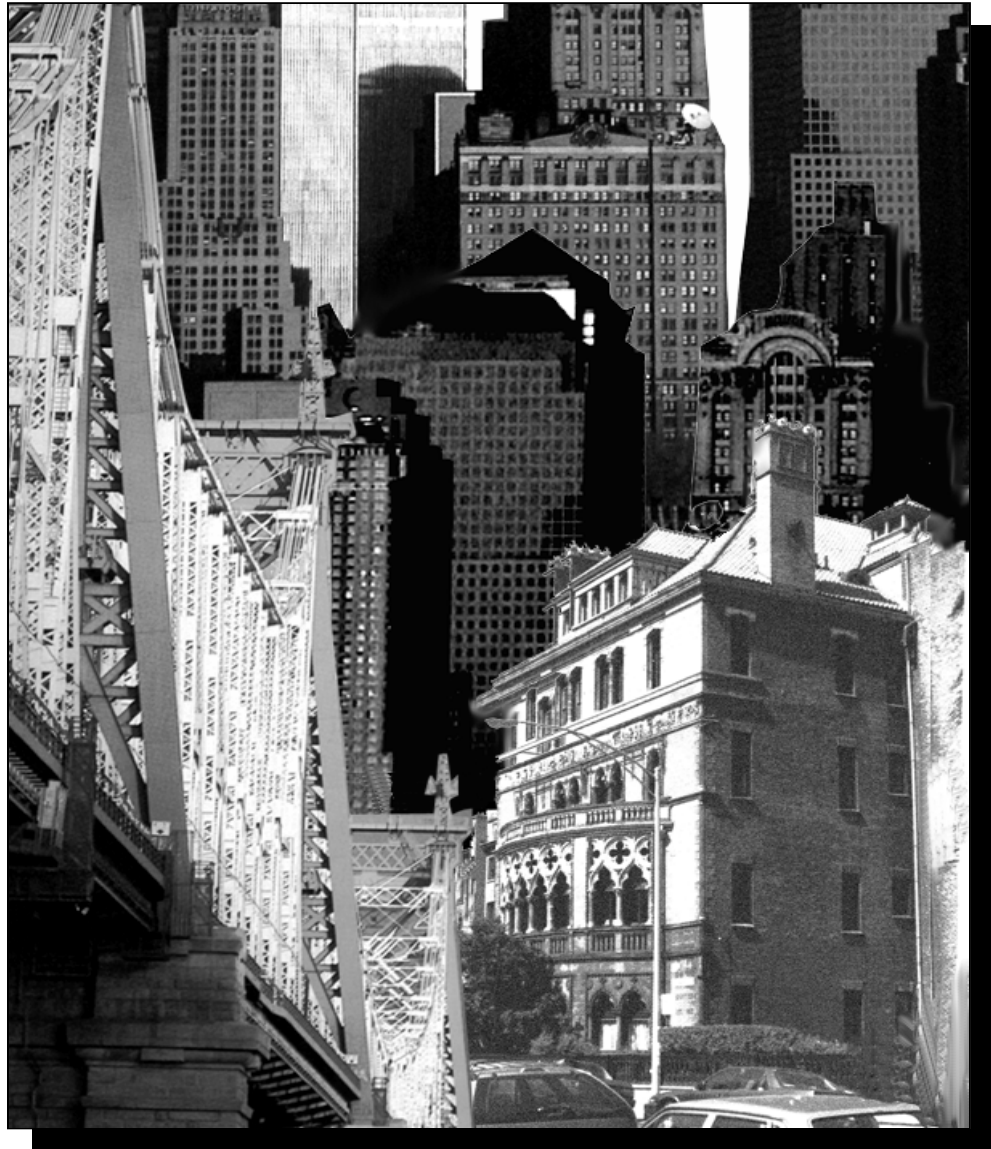




Asset Information Management System (AIMS) Report

Executive Summary



The City of New York
Eric Adams, Mayor


Fiscal Year 2025



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

MEMORANDUM

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

FROM: Mayor Eric Adams 

DATE: October 28, 2024

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 2025. The Charter requires each agency head to submit to the Mayor a condition assessment and maintenance schedule necessary to preserve the structural integrity for each of their capital assets with a replacement cost of at least \$10 million and a useful life in excess of ten years. The transmission of the maintenance schedules is required by Chapter 49 section 1110-a subsection a.2.e of the NYC Charter. Detailed information relating to each specific asset is available for review at the Mayor's Office of Management and Budget.

Included in the summary is a description of the latest methodology used to compile the condition assessment and maintenance schedules. This summary, together with the details of the maintenance schedules and condition assessments, provides the City with a comprehensive assessment of the condition of its major assets, the projected costs necessary to restore these assets to a state of good repair and schedules detailing the maintenance required to maintain the assets' structural integrity. It does not address priorities or relative importance of any particular asset. A separate document will be published in the Spring of 2025 comparing total funding recommended in the Fiscal Year 2025 report with the agencies' planned expense program for 2026 and capital program for 2026 through 2029.

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 2025

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Background

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

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

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

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

Report Context and Items Excluded from Study

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

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

-
- Components not readily observable or accessible by field engineers
 - ADA 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 by OMB, but are updated yearly based on the agency's surveys 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:

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

Projected Repair Years

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

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

Importance Codes for Repair, Replacement and Major Maintenance

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

Condition Information

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

Professional Certification

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

Table A Citywide Asset Classes by Agency

New York, Brooklyn, Queens Public Libraries		Piers/Bulkheads	183
Libraries	179	Pier Facilities	1
Public Office Buildings	1	Parking Garages	1
Department of Education		Ferry Terminal Facilities	7
Primary Schools	853	Marinas/Docks	15
Intermediate/Junior High Schools	206	Department of Health & Mental Hygiene	
High Schools	190	Administrative Buildings	1
Administrative Buildings	12	Clinics/Labs. Classrooms	21
Piers/Bulkheads	2	Vehicle Maint./Storage Facilities	1
Day Care Centers	5	Animal Shelters	3
City University of New York		OCME Facilities	4
Community College Buildings	85	Health and Hospitals Corporation	
Piers/Bulkheads	3	Hospital Buildings	87
Parking Garages	1	Parking Garages	1
Marinas/Docks	1	OCME Facilities	1
Police Department		Department of Sanitation	
Precinct Houses	80	Piers/Bulkheads	23
Police Buildings Non-Precinct	73	Transfer Stations	9
Piers/Bulkheads	1	Vehicle Maint./Storage Facilities	41
Parking Garages	1	Fresh Kills Facilities	12
Marinas/Docks	4	Parking Garages	1
Fire Department		Public Office Buildings	4
Fire Department Buildings	93	Bridges	8
Piers/Bulkheads	3	Department of Transportation	
Firehouses	217	Bridge/Waterways	40
Marinas/Docks	1	Highway Bridges and Tunnels	261
Fireboats	4	Highway Facilities	52
Administration for Children's Services		Streets and Arterials (miles)	6500
Shelters	2	Street Lighting Systems	1
Non-Shelters	3	Traffic Signal Systems	1
Juvenile Justice Buildings	5	Ferry Terminal Facilities	5
Department of Homeless Services		Piers/Bulkheads	26
Shelters	60	Ferries/Barges	10
Non-Shelters	2	Pier Facilities	3
Department of Correction		Parking Garages	8
Rikers Island Facilities/Utilities	38	Marinas/Docks	13
Correction Facilities	6	Department of Parks and Recreation	
Piers/Bulkheads	2	Museum/Gallery Facilities	16
Marinas/Docks	1	Piers/Bulkheads	172
Human Resources Administration		Vehicle Maint./Storage Facilities	4
Shelters	7	Pier Facilities	1
Non-Shelters	8	Ferry Terminal Facilities	1
Department for the Aging		Park Facilities	872
Senior Center	10	Stadium Facilities	3
Department of Cultural Affairs		Marinas/Docks	28
Museum/Gallery Facilities	62	Walls	572
Cultural Facilities	259	Park Bridges	124
Walls	1	Department of Citywide Administrative	
Department of Small Business Services		Piers/Bulkheads	13
Shelters	1	Court Buildings	24
Museum/Gallery Facilities	3	Public Office Buildings	27
Terminals/Markets	56		

