,000	836,640,000
• Mechanical	135,526,000	956,144,000
Total	**$1,015,000,000** *	**$2,668,217,000**
• Priority A	335,847,000	284,241,000
• Priority B	431,719,000	1,845,460,000
• Priority C	247,434,000	538,516,000
Total	**$1,015,000,000** *	**$2,668,217,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	21,188,000	4,934,000	4,907,000	6,549,000
• Interior Architecture	34,297,000	10,030,000	10,661,000	10,913,000
• Electrical	16,722,000	6,652,000	6,165,000	9,726,000
• Mechanical	38,801,000	22,026,000	31,134,000	24,227,000
• Elevators/Escalators	3,992,000	3,992,000	3,992,000	3,992,000
Total	**$115,000,000**	**$47,634,000**	**$56,858,000**	**$55,406,000**
• Priority A	21,188,000	4,934,000	4,907,000	6,549,000
• Priority B	69,263,000	35,079,000	43,615,000	40,110,000
• Priority C	24,549,000	7,621,000	8,336,000	8,748,000
• Priority D				
Total	**$115,000,000**	**$47,634,000**	**$56,858,000**	**$55,406,000**

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

All costs are in non-escalated current dollars.

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 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	19,887,000	18,947,000
• Interior Architecture	11,395,000	18,799,000
• Electrical	3,564,000	33,043,000
• Mechanical	8,742,000	42,462,000
• Bulkheads	189,000	1,231,000
• Miscellaneous Buildings	111,000	93,000
Total	**$43,888,000** *	**$114,576,000**
• Priority A	20,037,000	19,091,000
• Priority B	18,439,000	78,462,000
• Priority C	5,301,000	16,929,000
• Priority D	111,000	93,000
Total	**$43,888,000** *	**$114,576,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	1,974,000	441,000	219,000	33,000
• Interior Architecture	3,259,000	423,000	1,834,000	450,000
• Electrical	889,000	726,000	361,000	343,000
• Mechanical	1,857,000	1,231,000	1,770,000	1,227,000
• Bulkheads	19,000	7,000	8,000	
• Miscellaneous Buildings	26,000	9,000	7,000	6,000
• Elevators/Escalators	538,000	538,000	538,000	538,000
Total	**$8,562,000**	**$3,373,000**	**$4,737,000**	**$2,597,000**
• Priority A	1,982,000	441,000	219,000	33,000
• Priority B	4,166,000	2,793,000	2,689,000	2,150,000
• Priority C	2,387,000	130,000	1,823,000	409,000
• Priority D	26,000	9,000	7,000	6,000
Total	**$8,562,000**	**$3,373,000**	**$4,737,000**	**$2,597,000**

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

All costs are in non-escalated current dollars.

POLICE DEPARTMENT - 056

Project Type : POLICE

PRECINCT HOUSES	:	78
POLICE BUILDINGS NON-PRECINCT	:	61
PIERS/BULKHEADS	:	5
MARINAS/DOCKS	:	4
Total Assets in AIMS	:	**148**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	15,734,000	12,143,000
• Interior Architecture	11,332,000	17,900,000
• Electrical	4,510,000	18,294,000
• Mechanical	19,155,000	30,064,000
• Piers	2,549,000	961,000
• Miscellaneous Buildings	1,060,000	1,007,000
• Marinas/Docks	226,000	690,000
Total	**$54,567,000** *	**$81,060,000**
• Priority A	16,302,000	12,696,000
• Priority B	29,569,000	49,382,000
• Priority C	7,635,000	17,975,000
• Priority D	1,060,000	1,007,000
Total	**$54,567,000** *	**$81,060,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	2,984,000	162,000	413,000	305,000
• Interior Architecture	3,730,000	349,000	448,000	323,000
• Electrical	1,143,000	532,000	590,000	997,000
• Mechanical	2,141,000	914,000	1,471,000	1,386,000
• Piers	60,000			
• Bulkheads	12,000			
• Miscellaneous Buildings	376,000	43,000	55,000	59,000
• Elevators/Escalators	316,000	316,000	316,000	316,000
• Marinas/Docks	176,000	59,000	9,000	79,000
Total	**$10,938,000**	**$2,375,000**	**$3,303,000**	**$3,465,000**
• Priority A	3,198,000	215,000	418,000	381,000
• Priority B	4,929,000	1,857,000	2,529,000	2,769,000
• Priority C	2,435,000	260,000	301,000	256,000
• Priority D	376,000	43,000	55,000	59,000
Total	**$10,938,000**	**$2,375,000**	**$3,303,000**	**$3,465,000**

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

All costs are in non-escalated current dollars.

FIRE DEPARTMENT - 057

Project Type : FIRE DEPARTMENT

FIRE DEPARTMENT BUILDINGS	:	25
PIERS/BULKHEADS	:	3
FIREBOATS	:	7
Total Assets in AIMS	:	**35**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	8,985,000	2,464,000
• Interior Architecture	3,732,000	1,243,000
• Electrical	260,000	3,646,000
• Mechanical	431,000	2,802,000
• Piers	990,000	54,000
• Vessels	4,300,000	
• Miscellaneous Buildings	503,000	165,000
Total	**$19,201,000** *	**$10,375,000**
• Priority A	13,626,000	2,519,000
• Priority B	2,380,000	6,448,000
• Priority C	2,693,000	1,243,000
• Priority D	503,000	165,000
Total	**$19,201,000** *	**$10,375,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	454,000	39,000	17,000	32,000
• Interior Architecture	663,000	21,000	88,000	37,000
• Electrical	170,000	66,000	89,000	67,000
• Mechanical	235,000	58,000	121,000	53,000
• Piers	49,000			11,000
• Bulkheads	51,000		0	
• Vessels	680,000	1,370,000	1,115,000	935,000
• Miscellaneous Buildings	66,000	8,000	8,000	6,000
• Elevators/Escalators	16,000	16,000	16,000	16,000
Total	**$2,385,000**	**$1,578,000**	**$1,453,000**	**$1,157,000**
• Priority A	1,166,000	1,409,000	1,132,000	967,000
• Priority B	603,000	153,000	267,000	143,000
• Priority C	550,000	8,000	46,000	41,000
• Priority D	66,000	8,000	8,000	6,000
Total	**$2,385,000**	**$1,578,000**	**$1,453,000**	**$1,157,000**

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

All costs are in non-escalated current dollars.

