

DEPARTMENT OF CORRECTION - 072
BROOKLYN HOUSE OF DETENTION
Asset # : 129

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$62,800	A
Masonry: Brick	80%			LIFE	**	5	\$214,500	A
Granite Panels	15%			LIFE	**	5	\$30,200	A
Windows								
Glass Block	15%	Now	\$380,400	LIFE	**	5	\$6,800	A
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : North Facade, South Facade</i>					
			<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : North Facade, South Facade</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : North Facade, South Facade</i>					
			<i>Explanation : Covered With Protection Netting</i>					
Metal/Detention Type	85%	2-4	\$3,012,100	2033	**	5	\$111,700	A
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : North Facade, South Facade</i>					
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : North Facade, South Facade</i>					
			<i>Explanation : Covered With Protection Netting</i>					
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$7,200	A
Masonry: Limestone	5%	Now	\$2,100	LIFE	**	5	\$100	A
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping</i>					
Metal: Cage/Fence	25%			2028	**	5-10	\$3,400	A
Granite Panels	10%			LIFE	**	5-10	\$2,100	A

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

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	1%	0-2	\$2,500	2063	**			A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Copper/Terne	1%			2063	**	10	\$500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2043	**	10	\$2,000	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%			2028	**	10	\$6,500	A
Modified Bitumen	10%	Now	\$4,700	2028	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Administration And Visitors Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Administration And Visitors Areas</i>								
Modified Bitumen	10%	0-2	\$15,800	2033	**			A
<i>Alligatoring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Recreation Area Over Chapel</i>								
<i>Explanation : Roof Is Covered With Traffic Pads</i>								
Plaza Roof: Stone Panels	3%			2053	**			A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Replaced</i>								
Single Ply Membrane	10%	0-2	\$1,600	2023	\$7,800			A
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	30%			2031	**	10	\$6,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Elevator Area</i>								

Interior

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	3%			2025	**	3	\$7,600	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	37%	0-2	\$95,600	LIFE	**	5	\$136,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2032	**	5	\$8,400	C
Granite Panels	5%			LIFE	**	5	\$12,700	C
Quarry Tile	10%	0-2	\$27,000	2036	**	5	\$12,700	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terrazzo	25%			LIFE	**	5	\$65,900	C
Vinyl Tile	15%			2023	\$242,500	3	\$12,700	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$23,000	C
Glass: Special Gauge	5%			LIFE	**	1		C
Gypsum Board	10%			LIFE	**	5-10	\$48,800	C
Plaster	15%			LIFE	**	5-10	\$36,600	C
SGFT/Glazed Masonry	35%	0-2	\$232,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel Plate	25%			LIFE	**	5	\$86,100	C
Ceilings								
AcousTileConcealSpLn	35%	0-2	\$74,300	2028	**	5	\$29,900	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$6,800	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%	0-2	\$119,300	LIFE	**	5	\$9,600	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$17,100	B
Plaster	10%			LIFE	**	5-10	\$23,500	B

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

Under 600 Volts

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Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	30%			2043	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Molded Case Bkrs	70%			2023	\$22,900	5	\$2,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2036	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2043	**	5	\$200	B
Molded Case Bkrs	70%			2023	\$73,400	5	\$2,500	B
Raceway								
Conduit	70%			2023	\$94,700	1		B
Conduit	30%			2043	**	1		B
Panelboards								
Fused Disc Sw	5%			2022	\$5,700	5	\$200	B
Molded Case Bkrs	95%			2022	\$107,800	5	\$3,300	B
Wiring								
Thermoplastic	90%			2023	\$137,800	1		B
Thermoplastic	10%			2043	**	1		B
Motor Controllers								
Locally Mounted	30%			2021	\$62,500	5	\$300	B
Motor Control Center	30%			2036	**	5	\$1,100	B
Motor Control Center	40%			2021	\$83,400	5	\$1,400	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Water Main Area</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	40%			2036	**	1	\$16,300	B
Automatic	60%			2021	\$6,500	1	\$24,500	B

