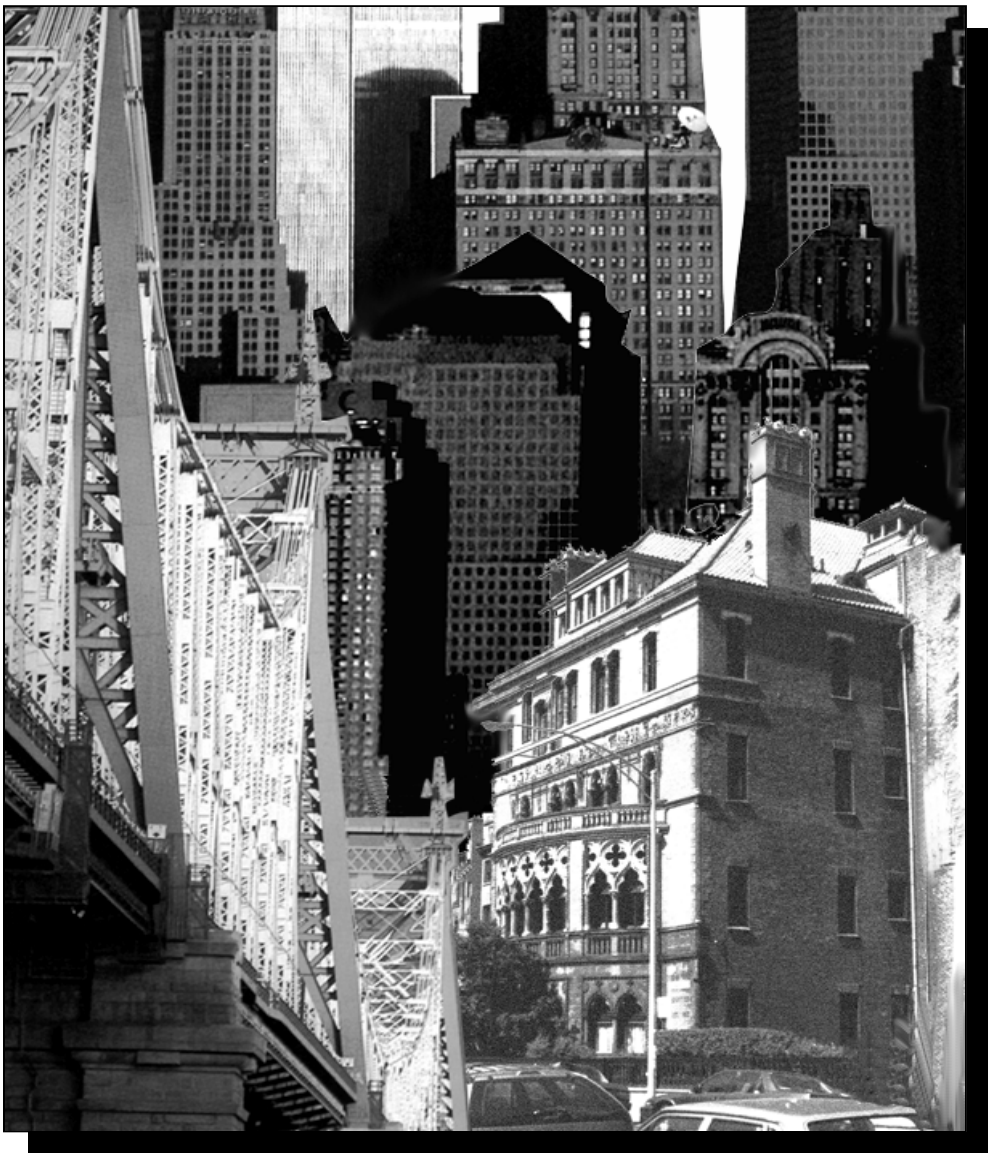
Asset Information Management System (AIMS) Report

Executive Summary



The City of New York
Eric Adams, Mayor

Fiscal Year 2024

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 27, 2023

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 2024. 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 2024 comparing total funding recommended in the Fiscal Year 2024 report with the agencies' planned expense program for 2025 and capital program for 2025 through 2028.

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 2024

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Exhibits

Background

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

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

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

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

Report Context and Items Excluded from Study

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

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

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

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

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

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

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

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

Report Organization

Report Schedules

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

Capital and Expense Designations

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

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

Projected Repair Years

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

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

Importance Codes for Repair, Replacement and Major Maintenance

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

Condition Information

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

Professional Certification

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

Table A
Citywide Asset Classes by Agency

New York, Brooklyn, Queens Public Libraries	
Libraries	180
Public Office Buildings	1
Department of Education	
Primary Schools	853
Intermediate/Junior High Schools	205
High Schools	191
Administrative Buildings	12
Piers/Bulkheads	2
Day Care Centers	5
City University of New York	
Community College Buildings	85
Piers/Bulkheads	3
Parking Garages	1
Marinas/Docks	1
Police Department	
Precinct Houses	80
Police Buildings Non-Precinct	72
Piers/Bulkheads	1
Parking Garages	1
Marinas/Docks	4
Fire Department	
Fire Department Buildings	93
Piers/Bulkheads	3
Firehouses	217
Marinas/Docks	1
Fireboats	4
Administration for Children's Services	
Shelters	2
Non-Shelters	3
Juvenile Justice Buildings	5
Department of Homeless Services	
Shelters	60
Non-Shelters	2
Department of Correction	
Rikers Island Facilities/Utilities	38
Correction Facilities	5
Piers/Bulkheads	2
Marinas/Docks	1
Human Resources Administration	
Shelters	7
Non-Shelters	8
Department for the Aging	
Senior Center	10
Department of Cultural Affairs	
Museum/Gallery Facilities	62
Cultural Facilities	259
Walls	1
Department of Small Business Services	
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
Department of Health & Mental Hygiene	
Administrative Buildings	1
Clinics/Labs. Classrooms	21
Vehicle Maint./Storage Facilities	1
Animal Shelters	3
OCME Facilities	4
Health and Hospitals Corporation	
Hospital Buildings	87
Parking Garages	1
OCME Facilities	1
Department of Sanitation	
Piers/Bulkheads	24
Transfer Stations	7
Vehicle Maint./Storage Facilities	41
Fresh Kills Facilities	12
Parking Garages	1
Public Office Buildings	4
Department of Transportation	
Bridge/Waterways	40
Highway Bridges and Tunnels	258
Highway Facilities	52
Streets and Arterials (miles)	6500
Street Lighting Systems	1
Traffic Signal Systems	1
Ferry Terminal Facilities	5
Piers/Bulkheads	26
Ferries/Barges	12
Pier Facilities	3
Parking Garages	8
Marinas/Docks	13
Department of Parks and Recreation	
Museum/Gallery Facilities	16
Piers/Bulkheads	172
Vehicle Maint./Storage Facilities	3
Pier Facilities	1
Ferry Terminal Facilities	1
Park Facilities	793
Stadium Facilities	3
Marinas/Docks	28
Walls	548
Park Bridges	124
Department of Citywide Administrative Services	
Piers/Bulkheads	13
Court Buildings	24
Public Office Buildings	28