ADMIN. FOR CHILDREN'S SERVICES - 068

Project Type : CHILDREN'S SERVICES

ADMINISTRATIVE BUILDINGS	:	1
SHELTERS	:	2
NON-SHELTERS	:	2
DAY CARE CENTERS	:	5
Total Assets in AIMS	:	**10**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	321,000	252,000
• Interior Architecture	736,000	838,000
• Electrical	134,000	732,000
• Mechanical		1,990,000
Total	**$1,190,000** *	**$3,812,000**
• Priority A	321,000	252,000
• Priority B	185,000	2,815,000
• Priority C	685,000	745,000
Total	**$1,190,000** *	**$3,812,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	190,000	11,000	34,000	39,000
• Interior Architecture	85,000	16,000	56,000	45,000
• Electrical	62,000	14,000	40,000	37,000
• Mechanical	71,000	68,000	68,000	94,000
• Elevators/Escalators	59,000	59,000	59,000	59,000
Total	**$467,000**	**$169,000**	**$257,000**	**$273,000**
• Priority A	190,000	11,000	34,000	39,000
• Priority B	228,000	153,000	209,000	190,000
• Priority C	50,000	5,000	14,000	45,000
• Priority D				
Total	**$467,000**	**$169,000**	**$257,000**	**$273,000**

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

All costs are in non-escalated current dollars.

DEPT. OF HOMELESS SERVICES - 071

Project Type : HOMELESS SERVICES

SHELTERS	:	54
Total Assets in AIMS	:	**54**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	23,939,000	10,165,000
• Interior Architecture	20,057,000	16,034,000
• Electrical	849,000	16,758,000
• Mechanical	2,791,000	16,634,000
Total	**$47,635,000** *	**$59,591,000**
• Priority A	23,939,000	10,165,000
• Priority B	12,745,000	36,316,000
• Priority C	10,952,000	13,110,000
Total	**$47,635,000** *	**$59,591,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	1,936,000	64,000	282,000	41,000
• Interior Architecture	2,881,000	16,000	486,000	352,000
• Electrical	619,000	159,000	200,000	186,000
• Mechanical	1,290,000	484,000	693,000	500,000
• Elevators/Escalators	317,000	317,000	317,000	317,000
Total	**$7,042,000**	**$1,039,000**	**$1,978,000**	**$1,395,000**
• Priority A	1,936,000	64,000	282,000	41,000
• Priority B	2,849,000	972,000	1,327,000	1,003,000
• Priority C	2,257,000	3,000	369,000	352,000
• Priority D				
Total	**$7,042,000**	**$1,039,000**	**$1,978,000**	**$1,395,000**

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

All costs are in non-escalated current dollars.

DEPARTMENT OF CORRECTION - 072

Project Type : CORRECTION

RIKERS ISLAND FACILITIES	:	32
CORRECTION FACILITIES	:	5
PIERS/BULKHEADS	:	2
RIKERS ISLAND UTILITIES	:	6
MARINAS/DOCKS	:	1
Total Assets in AIMS	:	**46**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	65,964,000	28,620,000
• Interior Architecture	13,446,000	34,954,000
• Electrical	9,139,000	52,139,000
• Mechanical	9,266,000	71,695,000
• Piers	2,395,000	52,000
• Bulkheads	1,595,000	1,682,000
• Rikers Island Utilities	3,800,000	
• Marinas/Docks	84,000	181,000
Total	**$105,689,000** *	**$189,323,000**
• Priority A	69,290,000	28,864,000
• Priority B	23,817,000	128,897,000
• Priority C	12,582,000	31,561,000
Total	**$105,689,000** *	**$189,323,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	340,000	199,000	65,000	44,000
• Interior Architecture	1,651,000	110,000	237,000	342,000
• Electrical	572,000	570,000	372,000	360,000
• Mechanical	867,000	575,000	914,000	445,000
• Piers	52,000	8,000	8,000	
• Bulkheads	23,000	32,000	0	
• Elevators/Escalators	518,000	518,000	518,000	518,000
• Rikers Island Utilities	1,250,000	1,250,000	1,250,000	1,250,000
• Marinas/Docks	8,000	2,000	0	6,000
Total	**$5,281,000**	**$3,265,000**	**$3,364,000**	**$2,965,000**
• Priority A	640,000	450,000	315,000	298,000
• Priority B	3,086,000	2,761,000	2,815,000	2,372,000
• Priority C	1,555,000	54,000	233,000	295,000
• Priority D				
Total	**$5,281,000**	**$3,265,000**	**$3,364,000**	**$2,965,000**

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

All costs are in non-escalated current 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 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	2,740,000	2,058,000
• Interior Architecture	1,584,000	3,234,000
• Electrical	665,000	1,598,000
• Mechanical	730,000	2,021,000
Total	**$5,719,000** *	**$8,910,000**
• Priority A	2,740,000	2,058,000
• Priority B	1,546,000	4,175,000
• Priority C	1,433,000	2,677,000
Total	**$5,719,000** *	**$8,910,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	535,000	84,000	27,000	18,000
• Interior Architecture	411,000	12,000	117,000	149,000
• Electrical	119,000	55,000	14,000	17,000
• Mechanical	224,000	139,000	144,000	148,000
• Elevators/Escalators	41,000	41,000	41,000	41,000
Total	**$1,330,000**	**$331,000**	**$344,000**	**$373,000**
• Priority A	535,000	84,000	27,000	18,000
• Priority B	526,000	238,000	200,000	211,000
• Priority C	269,000	9,000	116,000	143,000
• Priority D				
Total	**$1,330,000**	**$331,000**	**$344,000**	**$373,000**

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

All costs are in non-escalated current dollars.