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	70%			2032	**	1	\$35,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof And Ground Floor</i>								
<i>Explanation : One 400 Kw And One 250 Kw</i>								
Diesel	30%	Now	\$22,100	2038	**	1	\$13,800	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 500 Kw</i>								
Batteries								
Lead/Acid	100%			2017		5	\$4,900	B
Fuel Storage								
Day Tank	50%			2022	\$4,700	5	\$10,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Three 150 Gallon Tanks</i>								
Main Tank	50%			2026	**	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 560 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	35%			2028	**	10	\$36,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	50%			2018	\$336,200	10	\$51,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2028	**	10	\$5,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-5 Lamps</i>								
HID	5%			2018	\$23,700	10	\$200	B
Incandescent	5%			2018	\$33,600	2	\$100	B
Egress Lighting								
Emergency, Service	40%			2018	\$7,500	1		B
Emergency, Battery	20%			2023	\$9,400	10	\$5,400	B
Exit, Service	30%			2018	\$5,600	1		B
Exit, Service	10%			2023	\$1,900	1		B
Exterior Lighting								
HID	100%			2018	\$55,500	10	\$400	B

Alarm

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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2033	**	1-3	\$32,700	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Desk</i>								

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

Heating

Energy Source								
Campus Steam	100%			2033	**	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Opposite Side Of Street</i>								
<i>Explanation : From Nearby Court House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	**	5	\$6,700	B
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$5,600	B
Terminal Devices								
Air Handler	90%	Now	\$188,200	2028	**	1	\$56,600	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convector/Radiator	3%			2028	**	1	\$1,100	B
Unit Heater-Stm/HW	7%			2023	\$145,500	4	\$1,100	B

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	2%			2024	**	2	\$100	B
Ext Pkg Unit - Cooling	10%			2028	**	2	\$700	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, Condenser Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newer Air Condenser Units Are Served With Refrigerant 410a</i>								
No Component	88%							D

Ventilation

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	**	2-5	\$94,600	B
No Component	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Floor Lobby Entrance</i>								
<i>Explanation : Does Not Have Ventilation - Ventilation Needed At This Location</i>								
Exhaust Fans								
Interior	80%			2018	\$114,300	2	\$2,800	B
Roof	20%			2028	**	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2033	**	1		B
Galv Iron/Steel	95%	Now	\$7,300	2028	**	1		B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Low Temp	100%			2023	\$40,100	4	\$16,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$10,400	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2031	**	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	85%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : (5) B-11 (1) B-1</i>								
<i>Explanation : 6 Units</i>								
Hydraulic	15%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	**	1-5	\$56,900	B
Sprinkler								
No Component	75%							D
Generic	25%			2023	\$377,300	1-2	\$7,900	B

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Fire Pump Generic	100%			2032	* *	1	\$21,100	B

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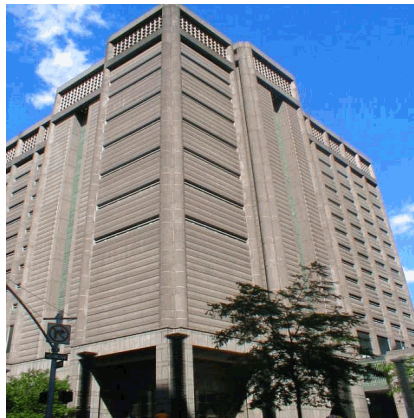
Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : MANHATTAN HOUSE OF DETENTION NORTH TOWER
Address : 138-40 CENTRE STREET @ WHITE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOC0009.000 / 2013 **Yr Built/Renovated** : 1989 / 2005
Area Sq Ft : 163,072 **Project Type** : CORRECTION
Date of Survey : 24-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9
Block : 198 **Lot** : 1 **BIN** : 1002364

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$657,700	\$513,700
Interior Architecture	\$525,000	\$820,200
Electrical		\$1,033,600
Mechanical	\$268,600	\$811,500
Total	\$1,451,400	\$3,178,900
Priority A	\$657,700	\$513,700
Priority B	\$351,600	\$1,845,000
Priority C	\$442,000	\$820,200
Total	\$1,451,400	\$3,178,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$42,300		\$2,400	
Interior Architecture	\$131,400			\$7,400
Electrical	\$16,700	\$12,300	\$20,800	\$13,300
Mechanical	\$52,900	\$34,300	\$68,000	\$42,700
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$305,400	\$108,800	\$153,400	\$125,600
Priority A	\$42,300		\$2,400	
Priority B	\$197,800	\$108,800	\$151,000	\$118,200
Priority C	\$65,400			\$7,400
Total	\$305,400	\$108,800	\$153,400	\$125,600