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Citywide Summary Schedule

CITYWIDE SUMMARY SCHEDULE BY AGENCY

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

	CAPITAL FY 2025 - 2028	EXPENSE FY 2025
• NEW YORK PUBLIC LIBRARY	42,197,000	9,372,000
• BROOKLYN PUBLIC LIBRARY	23,262,000	5,224,000
• QUEENS PUBLIC LIBRARY	23,150,000	6,536,000
• DEPARTMENT OF EDUCATION	4,587,906,000	322,710,000
• CITY UNIVERSITY OF NEW YORK	248,662,000	19,572,000
• POLICE DEPARTMENT	256,675,000	27,624,000
• FIRE DEPARTMENT	95,804,000	40,100,000
• ADMIN. FOR CHILDREN'S SERVICES	10,833,000	1,673,000
• DEPT. OF HOMELESS SERVICES	179,247,000	12,730,000
• DEPARTMENT OF CORRECTION	634,378,000	11,580,000
• HUMAN RESOURCES ADMINISTRATION	28,897,000	2,968,000
• DEPARTMENT FOR THE AGING	1,806,000	1,194,000
• DEPARTMENT OF CULTURAL AFFAIRS	417,233,000	36,686,000
• DEPT. OF SMALL BUSINESS SERV.	399,171,000	15,154,000
• DEPT. OF HEALTH & MENTAL HYGIENE	103,122,000	9,318,000
• HEALTH AND HOSPITALS CORP.	803,319,000	25,378,000
• DEPARTMENT OF SANITATION	245,408,000	13,759,000
• DEPARTMENT OF TRANSPORTATION		
Bridges	561,345,000	36,581,000
Facilities & Ferries	123,115,000	22,011,000
Street & Traffic Lighting	36,408,000	77,393,000
Streets & Highways	3,343,560,000	
• DEPT. OF PARKS & RECREATION	725,236,000	64,123,000
• DEPT. OF CITYWIDE ADMIN. SERV.	554,678,000	32,358,000
Total	**$13,445,412,000***	**$794,042,000**

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

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

CITYWIDE SUMMARY SCHEDULE

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	2,264,493,000	1,163,939,000
• Interior Architecture	3,155,180,000	3,404,485,000
• Electrical	639,025,000	2,364,591,000
• Mechanical	2,366,151,000	5,943,336,000
• Piers	75,556,000	32,981,000
• Bulkheads	235,812,000	117,615,000
• Bridge Structure	503,523,000	279,707,000
• Ferries	35,040,000	
• Vessels	2,400,000	
• Parks' Walls	49,899,000	
• Parks' Boardwalks	11,298,000	16,093,000
• Miscellaneous Buildings	72,140,000	36,606,000
• Parks' Water and Sewer Utilities	132,765,000	199,148,000
• Parks' Electrical Utilities	34,133,000	51,200,000
• Site Enclosure	43,237,000	10,675,000
• Site Pavements	196,449,000	260,371,000
• Elevators/Escalators		
• Parks' Streets and Roads	72,270,000	26,055,000
• Rikers Island Utilities	56,000,000	
• Park Bridges	13,469,000	7,696,000
• Marinas/Docks	48,420,000	81,827,000
• Bridge Electrical	19,438,000	9,325,000
• Bridge Mechanical	38,745,000	735,000
• Primary Streets	516,990,000	
• Secondary Streets	718,100,000	
• Local Streets	2,010,560,000	
• Arterial Streets	44,500,000	
• Step Streets	53,410,000	
• Traffic Signal System	29,644,000	
• Street Lighting System	6,764,000	
Total	**$13,445,412,000 ***	**$14,006,385,000**

• Importance Code A	3,282,503,000	1,823,038,000
• Importance Code B	7,272,589,000	11,436,787,000
• Importance Code C	2,692,500,000	683,899,000
• Importance Code D	197,820,000	62,661,000
Total	**$13,445,412,000 ***	**$14,006,385,000**

** 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 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	114,266,000	14,056,000	15,685,000	13,549,000
• Interior Architecture	208,890,000	17,349,000	44,518,000	49,270,000
• Electrical	53,844,000	39,329,000	42,713,000	40,072,000
• Mechanical	159,217,000	72,779,000	91,535,000	80,152,000
• Piers	3,404,000	458,000	416,000	701,000
• Bulkheads	11,820,000	820,000	805,000	382,000
• Bridge Structure	33,058,000	13,918,000	27,303,000	14,935,000
• Ferries	14,475,000	7,130,000	10,766,000	12,950,000
• Vessels	1,385,000	1,450,000	1,525,000	1,595,000
• Parks' Walls	12,446,000			
• Parks' Boardwalks	189,000			
• Miscellaneous Buildings	2,457,000	1,071,000	936,000	871,000
• Parks' Water and Sewer Utilities	3,319,000	3,319,000	3,319,000	3,319,000
• Parks' Electrical Utilities	853,000	853,000	853,000	853,000
• Site Enclosure	19,654,000	169,000	259,000	17,000
• Site Pavements	43,364,000	169,000	437,000	230,000
• Elevators/Escalators	19,271,000	19,271,000	19,271,000	19,271,000
• Parks' Streets and Roads				
• Rikers Island Utilities	2,300,000	2,300,000	2,300,000	2,300,000
• Park Bridges	5,965,000	13,000	28,000	1,224,000
• Marinas/Docks	2,771,000	499,000	748,000	1,470,000
• Bridge Electrical	1,515,000	42,000	44,000	42,000
• Bridge Mechanical	2,185,000	31,000	719,000	31,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Traffic Signal System	41,576,000	41,650,000	41,650,000	41,650,000
• Street Lighting System	35,817,000	35,817,000	35,817,000	35,817,000
Total	**$794,042,000**	**$272,495,000**	**$341,646,000**	**$320,702,000**
• Importance Code A	261,620,000	129,649,000	143,839,000	136,701,000
• Importance Code B	417,121,000	138,049,000	192,479,000	179,090,000
• Importance Code C	112,845,000	3,727,000	4,393,000	4,040,000
• Importance Code D	2,457,000	1,071,000	936,000	871,000
Total	**$794,042,000**	**$272,495,000**	**$341,646,000**	**$320,702,000**