DEPARTMENT FOR THE AGING - 125

Project Type : AGING

SENIOR CENTER	:	14
Total Assets in AIMS	:	**14**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	339,000	47,000
• Interior Architecture	140,000	333,000
• Electrical	122,000	660,000
• Mechanical	135,000	441,000
• Miscellaneous Buildings	358,000	270,000
Total	**$1,094,000** *	**$1,751,000**
• Priority A	339,000	47,000
• Priority B	362,000	1,101,000
• Priority C	35,000	333,000
• Priority D	358,000	270,000
Total	**$1,094,000** *	**$1,751,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	128,000	1,000	25,000	5,000
• Interior Architecture	440,000	26,000	53,000	15,000
• Electrical	47,000	9,000	41,000	42,000
• Mechanical	112,000	24,000	83,000	46,000
• Miscellaneous Buildings	62,000	16,000	37,000	18,000
• Elevators/Escalators	27,000	27,000	27,000	27,000
Total	**$816,000**	**$103,000**	**$266,000**	**$152,000**
• Priority A	128,000	1,000	25,000	5,000
• Priority B	311,000	66,000	178,000	114,000
• Priority C	315,000	20,000	26,000	15,000
• Priority D	62,000	16,000	37,000	18,000
Total	**$816,000**	**$103,000**	**$266,000**	**$152,000**

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

All costs are in non-escalated current dollars.

DEPARTMENT OF CULTURAL AFFAIRS - 126

Project Type : CULTURAL AFFAIRS

MUSEUM/GALLERY FACILITIES	:	68
CULTURAL FACILITIES	:	219
Total Assets in AIMS	:	**287**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	36,038,000	30,233,000
• Interior Architecture	11,030,000	18,111,000
• Electrical	5,570,000	24,639,000
• Mechanical	5,907,000	44,131,000
• Miscellaneous Buildings	874,000	859,000
Total	**$59,418,000** *	**$117,973,000**
• Priority A	36,038,000	30,233,000
• Priority B	15,057,000	71,906,000
• Priority C	7,450,000	14,975,000
• Priority D	874,000	859,000
Total	**$59,418,000** *	**$117,973,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	3,427,000	538,000	421,000	890,000
• Interior Architecture	3,249,000	1,691,000	864,000	896,000
• Electrical	1,072,000	415,000	622,000	1,073,000
• Mechanical	2,527,000	1,545,000	2,003,000	1,549,000
• Miscellaneous Buildings	616,000	122,000	109,000	128,000
• Elevators/Escalators	1,034,000	1,034,000	1,034,000	1,034,000
Total	**$11,925,000**	**$5,344,000**	**$5,053,000**	**$5,570,000**
• Priority A	3,427,000	538,000	421,000	890,000
• Priority B	5,652,000	3,351,000	3,772,000	3,846,000
• Priority C	2,230,000	1,333,000	751,000	706,000
• Priority D	616,000	122,000	109,000	128,000
Total	**$11,925,000**	**$5,344,000**	**$5,053,000**	**$5,570,000**

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

All costs are in non-escalated current dollars.

DEPARTMENT OF JUVENILE JUSTICE - 130

Project Type : JUVENILE JUSTICE

JUVENILE JUSTICE BUILDINGS	:	5
Total Assets in AIMS	:	**5**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	4,283,000	1,388,000
• Interior Architecture	1,250,000	1,892,000
• Electrical	519,000	1,208,000
• Mechanical	1,609,000	6,120,000
Total	**$7,662,000** *	**$10,608,000**
• Priority A	4,283,000	1,388,000
• Priority B	2,373,000	7,579,000
• Priority C	1,006,000	1,642,000
Total	**$7,662,000** *	**$10,608,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	107,000		43,000	32,000
• Interior Architecture	385,000	26,000	23,000	106,000
• Electrical	57,000	27,000	64,000	75,000
• Mechanical	122,000	39,000	128,000	87,000
• Elevators/Escalators	30,000	30,000	30,000	30,000
Total	**$700,000**	**$122,000**	**$288,000**	**$330,000**
• Priority A	107,000		43,000	32,000
• Priority B	269,000	96,000	221,000	221,000
• Priority C	325,000	26,000	23,000	76,000
• Priority D				
Total	**$700,000**	**$122,000**	**$288,000**	**$330,000**

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

All costs are in non-escalated current 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 2012 - 2015	FY 2016 - 2021
• Exterior Architecture		752,000
• Interior Architecture	466,000	1,441,000
• Electrical	70,000	45,000
• Mechanical	87,000	365,000
Total	**$623,000** *	**$2,603,000**
• Priority A		752,000
• Priority B	623,000	410,000
• Priority C		1,441,000
Total	**$623,000** *	**$2,603,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	98,000			
• Interior Architecture	70,000			4,000
• Electrical	4,000	5,000	10,000	5,000
• Mechanical	19,000	7,000	35,000	7,000
Total	**$191,000**	**$12,000**	**$45,000**	**$15,000**
• Priority A	98,000			
• Priority B	26,000	12,000	45,000	11,000
• Priority C	67,000			4,000
• Priority D				
Total	**$191,000**	**$12,000**	**$45,000**	**$15,000**

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

All costs are in non-escalated current dollars.