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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER
Asset # : 2013

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$39,700	A
Concrete Masonry Unit	7%			LIFE	**	5	\$11,600	A
Granite Panels	25%	Now	\$201,400	LIFE	**	5	\$24,800	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Junction Of South Wall And Connecting Corridor To South Tower</i>								
Pre-Cast Concrete	65%			LIFE	**	5	\$559,000	A
Windows								
Glass Block	10%			LIFE	**	5	\$8,900	A
Metal/Detention Type	90%			2043	**	5	\$234,200	A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cells At West Side</i>								
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$15,400	A
Concrete Masonry Unit	10%			LIFE	**	5-10	\$1,200	A
Metal Rail	5%	4+	\$200	2036	**	5	\$800	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
Metal: Cage/Fence	25%			2036	**	5-10	\$4,100	A
Pre-Cast Concrete	25%			LIFE	**	5	\$6,700	A
Roof								
IRMA/Protected Membrane	35%	Now	\$85,900	2033	**			A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over 9th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 9th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 9th Floor Cells, Mechanical Room</i>								
IRMA/Protected Membrane	5%			2031	**	10	\$1,300	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Elevator Equipment Room</i>								
Paver: Asphalt	10%			2032	**	10	\$3,900	A
Traffic Topping	50%	Now	\$91,000	2033	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Outdoor Activity Area</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Outdoor Activity Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Outdoor Activity Area</i>								

Interior

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

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.

DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	50%	Now	\$65,100	LIFE	**	5	\$186,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$18,900	2032	**	5	\$4,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	0-2	\$54,500	2036	**	5	\$6,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$13,300	C
Vinyl Tile	35%	0-2	\$114,100	2023	\$570,500	3	\$22,300	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**	10	\$144,700	C
Concrete Masonry Unit	55%			LIFE	**	5	\$127,300	C
Glass: Single Pane	5%			LIFE	**	5	\$21,700	C
Gypsum Board	5%			LIFE	**	5-10	\$24,600	C
Metal Security Bars	10%			LIFE	**	10	\$5,800	C
SGFT/Glazed Masonry	5%			LIFE	**	10	\$7,200	C
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$10,700	2028	**	5	\$8,600	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	0-2	\$9,300	2028	**	5	\$6,900	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5-10	\$94,800	B
Exposed Struc: Steel	5%			LIFE	**	10	\$13,800	B
Metal Panel	10%			LIFE	**	5	\$34,500	B
Plaster	10%			LIFE	**	5-10	\$23,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 5000 Amperes</i>								
Transformers								
Dry Type	100%			2028	**	5	\$500	B

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2033	**	5	\$200	B
Molded Case Bkrs	70%			2033	**	5	\$2,500	B
Raceway								
Conduit	100%			2033	**	1		B
Panelboards								
Molded Case Bkrs	100%			2031	**	5	\$3,500	B
Wiring								
Thermoplastic	100%			2033	**	1		B
Motor Controllers								
Locally Mounted	20%			2028	**	5	\$200	B
Motor Control Center	80%			2021	\$166,800	5	\$2,900	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	**	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$41,200	B
Generators								
Diesel	100%			2026	**	1	\$51,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2- 650 Kva Mitsubishi Generators</i>								
Batteries								
Lead/Acid	100%			2018	\$600	5	\$4,900	B
Fuel Storage								
Day Tank	50%			2031	**	5	\$10,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallons</i>								
Main Tank	50%			2038	**	5	\$1,700	B
Lighting								
Interior Lighting								
Fluorescent	92%			2028	**	10	\$95,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2023	\$33,900	10	\$5,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID	3%			2023	\$14,300	10	\$100	B

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER
Asset # : 2013

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Exit, Service	50%			2023	\$9,500	1		B
Exit, Battery	50%			2023	\$47,400	10	\$3,800	B
Exterior Lighting								
HID	100%			2023	\$56,000	10	\$400	B
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2023	\$633,600	1-3	\$33,900	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2043	**	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Is Provided From 100 Centre Street</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	**	5	\$6,800	B
Distribution								
Steam Piping/Pump	100%	Now	\$9,200	2033	**	4	\$5,600	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	95%			2023	\$667,400	1	\$66,900	B
Convactor/Radiator	5%			2028	**	1	\$1,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2036	**	1	\$98,500	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room, 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	100%			2033	**	4	\$5,600	B