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Report Schedules by Agency

NEW YORK PUBLIC LIBRARY - 035

Project Type : NEW YORK PUBLIC LIBRARY

LIBRARIES	:	74
PUBLIC OFFICE BUILDINGS	:	1
Total Assets in AIMS	:	**75**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	19,055,000	6,012,000
• Interior Architecture	9,681,000	12,426,000
• Electrical	4,463,000	8,665,000
• Mechanical	8,741,000	41,665,000
• Site Enclosure		656,000
• Site Pavements	258,000	1,049,000
Total	**$42,197,000** *	**$70,474,000**
• Importance Code A	20,749,000	6,729,000
• Importance Code B	20,556,000	61,855,000
• Importance Code C	892,000	1,890,000
Total	**$42,197,000** *	**$70,474,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	3,253,000	304,000	182,000	260,000
• Interior Architecture	3,249,000	230,000	1,004,000	1,605,000
• Electrical	559,000	982,000	779,000	500,000
• Mechanical	1,414,000	744,000	1,401,000	495,000
• Site Enclosure	234,000			0
• Site Pavements	352,000	1,000	46,000	0
• Elevators/Escalators	311,000	311,000	311,000	311,000
Total	**$9,372,000**	**$2,573,000**	**$3,723,000**	**$3,171,000**
• Importance Code A	3,456,000	434,000	319,000	364,000
• Importance Code B	4,777,000	2,132,000	3,353,000	2,802,000
• Importance Code C	1,139,000	7,000	50,000	5,000
• Importance Code D				
Total	**$9,372,000**	**$2,573,000**	**$3,723,000**	**$3,171,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	10,900,000	2,520,000
• Interior Architecture	1,710,000	23,863,000
• Electrical	1,216,000	2,083,000
• Mechanical	8,876,000	24,659,000
• Site Enclosure	161,000	
• Site Pavements	400,000	308,000
Total	**$23,262,000** *	**$53,433,000**
• Importance Code A	11,032,000	3,213,000
• Importance Code B	11,697,000	49,241,000
• Importance Code C	533,000	978,000
Total	**$23,262,000** *	**$53,433,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	1,599,000	65,000	159,000	179,000
• Interior Architecture	1,640,000	50,000	87,000	219,000
• Electrical	487,000	79,000	332,000	151,000
• Mechanical	527,000	318,000	578,000	518,000
• Site Enclosure	322,000			
• Site Pavements	509,000			
• Elevators/Escalators	140,000	140,000	140,000	140,000
Total	**$5,224,000**	**$652,000**	**$1,295,000**	**$1,207,000**
• Importance Code A	1,668,000	129,000	229,000	273,000
• Importance Code B	2,429,000	516,000	1,063,000	930,000
• Importance Code C	1,126,000	8,000	3,000	4,000
• Importance Code D				
Total	**$5,224,000**	**$652,000**	**$1,295,000**	**$1,207,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	10,474,000	2,140,000
• Interior Architecture	2,141,000	4,020,000
• Electrical	1,013,000	3,106,000
• Mechanical	8,800,000	23,719,000
• Site Enclosure	480,000	
• Site Pavements	242,000	103,000
Total	**$23,150,000 ***	**$33,087,000**
• Importance Code A	10,529,000	2,972,000
• Importance Code B	11,544,000	29,745,000
• Importance Code C	1,076,000	371,000
Total	**$23,150,000 ***	**$33,087,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	1,628,000	247,000	84,000	162,000
• Interior Architecture	3,026,000	123,000	485,000	340,000
• Electrical	497,000	306,000	177,000	190,000
• Mechanical	553,000	515,000	583,000	312,000
• Site Enclosure	423,000	3,000		1,000
• Site Pavements	322,000			
• Elevators/Escalators	87,000	87,000	87,000	87,000
Total	**$6,536,000**	**$1,282,000**	**$1,416,000**	**$1,091,000**
• Importance Code A	1,734,000	295,000	132,000	210,000
• Importance Code B	3,736,000	982,000	1,274,000	878,000
• Importance Code C	1,066,000	5,000	9,000	4,000
• Importance Code D				
Total	**$6,536,000**	**$1,282,000**	**$1,416,000**	**$1,091,000**

** 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	:	205
HIGH SCHOOLS	:	191
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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	724,320,000	587,258,000
• Interior Architecture	2,140,653,000	2,037,747,000
• Electrical	407,774,000	1,434,026,000
• Mechanical	1,198,388,000	3,372,109,000
• Bulkheads	1,915,000	1,561,000
• Site Enclosure	24,937,000	3,194,000
• Site Pavements	89,919,000	115,551,000
Total	**$4,587,906,000** *	**$7,551,444,000**
• Importance Code A	800,394,000	879,761,000
• Importance Code B	3,472,452,000	6,485,527,000
• Importance Code C	315,060,000	186,157,000
Total	**$4,587,906,000** *	**$7,551,444,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	47,174,000	8,282,000	8,009,000	8,229,000
• Interior Architecture	105,424,000	12,294,000	14,895,000	19,779,000
• Electrical	28,729,000	22,412,000	23,228,000	23,017,000
• Mechanical	96,359,000	41,125,000	50,854,000	46,787,000
• Bulkheads	46,000	0		
• Site Enclosure	12,538,000	53,000	82,000	6,000
• Site Pavements	26,740,000	21,000	78,000	24,000
• Elevators/Escalators	5,700,000	5,700,000	5,700,000	5,700,000
Total	**$322,710,000**	**$89,887,000**	**$102,847,000**	**$103,542,000**
• Importance Code A	59,605,000	19,605,000	19,296,000	19,694,000
• Importance Code B	208,242,000	68,710,000	81,491,000	82,814,000
• Importance Code C	54,863,000	1,572,000	2,059,000	1,035,000
• Importance Code D				
Total	**$322,710,000**	**$89,887,000**	**$102,847,000**	**$103,542,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	56,542,000	26,552,000
• Interior Architecture	61,260,000	44,284,000
• Electrical	11,969,000	85,113,000
• Mechanical	114,189,000	161,591,000
• Bulkheads	782,000	1,442,000
• Miscellaneous Buildings	389,000	379,000
• Site Enclosure	716,000	2,443,000
• Site Pavements	2,728,000	18,419,000
• Marinas/Docks	86,000	467,000
Total	**$248,662,000 ***	**$340,690,000**
• Importance Code A	58,175,000	28,054,000
• Importance Code B	183,522,000	290,238,000
• Importance Code C	6,577,000	22,019,000
• Importance Code D	389,000	379,000
Total	**$248,662,000 ***	**$340,690,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	2,913,000	464,000	513,000	397,000
• Interior Architecture	8,688,000	447,000	1,589,000	3,207,000
• Electrical	1,467,000	1,204,000	1,159,000	1,312,000
• Mechanical	4,164,000	3,188,000	2,844,000	2,800,000
• Bulkheads	84,000	47,000	7,000	0
• Miscellaneous Buildings	21,000	8,000	10,000	9,000
• Site Enclosure	268,000	14,000		
• Site Pavements	1,058,000	9,000	1,000	13,000
• Elevators/Escalators	808,000	808,000	808,000	808,000
• Marinas/Docks	101,000	2,000	22,000	94,000
Total	**$19,572,000**	**$6,191,000**	**$6,953,000**	**$8,639,000**
• Importance Code A	3,329,000	762,000	813,000	731,000
• Importance Code B	13,746,000	5,313,000	6,081,000	7,834,000
• Importance Code C	2,476,000	108,000	49,000	65,000
• Importance Code D	21,000	8,000	10,000	9,000
Total	**$19,572,000**	**$6,191,000**	**$6,953,000**	**$8,639,000**