DEPT. OF SMALL BUSINESS SERV. - 801

Project Type : ECONOMIC DEVELOPMENT

SHELTERS	:	1
MUSEUM/GALLERY FACILITIES	:	3
TERMINALS/MARKETS	:	72
PIERS/BULKHEADS	:	184
PARKING GARAGES	:	1
FERRY TERMINAL FACILITIES	:	2
COURT BUILDINGS	:	1
MARINAS/DOCKS	:	4
Total Assets in AIMS	:	**268**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	55,708,000	34,844,000
• Interior Architecture	28,855,000	24,460,000
• Electrical	11,147,000	19,999,000
• Mechanical	13,856,000	26,445,000
• Piers	40,679,000	11,435,000
• Bulkheads	63,886,000	27,400,000
• Miscellaneous Buildings	264,000	78,000
• Marinas/Docks	76,000	1,275,000
Total	**$214,470,000** *	**$145,937,000**
• Priority A	139,171,000	43,994,000
• Priority B	55,858,000	80,074,000
• Priority C	19,177,000	21,791,000
• Priority D	264,000	78,000
Total	**$214,470,000** *	**$145,937,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	1,567,000	59,000	83,000	392,000
• Interior Architecture	839,000	271,000	156,000	1,222,000
• Electrical	1,183,000	128,000	239,000	917,000
• Mechanical	1,020,000	504,000	713,000	556,000
• Piers	891,000	147,000	45,000	47,000
• Bulkheads	2,545,000	276,000	42,000	99,000
• Miscellaneous Buildings	18,000	3,000	3,000	5,000
• Elevators/Escalators	420,000	420,000	420,000	420,000
• Marinas/Docks	109,000	42,000	28,000	17,000
Total	**$8,593,000**	**$1,849,000**	**$1,730,000**	**$3,675,000**

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

All costs are in non-escalated current dollars.

DEPT. OF SMALL BUSINESS SERV. - 801

•	Priority A	2,712,000	182,000	110,000	418,000
•	Priority B	4,701,000	1,378,000	1,455,000	2,108,000
•	Priority C	1,161,000	286,000	161,000	1,145,000
•	Priority D	18,000	3,000	3,000	5,000
	Total	**$8,593,000**	**$1,849,000**	**$1,730,000**	**$3,675,000**

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

All costs are in non-escalated current dollars.

DEPT. OF HEALTH & MENTAL HYGIENE - 816

Project Type : HEALTH AND MENTAL HYGIENE

CLINICS/LABS. CLASSROOMS	:	24
VEHICLE MAINT./STORAGE FACILITIES	:	1
ANIMAL SHELTERS	:	4
Total Assets in AIMS	:	**29**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	8,995,000	3,609,000
• Interior Architecture	3,881,000	5,469,000
• Electrical	1,161,000	4,222,000
• Mechanical	1,332,000	6,024,000
• Miscellaneous Buildings	894,000	537,000
Total	**$16,263,000** *	**$19,862,000**
• Priority A	8,995,000	3,609,000
• Priority B	4,513,000	10,873,000
• Priority C	1,861,000	4,842,000
• Priority D	894,000	537,000
Total	**$16,263,000** *	**$19,862,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	669,000	65,000	32,000	153,000
• Interior Architecture	645,000	131,000	202,000	114,000
• Electrical	462,000	94,000	99,000	342,000
• Mechanical	553,000	318,000	470,000	517,000
• Miscellaneous Buildings	215,000	52,000	54,000	61,000
• Elevators/Escalators	384,000	384,000	384,000	384,000
Total	**$2,929,000**	**$1,043,000**	**$1,241,000**	**$1,571,000**
• Priority A	669,000	65,000	32,000	153,000
• Priority B	1,572,000	880,000	980,000	1,270,000
• Priority C	472,000	46,000	175,000	87,000
• Priority D	215,000	52,000	54,000	61,000
Total	**$2,929,000**	**$1,043,000**	**$1,241,000**	**$1,571,000**

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

All costs are in non-escalated current dollars.

HEALTH AND HOSPITALS CORP. - 819

Project Type : HEALTH & HOSPITALS CORP.

HOSPITAL BUILDINGS	:	107
Total Assets in AIMS	:	**107**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	125,196,000	58,008,000
• Interior Architecture	47,464,000	88,225,000
• Electrical	20,802,000	172,733,000
• Mechanical	43,314,000	153,950,000
• Miscellaneous Buildings	470,000	362,000
Total	**$237,245,000** *	**$473,278,000**
• Priority A	125,196,000	58,008,000
• Priority B	78,970,000	341,051,000
• Priority C	32,610,000	73,856,000
• Priority D	470,000	362,000
Total	**$237,245,000** *	**$473,278,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	2,340,000	606,000	329,000	383,000
• Interior Architecture	3,149,000	1,008,000	1,219,000	1,398,000
• Electrical	2,761,000	2,130,000	1,887,000	2,119,000
• Mechanical	4,826,000	3,751,000	5,352,000	3,781,000
• Miscellaneous Buildings	64,000	18,000	18,000	19,000
• Elevators/Escalators	3,307,000	3,307,000	3,307,000	3,307,000
Total	**$16,447,000**	**$10,820,000**	**$12,112,000**	**$11,008,000**
• Priority A	2,340,000	606,000	329,000	383,000
• Priority B	11,615,000	9,509,000	10,675,000	9,286,000
• Priority C	2,429,000	687,000	1,090,000	1,319,000
• Priority D	64,000	18,000	18,000	19,000
Total	**$16,447,000**	**$10,820,000**	**$12,112,000**	**$11,008,000**

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

All costs are in non-escalated current dollars.