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	**	1	\$70,400	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Controls For Air Handlers</i>								
Heat Rejection								
Water Cool Tower	100%	0-2	\$155,700	2028	**	2	\$91,500	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$74,000	LIFE	**	2-5	\$63,400	B
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	100%			2023	\$144,000	2	\$3,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$38,900	2028	**	1		B
<i>Not Insulated, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Low Temp	100%	Now	\$12,100	2033	**	4	\$11,300	B
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2017	\$6,300	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,400	4	\$2,000	B
Backflow Preventer								
Generic	100%			2023	\$12,600	1	\$7,000	B
Fixtures								
Generic	100%							B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others</i>								
Vertical Transport								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport							
Elevators							
Geared Traction	80%			LIFE	* *		
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
	<i>Location : B-10</i>						
	<i>Explanation : 5 Units</i>						
Hydraulic	20%			LIFE	* *		
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
	<i>Location : B-1</i>						
	<i>Explanation : 2 Units</i>						
Fire Suppression							
Standpipe							
Generic	100%			2043	* *	1-5	\$57,400
Sprinkler							
Generic	100%			2043	* *	1-2	\$31,900
Fire Pump							
Generic	100%			2032	* *	1	\$21,300

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : MANHATTAN HOUSE OF DETENTION SOUTH TOWER
Address : 125 WHITE STREET @ CENTRE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOC0005.000 / 2033 **Yr Built/Renovated** : 1941 / 2005
Area Sq Ft : 224,729 **Project Type** : CORRECTION
Date of Survey : 24-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11
Block : 167 **Lot** : 1 **BIN** : 1079000

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$704,700	\$474,900
Interior Architecture	\$1,043,300	\$1,085,400
Electrical		\$1,151,900
Mechanical	\$329,600	\$1,634,700
Total	\$2,077,600	\$4,347,000
Priority A	\$704,700	\$474,900
Priority B	\$636,100	\$2,846,100
Priority C	\$736,800	\$1,026,000
Total	\$2,077,600	\$4,347,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$56,100	\$5,800		
Interior Architecture	\$103,800			\$11,700
Electrical	\$21,800	\$16,900	\$28,600	\$18,200
Mechanical	\$102,300	\$82,000	\$64,600	\$93,600
Elevators/Escalators	\$65,100	\$65,100	\$65,100	\$65,100
Total	\$349,200	\$169,900	\$158,400	\$188,600
Priority A	\$56,100	\$5,800		
Priority B	\$220,300	\$164,000	\$158,400	\$176,900
Priority C	\$72,800			\$11,700
Total	\$349,200	\$169,900	\$158,400	\$188,600



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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	3%	Now	\$185,600	2058	**			A
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East And West Service Entrances</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East And West Service Entrances</i>							
Masonry: Limestone	65%			LIFE	**	5	\$181,600	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%	Now	\$117,600	LIFE	**	5	\$7,000	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Wall Facing Third Floor Roof</i>							
Metal Panel	10%			2033	**	5-10	\$128,100	A
Metal Coiling Doors	2%			2040	**	5	\$11,600	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Granite Panels	15%	Now	\$68,000	LIFE	**	5	\$21,000	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : North Entrance</i>							
Windows								
Aluminum	50%	Now	\$242,700	2031	**	5	\$25,100	A
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : North Side</i>							
Glass Block	5%			LIFE	**	5	\$6,300	A
Metal/Detention Type	45%			2033	**	5	\$164,400	A
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$6,700	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	40%			LIFE	**	5-10	\$11,900	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal: Cage/Fence	20%	Now	\$2,900	2028	**	5	\$1,600	A
	<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	30%	Now	\$9,800	2023	\$49,100			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Locker Rooms</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 9th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Locker Rooms</i>								
Cast in Place Concrete	40%	Now	\$9,700	LIFE	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 11 West Housing Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 11 West Housing Area</i>								
IRMA/Protected Membrane	25%			2023	\$70,500	10	\$7,500	A
IRMA/Protected Membrane	5%	Now	\$14,100	2033	**			A
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Connecting Bridge</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Connecting Bridge</i>								
Interior								
Floors								
Cast in Place Concrete	50%	0-2	\$179,500	LIFE	**	5	\$256,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$26,100	2032	**	5	\$5,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$37,500	2036	**	5	\$8,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Vinyl Tile	30%			2023	\$673,900	3	\$35,200	C
Vinyl Tile	10%	Now	\$224,600	2033	**	3	\$8,800	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**	10	\$199,400	C
Concrete Masonry Unit	60%			LIFE	**	5	\$191,400	C
Glass: Single Pane	10%			LIFE	**	5	\$59,800	C
Metal Security Bars	10%			LIFE	**	10	\$8,000	C

