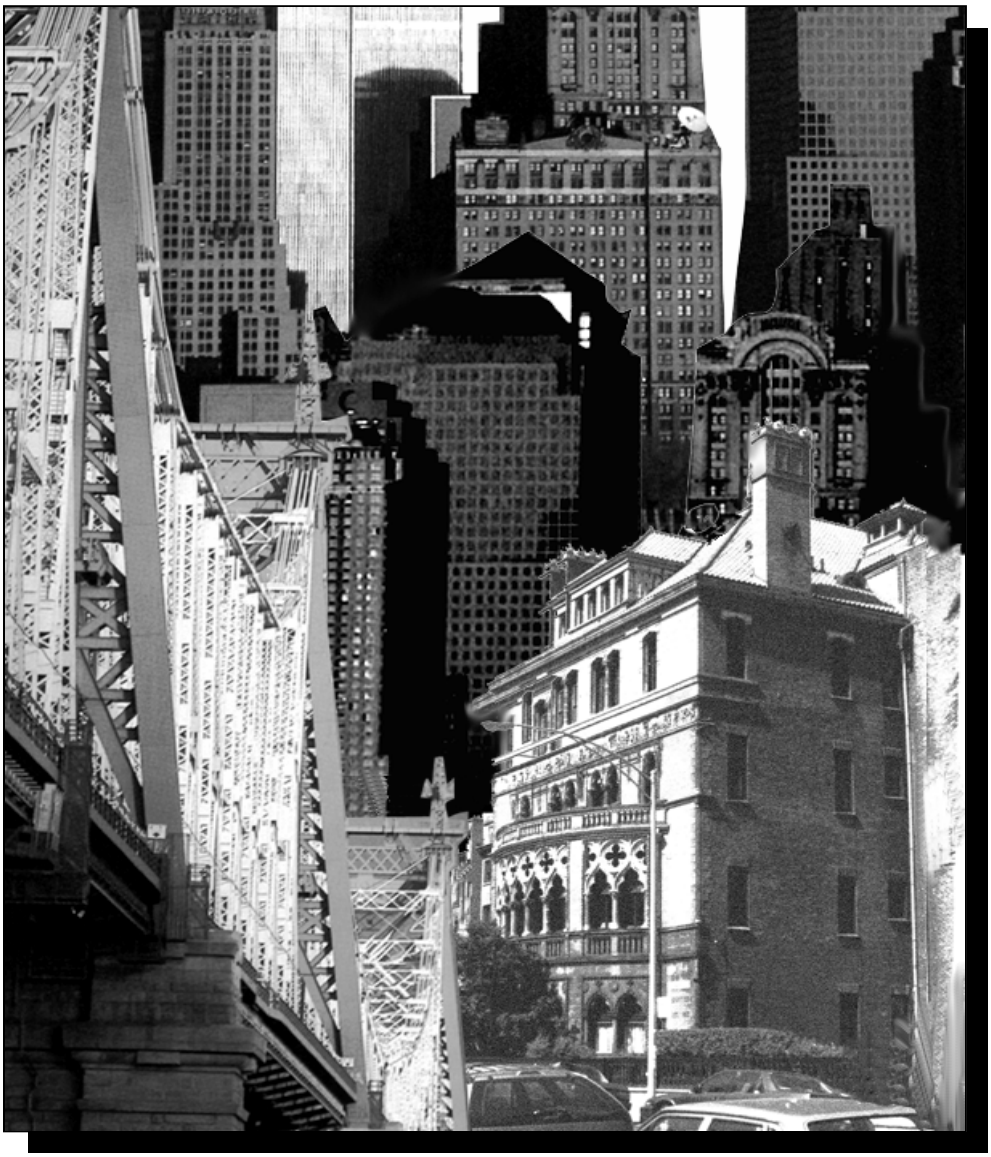
Asset Information Management System (AIMS) Report

Executive Summary



The City of New York
Bill de Blasio, Mayor

Fiscal Year 2022

THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, NY 10007

MEMORANDUM

TO: Corey Johnson, Speaker, City Council
Anita Laremont, Chairperson, City Planning Commission
Scott M. Stringer, Comptroller

FROM: Mayor Bill de Blasio

DATE: November 30, 2021

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 2022. 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 2022 comparing total funding recommended in the Fiscal Year 2022 report with the agencies' planned expense program for 2023 and capital program for 2023 through 2026.

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 2022

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Background

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

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

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

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

Report Context and Items Excluded from Study

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

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

- Components not readily observable or accessible by field engineers
- 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	177
Public Office Buildings	1
Department of Education	
Primary Schools	844
Intermediate/Junior High Schools	205
High Schools	190
Administrative Buildings	10
Piers/Bulkheads	2
Day Care Centers	5
City University of New York	
Community College Buildings	85
Piers/Bulkheads	3
Parking Garages	1
Marinas/Docks	1
Police Department	
Precinct Houses	80
Police Buildings Non-Precinct	71
Piers/Bulkheads	1
Marinas/Docks	4
Fire Department	
Fire Department Buildings	94
Piers/Bulkheads	3
Firehouses	217
Marinas/Docks	1
Fireboats	4
Administration for Children's Services	
Shelters	2
Non-Shelters	3
Juvenile Justice Buildings	4
Department of Homeless Services	
Shelters	61
Non-Shelters	2
Department of Correction	
Rikers Island Facilities/Utilities	40
Correction Facilities	5
Piers/Bulkheads	2
Marinas/Docks	1
Human Resources Administration	
Shelters	7
Non-Shelters	8
Department for the Aging	
Senior Center	12
Department of Cultural Affairs	
Museum/Gallery Facilities	62
Cultural Facilities	237
Walls	1
Taxi & Limousine Commission	
Vehicle Maint./Storage Facilities	1
Department of Small Business Services	
Shelters	1
Museum/Gallery Facilities	3
Terminals/Markets	56
Piers/Bulkheads	182
Parking Garages	1
Ferry Terminal Facilities	1
Marinas/Docks	14
Department of Health & Mental Hygiene	
Administrative Buildings	1
Clinics/Labs. Classrooms	21
Vehicle Maint./Storage Facilities	1
Animal Shelters	3
OCME Facilities	4
Health and Hospitals Corporation	
Hospital Buildings	86
OCME Facilities	1
Department of Sanitation	
Piers/Bulkheads	24
Transfer Stations	7
Vehicle Maint./Storage Facilities	40
Fresh Kills Facilities	14
Parking Garages	1
Public Office Buildings	4
Department of Transportation	
Bridge/Waterways	40
Highway Bridges and Tunnels	221
Highway Facilities	46
Streets and Arterials (miles)	6,500
Street Lighting Systems	1
Traffic Signal Systems	1
Ferry Terminal Facilities	5
Piers/Bulkheads	24
Ferries/Barges	11
Pier Facilities	3
Parking Garages	9
Marinas/Docks	13
Department of Parks and Recreation	
Museum/Gallery Facilities	16
Piers/Bulkheads	165
Vehicle Maint./Storage Facilities	4
Pier Facilities	1
Park Facilities	805
Stadium Facilities	3
Marinas/Docks	29
Walls	406
Park Bridges	112
Dept. of Citywide Administrative Services	
Rikers Island Facilities	1
Piers/Bulkheads	13
Clinics/Labs. Classrooms	1
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 2023 - 2026	EXPENSE FY 2023
• NEW YORK PUBLIC LIBRARY	32,852,000	11,916,000
• BROOKLYN PUBLIC LIBRARY	16,621,000	5,136,000
• QUEENS PUBLIC LIBRARY	19,702,000	5,552,000
• DEPARTMENT OF EDUCATION	2,670,212,000	277,348,000
• CITY UNIVERSITY OF NEW YORK	133,178,000	19,469,000
• POLICE DEPARTMENT	148,271,000	24,386,000
• FIRE DEPARTMENT	64,237,000	35,778,000
• ADMIN. FOR CHILDREN'S SERVICES	5,903,000	1,534,000
• DEPT. OF HOMELESS SERVICES	118,675,000	11,589,000
• DEPARTMENT OF CORRECTION	618,738,000	7,843,000
• HUMAN RESOURCES ADMINISTRATION	20,491,000	3,154,000
• DEPARTMENT FOR THE AGING	2,338,000	1,129,000
• DEPARTMENT OF CULTURAL AFFAIRS	328,820,000	33,857,000
• TAXI & LIMOUSINE COMMISSION	5,298,000	155,000
• DEPT. OF SMALL BUSINESS SERV.	352,995,000	14,786,000
• DEPT. OF HEALTH & MENTAL HYGIENE	38,959,000	5,745,000
• HEALTH AND HOSPITALS CORP.	457,785,000	22,125,000
• DEPARTMENT OF SANITATION	219,872,000	13,056,000
• DEPARTMENT OF TRANSPORTATION		
Bridges	711,579,000	41,823,000
Facilities & Ferries	96,627,000	12,232,000
Street & Traffic Lighting	63,307,000	74,409,000
Streets & Highways	3,239,790,000	
• DEPT. OF PARKS & RECREATION	590,294,000	53,811,000
• DEPT. OF CITYWIDE ADMIN. SERV.	399,288,000	32,307,000
Total	**$10,355,830,000***	**$709,140,000**