** 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	:	72
PIERS/BULKHEADS	:	1
PARKING GARAGES	:	1
MARINAS/DOCKS	:	4
Total Assets in AIMS	:	**158**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	85,572,000	32,923,000
• Interior Architecture	56,118,000	51,259,000
• Electrical	12,636,000	68,774,000
• Mechanical	79,447,000	131,916,000
• Bulkheads		194,000
• Miscellaneous Buildings	5,112,000	3,217,000
• Site Enclosure	3,462,000	226,000
• Site Pavements	13,234,000	5,969,000
• Marinas/Docks	1,096,000	2,478,000
Total	**$256,675,000 ***	**$296,956,000**
• Importance Code A	90,779,000	43,291,000
• Importance Code B	134,112,000	241,772,000
• Importance Code C	26,672,000	8,676,000
• Importance Code D	5,112,000	3,217,000
Total	**$256,675,000 ***	**$296,956,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	6,187,000	451,000	467,000	295,000
• Interior Architecture	9,490,000	242,000	286,000	519,000
• Electrical	2,309,000	1,274,000	1,500,000	1,329,000
• Mechanical	6,112,000	2,862,000	3,274,000	3,512,000
• Bulkheads			18,000	
• Miscellaneous Buildings	113,000	95,000	90,000	66,000
• Site Enclosure	816,000	3,000		6,000
• Site Pavements	1,766,000			
• Elevators/Escalators	468,000	468,000	468,000	468,000
• Marinas/Docks	362,000	16,000	23,000	254,000
Total	**$27,624,000**	**$5,411,000**	**$6,125,000**	**$6,450,000**

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

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

POLICE DEPARTMENT - 056

• Importance Code A	7,020,000	791,000	777,000	790,000
• Importance Code B	15,918,000	4,457,000	5,208,000	5,535,000
• Importance Code C	4,572,000	67,000	51,000	59,000
• Importance Code D	113,000	95,000	90,000	66,000
Total	**$27,624,000**	**$5,411,000**	**$6,125,000**	**$6,450,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	45,662,000	16,019,000
• Interior Architecture	32,338,000	21,316,000
• Electrical	2,319,000	16,682,000
• Mechanical	5,128,000	26,696,000
• Piers	111,000	60,000
• Bulkheads	109,000	
• Vessels	2,400,000	
• Miscellaneous Buildings	3,000,000	1,442,000
• Site Enclosure	834,000	577,000
• Site Pavements	3,903,000	4,683,000
• Marinas/Docks		146,000
Total	**$95,804,000 ***	**$87,621,000**
• Importance Code A	48,352,000	19,960,000
• Importance Code B	36,188,000	54,635,000
• Importance Code C	8,264,000	11,584,000
• Importance Code D	3,000,000	1,442,000
Total	**$95,804,000 ***	**$87,621,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	12,467,000	777,000	672,000	531,000
• Interior Architecture	15,762,000	169,000	280,000	249,000
• Electrical	1,512,000	863,000	756,000	500,000
• Mechanical	5,502,000	3,649,000	2,274,000	3,193,000
• Piers	24,000	1,000		40,000
• Bulkheads	8,000	0		0
• Vessels	1,385,000	1,450,000	1,525,000	1,595,000
• Miscellaneous Buildings	96,000	48,000	48,000	45,000
• Site Enclosure	1,185,000	1,000		0
• Site Pavements	2,088,000	16,000	5,000	26,000
• Elevators/Escalators	37,000	37,000	37,000	37,000
• Marinas/Docks	35,000	0	3,000	46,000
Total	**$40,100,000**	**$7,012,000**	**$5,599,000**	**$6,262,000**

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

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

• Importance Code A	14,434,000	2,427,000	2,384,000	2,360,000
• Importance Code B	17,369,000	4,490,000	3,123,000	3,799,000
• Importance Code C	8,201,000	47,000	44,000	58,000
• Importance Code D	96,000	48,000	48,000	45,000
Total	**$40,100,000**	**$7,012,000**	**$5,599,000**	**$6,262,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	4,907,000	782,000
• Interior Architecture	1,382,000	4,478,000
• Electrical		4,312,000
• Mechanical	3,911,000	7,599,000
• Site Enclosure	333,000	
• Site Pavements	299,000	
Total	**$10,833,000** *	**$17,170,000**
• Importance Code A	5,054,000	1,283,000
• Importance Code B	4,897,000	15,639,000
• Importance Code C	882,000	248,000
Total	**$10,833,000** *	**$17,170,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	523,000	36,000	20,000	1,000
• Interior Architecture	628,000	12,000	31,000	28,000
• Electrical	87,000	60,000	98,000	64,000
• Mechanical	202,000	150,000	235,000	144,000
• Site Enclosure	93,000			
• Site Pavements	86,000			
• Elevators/Escalators	53,000	53,000	53,000	53,000
Total	**$1,673,000**	**$311,000**	**$437,000**	**$291,000**
• Importance Code A	539,000	54,000	38,000	20,000
• Importance Code B	829,000	255,000	399,000	271,000
• Importance Code C	304,000	2,000		
• Importance Code D				
Total	**$1,673,000**	**$311,000**	**$437,000**	**$291,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	53,226,000	13,770,000
• Interior Architecture	59,837,000	65,830,000
• Electrical	22,959,000	39,238,000
• Mechanical	40,691,000	84,197,000
• Site Enclosure	673,000	
• Site Pavements	1,861,000	226,000
Total	**$179,247,000 ***	**$203,261,000**
• Importance Code A	55,795,000	20,494,000
• Importance Code B	114,742,000	177,222,000
• Importance Code C	8,711,000	5,545,000
Total	**$179,247,000 ***	**$203,261,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	2,983,000	252,000	341,000	302,000
• Interior Architecture	4,496,000	161,000	472,000	651,000
• Electrical	1,132,000	663,000	676,000	989,000
• Mechanical	2,716,000	956,000	1,816,000	1,549,000
• Site Enclosure	286,000	0		
• Site Pavements	735,000	0	0	5,000
• Elevators/Escalators	382,000	382,000	382,000	382,000
Total	**$12,730,000**	**$2,414,000**	**$3,686,000**	**$3,878,000**
• Importance Code A	3,321,000	501,000	657,000	550,000
• Importance Code B	7,214,000	1,878,000	3,019,000	3,299,000
• Importance Code C	2,195,000	35,000	9,000	29,000
• Importance Code D				
Total	**$12,730,000**	**$2,414,000**	**$3,686,000**	**$3,878,000**