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

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

Interior

Ceilings

AcousTileConcealSpLn	25%	0-2	\$147,400	2028	**	5	\$29,700	B
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Cracking/Crumbling, Extent : Light, Area Affected : 50%
Location : Throughout

Exposed Concrete	15%	0-2	\$55,200	LIFE	**	5	\$4,500	B
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Metal Panel	10%	0-2	\$31,100	LIFE	**	5	\$23,800	B
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Corrosion/Rusting, Extent : Light, Area Affected : 20%
Location : Throughout

Plaster	50%			LIFE	**	5-10	\$163,300	B
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Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$61,400	5	\$800	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 1- 5000 Amperes

Transformers

Dry Type	100%			2021	\$14,000	5	\$700	B
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Switchgear / Switchboard

Fused Disc Sw	80%			2023	\$167,800	5	\$700	B
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Molded Case Bkrs	20%			2023	\$41,900	5	\$1,000	B
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Raceway

Conduit	50%			2023	\$135,300	1		B
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Conduit	50%			2033	**	1		B
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Panelboards

Molded Case Bkrs	50%			2031	**	5	\$2,400	B
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Molded Case Bkrs	50%			2022	\$136,200	5	\$2,400	B
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Wiring

Thermoplastic	100%			2033	**	1		B
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Motor Controllers

Locally Mounted	20%			2021	\$102,600	5	\$200	B
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Motor Control Center	50%			2028	**	5	\$2,500	B
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Motor Control Center	30%			2021	\$154,000	5	\$1,500	B
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Ground

Grounding Devices

Generic	100%	0-2	\$900	LIFE	**	5	\$2,700	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : Corroded

Stand-by Power

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.*

DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$10,900	1	\$56,800	B
Generators								
Diesel	100%			2019	\$73,800	1	\$71,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2- 500 Kw Caterpillar Generators</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$6,800	B
Fuel Storage								
Day Tank	50%			2031	**	5	\$14,500	B
Main Tank	50%			2038	**	5	\$2,300	B
Lighting								
Interior Lighting								
Fluorescent	95%			2028	**	10	\$136,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2023	\$19,700	10	\$200	B
Incandescent	2%			2023	\$18,700	2	\$100	B
Egress Lighting								
Exit, LED	50%			2058	**	1		B
Exit, Battery	50%			2023	\$65,300	10	\$5,300	B
Exterior Lighting								
HID	100%			2018	\$77,100	10	\$600	B
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2028	**	1-3	\$45,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2043	**	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Is Provided From 100 Centre Street</i>								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	95%			2026	**	1	\$73,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Pres. Reducing Valve/LP Steam	5%			2026	**	5	\$500	B
Distribution								
Hot Wtr Piping/Pump	95%	Now	\$133,700	2031	**	4	\$7,400	B
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	5%	Now	\$600	2033	**	4	\$400	B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	90%			2023	\$871,300	1	\$87,300	B
Convactor/Radiator	10%	Now	\$32,900	2028	**	1	\$4,600	B
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermostats / Traps Not Functioning</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2026	**	1	\$161,200	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
No Component	5%							D
Distribution								
Chilled Wtr Pipe/Pump	100%			2033	**	4	\$7,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$144,900	2023	\$724,600	1	\$87,300	B
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coils On Ac 3 And Ac 4 Units - Upgrade Is Needed</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Air Handlers</i>								
<i>Explanation : In Process Of Updating The Control System</i>								
Heat Rejection								
Water Cool Tower	100%			2027	**	2	\$157,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$51,000	LIFE	**	2-5	\$87,400	B
<i>Needs Cleaning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%			2028	**	2	\$3,900	B
Roof	20%	Now	\$2,400	2023	\$23,700	2	\$800	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 5 Exhaust Units, 9th Floor</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$10,700	2036	**	1		B
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Broken</i>								
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$15,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%	Now	\$6,300	2018	\$6,300	4	\$1,300	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%	0-2	\$10,400	2033	**	4	\$1,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2023	\$17,400	1	\$9,700	B
Fixtures								
Generic	100%							B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%</i>								
Vertical Transport								
Elevators								
Geared Traction								
	80%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : 1-10</i>								
<i>Explanation : 5 Units</i>								
Hydraulic								
	20%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression							
Standpipe							
Generic	100%			2043	* *	1-5	\$79,100 B
Sprinkler							
No Component	30%						D
Generic	70%			2043	* *	1-2	\$30,800 B