DEPARTMENT OF SANITATION - 827

Project Type : SANITATION

PIERS/BULKHEADS	:	33
TRANSFER STATIONS	:	7
VEHICLE MAINT./STORAGE FACILITIES	:	39
FRESH KILLS FACILITIES	:	17
Total Assets in AIMS	:	**96**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	45,028,000	12,582,000
• Interior Architecture	21,229,000	10,444,000
• Electrical	1,349,000	7,118,000
• Mechanical	9,352,000	16,377,000
• Piers	11,517,000	855,000
• Bulkheads	2,496,000	1,754,000
• Miscellaneous Buildings	157,000	29,000
Total	**$91,128,000** *	**$49,159,000**
• Priority A	51,340,000	13,333,000
• Priority B	29,904,000	25,968,000
• Priority C	9,726,000	9,830,000
• Priority D	157,000	29,000
Total	**$91,128,000** *	**$49,159,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	1,252,000	210,000	98,000	270,000
• Interior Architecture	1,485,000	126,000	124,000	146,000
• Electrical	620,000	502,000	164,000	291,000
• Mechanical	1,266,000	676,000	716,000	565,000
• Piers	571,000	141,000	5,000	73,000
• Bulkheads	303,000	44,000	4,000	17,000
• Miscellaneous Buildings	64,000	8,000	7,000	8,000
• Elevators/Escalators	107,000	107,000	107,000	107,000
Total	**$5,666,000**	**$1,813,000**	**$1,224,000**	**$1,476,000**
• Priority A	1,488,000	210,000	98,000	270,000
• Priority B	2,978,000	1,493,000	995,000	1,033,000
• Priority C	1,137,000	103,000	124,000	166,000
• Priority D	64,000	8,000	7,000	8,000
Total	**$5,666,000**	**$1,813,000**	**$1,224,000**	**$1,476,000**

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

All costs are in non-escalated current dollars.

Project Type : WATERWAY BRIDGES		
PIERS/BULKHEADS	:	1
BRIDGES, WATERWAYS	:	39
HIGHWAY BRIDGES AND TUNNELS	:	2
Project Type : FERRIES AND AVIATION		
FERRIES/BARGES	:	8
PIERS/BULKHEADS	:	15
FERRY TERMINAL FACILITIES	:	3
MARINAS/DOCKS	:	16
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	:	43
PIER FACILITIES	:	4
PARKING GARAGES	:	11
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 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	9,428,000	6,673,000
• Interior Architecture	8,547,000	4,059,000
• Electrical	592,000	2,413,000
• Mechanical	356,000	2,391,000
• Piers	964,000	293,000
• Bulkheads	4,596,000	3,114,000
• Bridge Structural	1,023,507,000	176,321,000
• Ferries	34,800,000	
• Miscellaneous Buildings	775,000	170,000
• Primary Streets	453,880,000	
• Secondary Streets	604,960,000	
• Local Streets	1,309,860,000	
• Arterial Streets	40,000,000	
• Step Streets	29,900,000	
• Marinas/Docks	4,932,000	24,869,000
• Bridge Electrical	5,351,000	13,149,000
• Bridge Mechanical	8,586,000	21,612,000
• Traffic Signal System	11,253,000	
• Street Lighting System	39,250,000	
Total	**$3,591,537,000** *	**$255,065,000**

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

Notes : All costs are in non-escalated current 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	989,765,000	91,668,000
• Priority B	1,187,661,000	85,131,000
• Priority C	1,383,436,000	78,096,000
• Priority D	30,675,000	170,000
Total	**$3,591,537,000** *	**$255,065,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	774,000	44,000	154,000	28,000
• Interior Architecture	468,000	12,000	35,000	35,000
• Electrical	252,000	112,000	179,000	62,000
• Mechanical	335,000	207,000	267,000	194,000
• Piers	299,000	22,000		2,000
• Bulkheads	552,000	31,000	0	2,000
• Bridge Structural	22,367,000	12,961,000	23,490,000	14,788,000
• Ferries	4,800,000	15,400,000	5,300,000	9,300,000
• Miscellaneous Buildings	248,000	17,000	36,000	17,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Elevators/Escalators	127,000	127,000	127,000	127,000
• Marinas/Docks	125,000	63,000	20,000	108,000
• Bridge Electrical	704,000	49,000	33,000	30,000
• Bridge Mechanical	595,000		59,000	
• Traffic Signal System	37,698,000	37,698,000	37,698,000	37,698,000
• Street Lighting System	24,216,000	24,216,000	24,216,000	24,216,000
Total	**$93,561,000**	**$90,958,000**	**$91,614,000**	**$86,606,000**
• Priority A	84,825,000	90,020,000	85,999,000	85,410,000
• Priority B	5,316,000	530,000	4,784,000	467,000
• Priority C	3,172,000	391,000	795,000	713,000
• Priority D	248,000	17,000	36,000	17,000
Total	**$93,561,000**	**$90,958,000**	**$91,614,000**	**$86,606,000**

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

Notes : All costs are in non-escalated current 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	:	9
PIERS/BULKHEADS	:	132
VEHICLE MAINT./STORAGE FACILITIES	:	8
LARGE PARK FACILITIES	:	456
MAJOR PARK FACILITIES	:	212
REGIONAL PARK FACILITIES	:	307
STADIUM FACILITIES	:	4
MARINAS/DOCKS	:	24
Total Assets in AIMS	:	**1,152**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	43,119,000	16,827,000
• Interior Architecture	16,748,000	12,623,000
• Electrical	1,805,000	7,961,000
• Mechanical	7,051,000	27,965,000
• Piers	3,117,000	2,953,000
• Bulkheads	35,953,000	52,054,000
• Parks' Walls	20,911,000	334,000
• Parks' Boardwalks	50,767,000	19,029,000
• Miscellaneous Buildings	21,871,000	6,696,000
• Parks' Water and Sewer Utilities	101,506,000	152,259,000
• Parks' Electrical Utilities	31,148,000	46,722,000
• Parks' Streets and Roads	57,270,000	19,831,000
• Park Bridges	6,431,000	1,489,000
• Marinas/Docks	1,515,000	14,856,000
Total	**$399,212,000** *	**$381,601,000**
• Priority A	159,154,000	99,642,000
• Priority B	143,922,000	240,043,000
• Priority C	16,996,000	15,388,000
• Priority D	79,141,000	26,527,000
Total	**$399,212,000** *	**$381,601,000**

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

All costs are in non-escalated current dollars.