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

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

DEPARTMENT OF CORRECTION - 072

Project Type : CORRECTION

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

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	307,680,000	184,183,000
• Interior Architecture	142,543,000	178,304,000
• Electrical	12,632,000	137,703,000
• Mechanical	89,651,000	323,539,000
• Piers	2,513,000	1,044,000
• Bulkheads	2,993,000	2,614,000
• Site Enclosure	52,000	
• Site Pavements	17,344,000	10,209,000
• Rikers Island Utilities	56,000,000	
• Marinas/Docks	2,970,000	623,000
Total	**$634,378,000** *	**$838,219,000**
• Importance Code A	328,963,000	198,277,000
• Importance Code B	262,236,000	616,297,000
• Importance Code C	43,179,000	23,645,000
Total	**$634,378,000** *	**$838,219,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	794,000	319,000	85,000	47,000
• Interior Architecture	1,716,000	159,000	86,000	261,000
• Electrical	1,233,000	1,248,000	898,000	820,000
• Mechanical	3,998,000	1,390,000	1,365,000	938,000
• Piers	163,000	0		22,000
• Bulkheads	137,000	0	0	4,000
• Site Enclosure	19,000			
• Site Pavements	611,000	84,000	4,000	4,000
• Elevators/Escalators	508,000	508,000	508,000	508,000
• Rikers Island Utilities	2,300,000	2,300,000	2,300,000	2,300,000
• Marinas/Docks	101,000	39,000	13,000	1,000
Total	**$11,580,000**	**$6,047,000**	**$5,259,000**	**$4,905,000**

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

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

• Importance Code A	1,509,000	874,000	610,000	557,000
• Importance Code B	8,696,000	5,089,000	4,575,000	4,344,000
• Importance Code C	1,375,000	84,000	74,000	4,000
• Importance Code D				
Total	**$11,580,000**	**$6,047,000**	**$5,259,000**	**$4,905,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	11,547,000	1,136,000
• Interior Architecture	4,824,000	7,902,000
• Electrical	6,024,000	9,107,000
• Mechanical	5,463,000	17,169,000
• Site Enclosure	69,000	79,000
• Site Pavements	970,000	234,000
Total	**$28,897,000** *	**$35,627,000**
• Importance Code A	12,731,000	2,730,000
• Importance Code B	14,821,000	32,558,000
• Importance Code C	1,345,000	339,000
Total	**$28,897,000** *	**$35,627,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	671,000	177,000	120,000	43,000
• Interior Architecture	1,317,000	42,000	62,000	195,000
• Electrical	251,000	162,000	452,000	58,000
• Mechanical	387,000	192,000	377,000	221,000
• Site Enclosure	51,000			
• Site Pavements	249,000	0	0	0
• Elevators/Escalators	42,000	42,000	42,000	42,000
Total	**$2,968,000**	**$616,000**	**$1,054,000**	**$560,000**
• Importance Code A	749,000	241,000	185,000	107,000
• Importance Code B	1,639,000	354,000	864,000	453,000
• Importance Code C	581,000	21,000	4,000	0
• Importance Code D				
Total	**$2,968,000**	**$616,000**	**$1,054,000**	**$560,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	524,000	433,000
• Interior Architecture	315,000	1,826,000
• Electrical	542,000	2,464,000
• Mechanical	126,000	3,791,000
• Miscellaneous Buildings	298,000	315,000
Total	**$1,806,000** *	**$8,830,000**
• Importance Code A	524,000	823,000
• Importance Code B	808,000	7,691,000
• Importance Code C	175,000	
• Importance Code D	298,000	315,000
Total	**$1,806,000** *	**$8,830,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	216,000		41,000	2,000
• Interior Architecture	503,000	6,000	34,000	53,000
• Electrical	177,000	14,000	139,000	64,000
• Mechanical	183,000	60,000	192,000	79,000
• Miscellaneous Buildings	21,000	6,000	16,000	9,000
• Site Enclosure	7,000			
• Site Pavements	46,000	2,000		
• Elevators/Escalators	42,000	42,000	42,000	42,000
Total	**$1,194,000**	**$131,000**	**$464,000**	**$249,000**
• Importance Code A	239,000	10,000	51,000	12,000
• Importance Code B	780,000	111,000	395,000	225,000
• Importance Code C	154,000	3,000	2,000	3,000
• Importance Code D	21,000	6,000	16,000	9,000
Total	**$1,194,000**	**$131,000**	**$464,000**	**$249,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	202,492,000	50,608,000
• Interior Architecture	41,850,000	145,322,000
• Electrical	28,771,000	81,670,000
• Mechanical	126,422,000	262,259,000
• Miscellaneous Buildings	10,268,000	7,609,000
• Site Enclosure	3,157,000	1,523,000
• Site Pavements	4,274,000	1,640,000
Total	**$417,233,000 ***	**$550,630,000**
• Importance Code A	204,669,000	59,882,000
• Importance Code B	186,123,000	384,834,000
• Importance Code C	16,173,000	98,305,000
• Importance Code D	10,268,000	7,609,000
Total	**$417,233,000 ***	**$550,630,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	8,540,000	587,000	1,648,000	1,012,000
• Interior Architecture	13,242,000	1,061,000	1,232,000	7,272,000
• Electrical	2,682,000	1,128,000	3,290,000	1,951,000
• Mechanical	8,382,000	2,450,000	5,076,000	3,682,000
• Parks' Walls				
• Miscellaneous Buildings	558,000	135,000	212,000	175,000
• Site Enclosure	656,000		32,000	
• Site Pavements	1,460,000	11,000	93,000	22,000
• Elevators/Escalators	1,165,000	1,165,000	1,165,000	1,165,000
Total	**$36,686,000**	**$6,536,000**	**$12,748,000**	**$15,278,000**
• Importance Code A	9,130,000	840,000	1,927,000	1,415,000
• Importance Code B	22,740,000	5,469,000	10,371,000	13,477,000
• Importance Code C	4,257,000	93,000	238,000	211,000
• Importance Code D	558,000	135,000	212,000	175,000
Total	**$36,686,000**	**$6,536,000**	**$12,748,000**	**$15,278,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	130,329,000	46,708,000
• Interior Architecture	73,048,000	59,760,000
• Electrical	24,616,000	47,963,000
• Mechanical	28,531,000	81,857,000
• Piers	42,955,000	17,327,000
• Bulkheads	79,276,000	34,253,000
• Miscellaneous Buildings	570,000	218,000
• Site Enclosure	1,638,000	
• Site Pavements	14,396,000	38,146,000
• Marinas/Docks	3,810,000	9,316,000
Total	**$399,171,000 ***	**$335,548,000**
• Importance Code A	228,798,000	80,742,000
• Importance Code B	125,487,000	212,985,000
• Importance Code C	44,316,000	41,603,000
• Importance Code D	570,000	218,000
Total	**$399,171,000 ***	**$335,548,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	1,794,000	135,000	141,000	232,000
• Interior Architecture	1,907,000	305,000	782,000	334,000
• Electrical	1,300,000	826,000	933,000	1,521,000
• Mechanical	1,961,000	1,122,000	1,354,000	1,602,000
• Piers	1,237,000	157,000	124,000	158,000
• Bulkheads	5,096,000	248,000	402,000	83,000
• Miscellaneous Buildings	26,000	6,000	9,000	11,000
• Site Enclosure	194,000			
• Site Pavements	610,000	0	1,000	0
• Elevators/Escalators	457,000	457,000	457,000	457,000
• Marinas/Docks	572,000	186,000	94,000	324,000
Total	**$15,154,000**	**$3,443,000**	**$4,297,000**	**$4,721,000**

