

**O&M – Shared Services - Facilities**

<b>Project/Program Title</b>	<b>Structural Inspections and Repairs (Regions)</b>
<b>Project Manager</b>	Leo Palmer
<b>Status</b>	Ongoing
<b>Estimated Service Date</b>	Ongoing
<b>Work Plan Category</b>	System & Component Performance Improvement

Work Description:Justification:

Includes facades, parapets, brick re-pointing, re-caulking, waterproofing, roof repair, leaders and gutters. Re-pointing is a major expense especially at many of our older brick structures in Astoria, Brooklyn, Manhattan, Staten Island and in the Bronx.

- Alternatives: None
- Risk of No Action:  
Deterioration of exterior façade, water infiltration, mold, lack of structural Integrity (steel corrosion, concrete spalling, efflorescence, open mortar joints Cracked brickwork)
- Summary of Financial Benefits and Costs: N/A
- Non-financial Benefits (if applicable): N/A
- Technical Evaluation/Analysis: N/A
- Sensitivity Analysis (if applicable): N/A
- Project Relationships (if applicable):

Work will prolong the life of the facilities' facades and roofs and prevent damage from infiltration, freeze-thaw cycles, etc.

Estimated Completion Date: Ongoing

Status: Ongoing

Current Working Estimate (if applicable):

**O&M – Shared Services - Facilities****Funding (\$000):**

<b>Actual 2007</b>	<b>Actual 2008</b>	<b>Actual 2009</b>	<b>Actual 2010</b>	<b>Actual 2011</b>
\$ 17	\$ 184	\$ 217	\$22	\$216

<b>Approved 2012</b>	<b>Forecast RYE 2014</b>	<b>Forecast RYE 2015</b>	<b>Forecast RYE 2016</b>	<b>Forecast RYE 2017</b>	<b>Forecast RYE 2018</b>	<b>Forecast Total 2014 - 2018</b>
\$216	\$734.7	\$750.1	\$765.9	\$782	\$798.4	\$3,831.10

## Historical elements of expense (EOE's)

<b>EOE</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Labor						
M&S						
*A/P	\$17	\$184	\$ 217	\$22	\$216	\$216
Contingency						
<b>Total</b>	<b>\$17</b>	<b>\$184</b>	<b>\$ 217</b>	<b>\$22</b>	<b>\$216</b>	<b>\$216</b>

## Forecast

<b>EOE</b>	<b>2014</b>	<b>RYE 2015</b>	<b>RYE 2016</b>	<b>RYE 2017</b>	<b>RYE 2018</b>	<b>Total</b>
Labor						
M&S						
*A/P	\$734.7	\$750.1	\$765.9	\$782	\$798.4	\$3,831.10
Contingency						
<b>Total</b>	<b>\$734.7</b>	<b>\$750.1</b>	<b>\$765.9</b>	<b>\$782</b>	<b>\$798.4</b>	<b>\$3,831.10</b>

\* Note A/P requires further identification such as A/P – Contract Labor, A/P - Equipment Maintenance, A/P - Corrective Maintenance, etc.

**O&M – Shared Services - Facilities**

<b>Project/Program Title</b>	<b>Painting and Wall Treatment Maintenance Program (Regional)</b>
<b>Project Manager</b>	Leo Palmer
<b>Status</b>	New
<b>Estimated Service Date</b>	Ongoing
<b>Work Plan Category</b>	System and Component Performance Improvement

Work Description:Justification:

Programmatic approach similar to carpet program where all locations are inspected annually and required painting is scheduled on a priority basis. In addition, repaint worn striping to more efficiently utilize parking space and making better use of our properties.

- Alternatives: None

- Risk of No Action:

Inadequate maintenance/repair of aging infrastructure is problematic and further delays in repair will result in greater escalation of costs.

- Summary of Financial Benefits and Costs: N/A

- Non-financial Benefits (if applicable):N/A

- Technical Evaluation/Analysis: N/A

- Sensitivity Analysis (if applicable): N/A

- Project Relationships (if applicable):

Many of the building infrastructures are old and needs urgent attention.

Estimated Completion Date: Ongoing

Status: New

Current Working Estimate (if applicable):

## O&amp;M – Shared Services - Facilities

Funding (\$000):

Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011
\$ -	\$ -	\$ -	\$-	\$-

Approved 2012	Forecast RYE 2014	Forecast RYE 2015	Forecast RYE 2016	Forecast RYE 2017	Forecast RYE 2018	Forecast Total 2014 - 2018
\$0	\$524.8	\$535.8	\$547.1	\$558.5	\$570.3	\$2,736.50

## Historical elements of expense (EOE's)

EOE	2007	2008	2009	2010	2011
Labor					
M&S					
*A/P					
Contingency					
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## Forecast

EOE	2014	RYE 2015	RYE 2016	RYE 2017	RYE 2018	Total
Labor						
M&S						
*A/P	\$524.8	\$535.8	\$547.1	\$558.5	\$570.3	\$2,736.50
Contingency						
<b>Total</b>	<b>\$524.8</b>	<b>\$535.8</b>	<b>\$547.1</b>	<b>\$558.5</b>	<b>\$570.3</b>	<b>\$2,736.50</b>

\* Note A/P requires further identification such as A/P – Contract Labor, A/P - Equipment Maintenance, A/P - Corrective Maintenance, etc.