DEPT. OF PARKS & RECREATION - 846

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	4,079,000	617,000	205,000	464,000
• Interior Architecture	3,359,000	441,000	431,000	225,000
• Electrical	1,751,000	555,000	289,000	678,000
• Mechanical	2,222,000	640,000	832,000	915,000
• Piers	573,000	62,000	6,000	22,000
• Bulkheads	1,995,000	98,000	127,000	45,000
• Parks' Walls	2,917,000			
• Parks' Boardwalks	99,000			
• Miscellaneous Buildings	2,237,000	481,000	398,000	653,000
• Parks' Water and Sewer Utilities	2,538,000	2,538,000	2,538,000	2,538,000
• Parks' Electrical Utilities	778,000	778,000	778,000	778,000
• Elevators/Escalators	171,000	171,000	171,000	171,000
• Parks' Streets and Roads				
• Park Bridges	3,035,000	5,000	14,000	395,000
• Marinas/Docks	824,000	269,000	445,000	203,000
Total	**$26,577,000**	**$6,654,000**	**$6,234,000**	**$7,086,000**
• Priority A	7,467,000	859,000	669,000	670,000
• Priority B	13,178,000	4,907,000	4,738,000	5,458,000
• Priority C	3,695,000	406,000	428,000	305,000
• Priority D	2,237,000	481,000	398,000	653,000
Total	**$26,577,000**	**$6,654,000**	**$6,234,000**	**$7,086,000**

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

All costs are in non-escalated current dollars.

Project Type : COURTS		
COURT BUILDINGS	:	23
Project Type : PUBLIC BUILDINGS		
PUBLIC OFFICE BUILDINGS	:	27
Project Type : REAL PROPERTY		
PIERS/BULKHEADS	:	15
Total Assets in AIMS	:	**65**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
• Exterior Architecture	45,954,000	29,412,000
• Interior Architecture	35,464,000	93,793,000
• Electrical	13,370,000	78,844,000
• Mechanical	26,349,000	90,218,000
• Piers	2,592,000	276,000
• Bulkheads	5,206,000	8,393,000
Total	**$128,935,000** *	**$300,936,000**
• Priority A	48,636,000	34,983,000
• Priority B	56,510,000	202,442,000
• Priority C	23,789,000	63,512,000
Total	**$128,935,000** *	**$300,936,000**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
• Exterior Architecture	801,000	299,000	280,000	536,000
• Interior Architecture	2,871,000	1,773,000	7,539,000	2,421,000
• Electrical	1,290,000	939,000	1,150,000	1,322,000
• Mechanical	3,890,000	3,265,000	5,045,000	3,300,000
• Piers	111,000	5,000		2,000
• Bulkheads	94,000	27,000		
• Elevators/Escalators	5,161,000	5,161,000	5,161,000	5,161,000
Total	**$14,217,000**	**$11,470,000**	**$19,175,000**	**$12,744,000**
• Priority A	867,000	303,000	280,000	536,000
• Priority B	11,017,000	9,485,000	11,461,000	9,853,000
• Priority C	2,333,000	1,683,000	7,434,000	2,354,000
• Priority D				
Total	**$14,217,000**	**$11,470,000**	**$19,175,000**	**$12,744,000**

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

All costs are in non-escalated current 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
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
5.2.5	Bulkheads	Backfill	Fill	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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
5.4.16	Bulkheads	Deck Elements	Railing	B
6.1.1	Bridge Structural	Abutments	Bridge Seat&pedestals	A
6.1.7	Bridge Structural	Abutments	Backwall	C
6.1.9	Bridge Structural	Abutments	Brngs,Ancr Blts,Pads	A
6.1.14	Bridge Structural	Abutments	Footings	B
6.1.17	Bridge Structural	Abutments	Joint with Deck	B
6.1.20	Bridge Structural	Abutments	Mat (scour & erosion)	B
6.1.24	Bridge Structural	Abutments	Pedestals	A
6.1.31	Bridge Structural	Abutments	Stem (breastwall)	B
6.1.32	Bridge Structural	Abutments	Walls	A
6.2.14	Bridge Structural	Wingwalls	Footings	C
6.2.20	Bridge Structural	Wingwalls	Mat (scour & erosion)	C
6.2.25	Bridge Structural	Wingwalls	Piles	C
6.2.32	Bridge Structural	Wingwalls	Walls	C
6.3.8	Bridge Structural	Stream Channel	Bank Protection	C
6.3.20	Bridge Structural	Stream Channel	Mat (scour & erosion)	A
6.3.44	Bridge Structural	Stream Channel	Pier Protection	B
6.4.4	Bridge Structural	Approaches	Pavement	C
6.4.11	Bridge Structural	Approaches	Curbs	A
6.4.13	Bridge Structural	Approaches	Embankment	C
6.4.16	Bridge Structural	Approaches	Guide Railing	A
6.4.20	Bridge Structural	Approaches	Mat (scour & erosion)	A
6.4.30	Bridge Structural	Approaches	Sidewalks/Fascias	C
6.5.2	Bridge Structural	Piers	Cap Beam	A
6.5.5	Bridge Structural	Piers	Pier,Columns	B
6.5.6	Bridge Structural	Piers	Stem,Solid Pier	B
6.5.9	Bridge Structural	Piers	Brngs,Ancr Blts,Pads	A
6.5.14	Bridge Structural	Piers	Footings	B
6.5.20	Bridge Structural	Piers	Mat (scour & erosion)	A
6.5.24	Bridge Structural	Piers	Pedestals	B
6.5.25	Bridge Structural	Piers	Piles	A
6.6.11	Bridge Structural	Deck Elements	Curbs	A
6.6.15	Bridge Structural	Deck Elements	Gratings	A
6.6.16	Bridge Structural	Deck Elements	Guide Railing	A
6.6.21	Bridge Structural	Deck Elements	Median	A
6.6.22	Bridge Structural	Deck Elements	Mono Deck Surface	C
6.6.28	Bridge Structural	Deck Elements	Railings/Parapets	A
6.6.30	Bridge Structural	Deck Elements	Sidewalks/Fascias	C
6.6.33	Bridge Structural	Deck Elements	Wearing Surface	C
6.7.12	Bridge Structural	Superstructure	Deck,Structural	A
6.7.18	Bridge Structural	Superstructure	Joints	C