** 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	4,352,000	730,000	855,000	902,000
• Importance Code B	8,429,000	2,587,000	3,404,000	3,764,000
• Importance Code C	2,348,000	120,000	30,000	44,000
• Importance Code D	26,000	6,000	9,000	11,000
Total	**$15,154,000**	**$3,443,000**	**$4,297,000**	**$4,721,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	17,414,000	8,142,000
• Interior Architecture	34,246,000	27,760,000
• Electrical	4,111,000	20,429,000
• Mechanical	46,715,000	45,795,000
• Miscellaneous Buildings	521,000	437,000
• Site Pavements	115,000	1,492,000
Total	**$103,122,000** *	**$104,055,000**
• Importance Code A	17,585,000	8,775,000
• Importance Code B	83,071,000	91,777,000
• Importance Code C	1,945,000	3,066,000
• Importance Code D	521,000	437,000
Total	**$103,122,000** *	**$104,055,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	1,331,000	129,000	85,000	110,000
• Interior Architecture	3,211,000	148,000	228,000	380,000
• Electrical	673,000	443,000	516,000	295,000
• Mechanical	3,301,000	596,000	869,000	453,000
• Miscellaneous Buildings	14,000	6,000	7,000	6,000
• Site Enclosure	72,000			
• Site Pavements	303,000	0	4,000	1,000
• Elevators/Escalators	412,000	412,000	412,000	412,000
Total	**$9,318,000**	**$1,734,000**	**$2,121,000**	**$1,658,000**
• Importance Code A	1,402,000	183,000	130,000	152,000
• Importance Code B	7,118,000	1,526,000	1,976,000	1,491,000
• Importance Code C	783,000	20,000	7,000	9,000
• Importance Code D	14,000	6,000	7,000	6,000
Total	**$9,318,000**	**$1,734,000**	**$2,121,000**	**$1,658,000**

** 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 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	269,728,000	66,462,000
• Interior Architecture	196,565,000	365,775,000
• Electrical	40,733,000	200,770,000
• Mechanical	288,901,000	679,413,000
• Miscellaneous Buildings	1,140,000	901,000
• Site Enclosure	741,000	
• Site Pavements	5,511,000	14,300,000
Total	**$803,319,000 ***	**$1,327,621,000**
• Importance Code A	270,504,000	79,166,000
• Importance Code B	493,960,000	1,192,811,000
• Importance Code C	37,714,000	54,743,000
• Importance Code D	1,140,000	901,000
Total	**$803,319,000 ***	**$1,327,621,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	4,200,000	253,000	912,000	483,000
• Interior Architecture	5,096,000	506,000	5,110,000	2,371,000
• Electrical	3,543,000	2,946,000	3,252,000	3,102,000
• Mechanical	7,275,000	5,202,000	7,173,000	5,522,000
• Miscellaneous Buildings	33,000	15,000	20,000	17,000
• Site Enclosure	451,000		5,000	
• Site Pavements	1,585,000	0	0	3,000
• Elevators/Escalators	3,194,000	3,194,000	3,194,000	3,194,000
Total	**$25,378,000**	**$12,117,000**	**$19,665,000**	**$14,692,000**
• Importance Code A	4,819,000	892,000	1,568,000	1,106,000
• Importance Code B	17,619,000	11,131,000	17,919,000	13,418,000
• Importance Code C	2,906,000	80,000	158,000	151,000
• Importance Code D	33,000	15,000	20,000	17,000
Total	**$25,378,000**	**$12,117,000**	**$19,665,000**	**$14,692,000**

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

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

DEPARTMENT OF SANITATION - 827

Project Type : SANITATION

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

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	99,909,000	29,494,000
• Interior Architecture	76,713,000	24,240,000
• Electrical	8,218,000	23,934,000
• Mechanical	21,397,000	68,723,000
• Piers	10,798,000	788,000
• Bulkheads	11,193,000	1,719,000
• Miscellaneous Buildings	463,000	142,000
• Site Enclosure	2,248,000	
• Site Pavements	14,468,000	14,285,000
Total	**$245,408,000** *	**$163,326,000**
• Importance Code A	117,493,000	35,566,000
• Importance Code B	101,453,000	113,289,000
• Importance Code C	25,998,000	14,329,000
• Importance Code D	463,000	142,000
Total	**$245,408,000** *	**$163,326,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	2,660,000	284,000	497,000	146,000
• Interior Architecture	3,986,000	72,000	144,000	1,120,000
• Electrical	1,399,000	742,000	921,000	528,000
• Mechanical	3,178,000	1,153,000	1,889,000	967,000
• Piers	268,000	87,000	10,000	72,000
• Bulkheads	777,000	18,000	8,000	26,000
• Miscellaneous Buildings	23,000	6,000	8,000	6,000
• Site Enclosure	497,000		17,000	4,000
• Site Pavements	791,000	0	0	49,000
• Elevators/Escalators	179,000	179,000	179,000	179,000
Total	**$13,759,000**	**$2,542,000**	**$3,675,000**	**$3,096,000**