**O&M - Shared Services – Facilities**

<b>Project/Program Title</b>	<b>Plant Held For Future Use Maintenance Program</b>
<b>Project Manager</b>	Leo Palmer
<b>Status</b>	New
<b>Estimated Service Date</b>	Ongoing
<b>Work Plan Category</b>	System & Component Performance Improvement (Category B- Critical Infrastructure)

**Work Description:****Justification:**

Maintain plant held for future use properties. This program will cover the associated fees pertaining to company labor for supervision, refuse removal, permits, snow removal, fire/security system maintenance, miscellaneous repairs, exterminating, landscaping, and utilities.

- Alternatives: None
- Risk of No Action:  
This is an asset protection driven program. Inadequate maintenance/repair of aging infrastructure is problematic and further delays in repair will result in greater escalation of costs.
- Summary of Financial Benefits and Costs: N/A
- Non-financial Benefits (if applicable):N/A
- Technical Evaluation/Analysis: N/A
- Sensitivity Analysis (if applicable): N/A
- Project Relationships (if applicable):

**Estimated Completion Date: Ongoing**

**Status: New**

**Current Working Estimate (if applicable):**

**O&M - Shared Services – Facilities****Funding (\$000):**

<b>Actual 2007</b>	<b>Actual 2008</b>	<b>Actual 2009</b>	<b>Actual 2010</b>	<b>Actual 2011</b>
\$ -	\$ -	\$ -	\$-	\$-

<b>Approved 2012</b>	<b>Forecast RYE 2014</b>	<b>Forecast RYE 2015</b>	<b>Forecast RYE 2016</b>	<b>Forecast RYE 2017</b>	<b>Forecast RYE 2018</b>	<b>Forecast Total 2014 - 2018</b>
\$0	\$224.6	\$229.3	\$234.1	\$239.1	\$244.1	\$1,171.20

## Historical elements of expense (EOE's)

<b>EOE</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
Labor					
M&S					
*A/P					
Contingency					
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 0</b>	<b>\$0</b>	<b>\$0</b>

## Forecast

<b>EOE</b>	<b>RYE 2014</b>	<b>RYE 2015</b>	<b>RYE 2016</b>	<b>RYE 2017</b>	<b>RYE 2018</b>	<b>Total</b>
Labor	69.6	71.1	72.6	74.1	75.7	363.07
M&S	9.0	9.2	9.4	9.6	9.8	46.85
*A/P	146	149	152.2	155.4	158.7	761.28
Contingency						
<b>Total</b>	<b>\$224.6</b>	<b>\$229.3</b>	<b>\$234.1</b>	<b>\$239.1</b>	<b>\$244.1</b>	<b>\$1,171.20</b>

\* Note A/P requires further identification such as A/P – Contract Labor, A/P - Equipment Maintenance, A/P - Corrective Maintenance, etc.

**O&M – Shared Services – Facilities**

<b>Project/Program Title</b>	<b>Flooring Maintenance Program (Regional)</b>
<b>Project Manager</b>	Leo Palmer
<b>Status</b>	New
<b>Estimated Service Date</b>	Ongoing
<b>Work Plan Category</b>	Public & Employee Safety, Environmental

**Work Description:****Justification:**

**Carpeting maintenance program – Replace worn carpeting throughout the Facilities Regional locations annually. This also includes moving furniture so carpeting can be installed. This is a programmatic approach to address aging carpet throughout various locations plus the cost to move furniture while the work is in progress. Annual carpet inspection will prioritize carpet replacement.**

- Alternatives: None
- Risk of No Action: **Tripping hazards**
- Summary of Financial Benefits and Costs: N/A
- Non-financial Benefits (if applicable):N/A
- Technical Evaluation/Analysis: N/A
- Sensitivity Analysis (if applicable): N/A
- Project Relationships (if applicable):

**Normal wear and stretching of floor carpeting creates tripping hazards. In addition, the carpeting has worn beyond any economic or reasonable cleaning method resulting with torn, rolled, and extremely dirty carpets.**

**Estimated Completion Date: Ongoing**

**Status: New**

**Current Working Estimate (if applicable):**

## O&amp;M – Shared Services – Facilities

**Funding (\$000):**

Actual 2007	Actual 2008	Actual 2009	Actual 2010	Actual 2011
\$ -	\$ -	\$ -	\$-	\$-

Approved 2012	Forecast RYE 2014	Forecast RYE 2015	Forecast RYE 2016	Forecast RYE 2017	Forecast RYE 2018	Forecast Total 2014 - 2018
\$0	\$446.1	\$455.4	\$465	\$474.8	\$484.7	\$2,326

## Historical elements of expense (EOE's)

EOE	2007	2008	2009	2010	2011
Labor					
M&S					
*A/P					
Contingency					
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 0</b>	<b>\$0</b>	<b>\$0</b>

## Forecast

EOE	2014	RYE 2015	RYE 2016	RYE 2017	RYE 2018	Total
Labor						
M&S						
*A/P	\$446.1	\$455.4	\$465	\$474.8	\$484.7	\$2,326
Contingency						
<b>Total</b>	<b>\$446.1</b>	<b>\$455.4</b>	<b>\$465</b>	<b>\$474.8</b>	<b>\$484.7</b>	<b>\$2,326</b>

\* Note A/P requires further identification such as A/P – Contract Labor, A/P - Equipment Maintenance, A/P - Corrective Maintenance, etc.