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
6.7.27	Bridge Structural	Superstructure	Primary Member	A
6.7.29	Bridge Structural	Superstructure	Secondary Member	B
6.7.50	Bridge Structural	Superstructure	Vertical Lift Tower	A
6.8.10	Bridge Structural	Movable Bridges	Controls	A
6.8.19	Bridge Structural	Movable Bridges	Machinery	A
6.8.26	Bridge Structural	Movable Bridges	Power	A
6.8.45	Bridge Structural	Movable Bridges	Swing Span Truss	A
6.8.46	Bridge Structural	Movable Bridges	Swing Span Pivot Pier	A
6.8.47	Bridge Structural	Movable Bridges	Bascule Span	A
6.8.48	Bridge Structural	Movable Bridges	Bascule Span Pier	A
6.8.49	Bridge Structural	Movable Bridges	Vertical Lift Span	A
6.8.50	Bridge Structural	Movable Bridges	Vertical Lift Tower	A
6.8.51	Bridge Structural	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
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

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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
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

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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
14.4.9	Marinas/Docks	Protective Structure	Piles Cluster	C
14.4.14	Marinas/Docks	Protective Structure	Wave Breaker	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

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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
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

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
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	Arterial Streets		A
	Streets and Highways	Primary Streets		B
	Streets and Highways	Secondary Streets		B
	Streets and Highways	Local Streets		C
	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 2011	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 2011	Street and City Owned Arterial System • *report produced by DOT*
Department of Transportation (DOT) FY 2011	Street Lighting System • *agency contract information*
Department of Transportation (DOT) FY 2011	Traffic Signal System • *agency contract information*
Department of Transportation (DOT) FY 2011	Ferries • *agency contract information*
Parks Department (DPR) FY 2011	Underground Utilities • *narrative report submitted on electrical, sewer, and water utilities*
Parks Department (DPR) FY 2011	Streets and Roads in Parks • *narrative report submitted*
Department of Correction (DOC) FY 2011	Rikers Island Underground Utilities • *yearly report based on agency information*
Fire Department (FDNY) FY 2011	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-Oct-2010

NEW YORK PUBLIC LIBRARY - FY 2011

Asset Name	: **MID-MANHATTAN BRANCH LIBRARY**		
Address	: **455 FIFTH AVE.**		
Borough	: **MANHATTAN**	**Agency's Number**	: **N/A**
Program / Asset #	: **NPL0012.000 / 4226**	**Yr Built/Renovated**	: **1916 / 2003**
Area Sq Ft	: **159,880**	**Project Type**	: **NEW YORK PUBLIC LIBRARY**
Date of Survey	: **02-Jun-2010**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2,3,4,5,6,ph**		
Block	: **869** **Lot** : **74**	**BIN**	: **1017602**

CAPITAL	FY 2012 - 2015	FY 2016 - 2021
Exterior Architecture	$1,213,400	$240,600
Interior Architecture	$831,000	$433,200
Electrical	$144,700	$1,145,400
Mechanical	$445,400	$2,434,400
Total	**$2,634,400**	**$4,253,600**
Priority A	$1,213,400	$240,600
Priority B	$911,900	$3,648,400
Priority C	$509,100	$364,700
Total	**$2,634,400**	**$4,253,600**

EXPENSE	FY 2012	FY 2013	FY 2014	FY 2015
Exterior Architecture	$33,700			
Interior Architecture	$85,100		$46,000	$15,500
Electrical	$43,400	$8,800	$11,900	$9,800
Mechanical	$49,600	$40,200	$76,500	$46,700
Elevators/Escalators	$37,900	$37,900	$37,900	$37,900
Total	**$249,700**	**$87,000**	**$172,300**	**$109,900**
Priority A	$33,700			
Priority B	$130,800	$87,000	$126,300	$94,400
Priority C	$85,100		$46,000	$15,500
Total	**$249,700**	**$87,000**	**$172,300**	**$109,900**

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

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								
Copper/Terne	5%			2041	* *	10	$11,400	A
Masonry: Brick	12%			LIFE	* *	5	$23,400	A
Masonry: Limestone	58%			LIFE	* *	5	$84,900	A
Granite Panels	3%	Now	$6,800	LIFE	* *	5	$2,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Stucco Cement	17%	Now	$50,400	2034	* *	5	$20,700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Window Wall	5%			2041	* *	5	$18,300	A
Windows								
Aluminum	30%			2037	* *	5	$8,400	A
Metal Clad	70%	Now	$1,120,600	2046	* *	5	$61,100	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead, Floors 3,4,5,6								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Bulkheads								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Bulkheads, Floors 3,4,5,6								
Parapets								
Copper/Terne	38%			2041	* *	5	$6,400	A
Copper/Terne	10%			2056	* *	5	$1,700	A
Masonry: Brick	50%			LIFE	* *	5-10	$12,000	A
Spalling, Extent : Light, Area Affected : 10%								
Location : Interior Face								
Masonry: Limestone	2%			LIFE	* *	5-10	$900	A
Roof								
Modified Bitumen	95%			2026	* *	10	$36,700	A
Skylight, Metal/Glass	2%			2021	$100,400	10	$2,600	A
Skylight, Plastic	3%			2034	* *	1		A
Interior								