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

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

• Importance Code A	3,365,000	499,000	656,000	304,000
• Importance Code B	7,674,000	2,022,000	2,984,000	2,692,000
• Importance Code C	2,697,000	15,000	27,000	95,000
• Importance Code D	23,000	6,000	8,000	6,000
Total	**$13,759,000**	**$2,542,000**	**$3,675,000**	**$3,096,000**

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

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

Project Type : WATERWAY BRIDGES		
BRIDGES, WATERWAYS	:	40
HIGHWAY BRIDGES AND TUNNELS	:	2
Project Type : FERRIES		
FERRIES/BARGES	:	12
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	:	256
Project Type : HIGHWAYS		
PIERS/BULKHEADS	:	12
HIGHWAY FACILITIES	:	52
PIER FACILITIES	:	3
PARKING GARAGES	:	8
STREET AND CITY OWNED ARTERIALS	:	5
Project Type : TRAFFIC		
TRAFFIC SIGNAL SYSTEMS	:	1
Total Assets in AIMS	:	**424**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	17,994,000	8,968,000
• Interior Architecture	28,616,000	7,775,000
• Electrical	4,786,000	7,883,000
• Mechanical	7,652,000	48,144,000
• Piers	8,854,000	2,876,000
• Bulkheads	9,297,000	2,423,000
• Bridge Structure	503,162,000	275,693,000
• Ferries	35,040,000	
• Miscellaneous Buildings	874,000	289,000
• Site Enclosure	405,000	161,000
• Site Pavements	1,391,000	8,468,000
• Marinas/Docks	8,207,000	10,198,000
• Bridge Electrical	19,438,000	9,325,000
• Bridge Mechanical	38,745,000	735,000
• Primary Streets	516,990,000	
• Secondary Streets	718,100,000	
• Local Streets	2,010,560,000	
• Arterial Streets	44,500,000	
• Step Streets	53,410,000	
• Traffic Signal System	29,644,000	
• Street Lighting System	6,764,000	
Total	**$4,064,428,000** *	**$382,939,000**

** 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.

• Importance Code A	580,815,000	123,797,000
• Importance Code B	1,368,213,000	121,433,000
• Importance Code C	2,061,117,000	137,420,000
• Importance Code D	54,284,000	289,000
Total	**$4,064,428,000** *	**$382,939,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	1,996,000	205,000	106,000	94,000
• Interior Architecture	1,688,000	86,000	89,000	66,000
• Electrical	504,000	507,000	369,000	423,000
• Mechanical	748,000	838,000	649,000	513,000
• Piers	611,000	32,000	106,000	58,000
• Bulkheads	693,000	47,000	15,000	39,000
• Bridge Structure	32,881,000	13,917,000	27,267,000	14,933,000
• Ferries	14,475,000	7,130,000	10,766,000	12,950,000
• Miscellaneous Buildings	64,000	18,000	14,000	15,000
• Site Enclosure	141,000		20,000	
• Site Pavements	489,000	2,000	8,000	1,000
• Elevators/Escalators	137,000	137,000	137,000	137,000
• Marinas/Docks	465,000	8,000	71,000	77,000
• Bridge Electrical	1,515,000	42,000	44,000	42,000
• Bridge Mechanical	2,185,000	31,000	719,000	31,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Traffic Signal System	41,576,000	41,650,000	41,650,000	41,650,000
• Street Lighting System	35,817,000	35,817,000	35,817,000	35,817,000
Total	**$135,985,000**	**$100,467,000**	**$117,847,000**	**$106,847,000**
• Importance Code A	114,888,000	97,776,000	109,966,000	104,271,000
• Importance Code B	10,308,000	1,571,000	6,740,000	1,285,000
• Importance Code C	10,726,000	1,103,000	1,127,000	1,275,000
• Importance Code D	64,000	18,000	14,000	15,000
Total	**$135,985,000**	**$100,467,000**	**$117,847,000**	**$106,847,000**

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

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

DEPT. OF PARKS & RECREATION - 846

Project Type : PARKS AND RECREATION

MUSEUM/GALLERY FACILITIES	:	16
PIERS/BULKHEADS	:	172
VEHICLE MAINT./STORAGE FACILITIES	:	3
PIER FACILITIES	:	1
FERRY TERMINAL FACILITIES	:	1
PARK FACILITIES	:	793
STADIUM FACILITIES	:	3
MARINAS/DOCKS	:	28
WALLS	:	548
PARK BRIDGES	:	124
Total Assets in AIMS	:	**1,689**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	95,388,000	32,776,000
• Interior Architecture	47,066,000	44,256,000
• Electrical	7,853,000	22,632,000
• Mechanical	23,058,000	105,733,000
• Piers	10,325,000	10,697,000
• Bulkheads	125,145,000	67,751,000
• Bridge Structure	361,000	4,013,000
• Parks' Walls	49,899,000	
• Parks' Boardwalks	11,298,000	16,093,000
• Miscellaneous Buildings	49,269,000	21,433,000
• Parks' Water and Sewer Utilities	132,765,000	199,148,000
• Parks' Electrical Utilities	34,133,000	51,200,000
• Site Enclosure	2,717,000	1,817,000
• Site Pavements	17,969,000	19,997,000
• Parks' Streets and Roads	72,270,000	26,055,000
• Park Bridges	13,469,000	7,696,000
• Marinas/Docks	32,251,000	58,599,000
Total	**$725,236,000** *	**$689,896,000**
• Importance Code A	311,869,000	166,799,000
• Importance Code B	231,521,000	438,729,000
• Importance Code C	60,308,000	36,881,000
• Importance Code D	121,539,000	47,488,000
Total	**$725,236,000** *	**$689,896,000**

** 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 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	10,920,000	684,000	1,268,000	625,000
• Interior Architecture	10,275,000	374,000	409,000	657,000
• Electrical	2,890,000	1,186,000	1,079,000	1,227,000
• Mechanical	4,810,000	1,497,000	2,238,000	2,253,000
• Piers	1,102,000	179,000	176,000	350,000
• Bulkheads	4,575,000	459,000	353,000	215,000
• Bridge Structure	177,000	1,000	36,000	2,000
• Parks' Walls	12,446,000			
• Parks' Boardwalks	189,000			
• Miscellaneous Buildings	1,482,000	720,000	498,000	507,000
• Parks' Water and Sewer Utilities	3,319,000	3,319,000	3,319,000	3,319,000
• Parks' Electrical Utilities	853,000	853,000	853,000	853,000
• Site Enclosure	1,207,000	94,000	103,000	
• Site Pavements	2,595,000	21,000	196,000	83,000
• Elevators/Escalators	183,000	183,000	183,000	183,000
• Parks' Streets and Roads				
• Park Bridges	5,965,000	13,000	28,000	1,224,000
• Marinas/Docks	1,135,000	246,000	522,000	675,000
Total	**$64,123,000**	**$9,831,000**	**$11,261,000**	**$12,171,000**
• Importance Code A	23,103,000	1,461,000	2,140,000	1,741,000
• Importance Code B	30,160,000	7,439,000	8,205,000	9,011,000
• Importance Code C	9,377,000	211,000	418,000	913,000
• Importance Code D	1,482,000	720,000	498,000	507,000
Total	**$64,123,000**	**$9,831,000**	**$11,261,000**	**$12,171,000**