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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 2026 - 2029	EXPENSE FY 2026
• NEW YORK PUBLIC LIBRARY	39,158,000	10,494,000
• BROOKLYN PUBLIC LIBRARY	25,798,000	4,591,000
• QUEENS PUBLIC LIBRARY	27,391,000	6,695,000
• DEPARTMENT OF EDUCATION	4,882,453,000	334,201,000
• CITY UNIVERSITY OF NEW YORK	255,604,000	21,716,000
• POLICE DEPARTMENT	283,581,000	27,524,000
• FIRE DEPARTMENT	103,415,000	41,708,000
• ADMIN. FOR CHILDREN'S SERVICES	14,683,000	2,218,000
• DEPT. OF HOMELESS SERVICES	194,277,000	12,570,000
• DEPARTMENT OF CORRECTION	785,228,000	13,370,000
• HUMAN RESOURCES ADMINISTRATION	28,966,000	2,956,000
• DEPARTMENT FOR THE AGING	2,308,000	988,000
• DEPARTMENT OF CULTURAL AFFAIRS	447,381,000	31,085,000
• DEPT. OF SMALL BUSINESS SERV.	409,783,000	14,779,000
• DEPT. OF HEALTH & MENTAL HYGIENE	118,733,000	9,396,000
• HEALTH AND HOSPITALS CORP.	1,007,299,000	22,009,000
• DEPARTMENT OF SANITATION	260,029,000	14,049,000
• DEPARTMENT OF TRANSPORTATION		
Bridges	1,704,088,000	51,905,000
Facilities & Ferries	130,456,000	14,986,000
Street & Traffic Lighting	31,751,000	77,575,000
Streets & Highways	7,369,760,000	
• DEPT. OF PARKS & RECREATION	854,377,000	67,343,000
• DEPT. OF CITYWIDE ADMIN. SERV.	669,897,000	30,910,000
Total	\$19,646,418,000*	\$813,067,000

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

Notes : All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the DOT'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. Street assessment need has increased due to updated cost and doing more resurfacing and street reconstruction.

TLC's Woodside building is under reconstruction.

There are 5,245 assets in the AIMS inventory for which 112 new assets have been added in this fiscal year's report.

CITYWIDE SUMMARY SCHEDULE

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	2,234,746,000	1,203,365,000
• Interior Architecture	3,203,376,000	3,550,494,000
• Electrical	779,420,000	2,422,328,000
• Mechanical	3,094,967,000	5,937,843,000
• Piers	69,462,000	38,574,000
• Bulkheads	243,786,000	198,062,000
• Bridge Structure	1,646,375,000	241,305,000
• Ferries	33,461,000	
• Vessels	1,105,000	
• Parks' Walls	50,649,000	
• Parks' Boardwalks	11,298,000	16,129,000
• Miscellaneous Buildings	68,578,000	33,903,000
• Parks' Water and Sewer Utilities	227,144,000	340,717,000
• Parks' Electrical Utilities	45,385,000	68,077,000
• Site Enclosure	46,489,000	12,294,000
• Site Pavements	219,038,000	240,119,000
• Elevators/Escalators		
• Parks' Streets and Roads	87,289,000	26,055,000
• Rikers Island Utilities	56,000,000	
• Park Bridges	12,647,000	10,041,000
• Marinas/Docks	55,290,000	139,516,000
• Bridge Electrical	19,656,000	10,898,000
• Bridge Mechanical	38,745,000	17,413,000
• All Streets	7,249,158,000	
• Arterial Streets	43,010,000	
• Step Streets	77,592,000	
• Traffic Signal System	28,731,000	
• Street Lighting System	3,020,000	
Total	\$19,646,418,000 *	\$14,507,134,000
• Importance Code A	4,186,664,000	2,058,058,000
• Importance Code B	14,478,277,000	11,766,948,000
• Importance Code C	748,017,000	622,170,000
• Importance Code D	233,459,000	59,958,000
Total	\$19,646,418,000 *	\$14,507,134,000

* 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 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	111,663,000	14,096,000	16,448,000	14,059,000
• Interior Architecture	200,199,000	38,786,000	37,815,000	80,593,000
• Electrical	57,061,000	44,716,000	41,968,000	41,134,000
• Mechanical	169,910,000	78,821,000	107,518,000	84,931,000
• Piers	3,887,000	377,000	606,000	803,000
• Bulkheads	11,800,000	730,000	496,000	628,000
• Bridge Structure	48,751,000	13,853,000	28,466,000	14,775,000
• Ferries	7,175,000	10,766,000	14,306,000	11,413,000
• Vessels	1,425,000	1,490,000	1,565,000	1,615,000
• Parks' Walls	12,973,000			
• Parks' Boardwalks	171,000			
• Miscellaneous Buildings	2,640,000	949,000	955,000	880,000
• Parks' Water and Sewer Utilities	3,091,000	3,091,000	3,091,000	3,091,000
• Parks' Electrical Utilities	1,135,000	1,135,000	1,135,000	1,135,000
• Site Enclosure	21,088,000	264,000	146,000	81,000
• Site Pavements	45,218,000	331,000	138,000	435,000
• Elevators/Escalators	22,751,000	22,751,000	22,751,000	22,751,000
• Parks' Streets and Roads				
• Rikers Island Utilities	2,300,000	2,300,000	2,300,000	2,300,000
• Park Bridges	5,918,000	26,000	27,000	1,205,000
• Marinas/Docks	2,726,000	663,000	1,322,000	1,100,000
• Bridge Electrical	1,511,000	44,000	42,000	121,000
• Bridge Mechanical	2,099,000	117,000	634,000	117,000
• All Streets				
• Arterial Streets				
• Step Streets				
• Traffic Signal System	45,638,000	45,638,000	45,638,000	45,638,000
• Street Lighting System	31,937,000	31,937,000	31,937,000	31,937,000
Total	\$813,067,000	\$312,880,000	\$359,306,000	\$360,742,000
• Importance Code A	264,540,000	133,679,000	149,948,000	135,436,000
• Importance Code B	436,455,000	174,432,000	204,237,000	220,518,000
• Importance Code C	109,432,000	3,820,000	4,166,000	3,908,000
• Importance Code D	2,640,000	949,000	955,000	880,000
Total	\$813,067,000	\$312,880,000	\$359,306,000	\$360,742,000

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Report Schedules
by Agency

NEW YORK PUBLIC LIBRARY - 035

Project Type : NEW YORK PUBLIC LIBRARY

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

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	18,689,000	5,821,000
• Interior Architecture	8,510,000	18,887,000
• Electrical	4,042,000	8,511,000
• Mechanical	7,659,000	41,238,000
• Site Enclosure		656,000
• Site Pavements	258,000	532,000
Total	\$39,158,000 *	\$75,645,000
• Importance Code A	20,496,000	6,424,000
• Importance Code B	17,770,000	63,048,000
• Importance Code C	892,000	6,172,000
Total	\$39,158,000 *	\$75,645,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	3,490,000	168,000	329,000	161,000
• Interior Architecture	3,452,000	409,000	1,613,000	245,000
• Electrical	865,000	754,000	337,000	285,000
• Mechanical	1,579,000	1,127,000	713,000	773,000
• Site Enclosure	260,000	0		41,000
• Site Pavements	353,000	0	0	1,000
• Elevators/Escalators	496,000	496,000	496,000	496,000
Total	\$10,494,000	\$2,955,000	\$3,488,000	\$2,002,000
• Importance Code A	3,703,000	302,000	422,000	252,000
• Importance Code B	5,515,000	2,648,000	3,060,000	1,699,000
• Importance Code C	1,275,000	5,000	6,000	51,000
• Importance Code D				
Total	\$10,494,000	\$2,955,000	\$3,488,000	\$2,002,000

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

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

BROOKLYN PUBLIC LIBRARY - 038

Project Type : **BROOKLYN PUBLIC LIBRARY**

LIBRARIES : 49

Total Assets in AIMS : 49

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	11,341,000	2,135,000
• Interior Architecture	1,989,000	26,663,000
• Electrical	1,157,000	2,149,000
• Mechanical	10,639,000	22,971,000
• Site Enclosure	273,000	
• Site Pavements	400,000	723,000
Total	\$25,798,000 *	\$54,643,000
• Importance Code A	11,473,000	2,829,000
• Importance Code B	13,680,000	50,420,000
• Importance Code C	645,000	1,394,000
Total	\$25,798,000 *	\$54,643,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	1,366,000	158,000	181,000	111,000
• Interior Architecture	1,254,000	83,000	163,000	104,000
• Electrical	470,000	333,000	152,000	248,000
• Mechanical	482,000	504,000	654,000	511,000
• Site Enclosure	278,000			
• Site Pavements	491,000			
• Elevators/Escalators	251,000	251,000	251,000	251,000
Total	\$4,591,000	\$1,330,000	\$1,401,000	\$1,225,000
• Importance Code A	1,434,000	229,000	274,000	198,000
• Importance Code B	2,219,000	1,099,000	1,123,000	1,026,000
• Importance Code C	938,000	3,000	4,000	1,000
• Importance Code D				
Total	\$4,591,000	\$1,330,000	\$1,401,000	\$1,225,000

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

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

QUEENS PUBLIC LIBRARY - 039

Project Type : **QUEENS PUBLIC LIBRARY**
 LIBRARIES : 57
 Total Assets in AIMS : 57