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

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

CITYWIDE SUMMARY SCHEDULE

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	2,093,224,000	1,068,136,000
• Interior Architecture	1,336,724,000	1,132,732,000
• Electrical	804,189,000	1,729,698,000
• Mechanical	1,280,427,000	3,317,561,000
• Piers	66,020,000	37,666,000
• Bulkheads	213,019,000	149,970,000
• Bridge Structure	675,229,000	261,239,000
• Ferries	27,630,000	
• Vessels	2,400,000	
• Parks' Walls	21,281,000	54,000
• Parks' Boardwalks	7,991,000	20,761,000
• Miscellaneous Buildings	58,958,000	25,321,000
• Parks' Water and Sewer Utilities	129,178,000	193,767,000
• Parks' Electrical Utilities	33,100,000	49,650,000
• Site Enclosure	13,075,000	920,000
• Site Pavements	90,053,000	51,768,000
• Elevators/Escalators		
• Parks' Streets and Roads	55,911,000	23,075,000
• Rikers Island Utilities	56,000,000	
• Park Bridges	14,518,000	3,000,000
• Marinas/Docks	37,387,000	64,527,000
• Bridge Electrical	16,388,000	10,703,000
• Bridge Mechanical	20,032,000	13,216,000
• Primary Streets	501,600,000	
• Secondary Streets	696,570,000	
• Local Streets	1,970,340,000	
• Arterial Streets	40,000,000	
• Step Streets	31,280,000	
• Traffic Signal System	47,317,000	
• Street Lighting System	15,990,000	
Total	**$10,355,830,000 ***	**$8,153,766,000**
• Importance Code A	3,215,015,000	1,592,665,000
• Importance Code B	4,589,960,000	6,213,217,000
• Importance Code C	2,404,707,000	299,488,000
• Importance Code D	146,149,000	48,396,000
Total	**$10,355,830,000 ***	**$8,153,766,000**

** 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 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	112,177,000	13,576,000	15,988,000	13,196,000
• Interior Architecture	197,964,000	18,096,000	30,847,000	42,287,000
• Electrical	47,780,000	31,710,000	31,952,000	31,552,000
• Mechanical	120,993,000	61,769,000	83,544,000	59,160,000
• Piers	4,452,000	568,000	594,000	545,000
• Bulkheads	10,463,000	400,000	836,000	779,000
• Bridge Structure	38,202,000	13,240,000	26,675,000	13,189,000
• Ferries	5,790,000	9,250,000	10,055,000	7,905,000
• Vessels	1,310,000	1,385,000	1,360,000	1,525,000
• Parks' Walls	6,960,000			
• Parks' Boardwalks	92,000		8,000	
• Miscellaneous Buildings	3,513,000	844,000	960,000	919,000
• Parks' Water and Sewer Utilities	3,229,000	3,229,000	3,229,000	3,229,000
• Parks' Electrical Utilities	827,000	827,000	827,000	827,000
• Site Enclosure	12,736,000	78,000	71,000	53,000
• Site Pavements	35,389,000	122,000	203,000	483,000
• Elevators/Escalators	19,170,000	19,170,000	19,170,000	19,170,000
• Parks' Streets and Roads				
• Rikers Island Utilities	2,300,000	2,300,000	2,300,000	2,300,000
• Park Bridges	4,900,000	21,000	16,000	1,136,000
• Marinas/Docks	2,795,000	659,000	1,034,000	703,000
• Bridge Electrical	1,236,000	144,000	237,000	54,000
• Bridge Mechanical	2,454,000	31,000	710,000	31,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Traffic Signal System	42,727,000	42,727,000	42,727,000	42,727,000
• Street Lighting System	31,682,000	31,682,000	31,682,000	31,682,000
Total	**$709,140,000**	**$251,829,000**	**$305,026,000**	**$273,452,000**
• Importance Code A	249,224,000	127,065,000	138,769,000	126,186,000
• Importance Code B	353,694,000	120,387,000	161,780,000	142,819,000
• Importance Code C	102,708,000	3,533,000	3,518,000	3,528,000
• Importance Code D	3,513,000	844,000	960,000	919,000
Total	**$709,140,000**	**$251,829,000**	**$305,026,000**	**$273,452,000**

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Report Schedules by Agency

NEW YORK PUBLIC LIBRARY - 035

Project Type : NEW YORK PUBLIC LIBRARY

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

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	20,343,000	6,769,000
• Interior Architecture	7,597,000	6,648,000
• Electrical	1,285,000	11,613,000
• Mechanical	3,440,000	34,270,000
• Site Enclosure	64,000	190,000
• Site Pavements	123,000	186,000
Total	**$32,852,000** *	**$59,676,000**
• Importance Code A	20,682,000	8,076,000
• Importance Code B	9,949,000	50,619,000
• Importance Code C	2,221,000	982,000
Total	**$32,852,000** *	**$59,676,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	4,150,000	170,000	79,000	298,000
• Interior Architecture	4,564,000	373,000	276,000	263,000
• Electrical	684,000	216,000	200,000	959,000
• Mechanical	1,640,000	455,000	778,000	703,000
• Site Enclosure	207,000		2,000	
• Site Pavements	361,000	4,000	0	1,000
• Elevators/Escalators	311,000	311,000	311,000	311,000
Total	**$11,916,000**	**$1,530,000**	**$1,646,000**	**$2,534,000**
• Importance Code A	4,303,000	264,000	174,000	421,000
• Importance Code B	6,038,000	1,256,000	1,418,000	2,106,000
• Importance Code C	1,575,000	10,000	55,000	7,000
• Importance Code D				
Total	**$11,916,000**	**$1,530,000**	**$1,646,000**	**$2,534,000**

** 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 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	9,409,000	3,708,000
• Interior Architecture	3,136,000	5,452,000
• Electrical	1,140,000	2,749,000
• Mechanical	2,786,000	20,904,000
• Site Pavements	150,000	257,000
Total	**$16,621,000 ***	**$33,070,000**
• Importance Code A	9,596,000	3,909,000
• Importance Code B	5,865,000	28,233,000
• Importance Code C	1,161,000	928,000
Total	**$16,621,000 ***	**$33,070,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	1,842,000	164,000	72,000	19,000
• Interior Architecture	1,662,000	22,000	158,000	95,000
• Electrical	440,000	393,000	212,000	66,000
• Mechanical	560,000	634,000	398,000	255,000
• Site Enclosure	142,000			
• Site Pavements	350,000			
• Elevators/Escalators	140,000	140,000	140,000	140,000
Total	**$5,136,000**	**$1,353,000**	**$979,000**	**$575,000**
• Importance Code A	1,929,000	231,000	138,000	83,000
• Importance Code B	2,272,000	1,120,000	840,000	485,000
• Importance Code C	935,000	2,000	1,000	7,000
• Importance Code D				
Total	**$5,136,000**	**$1,353,000**	**$979,000**	**$575,000**