** 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	:	28
Total Assets in AIMS	:	**65**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
• Exterior Architecture	100,830,000	47,052,000
• Interior Architecture	144,276,000	276,344,000
• Electrical	36,390,000	148,038,000
• Mechanical	260,063,000	432,763,000
• Piers		188,000
• Bulkheads	5,102,000	5,657,000
• Miscellaneous Buildings	235,000	225,000
• Site Enclosure	615,000	
• Site Pavements	7,168,000	5,291,000
Total	**$554,678,000 ***	**$915,558,000**
• Importance Code A	107,694,000	60,724,000
• Importance Code B	415,186,000	818,509,000
• Importance Code C	31,564,000	36,100,000
• Importance Code D	235,000	225,000
Total	**$554,678,000 ***	**$915,558,000**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
• Exterior Architecture	2,413,000	405,000	334,000	397,000
• Interior Architecture	13,544,000	860,000	17,213,000	9,963,000
• Electrical	2,415,000	2,283,000	2,159,000	2,031,000
• Mechanical	7,446,000	4,772,000	6,493,000	4,613,000
• Piers		2,000		
• Bulkheads	404,000	0	1,000	15,000
• Miscellaneous Buildings	6,000	6,000	5,000	5,000
• Site Enclosure	192,000			
• Site Pavements	969,000			
• Elevators/Escalators	4,969,000	4,969,000	4,969,000	4,969,000
Total	**$32,358,000**	**$13,296,000**	**$31,176,000**	**$21,994,000**
• Importance Code A	2,957,000	1,144,000	1,105,000	1,141,000
• Importance Code B	27,697,000	12,018,000	30,033,000	20,770,000
• Importance Code C	1,697,000	128,000	33,000	77,000
• Importance Code D	6,000	6,000	5,000	5,000
Total	**$32,358,000**	**$13,296,000**	**$31,176,000**	**$21,994,000**

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

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

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Exhibits A - C

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

B. Technical Notes and Project Methodology

C. Legend for Individual Survey Report and Sample Asset Report

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

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

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

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

Exhibit B
Technical Notes and Project Methodology

Exhibit B
Technical Notes and Project Methodology

Asset Definition

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

Criteria for Survey Selection

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

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

Repair, Replacement and Major Maintenance

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

Cost Estimating

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

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

Quantity Estimating and Modeling Procedures

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

Average Cost Methods

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

Life Cycle Projections

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

Major Maintenance

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

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

Major Maintenance Programming:

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

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

Major Maintenance Costing:

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

Component Observations

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

Special Systems and Reports

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

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

Agency	Special Systems
Department of Transportation (DOT) FY 2024	Four East River Bridges • *yearly report based on DOT's Ten Year Plan to bring them to a state of good repair*
Department of Transportation (DOT) FY 2024	Street and City Owned Arterial System • *report produced by DOT*
Department of Transportation (DOT) FY 2024	Street Lighting System • *agency contract information*
Department of Transportation (DOT) FY 2024	Traffic Signal System • *agency contract information*
Department of Transportation (DOT) FY 2024	Ferries • *agency contract information*
Parks Department (DPR) FY 2024	Underground Utilities • *narrative report submitted on electrical, sewer, and water utilities*
Parks Department (DPR) FY 2024	Streets and Roads in Parks • *narrative report submitted*
Department of Correction (DOC) FY 2024	Rikers Island Underground Utilities • *yearly report based on agency information*
Fire Department (FDNY) FY 2024	Fireboats • *yearly report based on agency information*

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Exhibit C
Legend for Individual Survey Report and Sample Asset Report

Exhibit C
Legend for Individual Survey Report

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

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

Header

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

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

Header (continued)

8. Agency's Number: For cross reference, the internal number within the agency

9. Yr Built/Renovated: Year of construction and last major renovation or addition

10. Project Type: NYC Capital Budget designation

11. Landmark Status: Whether the asset is associated with a landmark designation:

I – Interior Landmark

E – Exterior Landmark

H – Historical Landmark District

B – Interior and Exterior Landmark

C – Exterior Landmark in Historical District

D – Interior, Exterior Landmark in Historical District

S – Scenic Landmark

N – Not a Landmark

12. Block: Tax Block

13. Lot: Tax Lot

14. BIN: Building/Bridge Identification Number

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

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

2. System: The system that is being rated

Component: The component of the system

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Observations

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

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

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

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

4. Extent: Light, Medium, or Severe.

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

Print Date : 03-Oct-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
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 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	$34,900	$23,500		$9,700
Interior Architecture	$38,000	$6,300	$4,600	$13,100
Electrical	$17,800	$14,500	$10,600	$9,900
Mechanical	$73,600	$18,500	$36,500	$34,500
Site Pavements	$11,200			
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$183,400**	**$70,600**	**$59,600**	**$75,100**
Importance Code A	$65,600	$26,400	$2,900	$12,800
Importance Code B	$117,800	$44,200	$54,300	$62,300
Importance Code C			$2,500	
Total	**$183,400**	**$70,600**	**$59,600**	**$75,100**

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

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	Now	$9,200	2032	$459,200	3	$39,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Media Room								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : First Floor								
Explanation : Covid Vaccine Site, Temporary Vinyl Floor Installed Over Carpet								
Cast in Place Concrete	10%			LIFE	* *	5	$19,100	
Ceramic Tile	5%			2042	* *	5	$4,400	
Granite Panels	30%			LIFE	* *	5	$19,700	
Vinyl Tile	20%			2038	* *	3	$6,500	
Wood	5%			2061	* *	5	$8,200	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$4,900	
Concrete Masonry Unit	15%			LIFE	* *	5	$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	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Conference Room								
Exposed Struc: Concrete	10%	Now	$25,900	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical And Tele Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical And Tele Room								
Gypsum Board	20%			LIFE	* *	5	$21,800	
Metal Panel	15%			LIFE	* *	5	$16,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Suspension Panels								
Metal Panel	25%			LIFE	* *	5	$27,300	
Wood	20%			LIFE	* *	5	$152,800	
Site Enclosure								
Retaining Walls								
Masonry: Granite	100%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Planter								
Explanation : Polished Granite								
Site Pavements								

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

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

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

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
FLUSHING BRANCH LIBRARY
Asset # : 4200

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

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

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

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

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

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

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

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

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

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

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

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

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