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	10,113,000	1,953,000
• Interior Architecture	2,995,000	3,237,000
• Electrical	1,835,000	2,520,000
• Mechanical	11,728,000	21,648,000
• Site Enclosure	480,000	
• Site Pavements	242,000	
Total	\$27,391,000 *	\$29,358,000
• Importance Code A	10,282,000	2,671,000
• Importance Code B	16,033,000	26,479,000
• Importance Code C	1,076,000	208,000
Total	\$27,391,000 *	\$29,358,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	1,608,000	71,000	173,000	263,000
• Interior Architecture	2,897,000	296,000	114,000	217,000
• Electrical	608,000	172,000	179,000	509,000
• Mechanical	661,000	431,000	506,000	870,000
• Site Enclosure	429,000		7,000	
• Site Pavements	333,000			
• Elevators/Escalators	158,000	158,000	158,000	158,000
Total	\$6,695,000	\$1,128,000	\$1,137,000	\$2,017,000
• Importance Code A	1,713,000	119,000	220,000	320,000
• Importance Code B	3,952,000	1,000,000	907,000	1,688,000
• Importance Code C	1,029,000	9,000	10,000	9,000
• Importance Code D				
Total	\$6,695,000	\$1,128,000	\$1,137,000	\$2,017,000

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

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

DEPARTMENT OF EDUCATION - 040

Project Type : EDUCATION

PRIMARY SCHOOLS	:	853
INTERMEDIATE/JUNIOR HIGH SCHOOLS	:	206
HIGH SCHOOLS	:	190
ADMINISTRATIVE BUILDINGS	:	12
PIERS/BULKHEADS	:	2
DAY CARE CENTERS	:	5

Total Assets in AIMS : 1,268

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	697,257,000	619,108,000
• Interior Architecture	2,105,782,000	2,159,781,000
• Electrical	453,391,000	1,571,837,000
• Mechanical	1,497,487,000	3,704,360,000
• Bulkheads	2,577,000	50,000
• Site Enclosure	26,952,000	4,217,000
• Site Pavements	99,007,000	79,940,000
Total	\$4,882,453,000 *	\$8,139,294,000

• Importance Code A	779,938,000	900,162,000
• Importance Code B	3,770,293,000	7,089,091,000
• Importance Code C	332,222,000	150,041,000
Total	\$4,882,453,000 *	\$8,139,294,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	46,511,000	6,805,000	10,228,000	8,304,000
• Interior Architecture	105,925,000	12,638,000	14,407,000	19,711,000
• Electrical	30,690,000	24,944,000	24,857,000	22,747,000
• Mechanical	100,027,000	43,060,000	60,373,000	47,884,000
• Bulkheads	56,000	0	0	14,000
• Site Enclosure	13,670,000	86,000	112,000	20,000
• Site Pavements	28,226,000	60,000	12,000	16,000
• Elevators/Escalators	9,097,000	9,097,000	9,097,000	9,097,000
Total	\$334,201,000	\$96,691,000	\$119,087,000	\$107,793,000
• Importance Code A	59,070,000	18,076,000	21,772,000	19,703,000
• Importance Code B	219,993,000	76,785,000	95,622,000	87,080,000
• Importance Code C	55,138,000	1,830,000	1,693,000	1,010,000
• Importance Code D				
Total	\$334,201,000	\$96,691,000	\$119,087,000	\$107,793,000

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

Notes: All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars. The AIMS Report data represents a small percentage of more comprehensive inspection data utilized by the School Construction Authority (SCA) in assessing capital planning priorities. The AIMS Report offers supplemental inspection data as an additional reference but does not claim to represent the full context of capital needs in New York City public schools.

CITY UNIVERSITY OF NEW YORK - 042

Project Type : CITY UNIVERSITY OF NEW YORK	
COMMUNITY COLLEGE BUILDINGS	: 85
PIERS/BULKHEADS	: 3
PARKING GARAGES	: 1
MARINAS/DOCKS	: 1
Total Assets in AIMS	: 90

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	56,866,000	26,029,000
• Interior Architecture	60,602,000	44,485,000
• Electrical	14,229,000	83,338,000
• Mechanical	119,200,000	158,970,000
• Bulkheads	782,000	1,776,000
• Miscellaneous Buildings	395,000	389,000
• Site Enclosure	716,000	2,443,000
• Site Pavements	2,728,000	26,629,000
• Marinas/Docks	86,000	467,000
Total	\$255,604,000 *	\$344,527,000
• Importance Code A	58,499,000	27,709,000
• Importance Code B	190,793,000	285,499,000
• Importance Code C	5,917,000	30,930,000
• Importance Code D	395,000	389,000
Total	\$255,604,000 *	\$344,527,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	3,042,000	513,000	397,000	295,000
• Interior Architecture	8,411,000	1,597,000	2,558,000	3,425,000
• Electrical	1,910,000	1,159,000	1,299,000	1,238,000
• Mechanical	5,682,000	2,093,000	3,570,000	1,817,000
• Bulkheads	125,000	7,000	0	3,000
• Miscellaneous Buildings	20,000	9,000	9,000	9,000
• Site Enclosure	279,000			
• Site Pavements	1,065,000	1,000	6,000	16,000
• Elevators/Escalators	1,080,000	1,080,000	1,080,000	1,080,000
• Marinas/Docks	101,000	22,000	84,000	11,000
Total	\$21,716,000	\$6,481,000	\$9,005,000	\$7,894,000

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

Notes: All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars. The AIMS Report's data constitutes a fraction of the exhaustive inspection data that CUNY employs to gauge capital planning priorities. While the AIMS Report serves as an auxiliary source of inspection data, it doesn't encompass the full spectrum of capital necessities at CUNY campuses.

CITY UNIVERSITY OF NEW YORK - 042

• Importance Code A	3,545,000	811,000	725,000	525,000
• Importance Code B	15,744,000	5,612,000	8,213,000	7,340,000
• Importance Code C	2,406,000	49,000	57,000	21,000
• Importance Code D	20,000	9,000	9,000	9,000
Total	\$21,716,000	\$6,481,000	\$9,005,000	\$7,894,000

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

Notes: All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars. The AIMS Report's data constitutes a fraction of the exhaustive inspection data that CUNY employs to gauge capital planning priorities. While the AIMS Report serves as an auxiliary source of inspection data, it doesn't encompass the full spectrum of capital necessities at CUNY campuses.

POLICE DEPARTMENT - 056

Project Type : POLICE

PRECINCT HOUSES	:	80
POLICE BUILDINGS NON-PRECINCT	:	73
PIERS/BULKHEADS	:	1
PARKING GARAGES	:	1
MARINAS/DOCKS	:	4

Total Assets in AIMS : 159

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	85,651,000	33,548,000
• Interior Architecture	61,938,000	54,260,000
• Electrical	15,508,000	65,966,000
• Mechanical	95,377,000	131,539,000
• Bulkheads		194,000
• Miscellaneous Buildings	5,259,000	3,324,000
• Site Enclosure	3,353,000	226,000
• Site Pavements	14,851,000	1,077,000
• Marinas/Docks	1,644,000	2,646,000

Total	\$283,581,000 *	\$292,781,000
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• Importance Code A	91,732,000	46,262,000
• Importance Code B	156,604,000	236,345,000
• Importance Code C	29,986,000	6,849,000
• Importance Code D	5,259,000	3,324,000

Total	\$283,581,000 *	\$292,781,000
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EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	6,338,000	453,000	344,000	390,000
• Interior Architecture	8,321,000	275,000	269,000	446,000
• Electrical	2,361,000	1,548,000	1,380,000	1,414,000
• Mechanical	6,949,000	2,966,000	4,514,000	3,073,000
• Bulkheads		18,000		
• Miscellaneous Buildings	121,000	87,000	76,000	79,000
• Site Enclosure	856,000		6,000	
• Site Pavements	1,725,000			37,000
• Elevators/Escalators	595,000	595,000	595,000	595,000
• Marinas/Docks	258,000	13,000	213,000	182,000

Total	\$27,524,000	\$5,953,000	\$7,399,000	\$6,218,000
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** Investment necessary to bring assets to a State of Good Repair*

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

POLICE DEPARTMENT - 056

• Importance Code A	7,055,000	758,000	812,000	800,000
• Importance Code B	16,201,000	5,058,000	6,444,000	5,287,000
• Importance Code C	4,147,000	50,000	67,000	51,000
• Importance Code D	121,000	87,000	76,000	79,000
Total	\$27,524,000	\$5,953,000	\$7,399,000	\$6,218,000

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

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

FIRE DEPARTMENT - 057

Project Type : FIRE DEPARTMENT

FIRE DEPARTMENT BUILDINGS	:	93
PIERS/BULKHEADS	:	3
FIREHOUSES	:	217
MARINAS/DOCKS	:	1
FIREBOATS	:	4
Total Assets in AIMS	:	318