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

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	10,440,000	2,725,000
• Interior Architecture	1,127,000	1,261,000
• Electrical	2,570,000	2,963,000
• Mechanical	5,161,000	14,283,000
• Site Enclosure	336,000	
• Site Pavements	68,000	
Total	**$19,702,000 ***	**$21,232,000**
• Importance Code A	10,440,000	3,062,000
• Importance Code B	8,743,000	18,118,000
• Importance Code C	519,000	52,000
Total	**$19,702,000 ***	**$21,232,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	1,612,000	105,000	238,000	269,000
• Interior Architecture	2,354,000	244,000	167,000	188,000
• Electrical	633,000	112,000	355,000	273,000
• Mechanical	530,000	253,000	640,000	488,000
• Site Enclosure	162,000	6,000		3,000
• Site Pavements	179,000			
• Elevators/Escalators	83,000	83,000	83,000	83,000
Total	**$5,552,000**	**$804,000**	**$1,482,000**	**$1,303,000**
• Importance Code A	1,730,000	152,000	286,000	317,000
• Importance Code B	3,249,000	637,000	1,186,000	982,000
• Importance Code C	574,000	15,000	9,000	4,000
• Importance Code D				
Total	**$5,552,000**	**$804,000**	**$1,482,000**	**$1,303,000**

** 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	:	844
INTERMEDIATE/JUNIOR HIGH SCHOOLS	:	205
HIGH SCHOOLS	:	190
ADMINISTRATIVE BUILDINGS	:	10
PIERS/BULKHEADS	:	2
DAY CARE CENTERS	:	5
Total Assets in AIMS	:	**1,256**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	656,088,000	539,108,000
• Interior Architecture	798,328,000	592,150,000
• Electrical	498,445,000	947,890,000
• Mechanical	665,708,000	1,867,785,000
• Bulkheads	2,211,000	1,826,000
• Site Enclosure	5,638,000	534,000
• Site Pavements	43,793,000	37,187,000
Total	**$2,670,212,000 ***	**$3,986,480,000**
• Importance Code A	735,271,000	751,542,000
• Importance Code B	1,756,168,000	3,150,471,000
• Importance Code C	178,774,000	84,467,000
Total	**$2,670,212,000 ***	**$3,986,480,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	43,695,000	7,954,000	8,999,000	8,020,000
• Interior Architecture	102,664,000	10,360,000	12,512,000	19,225,000
• Electrical	24,677,000	17,349,000	15,963,000	16,191,000
• Mechanical	71,152,000	34,037,000	46,349,000	31,694,000
• Bulkheads	35,000		14,000	0
• Site Enclosure	7,687,000	58,000	25,000	11,000
• Site Pavements	21,783,000	11,000	1,000	69,000
• Elevators/Escalators	5,654,000	5,654,000	5,654,000	5,654,000
Total	**$277,348,000**	**$75,424,000**	**$89,516,000**	**$80,864,000**
• Importance Code A	55,671,000	19,334,000	20,238,000	19,320,000
• Importance Code B	170,459,000	54,741,000	67,944,000	60,689,000
• Importance Code C	51,218,000	1,349,000	1,334,000	854,000
• Importance Code D				
Total	**$277,348,000**	**$75,424,000**	**$89,516,000**	**$80,864,000**

** 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 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	54,855,000	25,919,000
• Interior Architecture	25,146,000	20,855,000
• Electrical	10,353,000	71,169,000
• Mechanical	40,382,000	133,238,000
• Bulkheads	822,000	1,355,000
• Miscellaneous Buildings	258,000	209,000
• Site Enclosure	68,000	
• Site Pavements	1,219,000	1,087,000
• Marinas/Docks	76,000	427,000
Total	**$133,178,000 ***	**$254,260,000**
• Importance Code A	56,019,000	26,994,000
• Importance Code B	70,194,000	223,060,000
• Importance Code C	6,706,000	3,996,000
• Importance Code D	258,000	209,000
Total	**$133,178,000 ***	**$254,260,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	3,478,000	440,000	370,000	377,000
• Interior Architecture	8,259,000	440,000	1,007,000	1,073,000
• Electrical	1,629,000	1,076,000	794,000	1,242,000
• Mechanical	3,985,000	2,355,000	2,559,000	2,306,000
• Bulkheads	137,000		5,000	47,000
• Miscellaneous Buildings	33,000	9,000	12,000	11,000
• Site Enclosure	194,000		4,000	6,000
• Site Pavements	844,000	0	0	8,000
• Elevators/Escalators	808,000	808,000	808,000	808,000
• Marinas/Docks	102,000	14,000	2,000	12,000
Total	**$19,469,000**	**$5,143,000**	**$5,560,000**	**$5,889,000**
• Importance Code A	3,971,000	678,000	606,000	684,000
• Importance Code B	12,367,000	4,406,000	4,920,000	5,104,000
• Importance Code C	3,098,000	50,000	23,000	90,000
• Importance Code D	33,000	9,000	12,000	11,000
Total	**$19,469,000**	**$5,143,000**	**$5,560,000**	**$5,889,000**

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

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

POLICE DEPARTMENT - 056

Project Type : POLICE

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

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	61,083,000	35,179,000
• Interior Architecture	29,185,000	21,669,000
• Electrical	6,853,000	68,137,000
• Mechanical	38,523,000	92,378,000
• Bulkheads		354,000
• Miscellaneous Buildings	5,405,000	3,624,000
• Site Enclosure	1,868,000	
• Site Pavements	4,600,000	458,000
• Marinas/Docks	755,000	1,801,000
Total	**$148,271,000 ***	**$223,599,000**
• Importance Code A	65,041,000	40,004,000
• Importance Code B	66,932,000	177,440,000
• Importance Code C	10,893,000	2,531,000
• Importance Code D	5,405,000	3,624,000
Total	**$148,271,000 ***	**$223,599,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	6,456,000	496,000	456,000	428,000
• Interior Architecture	8,287,000	327,000	376,000	997,000
• Electrical	2,091,000	1,037,000	1,353,000	1,217,000
• Mechanical	4,720,000	3,225,000	3,196,000	2,754,000
• Bulkheads	1,000			
• Miscellaneous Buildings	223,000	95,000	129,000	150,000
• Site Enclosure	678,000			
• Site Pavements	1,296,000	38,000	18,000	
• Elevators/Escalators	459,000	459,000	459,000	459,000
• Marinas/Docks	175,000	163,000	106,000	52,000
Total	**$24,386,000**	**$5,841,000**	**$6,095,000**	**$6,056,000**
• Importance Code A	7,046,000	923,000	815,000	821,000
• Importance Code B	13,074,000	4,741,000	5,104,000	5,043,000
• Importance Code C	4,042,000	81,000	46,000	43,000
• Importance Code D	223,000	95,000	129,000	150,000
Total	**$24,386,000**	**$5,841,000**	**$6,095,000**	**$6,056,000**

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

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

FIRE DEPARTMENT - 057

Project Type : FIRE DEPARTMENT

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

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	40,380,000	13,338,000
• Interior Architecture	13,115,000	5,042,000
• Electrical	1,506,000	6,790,000
• Mechanical	1,516,000	11,703,000
• Piers		56,000
• Bulkheads	117,000	
• Vessels	2,400,000	
• Miscellaneous Buildings	2,051,000	804,000
• Site Enclosure	497,000	
• Site Pavements	2,573,000	1,266,000
• Marinas/Docks	82,000	193,000
Total	**$64,237,000 ***	**$39,192,000**
• Importance Code A	43,110,000	14,401,000
• Importance Code B	14,024,000	20,539,000
• Importance Code C	5,053,000	3,449,000
• Importance Code D	2,051,000	804,000
Total	**$64,237,000 ***	**$39,192,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	12,443,000	626,000	637,000	888,000
• Interior Architecture	14,403,000	262,000	263,000	738,000
• Electrical	1,425,000	948,000	1,023,000	815,000
• Mechanical	3,659,000	1,287,000	1,746,000	1,759,000
• Piers	16,000	36,000	6,000	1,000
• Bulkheads	9,000	0	1,000	0
• Vessels	1,310,000	1,385,000	1,360,000	1,525,000
• Miscellaneous Buildings	69,000	34,000	38,000	35,000
• Site Enclosure	840,000	0		
• Site Pavements	1,536,000	4,000	54,000	26,000
• Elevators/Escalators	37,000	37,000	37,000	37,000
• Marinas/Docks	32,000	47,000	0	5,000
Total	**$35,778,000**	**$4,666,000**	**$5,166,000**	**$5,829,000**