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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								
Floors								
Carpet	47%			2020	$524,600	3	$138,000	C
Cast in Place Concrete	10%			LIFE	* *	5	$85,700	C
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Mechanical Space At Penthouse								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Mechanical Space At Penthouse								
Explanation : Water From Mechanical Equipment Is Flooding Floor.								
Ceramic Tile	5%			2030	* *	5	$9,800	C
Panel/Paver: Cer/Brk	12%			2037	* *	5	$52,900	C
Marble Panels	3%			LIFE	* *	5	$8,800	C
Vinyl Tile	15%			2021	$270,000	3	$14,700	C
Vinyl Tile	5%	Now	$90,000	2031	* *	3	$3,700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 6th Floor								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%								
Location : 6th Floor								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : 6th Floor								
Wood	3%	Now	$120,100	2061	* *	5	$5,500	C
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Penthouses								
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Penthouses								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Penthouses								
Interior Walls								
Ceramic Tile	5%			2030	* *	5	$11,400	C
Concrete Masonry Unit	10%			LIFE	* *	5	$18,200	C
Glass: Single Pane	2%			LIFE	* *	5	$6,800	C
Gypsum Board	38%			LIFE	* *	5-10	$147,000	C
Masonry: Brick	10%			LIFE	* *	10	$6,800	C
Plaster	10%	Now	$161,100	LIFE	* *	5	$6,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Penthouses								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Plaster	25%			LIFE	* *	5-10	$48,400	C

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System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2034	* *	5	$137,000	B
Exposed Concrete	10%	Now	$145,600	LIFE	* *	5	$3,100	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : Penthouse								
Gypsum Board	10%			LIFE	* *	5-10	$67,300	B
Plaster	10%	Now	$64,900	LIFE	* *	5	$12,200	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Penthouses								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairs								

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	100%	2-4	$31,400	2051	* *	5	$300	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Electrical Services Rated @ 4000 Amps And 2000 Amps								
Switchgear								
Fused Disc Sw	100%	2-4	$100,600	2051	* *	5	$300	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Raceway								
Conduit	20%			2031	* *	1		B
Conduit	80%			2021	$103,900	1		B
Panelboards								
Fused Disc Sw	5%			2020	$5,400	5	$200	B
Molded Case Bkrs	40%			2029	* *	5	$1,400	B
Molded Case Bkrs	55%			2020	$59,900	5	$1,900	B
Wiring								
Braided Cloth	30%	2-4	$44,100	2046	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2031	* *	1		B
Motor Controllers								
Locally Mounted	100%			2019	$184,600	5	$900	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$3,900	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
Lighting								
Interior Lighting								
Fluorescent	78%			2021	$583,800	10	$93,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T-8 Lamps								
Fluorescent	1%			2016	$7,500	10	$1,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Using T-12 Lamps								
Fluorescent	2%			2021	$15,000	10	$2,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lunch Room								
Explanation : Using Compact Fluorescent Lamps								
Fluorescent	10%			2026	* *	10	$12,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 5th Floor								
Explanation : Using T-8 Lamps								
HID	8%			2021	$42,100	10	$300	B
Incandescent	1%			2016	$7,500	2		B
Egress Lighting								
Emergency, Battery	50%			2021	$26,200	10	$15,800	B
Exit, LED	5%			2049	* *	1		B
Exit, Service	45%			2021	$9,400	1		B
Exterior Lighting								
HID	100%			2021	$52,700	10	$400	B
Alarm								
Security System								
No Component	40%							D
Generic	60%			2026	* *	1	$29,400	B
Fire/Smoke Detection								
No Component	20%							D
Generic	80%			2026	* *	1-3	$64,600	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								
Utility Steam	100%			2031	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : From Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2024	* *	5	$7,800	B

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System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	40%			2020	$289,100	4	$3,900	B
Steam Piping/Pump	60%			2021	$602,700	4	$5,800	B
Terminal Devices								
Air Handler	60%	Now	$9,300	2016	$465,400	1	$43,700	B
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Leaking From Drip Pan								
Convector/Radiator	25%			2026	* *	1	$10,600	B
Fan Coil Unit/Heat	15%			2021	$323,100	1	$6,400	B
Air Conditioning								
Energy Source								
Utility Steam	100%			2031	* *	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	100%			2024	* *	1	$141,700	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2031	* *	4	$6,500	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2016	$611,000	1	$81,000	B
Heat Rejection								
Water Cool Tower	100%	0-2	$412,900	2026	* *	2	$105,300	B
Corroded, Extent : Severe, Area Affected : 40%								
Location : Roof								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$115,500	B
Exhaust Fans								
Interior	90%			2021	$143,100	2	$3,600	B
Roof	10%			2021	$11,400	2	$400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2031	* *	4	$13,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	$9,900	4	$2,000	B
Sewage Ejector(s)								
Electric	100%			2021	$9,900	4	$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								

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System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 90%								
Location : B-6								
Explanation : 4 Passenger Elevators								
Hydraulic	10%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 10%								
Location : B-1								
Explanation : 1 Freight								
Escalators								
Under 20' Rise	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Front Entrance								
Explanation : Floors 1 - 2								
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	$66,100	B
Sprinkler								
Generic	100%			2031	* *	1-2	$36,700	B

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