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	45,875,000	15,528,000
• Interior Architecture	36,952,000	16,520,000
• Electrical	2,127,000	16,842,000
• Mechanical	8,291,000	28,325,000
• Piers	264,000	149,000
• Bulkheads	246,000	
• Vessels	1,105,000	
• Miscellaneous Buildings	3,131,000	1,499,000
• Site Enclosure	834,000	976,000
• Site Pavements	4,516,000	6,352,000
• Marinas/Docks	73,000	73,000
Total	\$103,415,000 *	\$86,265,000
• Importance Code A	47,424,000	19,276,000
• Importance Code B	43,151,000	55,239,000
• Importance Code C	9,708,000	10,250,000
• Importance Code D	3,131,000	1,499,000
Total	\$103,415,000 *	\$86,265,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	11,568,000	610,000	692,000	498,000
• Interior Architecture	15,248,000	264,000	233,000	366,000
• Electrical	1,527,000	769,000	563,000	866,000
• Mechanical	7,970,000	4,658,000	5,698,000	5,110,000
• Piers	252,000	0	39,000	28,000
• Bulkheads	58,000	0	0	1,000
• Vessels	1,425,000	1,490,000	1,565,000	1,615,000
• Miscellaneous Buildings	116,000	88,000	76,000	83,000
• Site Enclosure	1,183,000		2,000	
• Site Pavements	2,260,000	5,000	11,000	31,000
• Elevators/Escalators	65,000	65,000	65,000	65,000
• Marinas/Docks	35,000	3,000	45,000	2,000
Total	\$41,708,000	\$7,952,000	\$8,989,000	\$8,664,000

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

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

FIRE DEPARTMENT - 057

• Importance Code A	13,681,000	2,287,000	2,491,000	2,330,000
• Importance Code B	19,749,000	5,536,000	6,354,000	6,153,000
• Importance Code C	8,161,000	41,000	69,000	99,000
• Importance Code D	116,000	88,000	76,000	83,000
Total	\$41,708,000	\$7,952,000	\$8,989,000	\$8,664,000

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068

Project Type : CHILDREN'S SERVICES	
SHELTERS	: 2
NON-SHELTERS	: 3
JUVENILE JUSTICE BUILDINGS	: 5
Total Assets in AIMS	: 10

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	4,969,000	701,000
• Interior Architecture	2,227,000	4,478,000
• Electrical	207,000	4,290,000
• Mechanical	5,181,000	8,537,000
• Site Enclosure	1,171,000	
• Site Pavements	928,000	1,178,000
Total	\$14,683,000 *	\$19,184,000
• Importance Code A	5,277,000	1,401,000
• Importance Code B	7,466,000	16,357,000
• Importance Code C	1,940,000	1,426,000
Total	\$14,683,000 *	\$19,184,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	502,000	20,000	50,000	33,000
• Interior Architecture	808,000	26,000	13,000	36,000
• Electrical	88,000	105,000	74,000	69,000
• Mechanical	574,000	363,000	313,000	421,000
• Site Enclosure	93,000			
• Site Pavements	70,000			
• Elevators/Escalators	82,000	82,000	82,000	82,000
Total	\$2,218,000	\$595,000	\$532,000	\$640,000
• Importance Code A	514,000	36,000	66,000	48,000
• Importance Code B	1,372,000	559,000	466,000	592,000
• Importance Code C	332,000			
• Importance Code D				
Total	\$2,218,000	\$595,000	\$532,000	\$640,000

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

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

DEPT. OF HOMELESS SERVICES - 071

Project Type : HOMELESS SERVICES	
SHELTERS	: 60
NON-SHELTERS	: 2
Total Assets in AIMS	: 62

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	53,315,000	14,756,000
• Interior Architecture	59,398,000	73,520,000
• Electrical	26,383,000	37,020,000
• Mechanical	52,455,000	82,489,000
• Site Enclosure	673,000	
• Site Pavements	2,053,000	6,880,000
Total	\$194,277,000 *	\$214,665,000
• Importance Code A	57,806,000	20,725,000
• Importance Code B	128,124,000	178,548,000
• Importance Code C	8,348,000	15,392,000
Total	\$194,277,000 *	\$214,665,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	2,819,000	322,000	294,000	328,000
• Interior Architecture	4,242,000	463,000	375,000	448,000
• Electrical	1,160,000	709,000	1,003,000	820,000
• Mechanical	2,746,000	1,605,000	2,052,000	1,491,000
• Site Enclosure	320,000			
• Site Pavements	828,000	1,000	0	4,000
• Elevators/Escalators	455,000	455,000	455,000	455,000
Total	\$12,570,000	\$3,554,000	\$4,180,000	\$3,546,000
• Importance Code A	3,143,000	638,000	541,000	586,000
• Importance Code B	7,241,000	2,906,000	3,613,000	2,934,000
• Importance Code C	2,187,000	10,000	26,000	25,000
• Importance Code D				
Total	\$12,570,000	\$3,554,000	\$4,180,000	\$3,546,000

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

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

DEPARTMENT OF CORRECTION - 072

Project Type : CORRECTION

RIKERS ISLAND FACILITIES	:	33
CORRECTION FACILITIES	:	6
PIERS/BULKHEADS	:	2
RIKERS ISLAND UTILITIES	:	5
MARINAS/DOCKS	:	1

Total Assets in AIMS : 47

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	311,899,000	184,114,000
• Interior Architecture	168,531,000	148,454,000
• Electrical	49,600,000	93,574,000
• Mechanical	161,531,000	312,725,000
• Piers	4,821,000	538,000
• Bulkheads	4,453,000	3,175,000
• Site Enclosure	255,000	
• Site Pavements	22,859,000	3,013,000
• Rikers Island Utilities	56,000,000	
• Marinas/Docks	5,279,000	387,000
Total	\$785,228,000 *	\$745,982,000
• Importance Code A	341,764,000	214,203,000
• Importance Code B	390,895,000	526,012,000
• Importance Code C	52,569,000	5,767,000
Total	\$785,228,000 *	\$745,982,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	1,010,000	71,000	59,000	182,000
• Interior Architecture	1,798,000	81,000	272,000	399,000
• Electrical	1,394,000	914,000	856,000	1,361,000
• Mechanical	5,049,000	1,484,000	1,864,000	2,299,000
• Piers	166,000	0	11,000	17,000
• Bulkheads	249,000	0	34,000	21,000
• Site Enclosure	57,000			
• Site Pavements	545,000	4,000	4,000	84,000
• Elevators/Escalators	598,000	598,000	598,000	598,000
• Rikers Island Utilities	2,300,000	2,300,000	2,300,000	2,300,000
• Marinas/Docks	203,000	0	11,000	4,000
Total	\$13,370,000	\$5,451,000	\$6,008,000	\$7,264,000

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

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

DEPARTMENT OF CORRECTION - 072

• Importance Code A	1,932,000	611,000	594,000	750,000
• Importance Code B	10,389,000	4,770,000	5,355,000	6,424,000
• Importance Code C	1,049,000	71,000	59,000	90,000
• Importance Code D				
Total	\$13,370,000	\$5,451,000	\$6,008,000	\$7,264,000

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

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

HUMAN RESOURCES ADMINISTRATION - 096

Project Type : HUMAN RESOURCES

SHELTERS : 7

NON-SHELTERS : 8

Total Assets in AIMS : 15

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	11,522,000	1,136,000
• Interior Architecture	4,473,000	11,271,000
• Electrical	6,036,000	9,126,000
• Mechanical	5,834,000	16,635,000
• Site Enclosure	69,000	79,000
• Site Pavements	1,032,000	2,304,000
Total	\$28,966,000 *	\$40,551,000
• Importance Code A	12,706,000	2,730,000
• Importance Code B	14,884,000	34,760,000
• Importance Code C	1,376,000	3,060,000
Total	\$28,966,000 *	\$40,551,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	691,000	120,000	47,000	14,000
• Interior Architecture	1,160,000	54,000	167,000	72,000
• Electrical	265,000	453,000	57,000	43,000
• Mechanical	473,000	350,000	285,000	156,000
• Site Enclosure	51,000			
• Site Pavements	249,000	0	0	0
• Elevators/Escalators	66,000	66,000	66,000	66,000
Total	\$2,956,000	\$1,044,000	\$623,000	\$353,000
• Importance Code A	769,000	185,000	110,000	78,000
• Importance Code B	1,622,000	855,000	511,000	274,000
• Importance Code C	565,000	4,000	1,000	0
• Importance Code D				
Total	\$2,956,000	\$1,044,000	\$623,000	\$353,000