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

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

FIRE DEPARTMENT - 057

• Importance Code A	14,385,000	2,246,000	2,221,000	2,614,000
• Importance Code B	14,476,000	2,331,000	2,794,000	3,137,000
• Importance Code C	6,847,000	55,000	112,000	43,000
• Importance Code D	69,000	34,000	38,000	35,000
Total	**$35,778,000**	**$4,666,000**	**$5,166,000**	**$5,829,000**

** 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	:	4
Total Assets in AIMS	:	**9**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	4,120,000	839,000
• Interior Architecture	781,000	2,162,000
• Electrical	113,000	6,256,000
• Mechanical	275,000	3,369,000
• Site Enclosure	403,000	
• Site Pavements	209,000	
Total	**$5,903,000 ***	**$12,627,000**
• Importance Code A	4,285,000	1,183,000
• Importance Code B	939,000	11,196,000
• Importance Code C	679,000	248,000
Total	**$5,903,000 ***	**$12,627,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	475,000	41,000	47,000	61,000
• Interior Architecture	637,000	47,000	8,000	44,000
• Electrical	72,000	61,000	67,000	60,000
• Mechanical	163,000	107,000	134,000	141,000
• Site Enclosure	34,000			
• Site Pavements	100,000			
• Elevators/Escalators	53,000	53,000	53,000	53,000
Total	**$1,534,000**	**$309,000**	**$308,000**	**$359,000**
• Importance Code A	489,000	59,000	65,000	79,000
• Importance Code B	662,000	247,000	243,000	277,000
• Importance Code C	384,000	3,000	0	2,000
• Importance Code D				
Total	**$1,534,000**	**$309,000**	**$308,000**	**$359,000**

** 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	:	61
NON-SHELTERS	:	2
Total Assets in AIMS	:	**63**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	53,545,000	14,701,000
• Interior Architecture	27,358,000	30,987,000
• Electrical	20,213,000	54,796,000
• Mechanical	15,816,000	58,386,000
• Site Enclosure	166,000	
• Site Pavements	1,577,000	641,000
Total	**$118,675,000 ***	**$159,510,000**
• Importance Code A	57,045,000	20,233,000
• Importance Code B	55,037,000	134,601,000
• Importance Code C	6,593,000	4,675,000
Total	**$118,675,000 ***	**$159,510,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	2,886,000	289,000	450,000	192,000
• Interior Architecture	4,190,000	206,000	497,000	377,000
• Electrical	881,000	629,000	571,000	519,000
• Mechanical	2,509,000	1,377,000	1,679,000	888,000
• Site Enclosure	157,000		11,000	
• Site Pavements	586,000	0	0	0
• Elevators/Escalators	381,000	381,000	381,000	381,000
Total	**$11,589,000**	**$2,881,000**	**$3,589,000**	**$2,356,000**
• Importance Code A	3,258,000	570,000	737,000	474,000
• Importance Code B	6,530,000	2,276,000	2,824,000	1,865,000
• Importance Code C	1,801,000	36,000	28,000	17,000
• Importance Code D				
Total	**$11,589,000**	**$2,881,000**	**$3,589,000**	**$2,356,000**

** 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	:	34
CORRECTION FACILITIES	:	5
PIERS/BULKHEADS	:	2
RIKERS ISLAND UTILITIES	:	6
MARINAS/DOCKS	:	1
Total Assets in AIMS	:	**48**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	352,808,000	126,941,000
• Interior Architecture	62,994,000	56,454,000
• Electrical	67,633,000	102,339,000
• Mechanical	67,349,000	97,905,000
• Piers	3,092,000	223,000
• Bulkheads	3,067,000	1,505,000
• Site Pavements	1,512,000	
• Rikers Island Utilities	56,000,000	
• Marinas/Docks	4,283,000	1,106,000
Total	**$618,738,000 ***	**$386,474,000**
• Importance Code A	376,637,000	134,472,000
• Importance Code B	231,248,000	249,503,000
• Importance Code C	10,853,000	2,499,000
Total	**$618,738,000 ***	**$386,474,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	756,000	100,000	188,000	319,000
• Interior Architecture	839,000	209,000	192,000	1,516,000
• Electrical	1,056,000	944,000	1,179,000	1,359,000
• Mechanical	1,696,000	989,000	1,683,000	1,513,000
• Piers	95,000	11,000	21,000	6,000
• Bulkheads	124,000	29,000	17,000	0
• Site Enclosure	10,000			
• Site Pavements	355,000	4,000	4,000	84,000
• 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	103,000	10,000	5,000	47,000
Total	**$7,843,000**	**$5,102,000**	**$6,096,000**	**$7,652,000**

** 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	1,468,000	684,000	761,000	942,000
• Importance Code B	5,715,000	4,363,000	5,324,000	6,626,000
• Importance Code C	660,000	56,000	12,000	84,000
• Importance Code D				
Total	**$7,843,000**	**$5,102,000**	**$6,096,000**	**$7,652,000**

** 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 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	10,829,000	774,000
• Interior Architecture	4,285,000	4,280,000
• Electrical	857,000	9,661,000
• Mechanical	3,548,000	11,111,000
• Site Enclosure	53,000	
• Site Pavements	920,000	81,000
Total	**$20,491,000 ***	**$25,908,000**
• Importance Code A	12,027,000	1,730,000
• Importance Code B	7,337,000	23,086,000
• Importance Code C	1,127,000	1,092,000
Total	**$20,491,000 ***	**$25,908,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	791,000	26,000	82,000	116,000
• Interior Architecture	1,335,000	88,000	95,000	190,000
• Electrical	225,000	37,000	136,000	132,000
• Mechanical	496,000	193,000	250,000	139,000
• Site Enclosure	45,000			
• Site Pavements	220,000			
• Elevators/Escalators	42,000	42,000	42,000	42,000
Total	**$3,154,000**	**$387,000**	**$605,000**	**$620,000**
• Importance Code A	879,000	90,000	145,000	180,000
• Importance Code B	1,574,000	296,000	459,000	419,000
• Importance Code C	702,000	1,000	1,000	21,000
• Importance Code D				
Total	**$3,154,000**	**$387,000**	**$605,000**	**$620,000**

** 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	:	12
Total Assets in AIMS	:	**12**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	968,000	417,000
• Interior Architecture	306,000	645,000
• Electrical	359,000	1,369,000
• Mechanical	198,000	2,345,000
• Miscellaneous Buildings	506,000	402,000
Total	**$2,338,000** *	**$5,179,000**
• Importance Code A	968,000	607,000
• Importance Code B	689,000	4,170,000
• Importance Code C	175,000	
• Importance Code D	506,000	402,000
Total	**$2,338,000** *	**$5,179,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	280,000	2,000	14,000	11,000
• Interior Architecture	396,000	9,000	49,000	215,000
• Electrical	210,000	10,000	213,000	11,000
• Mechanical	112,000	25,000	211,000	34,000
• Miscellaneous Buildings	31,000	9,000	28,000	13,000
• Site Enclosure	4,000			
• Site Pavements	54,000			2,000
• Elevators/Escalators	42,000	42,000	42,000	42,000
Total	**$1,129,000**	**$98,000**	**$557,000**	**$328,000**
• Importance Code A	335,000	12,000	23,000	21,000
• Importance Code B	612,000	73,000	506,000	290,000
• Importance Code C	151,000	3,000		4,000
• Importance Code D	31,000	9,000	28,000	13,000
Total	**$1,129,000**	**$98,000**	**$557,000**	**$328,000**