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : QUEENS HOUSE OF DETENTION
Address : 126-02 82ND AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOC0006.000 / 2034 **Yr Built/Renovated** : 1960 / 2006
Area Sq Ft : 208,887 **Project Type** : CORRECTION
Date of Survey : 23-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8,ph
Block : 9653 **Lot** : 1 **BIN** : 4458616

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,479,400	\$237,600
Interior Architecture	\$674,800	\$866,000
Electrical	\$321,200	\$2,635,200
Mechanical	\$129,200	\$2,612,300
Total	\$3,604,600	\$6,351,200
Priority A	\$2,479,400	\$237,600
Priority B	\$673,400	\$5,286,200
Priority C	\$451,800	\$827,300
Total	\$3,604,600	\$6,351,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$30,200		\$15,800	
Interior Architecture	\$101,100		\$5,400	\$3,300
Electrical	\$48,200	\$18,300	\$21,600	\$27,500
Mechanical	\$79,600	\$26,100	\$61,700	\$19,800
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$298,500	\$83,900	\$144,000	\$90,000
Priority A	\$30,200		\$15,800	
Priority B	\$197,600	\$83,900	\$122,800	\$86,800
Priority C	\$70,700		\$5,400	\$3,300
Total	\$298,500	\$83,900	\$144,000	\$90,000



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DEPARTMENT OF CORRECTION - 072
QUEENS HOUSE OF DETENTION
Asset # : 2034

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$33,400	A
Masonry: Brick	83%			LIFE	**	5	\$277,300	A
Masonry: Granite	2%			LIFE	**	5	\$5,000	A
Masonry: Limestone	5%	Now	\$105,400	LIFE	**	5	\$6,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South East Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South East Corner</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	35%			2031	**	5	\$31,600	A
Glass Block	15%			LIFE	**	5	\$16,900	A
Metal/Detention Type	50%	0-2	\$2,218,600	2033	**	5	\$82,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Receiving Area, Kitchen, Day Room</i>								
<hr/>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$18,700	A
Masonry: Limestone	10%			LIFE	**	5-10	\$3,700	A
<hr/>								
Roof								
Built-Up (BUR)	30%			2028	**	10	\$11,200	A
Modified Bitumen	40%			2028	**	10	\$14,900	A
Paver: Asphalt	25%			2032	**	10	\$14,000	A
Skylight, Plastic	5%			2036	**	1		A
<hr/>								
Interior								
Floors								
Cast in Place Concrete	40%			LIFE	**	5	\$381,300	C
Cast in Place Concrete	5%	Now	\$33,400	LIFE	**	5	\$23,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps At Loading Platform</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps At Loading Platform</i>								
Ceramic Tile	5%			2026	**	5	\$10,900	C
Quarry Tile	8%			2028	**	5	\$26,100	C
Terrazzo	20%			LIFE	**	5	\$68,100	C
Traffic Topping	5%			2023		5	\$13,600	C
Vinyl Tile	12%			2023		3	\$13,100	C
Wood	5%	Now	\$46,500	2038	**	5	\$10,200	C
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room On Eighth Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room On Eighth Floor</i>								

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DEPARTMENT OF CORRECTION - 072
QUEENS HOUSE OF DETENTION
Asset # : 2034