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

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

DEPARTMENT FOR THE AGING - 125

Project Type : AGING
 SENIOR CENTER : 10
 Total Assets in AIMS : 10

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	524,000	433,000
• Interior Architecture	315,000	1,940,000
• Electrical	739,000	2,267,000
• Mechanical	417,000	3,500,000
• Miscellaneous Buildings	312,000	335,000
• Site Pavements		349,000
Total	\$2,308,000 *	\$8,825,000
• Importance Code A	524,000	823,000
• Importance Code B	1,297,000	7,666,000
• Importance Code C	175,000	
• Importance Code D	312,000	335,000
Total	\$2,308,000 *	\$8,825,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	194,000	41,000	2,000	1,000
• Interior Architecture	311,000	34,000	44,000	19,000
• Electrical	162,000	139,000	64,000	89,000
• Mechanical	183,000	311,000	149,000	167,000
• Miscellaneous Buildings	11,000	20,000	14,000	12,000
• Site Enclosure	7,000			
• Site Pavements	47,000			
• Elevators/Escalators	73,000	73,000	73,000	73,000
Total	\$988,000	\$618,000	\$345,000	\$361,000
• Importance Code A	219,000	50,000	14,000	10,000
• Importance Code B	641,000	546,000	315,000	338,000
• Importance Code C	118,000	2,000	3,000	
• Importance Code D	11,000	20,000	14,000	12,000
Total	\$988,000	\$618,000	\$345,000	\$361,000

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126

Project Type : CULTURAL AFFAIRS	
MUSEUM/GALLERY FACILITIES	: 62
CULTURAL FACILITIES	: 259
WALLS	: 1
Total Assets in AIMS	: 322

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	203,274,000	53,524,000
• Interior Architecture	44,608,000	149,366,000
• Electrical	38,665,000	72,386,000
• Mechanical	143,859,000	183,716,000
• Miscellaneous Buildings	9,995,000	7,115,000
• Site Enclosure	3,157,000	1,650,000
• Site Pavements	3,823,000	4,058,000
Total	\$447,381,000 *	\$471,815,000
• Importance Code A	205,785,000	62,674,000
• Importance Code B	216,800,000	295,895,000
• Importance Code C	14,802,000	106,130,000
• Importance Code D	9,995,000	7,115,000
Total	\$447,381,000 *	\$471,815,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	7,540,000	1,648,000	1,019,000	839,000
• Interior Architecture	9,672,000	1,295,000	6,856,000	4,741,000
• Electrical	2,278,000	3,297,000	1,953,000	1,934,000
• Mechanical	7,592,000	4,088,000	4,816,000	3,305,000
• Parks' Walls				
• Miscellaneous Buildings	362,000	200,000	194,000	159,000
• Site Enclosure	650,000	32,000		8,000
• Site Pavements	1,484,000	93,000	4,000	68,000
• Elevators/Escalators	1,508,000	1,508,000	1,508,000	1,508,000
Total	\$31,085,000	\$12,161,000	\$16,350,000	\$12,561,000
• Importance Code A	8,131,000	1,923,000	1,419,000	1,095,000
• Importance Code B	19,450,000	9,842,000	14,544,000	11,219,000
• Importance Code C	3,142,000	196,000	193,000	89,000
• Importance Code D	362,000	200,000	194,000	159,000
Total	\$31,085,000	\$12,161,000	\$16,350,000	\$12,561,000

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

Project Type : ECONOMIC DEVELOPMENT

SHELTERS	:	1
MUSEUM/GALLERY FACILITIES	:	3
TERMINALS/MARKETS	:	56
PIERS/BULKHEADS	:	183
PIER FACILITIES	:	1
PARKING GARAGES	:	1
FERRY TERMINAL FACILITIES	:	7
MARINAS/DOCKS	:	15
Total Assets in AIMS	:	267

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	139,962,000	54,139,000
• Interior Architecture	73,927,000	73,906,000
• Electrical	23,865,000	53,828,000
• Mechanical	38,264,000	90,855,000
• Piers	29,241,000	19,278,000
• Bulkheads	79,874,000	122,204,000
• Miscellaneous Buildings	644,000	300,000
• Site Enclosure	1,719,000	
• Site Pavements	20,052,000	38,053,000
• Marinas/Docks	2,236,000	12,905,000
Total	\$409,783,000 *	\$465,468,000
• Importance Code A	223,085,000	188,238,000
• Importance Code B	129,942,000	238,217,000
• Importance Code C	56,113,000	38,714,000
• Importance Code D	644,000	300,000
Total	\$409,783,000 *	\$465,468,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	1,617,000	114,000	232,000	378,000
• Interior Architecture	1,464,000	771,000	266,000	2,118,000
• Electrical	1,348,000	989,000	1,589,000	1,129,000
• Mechanical	2,055,000	1,110,000	1,872,000	1,218,000
• Piers	1,403,000	85,000	126,000	469,000
• Bulkheads	5,062,000	334,000	161,000	241,000
• Miscellaneous Buildings	27,000	9,000	11,000	7,000
• Site Enclosure	215,000			
• Site Pavements	556,000	1,000	0	14,000
• Elevators/Escalators	510,000	510,000	510,000	510,000
• Marinas/Docks	521,000	83,000	286,000	202,000
Total	\$14,779,000	\$4,007,000	\$5,054,000	\$6,288,000

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

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

DEPT. OF SMALL BUSINESS SERV. - 801

• Importance Code A	4,694,000	777,000	866,000	1,075,000
• Importance Code B	8,127,000	3,198,000	4,100,000	5,048,000
• Importance Code C	1,930,000	24,000	77,000	158,000
• Importance Code D	27,000	9,000	11,000	7,000
Total	\$14,779,000	\$4,007,000	\$5,054,000	\$6,288,000

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

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

DEPT. OF HEALTH & MENTAL HYGIENE - 816

Project Type : HEALTH AND MENTAL HYGIENE

ADMINISTRATIVE BUILDINGS	:	1
CLINICS/LABS. CLASSROOMS	:	21
VEHICLE MAINT./STORAGE FACILITIES	:	1
ANIMAL SHELTERS	:	3
OCME FACILITIES	:	4

Total Assets in AIMS : 30

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	16,869,000	9,320,000
• Interior Architecture	33,457,000	28,338,000
• Electrical	4,583,000	19,957,000
• Mechanical	63,195,000	23,966,000
• Miscellaneous Buildings	516,000	429,000
• Site Pavements	115,000	1,934,000
Total	\$118,733,000 *	\$83,944,000
• Importance Code A	18,064,000	9,439,000
• Importance Code B	98,351,000	70,908,000
• Importance Code C	1,802,000	3,168,000
• Importance Code D	516,000	429,000
Total	\$118,733,000 *	\$83,944,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	1,222,000	85,000	110,000	125,000
• Interior Architecture	2,937,000	229,000	204,000	463,000
• Electrical	888,000	516,000	295,000	267,000
• Mechanical	3,524,000	478,000	845,000	426,000
• Miscellaneous Buildings	7,000	6,000	7,000	6,000
• Site Enclosure	72,000			
• Site Pavements	303,000	4,000	0	1,000
• Elevators/Escalators	443,000	443,000	443,000	443,000
Total	\$9,396,000	\$1,761,000	\$1,905,000	\$1,732,000
• Importance Code A	1,305,000	130,000	152,000	166,000
• Importance Code B	7,471,000	1,618,000	1,738,000	1,555,000
• Importance Code C	613,000	7,000	7,000	4,000
• Importance Code D	7,000	6,000	7,000	6,000
Total	\$9,396,000	\$1,761,000	\$1,905,000	\$1,732,000

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

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

HEALTH AND HOSPITALS CORP. - 819

Project Type : HEALTH & HOSPITALS CORP.

HOSPITAL BUILDINGS	:	87
PARKING GARAGES	:	1
OCME FACILITIES	:	1

Total Assets in AIMS : 89

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	256,325,000	66,382,000
• Interior Architecture	234,507,000	334,728,000
• Electrical	61,433,000	181,005,000
• Mechanical	448,507,000	543,242,000
• Miscellaneous Buildings	1,151,000	929,000
• Site Enclosure	741,000	
• Site Pavements	4,635,000	24,799,000
Total	\$1,007,299,000 *	\$1,151,086,000
• Importance Code A	259,626,000	82,754,000
• Importance Code B	705,333,000	999,616,000
• Importance Code C	41,189,000	67,787,000
• Importance Code D	1,151,000	929,000
Total	\$1,007,299,000 *	\$1,151,086,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	3,585,000	961,000	483,000	969,000
• Interior Architecture	3,294,000	5,121,000	1,085,000	5,463,000
• Electrical	3,443,000	3,364,000	3,058,000	3,363,000
• Mechanical	6,897,000	5,216,000	7,605,000	5,823,000
• Miscellaneous Buildings	14,000	18,000	18,000	18,000
• Site Enclosure	451,000	5,000		
• Site Pavements	1,604,000	0	1,000	3,000
• Elevators/Escalators	2,720,000	2,720,000	2,720,000	2,720,000
Total	\$22,009,000	\$17,405,000	\$14,969,000	\$18,360,000
• Importance Code A	4,308,000	1,626,000	1,114,000	1,676,000
• Importance Code B	15,689,000	15,604,000	13,692,000	16,601,000
• Importance Code C	1,998,000	158,000	146,000	65,000
• Importance Code D	14,000	18,000	18,000	18,000
Total	\$22,009,000	\$17,405,000	\$14,969,000	\$18,360,000