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

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

DEPARTMENT OF CULTURAL AFFAIRS- 126

Project Type : CULTURAL AFFAIRS

MUSEUM/GALLERY FACILITIES	:	62
CULTURAL FACILITIES	:	237
WALLS	:	1
Total Assets in AIMS	:	**300**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	209,481,000	38,065,000
• Interior Architecture	43,642,000	31,746,000
• Electrical	18,028,000	66,798,000
• Mechanical	47,339,000	149,985,000
• Miscellaneous Buildings	7,553,000	3,635,000
• Site Enclosure	451,000	118,000
• Site Pavements	2,325,000	1,364,000
Total	**$328,820,000 ***	**$291,711,000**
• Importance Code A	211,355,000	44,401,000
• Importance Code B	93,879,000	227,913,000
• Importance Code C	16,033,000	15,762,000
• Importance Code D	7,553,000	3,635,000
Total	**$328,820,000 ***	**$291,711,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	8,937,000	803,000	1,353,000	249,000
• Interior Architecture	12,695,000	247,000	2,950,000	6,010,000
• Electrical	2,343,000	1,374,000	1,778,000	919,000
• Mechanical	6,386,000	2,557,000	3,628,000	2,136,000
• Parks' Walls	0			
• Miscellaneous Buildings	744,000	129,000	203,000	122,000
• Site Enclosure	405,000		6,000	
• Site Pavements	1,204,000	16,000	4,000	47,000
• Elevators/Escalators	1,142,000	1,142,000	1,142,000	1,142,000
Total	**$33,857,000**	**$6,268,000**	**$11,065,000**	**$10,625,000**
• Importance Code A	9,470,000	1,077,000	1,626,000	558,000
• Importance Code B	19,208,000	5,027,000	9,216,000	9,798,000
• Importance Code C	4,435,000	36,000	19,000	147,000
• Importance Code D	744,000	129,000	203,000	122,000
Total	**$33,857,000**	**$6,268,000**	**$11,065,000**	**$10,625,000**

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

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

TAXI & LIMOUSINE COMMISSION - 156

Project Type : PUBLIC BUILDINGS

VEHICLE MAINT./STORAGE FACILITIES : 1

Total Assets in AIMS : 1

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	1,664,000	2,211,000
• Interior Architecture	2,987,000	490,000
• Electrical		163,000
• Mechanical	211,000	
• Site Pavements	436,000	
Total	**$5,298,000 ***	**$2,865,000**
• Importance Code A	1,664,000	2,211,000
• Importance Code B	2,980,000	653,000
• Importance Code C	654,000	
Total	**$5,298,000 ***	**$2,865,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	29,000	14,000		1,000
• Interior Architecture	55,000	2,000		6,000
• Electrical	5,000	8,000	5,000	6,000
• Mechanical	27,000	6,000	8,000	52,000
• Site Enclosure	22,000			
• Site Pavements	16,000			
Total	**$155,000**	**$30,000**	**$13,000**	**$64,000**
• Importance Code A	40,000	17,000	1,000	5,000
• Importance Code B	33,000	12,000	12,000	60,000
• Importance Code C	82,000			
• Importance Code D				
Total	**$155,000**	**$30,000**	**$13,000**	**$64,000**

** 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	:	182
PARKING GARAGES	:	1
FERRY TERMINAL FACILITIES	:	1
MARINAS/DOCKS	:	14
Total Assets in AIMS	:	**258**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	122,827,000	81,520,000
• Interior Architecture	64,558,000	36,295,000
• Electrical	19,450,000	44,402,000
• Mechanical	26,377,000	55,478,000
• Piers	39,985,000	18,674,000
• Bulkheads	71,136,000	43,747,000
• Miscellaneous Buildings	495,000	176,000
• Site Enclosure	398,000	
• Site Pavements	6,753,000	1,471,000
• Marinas/Docks	1,015,000	8,200,000
Total	**$352,995,000** *	**$289,964,000**
• Importance Code A	212,984,000	110,170,000
• Importance Code B	103,086,000	175,521,000
• Importance Code C	36,430,000	4,097,000
• Importance Code D	495,000	176,000
Total	**$352,995,000** *	**$289,964,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	1,666,000	116,000	208,000	160,000
• Interior Architecture	1,998,000	342,000	1,636,000	488,000
• Electrical	1,475,000	1,064,000	942,000	709,000
• Mechanical	1,952,000	1,444,000	1,405,000	1,141,000
• Piers	1,471,000	117,000	421,000	177,000
• Bulkheads	4,614,000	70,000	445,000	284,000
• Miscellaneous Buildings	44,000	7,000	7,000	6,000
• Site Enclosure	86,000		1,000	
• Site Pavements	617,000	0	0	1,000
• Elevators/Escalators	457,000	457,000	457,000	457,000
• Marinas/Docks	407,000	72,000	290,000	142,000
Total	**$14,786,000**	**$3,688,000**	**$5,811,000**	**$3,565,000**

** 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	4,441,000	509,000	998,000	740,000
• Importance Code B	8,127,000	3,125,000	4,622,000	2,708,000
• Importance Code C	2,175,000	47,000	184,000	111,000
• Importance Code D	44,000	7,000	7,000	6,000
Total	**$14,786,000**	**$3,688,000**	**$5,811,000**	**$3,565,000**

** 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 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	13,345,000	5,937,000
• Interior Architecture	6,214,000	7,794,000
• Electrical	3,335,000	8,494,000
• Mechanical	15,846,000	20,107,000
• Miscellaneous Buildings	220,000	165,000
• Site Pavements		72,000
Total	**$38,959,000 ***	**$42,569,000**
• Importance Code A	13,575,000	6,489,000
• Importance Code B	23,887,000	35,424,000
• Importance Code C	1,277,000	491,000
• Importance Code D	220,000	165,000
Total	**$38,959,000 ***	**$42,569,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	1,306,000	150,000	195,000	95,000
• Interior Architecture	2,126,000	96,000	83,000	3,441,000
• Electrical	698,000	297,000	273,000	410,000
• Mechanical	940,000	496,000	836,000	624,000
• Miscellaneous Buildings	10,000	8,000	9,000	7,000
• Site Enclosure	20,000			
• Site Pavements	234,000	0	0	5,000
• Elevators/Escalators	412,000	412,000	412,000	412,000
Total	**$5,745,000**	**$1,458,000**	**$1,808,000**	**$4,993,000**
• Importance Code A	1,383,000	198,000	249,000	140,000
• Importance Code B	3,808,000	1,247,000	1,547,000	4,834,000
• Importance Code C	545,000	4,000	3,000	12,000
• Importance Code D	10,000	8,000	9,000	7,000
Total	**$5,745,000**	**$1,458,000**	**$1,808,000**	**$4,993,000**

** 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	:	86
OCME FACILITIES	:	1
Total Assets in AIMS	:	**87**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	156,407,000	56,675,000
• Interior Architecture	60,286,000	146,617,000
• Electrical	62,946,000	166,177,000
• Mechanical	175,737,000	302,424,000
• Miscellaneous Buildings	733,000	600,000
• Site Enclosure	128,000	
• Site Pavements	1,548,000	2,120,000
Total	**$457,785,000 ***	**$674,613,000**
• Importance Code A	156,898,000	62,061,000
• Importance Code B	286,713,000	576,046,000
• Importance Code C	13,441,000	35,907,000
• Importance Code D	733,000	600,000
Total	**$457,785,000 ***	**$674,613,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	3,879,000	553,000	917,000	305,000
• Interior Architecture	4,078,000	979,000	3,816,000	2,447,000
• Electrical	2,885,000	2,441,000	2,685,000	2,528,000
• Mechanical	6,423,000	5,053,000	7,388,000	4,993,000
• Miscellaneous Buildings	26,000	21,000	26,000	19,000
• Site Enclosure	258,000			
• Site Pavements	1,405,000	0	0	3,000
• Elevators/Escalators	3,170,000	3,170,000	3,170,000	3,170,000
Total	**$22,125,000**	**$12,219,000**	**$18,004,000**	**$13,464,000**
• Importance Code A	4,635,000	1,175,000	1,543,000	913,000
• Importance Code B	14,908,000	10,822,000	16,387,000	12,471,000
• Importance Code C	2,555,000	200,000	47,000	61,000
• Importance Code D	26,000	21,000	26,000	19,000
Total	**$22,125,000**	**$12,219,000**	**$18,004,000**	**$13,464,000**