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

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

DEPARTMENT OF SANITATION - 827

Project Type : SANITATION		
PIERS/BULKHEADS	:	23
TRANSFER STATIONS	:	9
VEHICLE MAINT./STORAGE FACILITIES	:	41
FRESH KILLS FACILITIES	:	12
PARKING GARAGES	:	1
PUBLIC OFFICE BUILDINGS	:	4
BRIDGES	:	8
Total Assets in AIMS	:	98

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	100,458,000	31,189,000
• Interior Architecture	81,318,000	31,209,000
• Electrical	9,846,000	22,966,000
• Mechanical	26,813,000	69,082,000
• Piers	11,775,000	1,462,000
• Bulkheads	12,140,000	1,566,000
• Bridge Structure	79,000	79,000
• Miscellaneous Buildings	470,000	157,000
• Site Enclosure	2,248,000	
• Site Pavements	14,881,000	17,370,000
Total	\$260,029,000 *	\$175,080,000
• Importance Code A	119,495,000	38,740,000
• Importance Code B	112,991,000	116,792,000
• Importance Code C	27,072,000	19,391,000
• Importance Code D	470,000	157,000
Total	\$260,029,000 *	\$175,080,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	2,607,000	428,000	250,000	271,000
• Interior Architecture	3,518,000	152,000	1,066,000	152,000
• Electrical	1,494,000	865,000	521,000	825,000
• Mechanical	3,462,000	1,429,000	1,436,000	1,592,000
• Piers	370,000	11,000	79,000	70,000
• Bulkheads	768,000	8,000	12,000	74,000
• Bridge Structure	223,000		108,000	42,000
• Miscellaneous Buildings	24,000	8,000	8,000	8,000
• Site Enclosure	498,000	17,000	6,000	10,000
• Site Pavements	837,000		47,000	
• Elevators/Escalators	249,000	249,000	249,000	249,000
Total	\$14,049,000	\$3,167,000	\$3,782,000	\$3,294,000

** Investment necessary to bring assets to a State of Good Repair
All costs are in non-escalated current dollars and are rounded to the nearest thousand dollars.*

DEPARTMENT OF SANITATION - 827

• Importance Code A	3,650,000	583,000	455,000	451,000
• Importance Code B	7,918,000	2,554,000	3,146,000	2,763,000
• Importance Code C	2,457,000	22,000	174,000	72,000
• Importance Code D	24,000	8,000	8,000	8,000
Total	\$14,049,000	\$3,167,000	\$3,782,000	\$3,294,000

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

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

DEPARTMENT OF TRANSPORTATION - 841

Project Type : WATERWAY BRIDGES		
BRIDGES, WATERWAYS	:	40
HIGHWAY BRIDGES AND TUNNELS	:	2
Project Type : FERRIES		
FERRIES/BARGES	:	10
PIERS/BULKHEADS	:	14
FERRY TERMINAL FACILITIES	:	5
MARINAS/DOCKS	:	13
Project Type : ELECTRIC CONTROL		
STREET LIGHTING SYSTEMS	:	1
Project Type : HIGHWAY BRIDGES		
HIGHWAY BRIDGES AND TUNNELS	:	259
Project Type : HIGHWAYS		
PIERS/BULKHEADS	:	12
HIGHWAY FACILITIES	:	52
PIER FACILITIES	:	3
PARKING GARAGES	:	8
STREET AND CITY OWNED ARTERIALS	:	3
Project Type : TRAFFIC		
TRAFFIC SIGNAL SYSTEMS	:	1
Total Assets in AIMS	:	423

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	18,099,000	7,286,000
• Interior Architecture	30,243,000	10,284,000
• Electrical	3,528,000	11,341,000
• Mechanical	7,995,000	60,133,000
• Piers	13,070,000	7,183,000
• Bulkheads	10,501,000	1,986,000
• Bridge Structure	1,645,688,000	236,752,000
• Ferries	33,461,000	
• Miscellaneous Buildings	874,000	263,000
• Site Enclosure	405,000	161,000
• Site Pavements	1,593,000	129,000
• Marinas/Docks	10,687,000	66,585,000
• Bridge Electrical	19,656,000	10,898,000
• Bridge Mechanical	38,745,000	17,413,000
• All Streets	7,249,158,000	
• Arterial Streets	43,010,000	
• Step Streets	77,592,000	
• Traffic Signal System	28,731,000	
• Street Lighting System	3,020,000	
Total	\$9,236,056,000 *	\$430,414,000

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

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

DEPARTMENT OF TRANSPORTATION - 841

• Importance Code A	1,489,588,000	193,098,000
• Importance Code B	7,600,468,000	159,674,000
• Importance Code C	67,533,000	77,379,000
• Importance Code D	78,466,000	263,000
Total	\$9,236,056,000 *	\$430,414,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	1,994,000	71,000	140,000	84,000
• Interior Architecture	1,646,000	37,000	74,000	53,000
• Electrical	596,000	406,000	455,000	285,000
• Mechanical	1,022,000	473,000	713,000	462,000
• Piers	589,000	106,000	58,000	114,000
• Bulkheads	586,000	14,000	34,000	33,000
• Bridge Structure	48,295,000	13,853,000	28,294,000	14,726,000
• Ferries	7,175,000	10,766,000	14,306,000	11,413,000
• Miscellaneous Buildings	72,000	13,000	17,000	12,000
• Site Enclosure	147,000	20,000		
• Site Pavements	502,000	8,000	1,000	2,000
• Elevators/Escalators	248,000	248,000	248,000	248,000
• Marinas/Docks	410,000	30,000	115,000	175,000
• Bridge Electrical	1,511,000	44,000	42,000	121,000
• Bridge Mechanical	2,099,000	117,000	634,000	117,000
• All Streets				
• Arterial Streets				
• Step Streets				
• Traffic Signal System	45,638,000	45,638,000	45,638,000	45,638,000
• Street Lighting System	31,937,000	31,937,000	31,937,000	31,937,000
Total	\$144,465,000	\$103,779,000	\$122,707,000	\$105,421,000
• Importance Code A	118,436,000	101,459,000	114,756,000	102,892,000
• Importance Code B	15,092,000	1,376,000	6,630,000	1,368,000
• Importance Code C	10,865,000	931,000	1,304,000	1,149,000
• Importance Code D	72,000	13,000	17,000	12,000
Total	\$144,465,000	\$103,779,000	\$122,707,000	\$105,421,000

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

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

DEPT. OF PARKS & RECREATION - 846

Project Type : PARKS AND RECREATION

MUSEUM/GALLERY FACILITIES	:	16
PIERS/BULKHEADS	:	172
VEHICLE MAINT./STORAGE FACILITIES	:	4
PIER FACILITIES	:	1
FERRY TERMINAL FACILITIES	:	1
PARK FACILITIES	:	872
STADIUM FACILITIES	:	3
MARINAS/DOCKS	:	28
WALLS	:	572
PARK BRIDGES	:	124
Total Assets in AIMS	:	1,793

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	90,652,000	32,154,000
• Interior Architecture	48,500,000	44,410,000
• Electrical	11,400,000	19,671,000
• Mechanical	28,757,000	73,617,000
• Piers	10,291,000	9,776,000
• Bulkheads	127,733,000	65,440,000
• Bridge Structure	608,000	4,474,000
• Parks' Walls	50,649,000	
• Parks' Boardwalks	11,298,000	16,129,000
• Miscellaneous Buildings	45,588,000	18,922,000
• Parks' Water and Sewer Utilities	227,144,000	340,717,000
• Parks' Electrical Utilities	45,385,000	68,077,000
• Site Enclosure	2,828,000	1,886,000
• Site Pavements	18,322,000	11,883,000
• Parks' Streets and Roads	87,289,000	26,055,000
• Park Bridges	12,647,000	10,041,000
• Marinas/Docks	35,285,000	56,453,000
Total	\$854,377,000 *	\$799,704,000
• Importance Code A	321,846,000	182,546,000
• Importance Code B	333,675,000	539,425,000
• Importance Code C	65,979,000	32,756,000
• Importance Code D	132,877,000	44,977,000
Total	\$854,377,000 *	\$799,704,000