** 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	:	40
FRESH KILLS FACILITIES	:	14
PARKING GARAGES	:	1
PUBLIC OFFICE BUILDINGS	:	4
Total Assets in AIMS	:	**90**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	98,271,000	34,471,000
• Interior Architecture	58,653,000	15,688,000
• Electrical	11,876,000	22,308,000
• Mechanical	17,642,000	37,728,000
• Piers	12,318,000	758,000
• Bulkheads	12,041,000	1,686,000
• Miscellaneous Buildings	373,000	75,000
• Site Enclosure	1,034,000	
• Site Pavements	7,664,000	1,741,000
Total	**$219,872,000** *	**$114,455,000**
• Importance Code A	116,869,000	37,814,000
• Importance Code B	88,499,000	74,253,000
• Importance Code C	14,132,000	2,313,000
• Importance Code D	373,000	75,000
Total	**$219,872,000** *	**$114,455,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	2,721,000	290,000	353,000	228,000
• Interior Architecture	3,713,000	128,000	181,000	564,000
• Electrical	1,261,000	428,000	690,000	688,000
• Mechanical	2,856,000	758,000	1,778,000	988,000
• Piers	397,000	77,000	22,000	101,000
• Bulkheads	596,000	16,000	35,000	36,000
• Miscellaneous Buildings	31,000	8,000	9,000	8,000
• Site Enclosure	485,000			
• Site Pavements	817,000	0	0	2,000
• Elevators/Escalators	179,000	179,000	179,000	179,000
Total	**$13,056,000**	**$1,884,000**	**$3,247,000**	**$2,794,000**

** 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	3,366,000	450,000	588,000	448,000
• Importance Code B	7,179,000	1,384,000	2,582,000	2,325,000
• Importance Code C	2,480,000	41,000	69,000	14,000
• Importance Code D	31,000	8,000	9,000	8,000
Total	**$13,056,000**	**$1,884,000**	**$3,247,000**	**$2,794,000**

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

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

Project Type : WATERWAY BRIDGES		
BRIDGES, WATERWAYS	:	40
HIGHWAY BRIDGES AND TUNNELS	:	2
Project Type : FERRIES		
FERRIES/BARGES	:	11
PIERS/BULKHEADS	:	14
FERRY TERMINAL FACILITIES	:	5
MARINAS/DOCKS	:	13
Project Type : ELECTRIC CONTROL		
STREET LIGHTING SYSTEMS	:	1
Project Type : HIGHWAY BRIDGES		
HIGHWAY BRIDGES AND TUNNELS	:	219
Project Type : HIGHWAYS		
PIERS/BULKHEADS	:	10
HIGHWAY FACILITIES	:	46
PIER FACILITIES	:	3
PARKING GARAGES	:	9
STREET AND CITY OWNED ARTERIALS	:	5
Project Type : TRAFFIC		
TRAFFIC SIGNAL SYSTEMS	:	1
Total Assets in AIMS	:	**379**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	14,845,000	8,645,000
• Interior Architecture	16,019,000	5,368,000
• Electrical	3,241,000	8,711,000
• Mechanical	3,958,000	31,308,000
• Piers	5,138,000	4,012,000
• Bulkheads	10,095,000	3,801,000
• Bridge Structure	675,159,000	261,063,000
• Ferries	27,630,000	
• Miscellaneous Buildings	519,000	166,000
• Site Pavements	994,000	388,000
• Marinas/Docks	14,189,000	40,360,000
• Bridge Electrical	16,388,000	10,703,000
• Bridge Mechanical	20,032,000	13,216,000
• Primary Streets	501,600,000	
• Secondary Streets	696,570,000	
• Local Streets	1,970,340,000	
• Arterial Streets	40,000,000	
• Step Streets	31,280,000	
• Traffic Signal System	47,317,000	
• Street Lighting System	15,990,000	
Total	**$4,111,303,000** *	**$387,742,000**

** 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	753,352,000	153,711,000
• Importance Code B	1,299,448,000	125,699,000
• Importance Code C	2,026,703,000	108,166,000
• Importance Code D	31,799,000	166,000
Total	**$4,111,303,000 ***	**$387,742,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	1,559,000	123,000	110,000	145,000
• Interior Architecture	1,231,000	89,000	58,000	288,000
• Electrical	373,000	406,000	228,000	424,000
• Mechanical	605,000	570,000	564,000	712,000
• Piers	1,089,000	51,000	17,000	45,000
• Bulkheads	460,000	27,000	37,000	50,000
• Bridge Structure	38,133,000	13,240,000	26,675,000	13,189,000
• Ferries	5,790,000	9,250,000	10,055,000	7,905,000
• Miscellaneous Buildings	103,000	16,000	13,000	17,000
• Site Enclosure	155,000			
• Site Pavements	269,000	1,000	1,000	13,000
• Elevators/Escalators	137,000	137,000	137,000	137,000
• Marinas/Docks	461,000	98,000	173,000	68,000
• Bridge Electrical	1,236,000	144,000	237,000	54,000
• Bridge Mechanical	2,454,000	31,000	710,000	31,000
• Primary Streets				
• Secondary Streets				
• Local Streets				
• Arterial Streets				
• Step Streets				
• Traffic Signal System	42,727,000	42,727,000	42,727,000	42,727,000
• Street Lighting System	31,682,000	31,682,000	31,682,000	31,682,000
Total	**$128,464,000**	**$98,592,000**	**$113,425,000**	**$97,488,000**
• Importance Code A	106,343,000	95,921,000	105,033,000	94,746,000
• Importance Code B	13,773,000	1,349,000	7,149,000	1,723,000
• Importance Code C	8,245,000	1,306,000	1,229,000	1,002,000
• Importance Code D	103,000	16,000	13,000	17,000
Total	**$128,464,000**	**$98,592,000**	**$113,425,000**	**$97,488,000**

** 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	:	165
VEHICLE MAINT./STORAGE FACILITIES	:	4
PIER FACILITIES	:	1
PARK FACILITIES	:	805
STADIUM FACILITIES	:	3
MARINAS/DOCKS	:	29
WALLS	:	406
PARK BRIDGES	:	112
Total Assets in AIMS	:	**1,541**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	86,186,000	23,623,000
• Interior Architecture	36,773,000	20,335,000
• Electrical	6,266,000	18,509,000
• Mechanical	15,494,000	53,227,000
• Piers	5,487,000	13,600,000
• Bulkheads	108,944,000	88,224,000
• Bridge Structure	70,000	176,000
• Parks' Walls	21,281,000	54,000
• Parks' Boardwalks	7,991,000	20,761,000
• Miscellaneous Buildings	40,682,000	15,329,000
• Parks' Water and Sewer Utilities	129,178,000	193,767,000
• Parks' Electrical Utilities	33,100,000	49,650,000
• Site Enclosure	1,767,000	79,000
• Site Pavements	9,659,000	2,997,000
• Parks' Streets and Roads	55,911,000	23,075,000
• Park Bridges	14,518,000	3,000,000
• Marinas/Docks	16,987,000	12,438,000
Total	**$590,294,000 ***	**$538,843,000**
• Importance Code A	237,124,000	114,108,000
• Importance Code B	208,037,000	375,051,000
• Importance Code C	48,540,000	11,280,000
• Importance Code D	96,593,000	38,404,000
Total	**$590,294,000 ***	**$538,843,000**

** 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 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	10,793,000	703,000	780,000	599,000
• Interior Architecture	9,024,000	405,000	546,000	384,000
• Electrical	2,248,000	909,000	1,415,000	999,000
• Mechanical	3,138,000	1,347,000	1,531,000	1,038,000
• Piers	1,357,000	276,000	107,000	212,000
• Bulkheads	4,080,000	255,000	240,000	362,000
• Bridge Structure	69,000	0		
• Parks' Walls	6,960,000			
• Parks' Boardwalks	92,000		8,000	
• Miscellaneous Buildings	2,192,000	503,000	480,000	527,000
• Parks' Water and Sewer Utilities	3,229,000	3,229,000	3,229,000	3,229,000
• Parks' Electrical Utilities	827,000	827,000	827,000	827,000
• Site Enclosure	946,000	13,000	22,000	33,000
• Site Pavements	2,263,000	43,000	120,000	223,000
• Elevators/Escalators	179,000	179,000	179,000	179,000
• Parks' Streets and Roads				
• Park Bridges	4,900,000	21,000	16,000	1,136,000
• Marinas/Docks	1,515,000	256,000	457,000	377,000
Total	**$53,811,000**	**$8,965,000**	**$9,957,000**	**$10,125,000**
• Importance Code A	20,938,000	1,288,000	1,335,000	1,520,000
• Importance Code B	22,839,000	7,029,000	7,855,000	7,114,000
• Importance Code C	7,843,000	146,000	288,000	964,000
• Importance Code D	2,192,000	503,000	480,000	527,000
Total	**$53,811,000**	**$8,965,000**	**$9,957,000**	**$10,125,000**

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project Type : REAL PROPERTY

RIKERS ISLAND FACILITIES	:	1
PIERS/BULKHEADS	:	13
CLINICS/LABS. CLASSROOMS	:	1
COURT BUILDINGS	:	24
PUBLIC OFFICE BUILDINGS	:	28
Total Assets in AIMS	:	**67**

Report on Estimated Cost for Repairs, Replacements, Major Maintenance

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
• Exterior Architecture	115,330,000	46,570,000
• Interior Architecture	74,233,000	120,795,000
• Electrical	67,719,000	108,406,000
• Mechanical	133,122,000	319,627,000
• Piers		344,000
• Bulkheads	4,585,000	7,472,000
• Miscellaneous Buildings	164,000	135,000
• Site Enclosure	204,000	
• Site Pavements	3,931,000	450,000
Total	**$399,288,000 ***	**$603,798,000**
• Importance Code A	120,072,000	55,487,000
• Importance Code B	256,307,000	531,621,000
• Importance Code C	22,744,000	16,554,000
• Importance Code D	164,000	135,000
Total	**$399,288,000 ***	**$603,798,000**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
• Exterior Architecture	2,424,000	411,000	442,000	417,000
• Interior Architecture	13,455,000	3,218,000	5,979,000	3,738,000
• Electrical	2,469,000	1,970,000	1,871,000	2,027,000
• Mechanical	7,444,000	4,602,000	6,782,000	4,802,000
• Piers	26,000			2,000
• Bulkheads	407,000	3,000	41,000	0
• Miscellaneous Buildings	7,000	5,000	5,000	6,000
• Site Enclosure	199,000			
• Site Pavements	899,000			
• Elevators/Escalators	4,977,000	4,977,000	4,977,000	4,977,000
Total	**$32,307,000**	**$15,187,000**	**$20,097,000**	**$15,969,000**

** 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

• Importance Code A	3,142,000	1,186,000	1,188,000	1,159,000
• Importance Code B	26,793,000	13,904,000	18,848,000	14,763,000
• Importance Code C	2,365,000	92,000	56,000	41,000
• Importance Code D	7,000	5,000	5,000	6,000
Total	**$32,307,000**	**$15,187,000**	**$20,097,000**	**$15,969,000**

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

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

Exhibits A - C

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

B. Technical Notes and Project Methodology

C. Legend for Individual Survey Report and Sample Asset Report

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

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

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

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
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
3.4.7	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
3.5.16	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
4.3.3	Piers	Deck Elements	Deck Surface	B
4.3.10	Piers	Deck Elements	Railing	B
4.3.11	Piers	Deck Elements	Coping/Curb	B
4.4.12	Piers	Protective Structure	Donut Fender	A
4.5.14	Piers	Electrical	Conduit	A
4.5.15	Piers	Electrical	Lighting Fixture	A
4.6.16	Piers	Electrical/Mechanical	Power Supply/Bollards	A
4.7.17	Piers	Mechanical/Plumbing	Sanitary Piping	A
4.7.18	Piers	Mechanical/Plumbing	Water Supply	A
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping/Curb	C
5.1.4	Bulkheads	Structural	Facing	C
5.1.6	Bulkheads	Structural	Gravity Wall	A

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

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
6.5.14	Bridge Structure	Piers	Footings	B
6.5.20	Bridge Structure	Piers	Mat (scour & erosion)	A
6.5.24	Bridge Structure	Piers	Pedestals	B
6.5.25	Bridge Structure	Piers	Piles	A
6.6.11	Bridge Structure	Deck Elements	Curbs	A
6.6.15	Bridge Structure	Deck Elements	Gratings	A
6.6.16	Bridge Structure	Deck Elements	Guide Railing	A
6.6.21	Bridge Structure	Deck Elements	Median	A
6.6.22	Bridge Structure	Deck Elements	Mono Deck Surface	C
6.6.28	Bridge Structure	Deck Elements	Railings/Parapets	A
6.6.30	Bridge Structure	Deck Elements	Sidewalks	C
6.6.33	Bridge Structure	Deck Elements	Wearing Surface	C
6.6.52	Bridge Structure	Deck Elements	Scupper	C
6.7.12	Bridge Structure	Superstructure	Deck,Structural	A
6.7.18	Bridge Structure	Superstructure	Joints	C
6.7.27	Bridge Structure	Superstructure	Primary Member	A
6.7.29	Bridge Structure	Superstructure	Secondary Member	B
6.7.50	Bridge Structure	Superstructure	Vertical Lift Tower	A
6.8.10	Bridge Structure	Movable Bridges	Controls	A
6.8.19	Bridge Structure	Movable Bridges	Machinery	A
6.8.26	Bridge Structure	Movable Bridges	Power	A
6.8.45	Bridge Structure	Movable Bridges	Swing Span Truss	A
6.8.46	Bridge Structure	Movable Bridges	Swing Span Pivot Pier	A
6.8.47	Bridge Structure	Movable Bridges	Bascule Span	A
6.8.48	Bridge Structure	Movable Bridges	Bascule Span Pier	A
6.8.49	Bridge Structure	Movable Bridges	Vertical Lift Span	A
6.8.50	Bridge Structure	Movable Bridges	Vertical Lift Tower	A
6.8.51	Bridge Structure	Movable Bridges	Vertical Lift Pier	A
9.1.1	Park Wall	Wall	Coping	B
9.1.2	Park Wall	Wall	Wall/Fence	A
9.1.3	Park Wall	Wall	Base	B
10.1.2	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
12.2.10	Bridge Electrical	Control System Electrical	Disconnect Switch	B
12.2.22	Bridge Electrical	Control System Electrical	Limit Switch	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Importance
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
12.13.40	Bridge Electrical	Traffic System Electrical	Traffic Gong	B
12.13.41	Bridge Electrical	Traffic System Electrical	Traffic Sign	B

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

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

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

Exhibit B
Technical Notes and Project Methodology

Exhibit B
Technical Notes and Project Methodology

Asset Definition

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

Criteria for Survey Selection

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

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

Repair, Replacement and Major Maintenance

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

Cost Estimating

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

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

Quantity Estimating and Modeling Procedures

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

Average Cost Methods

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

Life Cycle Projections

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

Major Maintenance

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

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

Major Maintenance Programming:

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

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

Major Maintenance Costing:

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

Component Observations

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

Special Systems and Reports

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

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

Agency	Special Systems
Department of Transportation (DOT) FY 2022	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 2022	Street and City Owned Arterial System • *report produced by DOT*
Department of Transportation (DOT) FY 2022	Street Lighting System • *agency contract information*
Department of Transportation (DOT) FY 2022	Traffic Signal System • *agency contract information*
Department of Transportation (DOT) FY 2022	Ferries • *agency contract information*
Parks Department (DPR) FY 2022	Underground Utilities • *narrative report submitted on electrical, sewer, and water utilities*
Parks Department (DPR) FY 2022	Streets and Roads in Parks • *narrative report submitted*
Department of Correction (DOC) FY 2022	Rikers Island Underground Utilities • *yearly report based on agency information*
Fire Department (FDNY) FY 2022	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 : 16-Nov-2021

NEW YORK PUBLIC LIBRARY - FY 2022

Asset Name	:	**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**			
Address	:	**40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.**			
Borough	:	**MANHATTAN**	**Agency's Number**	:	**N/A**
Program / Asset #	:	**NPL0003.000 / 1926**	**Yr Built/Renovated**	:	**1964 / 2002**
Area Sq Ft	:	**131,347**	**Project Type**	:	**NEW YORK PUBLIC LIBRARY**
Date of Survey	:	**26-Jun-2020**	**Landmark Status**	:	**NONE**
Areas Surveyed	:	**Basement, Roof, Floors Mez,1,2,3,Ph**			
Block	:	**1134** **Lot** : **25**	**BIN**	:	**1028832**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	$4,346,600	$674,800
Interior Architecture	$524,700	
Electrical	$73,700	$1,316,900
Mechanical		$121,500
Site Enclosure	$64,100	
Total	**$5,009,200**	**$2,113,200**
Importance Code A	$4,346,600	$674,800
Importance Code B	$524,300	$1,438,500
Importance Code C	$138,300	
Total	**$5,009,200**	**$2,113,200**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				$27,200
Interior Architecture	$19,400	$100,600	$4,900	$2,000
Electrical	$11,600	$3,400	$3,000	$61,200
Mechanical	$27,200	$21,800	$32,500	$36,500
Site Enclosure				
Elevators/Escalators	$19,700	$19,700	$19,700	$19,700
Total	**$77,900**	**$145,600**	**$60,200**	**$146,700**
Importance Code A	$3,200	$3,200	$5,200	$30,700
Importance Code B	$74,700	$142,300	$55,000	$115,900
Importance Code C				
Total	**$77,900**	**$145,600**	**$60,200**	**$146,700**

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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: Travertine	55%	0-2	$834,800	LIFE	* *			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	10%	Now	$91,800	LIFE	* *	5	$80,500	
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Window Wall	35%			2051	* *	5	$325,200	
Windows								
Aluminum	100%			2047	* *	5	$3,900	
Parapets								
Masonry: Travertine	5%			LIFE	* *			
Metal Panel	90%			2051	* *	5	$51,600	
Metal Panel	5%			2051	* *	5	$2,900	
Roof								
Green, Roof Inaccessible	2%			LIFE	* *			
Modified Bitumen	80%			2026	$2,944,800	10	$193,500	
Plaza Roof: Stone Panels	10%	Now	$119,000	2051	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 1st Floor Plaza Deck Leaking Into 3 Mezzanine Locations								
Skylight, Metal/Glass	8%			2051	* *	10	$64,500	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	$367,200	
Interior								
Floors								
Carpet	35%			2030	$985,000	3	$103,200	
Cast in Place Concrete	5%			LIFE	* *	5	$21,500	
Ceramic Tile	5%			2040	* *	5	$9,800	
Terrazzo	25%	0-2	$256,200	LIFE	* *	5	$38,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Stairs								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : 3rd Floor Corridor								
Vinyl Tile	17%			2036	* *	3	$12,500	
Vinyl Tile 9" X 9"	8%	Now	$19,400	2026	$194,300	3	$5,900	
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : Mezzanine Level And Third Floor Stacks								
Wood	5%			2059	* *	5	$18,400	

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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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								
Interior Walls								
Cast in Place Concrete	10%	Now	$74,200	LIFE	* *			
Water Penetration, Extent : Severe, Area Affected : 2%								
Location : Cellar Near Incoming Electrical Cables								
Concrete Masonry Unit	10%			LIFE	* *	5	$4,200	
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	$6,300	
Metal Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Auditorium								
Explanation : Wood And Metal Framed Panels								
Travertine Panels	15%			LIFE	* *			
Plaster	45%			LIFE	* *	5	$14,100	
Ceilings								
AcousTileConcealSpLn	35%			2044	* *	5	$86,000	
AcousTileSusp.Lay-In	10%			2044	* *	5	$19,700	
Exposed Struc: Concrete	15%			LIFE	* *	5	$4,600	
Gypsum Board	5%			LIFE	* *	5	$12,300	
Plaster	35%			LIFE	* *	5	$43,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2044	* *	5-10	$105,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof								
Explanation : Metal Guard Railing								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			

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	75%			2031	$17,500	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Electrical Room								
Explanation : Three 5000 Ampere Main Diconnect Switches								
Fused Disc Sw	25%			2051	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 4000 Ampere Main Disconnect Switch								

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.*

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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								
Transformers								
Dry Type	70%			2044	* *	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 300 Kilovolt Ampere 480/277hv-208/120lv								
Dry Type	30%			2044	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 750 Kilovolt Ampere 480/277hv-208/120lv								
Switchgear / Switchboard								
Fused Disc Sw	80%			2031	$72,800	5	$500	
Fused Disc Sw	10%			2051	* *	5	$100	
Molded Case Bkrs	10%			2051	* *	5	$300	
Raceway								
Conduit	20%			2051	* *	1		
Conduit	80%			2031	$74,500	1		
Panelboards								
Fused Disc Sw	5%			2030	$2,900	5	$200	
Molded Case Bkrs	30%			2030	$17,600	5	$1,000	
Molded Case Bkrs	65%			2047	* *	5	$2,200	
Wiring								
Braided Cloth	10%	2-4	$9,200	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2051	* *	1		
Thermoplastic	60%			2031	$54,900	1		
Motor Controllers								
Locally Mounted	40%			2029	$108,400	5	$400	
Variable Frequency Drive	60%			2044	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$1,900	
Lighting								

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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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								
Interior Lighting								
Fluorescent	55%			2031	$811,200	10	$66,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2036	* *	10	$24,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices 3rd Floor								
Fluorescent	5%			2026	$73,700	10	$6,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	10%			2036	* *	10	$12,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Lobby, 2nd, 3rd And 4th Floor								
Incandescent	10%			2036	* *	2	$300	
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	$15,900	
Exit, LED	50%			2059	* *	1		
Exterior Lighting								
HID	20%			2031	$111,300	10	$100	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	* *	1	$9,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	* *	1-3	$16,200	

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								
Utility Steam	100%			2051	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2040	* *	1	$32,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lincoln Center								
Explanation : Equipment Is Located Outside The Library								
Pres. Reducing Valve/LP Steam	50%			2040	* *	5	$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lincoln Center								
Explanation : Equipment Is Located Outside The Library								

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.*

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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								
Distribution								
Hot Wtr Piping/Pump	30%			2047	* *	4	$2,900	
Central Plant Steam Piping/Pmp	70%			2051	* *	4	$6,800	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2051	* *	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2051	* *	4	$9,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	* *	1	$81,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$73,200	
Exhaust Fans								
Interior	100%			2036	* *	2	$4,000	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2036	* *	1		
Water Heater								
Electric	100%			2029	$121,500	4	$800	
HW Heat Exchanger								
HTHW/HW	100%			2051	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lincoln Center								
Explanation : Equipment Is Located Outside The Library								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Compressed Air	100%			2051	* *	4	$2,000	
Backflow Preventer								
Generic	100%			2036	* *	1	$8,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 3rd Floor								
Explanation : 4 Units								
Fire Suppression								
Standpipe								
Generic	100%			2051	* *	1-5	$66,200	

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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
Fire Suppression								
Sprinkler								
No Component	40%							
Generic	60%			2051	* *	1-2	$22,100	
Fire Pump								
Generic	100%			2040	* *	1	$24,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lincoln Center								
Explanation : Equipment Is Located Outside The Library								

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.*