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

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

DEPT. OF PARKS & RECREATION - 846

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	11,653,000	1,098,000	989,000	446,000
• Interior Architecture	10,667,000	286,000	710,000	676,000
• Electrical	2,839,000	1,118,000	1,237,000	1,357,000
• Mechanical	5,568,000	2,478,000	2,999,000	2,870,000
• Piers	1,105,000	175,000	292,000	105,000
• Bulkheads	4,428,000	348,000	237,000	149,000
• Bridge Structure	233,000		64,000	6,000
• Parks' Walls	12,973,000			
• Parks' Boardwalks	171,000			
• Miscellaneous Buildings	1,861,000	488,000	520,000	481,000
• Parks' Water and Sewer Utilities	3,091,000	3,091,000	3,091,000	3,091,000
• Parks' Electrical Utilities	1,135,000	1,135,000	1,135,000	1,135,000
• Site Enclosure	1,400,000	104,000	13,000	2,000
• Site Pavements	2,770,000	155,000	54,000	157,000
• Elevators/Escalators	332,000	332,000	332,000	332,000
• Parks' Streets and Roads				
• Park Bridges	5,918,000	26,000	27,000	1,205,000
• Marinas/Docks	1,198,000	512,000	568,000	524,000
Total	\$67,343,000	\$11,346,000	\$12,268,000	\$12,536,000
• Importance Code A	24,369,000	1,972,000	1,971,000	1,302,000
• Importance Code B	31,611,000	8,512,000	9,583,000	9,784,000
• Importance Code C	9,503,000	375,000	193,000	968,000
• Importance Code D	1,861,000	488,000	520,000	481,000
Total	\$67,343,000	\$11,346,000	\$12,268,000	\$12,536,000

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project Type : REAL PROPERTY

PIERS/BULKHEADS	:	13
COURT BUILDINGS	:	24
PUBLIC OFFICE BUILDINGS	:	27
Total Assets in AIMS	:	64

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
• Exterior Architecture	101,086,000	44,108,000
• Interior Architecture	143,106,000	314,756,000
• Electrical	50,846,000	143,731,000
• Mechanical	361,781,000	360,294,000
• Piers		188,000
• Bulkheads	5,479,000	1,671,000
• Miscellaneous Buildings	243,000	240,000
• Site Enclosure	615,000	
• Site Pavements	6,740,000	12,916,000
Total	\$669,897,000 *	\$877,905,000
• Importance Code A	111,253,000	55,353,000
• Importance Code B	529,727,000	776,955,000
• Importance Code C	28,673,000	45,357,000
• Importance Code D	243,000	240,000
Total	\$669,897,000 *	\$877,905,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
• Exterior Architecture	2,307,000	340,000	430,000	365,000
• Interior Architecture	13,173,000	14,675,000	7,323,000	41,439,000
• Electrical	2,674,000	2,163,000	2,039,000	2,286,000
• Mechanical	7,416,000	4,595,000	6,540,000	4,663,000
• Piers	2,000			
• Bulkheads	467,000	1,000	18,000	91,000
• Miscellaneous Buildings	6,000	4,000	5,000	6,000
• Site Enclosure	173,000			
• Site Pavements	969,000			
• Elevators/Escalators	3,722,000	3,722,000	3,722,000	3,722,000
Total	\$30,910,000	\$25,501,000	\$20,077,000	\$52,571,000
• Importance Code A	2,867,000	1,109,000	1,173,000	1,176,000
• Importance Code B	26,460,000	24,354,000	18,821,000	51,345,000
• Importance Code C	1,578,000	33,000	78,000	45,000
• Importance Code D	6,000	4,000	5,000	6,000
Total	\$30,910,000	\$25,501,000	\$20,077,000	\$52,571,000

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

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

Exhibits A - C

- A. Component Importance Codes for Repair, Replacement and Major Maintenance
- B. Technical Notes and Project Methodology
- C. Legend for Individual Survey Report and Sample Asset Report

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

Exhibit A

Component Importance Codes for Repair, Replacement and Major Maintenance

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

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

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

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

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

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
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
12.15.55	Bridge Electrical	Main Drive	Motor Controller	B
13.1.7	Bridge Mechanical	Bascule	Counter Weight	B
13.1.9	Bridge Mechanical	Bascule	Emergency Drive	B
13.1.12	Bridge Mechanical	Bascule	Fuel Tanks	B
13.1.13	Bridge Mechanical	Bascule	Houses	B
13.1.14	Bridge Mechanical	Bascule	Lock Bars	B
13.1.15	Bridge Mechanical	Bascule	Main Drive System	B
13.1.16	Bridge Mechanical	Bascule	Rack	B
13.1.20	Bridge Mechanical	Bascule	Structural Bearings	B
13.1.22	Bridge Mechanical	Bascule	Track	B
13.1.23	Bridge Mechanical	Bascule	Traffic Devices	B
13.1.24	Bridge Mechanical	Bascule	Trunnion	B
13.3.4	Bridge Mechanical	Swing	Center Latch	B
13.3.5	Bridge Mechanical	Swing	Center Lift	B
13.3.6	Bridge Mechanical	Swing	Center Pivot	B
13.3.9	Bridge Mechanical	Swing	Emergency Drive	B
13.3.10	Bridge Mechanical	Swing	End Lift	B
13.3.12	Bridge Mechanical	Swing	Fuel Tanks	B
13.3.13	Bridge Mechanical	Swing	Houses	B
13.3.15	Bridge Mechanical	Swing	Main Drive System	B
13.3.16	Bridge Mechanical	Swing	Rack	B
13.3.20	Bridge Mechanical	Swing	Structural Bearings	B
13.3.23	Bridge Mechanical	Swing	Traffic Devices	B
13.4.1	Bridge Mechanical	Vertical Lift	Buffers	B
13.4.2	Bridge Mechanical	Vertical Lift	CTRWT Ropes&Guides	B
13.4.7	Bridge Mechanical	Vertical Lift	Counter Weight	B
13.4.8	Bridge Mechanical	Vertical Lift	Elevators	B
13.4.9	Bridge Mechanical	Vertical Lift	Emergency Drive	B
13.4.11	Bridge Mechanical	Vertical Lift	End Locks	B
13.4.12	Bridge Mechanical	Vertical Lift	Fuel Tanks	B
13.4.13	Bridge Mechanical	Vertical Lift	Houses	B
13.4.15	Bridge Mechanical	Vertical Lift	Main Drive System	B
13.4.19	Bridge Mechanical	Vertical Lift	Sheaves	B
13.4.20	Bridge Mechanical	Vertical Lift	Structural Bearings	B
13.4.23	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

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

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
16.4.35	Park Bridges	Approaches	Fascias	C
16.4.52	Park Bridges	Approaches	Scupper	C
16.5.2	Park Bridges	Piers	Cap Beam	A
16.5.5	Park Bridges	Piers	Pier,Columns	B
16.5.6	Park Bridges	Piers	Stem,Solid Pier	B
16.5.9	Park Bridges	Piers	Brngs,Ancr Blts,Pads	A
16.5.14	Park Bridges	Piers	Footings	B
16.5.20	Park Bridges	Piers	Mat (scour & erosion)	A
16.5.24	Park Bridges	Piers	Pedestals	B
16.5.25	Park Bridges	Piers	Piles	A
16.6.11	Park Bridges	Deck Elements	Curbs	A
16.6.15	Park Bridges	Deck Elements	Gratings	A
16.6.16	Park Bridges	Deck Elements	Guide Railing	A
16.6.21	Park Bridges	Deck Elements	Median	A
16.6.22	Park Bridges	Deck Elements	Mono Deck Surface	C
16.6.28	Park Bridges	Deck Elements	Railings/Parapets	A
16.6.30	Park Bridges	Deck Elements	Sidewalks	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	C
16.6.35	Park Bridges	Deck Elements	Fascias	C
16.6.52	Park Bridges	Deck Elements	Scupper	C
16.7.12	Park Bridges	Superstructure	Deck,Structural	A
16.7.18	Park Bridges	Superstructure	Joints	C
16.7.27	Park Bridges	Superstructure	Primary Member	A
16.7.29	Park Bridges	Superstructure	Secondary Member	B
	Rikers Island	Electrical		A
	Rikers Island	Gas Mains		B
	Rikers Island	Sanitary System		B
	Rikers Island	Underground Steam Tunnel		B
	Rikers Island	Storm System		B
	Rikers Island	Domestic/Fire Water System		B
	Brooklyn Bridge			A
	Manhattan Bridge			A
	Queensboro Bridge			A
	Williamsburg Bridge			A
	Street Lighting System			A
	Traffic Signal System			A
	Streets and Highways	All Streets		A
	Streets and Highways	Arterial Streets		A
	Streets and Highways	Step Streets		D
	Park Utilities	Electrical		A
	Park Utilities	Water and Sewers		B
	Park Utilities	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 the agency reports, an “asset” has a one-to-one correspondence with a unique structure and has an individual Asset Number. All assets in AIMS are independent structures and are reported as such. Previously, an organizational unit which provided a common service, and consisted of numerous individual assets shared a common “Program number”. A three-character secondary code was assigned to create the unique identifier. E.g. Bellevue Hospital and its many buildings.

Criteria for Survey Selection

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

- Assets meeting the Charter criteria which had a previous survey conducted four years ago.
- Assets with a replacement value of \$10 million not previously in the inventory
- Other 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 have fully quantified components.

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 surveys and contract information of funding needed 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 2025	Four East River Bridges • <i>yearly report based on agency information to bring them to a state of good repair</i>
Department of Transportation (DOT) FY 2025	Street and City Owned Arterial System • <i>report produced by DOT</i>
Department of Transportation (DOT) FY 2025	Street Lighting System • <i>agency contract information</i>
Department of Transportation (DOT) FY 2025	Traffic Signal System • <i>agency contract information</i>
Department of Transportation (DOT) FY 2025	Ferries • <i>agency contract information</i>
Parks Department (DPR) FY 2025	Underground Utilities • <i>narrative report submitted on electrical, sewer, and water utilities</i>
Parks Department (DPR) FY 2025	Streets and Roads in Parks • <i>narrative report submitted</i>
Department of Correction (DOC) FY 2025	Rikers Island Underground Utilities • <i>yearly report based on agency information</i>
Fire Department (FDNY) FY 2025	Fireboats • <i>yearly report based on agency information</i>

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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 asset in the study |
| 5. | Area Sq Ft: | The gross square feet of the asset. Some unique assets (i.e., piers and bulkheads) may also have a second measurement such as linear feet or linear feet fender. |
| 6. | Date of Survey: | Date of last survey |
| 7. | Areas Surveyed: | Sub-basement, basement, and roof are indicated if surveyed. The floors surveyed are indicated by floor number (applicable to buildings only). The codes ATT and PH are used to indicate attic and penthouse. |

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

Header (continued)

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

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

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	% of ³	Fail Date ⁴	Estimated ⁵	Year ⁶	Estimated ⁷	Cycle ⁸	Estimated ⁹ Priority ¹⁰
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost

6. Year FY: The estimated fiscal year in which component is projected to need replacement based on standard life, condition as of the last survey, and estimate of % of life remaining, with the assumption that recommended repairs and maintenance activities are performed. Some “life” components are expected to last for the life of the asset and are not normally replaced.
7. Estimated Cost: The estimated cost in current dollars to replace the component. Items with a replacement date of “life” are not costed and are shown as **. Only components that have replacement dates projected within the next ten years are shown as cost items.
8. Cycle (Yrs): The recommended cycle at which the major maintenance program should be performed.
9. Estimated Cost: The estimated maintenance cost over a ten year period, (in current dollars), as calculated on a standard contracting basis.
10. Priority: A calculated score given to important components that require urgent repair/replacement based on severity of condition.

Observations

System ¹ Component Type	Observation ² Location ³	Extent ⁴	Area Affected ⁵
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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 : 30-Oct-2024

QUEENS PUBLIC LIBRARY - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$155,600	\$468,400
Interior Architecture		\$152,800
Electrical		\$942,800
Mechanical		\$4,063,300
Site Pavements	\$136,700	
Total	\$292,200	\$5,627,300
Importance Code A	\$155,600	\$468,400
Importance Code B		\$5,158,900
Importance Code C	\$136,700	
Total	\$292,200	\$5,627,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$58,400		\$9,700	
Interior Architecture	\$44,300	\$4,600		\$15,300
Electrical	\$22,800	\$10,600	\$9,900	\$9,500
Mechanical	\$61,600	\$31,900	\$39,000	\$30,500
Site Pavements	\$11,200			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$212,700	\$61,600	\$73,000	\$69,700
Importance Code A	\$89,100	\$2,900	\$12,800	\$2,900
Importance Code B	\$123,500	\$56,200	\$60,300	\$66,800
Importance Code C		\$2,500		
Total	\$212,700	\$61,600	\$73,000	\$69,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$9,300	
Metal/Glass Curt Wall	40%	Now	\$155,600	LIFE	**	5	\$34,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 3rd Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd And 3rd Floor At Corner Of Main Street And Kissena Boulevard</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Along Main Street</i>								
<i>Explanation : Etched Glass Artwork</i>								
Metal Panel	3%			2053	**	5-10	\$9,600	
Metal Coiling Doors	3%			2046	**	5	\$4,400	
Granite Panels	27%			LIFE	**	5	\$9,400	
Window Wall	2%			2053	**	5	\$3,500	
Windows								
Aluminum	98%	Now	\$20,900	2049	**	5	\$11,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Staff And Media Room</i>								
Metal Louvers	2%			2042	**	10	\$2,800	
Parapets								
Masonry: Brick	5%			LIFE	**	5	\$300	
Metal/Glass Curt Wall	50%			2053	**	5	\$10,800	
Metal Rail	35%			2046	**	5-10	\$35,100	
Granite Panels	10%			LIFE	**	5	\$600	
Roof								
Built-Up (BUR)	90%	Now	\$9,400	2033	\$468,400			
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Passenger Elevator Shaft</i>								
Plaza Roof: Stone Panels	8%	Now	\$4,600	2053	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Balcony And Front Entry Plaza</i>								
Skylight, Plastic	2%			2046	**	1		
Soffits								
Metal Panel	40%			2053	**	5-10		
Stucco Cement	60%			2046	**	5		
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	30%	Now	\$9,200	2032	\$459,200	3	\$39,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Media Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Covid Vaccine Site, Temporary Vinyl Floor Installed Over Carpet</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$19,100	
Ceramic Tile	5%			2042	**	5	\$4,400	
Granite Panels	30%			LIFE	**	5	\$19,700	
Vinyl Tile	20%			2038	**	3	\$8,700	
Wood	5%			2061	**	5	\$8,200	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$4,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$5,900	
Glass: Single Pane	10%			LIFE	**	5	\$7,400	
Gypsum Board	60%			LIFE	**	5	\$35,500	
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$19,700	
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$2,900	2046	**	5	\$4,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Conference Room</i>								
Exposed Struc: Concrete	10%	Now	\$25,900	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Electrical And Tele Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Electrical And Tele Room</i>								
Gypsum Board	20%			LIFE	**	5	\$21,800	
Metal Panel	15%			LIFE	**	5	\$16,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Suspension Panels</i>								
Metal Panel	25%			LIFE	**	5	\$27,300	
Wood	20%			LIFE	**	5	\$152,800	
Site Enclosure								
Retaining Walls								
Masonry: Granite	100%			LIFE	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Planter</i>								
<i>Explanation : Polished Granite</i>								
Site Pavements								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$11,200	2038		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Garage Entry*

On-Site Walkways

Masonry: Granite	100%	Now	\$136,700	LIFE		**		
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*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Entry Plaza And Steps**Sinking/Subsiding, Extent : Moderate, Area Affected : 20%**Location : Front Entry Plaza*

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2043		**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 4,000 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2043		**	5	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Transformers

Dry Type	100%			2038		**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : 3rd Floor Mechanical Room**Explanation : Two 75 Kilovolt Ampere, 208v Pri - 480/266v Sec*

Switchgear / Switchboard

Fused Disc Sw	100%			2043		**	5	\$300
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Raceway

Conduit	100%			2043		**	1	
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Panelboards

Fused Disc Sw	10%			2041		**	5	\$100
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Molded Case Bkrs	90%			2041		**	5	\$1,400
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Wiring

Thermoplastic	100%			2043		**	1	
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Motor Controllers

Locally Mounted	10%			2046		**	5	
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Motor Control Center	84%			2031	\$45,400		5	\$1,300
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Motor Control Center	6%	Now	\$3,200	2053		**	5	
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*Indicators Inoperable, Extent : Severe, Area Affected : 100%**Location : Air Supply Unit 3rd Floor Mechanical And Boiler Room*

Ground

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Estimates are rounded to the nearest hundred dollars.

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$18,000	
Generators								
Diesel	100%			2036	**	1	\$22,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : One 230 Kilowatt Does Not Operate Due To Fuel Leak</i>					
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$2,200	
Fuel Storage								
Day Tank	10%	Now	\$5,100	2058	**	5		
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Generator Room Rooftop</i>					
			<i>Explanation : Day Tank The Fuel Line Is Leaking</i>					
Day Tank	40%			2041	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room Rooftop</i>					
			<i>Explanation : One 75 Gallon Tank</i>					
Main Tank	50%			2048	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 95%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 3,000 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent	68%			2033	\$439,000	10	\$36,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	10%			2033	\$64,600	10	\$5,400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	20%			2033	\$129,100	10	\$10,700	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Offices Throughout The Building</i>					
Incandescent	2%			2033	\$15,000	2		
Egress Lighting								
Emergency, Service	60%			2033	\$21,400	1		
Exit, LED	40%			2048	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	5%			2033	\$11,500	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
HID	15%			2033	\$40,500	10		
No Component	80%							
Alarm								
Security System Generic	100%			2033	\$108,500	1	\$21,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection Generic, Digital	100%			2033	\$149,200	1-3	\$36,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, Pull Boxes And Fire Alarm Panel</i>								

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

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

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

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