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$42,300	LIFE	**	5	\$22,200	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Stair</i>								
Plaster	20%			LIFE	**	5-10	\$63,000	C
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	35%			LIFE	**	10	\$64,900	C
Steel Plate	30%			LIFE	**	5	\$133,400	C
Ceilings								
AcousTileConcealSpLn	10%	Now	\$68,500	2036	**	5	\$11,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Exposed Concrete	45%			LIFE	**	5-10	\$99,400	B
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : 8th Floor</i>								
Gypsum Board	5%			LIFE	**	5-10	\$30,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room</i>								
<i>Explanation : Repairs In Progress</i>								
Metal Panel	5%			LIFE	**	5	\$22,100	B
Plaster	35%			LIFE	**	5-10	\$106,300	B
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2043	**	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room # 2</i>								
<i>Explanation : Main Service Power Breaker Rated @ 2000 Amperes</i>								
No Component	50%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fed From Nearby Court Building</i>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2023	\$167,800	5	\$700	B
Molded Case Bkrs	20%			2043	**	5	\$900	B

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DEPARTMENT OF CORRECTION - 072
QUEENS HOUSE OF DETENTION
Asset # : 2034

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2023	\$243,600	1		B
Conduit	10%			2043	**	1		B
Panelboards								
Fused Disc Sw	5%			2039	**	5	\$200	B
Molded Case Bkrs	15%			2031	**	5	\$700	B
Molded Case Bkrs	80%			2022	\$217,900	5	\$3,600	B
Wiring								
Braided Cloth	70%	0-2	\$214,300	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2043	**	1		B
Thermoplastic	20%			2033	**	1		B
Motor Controllers								
Locally Mounted	10%			2028	**	5	\$100	B
Locally Mounted	10%			2021	\$51,300	5	\$100	B
Locally Mounted	5%	2-4	\$25,700	2043	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mech Room</i>								
Motor Control Center	75%			2021	\$384,900	5	\$3,500	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$2,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room In The Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	50%			2021	\$5,400	1	\$26,400	B
Automatic	50%			2036	**	1	\$26,400	B
Generators								
Diesel	50%			2019	\$36,900	1	\$33,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room 2</i>								
<i>Explanation : 500 Kva</i>								
Diesel	50%			2032	**	1	\$33,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room 1</i>								
<i>Explanation : 750 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$6,300	B

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DEPARTMENT OF CORRECTION - 072
QUEENS HOUSE OF DETENTION
Asset # : 2034

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2022	\$6,100	5	\$13,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 230 Gallons Capacity</i>								
Main Tank	50%			2026	**	5	\$2,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 5000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2018	\$694,700	10	\$106,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2023	\$86,800	10	\$13,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Incandescent	10%			2018	\$86,800	2	\$300	B
Egress Lighting								
Emergency, Service								
	50%			2018	\$12,100	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Generator Ckt</i>								
Exit, Service	50%			2018	\$12,100	1		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	100%			2023	\$71,700	10	\$500	B
Alarm								
Security System								
Generic	100%			2018	\$592,800	1	\$64,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Under Construction	100%							D

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

Heating

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

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DEPARTMENT OF CORRECTION - 072
QUEENS HOUSE OF DETENTION
Asset # : 2034

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent D C A S Building</i>								
<i>Explanation : Steam Supplied From Nearby Queens Borough Hall</i>								
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	**	5	\$8,700	B
<hr/>								
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$7,200	B
<hr/>								
Terminal Devices								
Air Handler	60%			2018	\$539,900	1	\$54,100	B
Air Handler	15%			2028	**	1	\$13,500	B
Convactor/Radiator	15%			2021	\$459,300	1	\$7,100	B
Unit Heater-Stm/HW	10%			2018	\$268,400	4	\$2,000	B
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
<hr/>								
Conversion Equipment								
Window/Wall Unit	10%			2016	\$34,300	1		B
No Component	90%							D
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$90,000	B
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, 1st Floor</i>								
<i>Explanation : Ventilation Does Not Exist In Lobby, Basement And Various Offices</i>								
<hr/>								
No Component	30%							D
<hr/>								
Exhaust Fans								
Interior	70%	0-2	\$129,200	2033	**	2	\$2,500	B
<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<hr/>								
No Component	30%							D
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$24,900	2033	**	1		B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main & Basement</i>								
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2023	\$51,800	4	\$21,700	B
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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.

DEPARTMENT OF CORRECTION - 072
QUEENS HOUSE OF DETENTION
Asset # : 2034

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Submersible	100%	Now	\$6,300	2018	\$6,300	4	\$1,300	B
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement Next To Vacuum Pump</i>					
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : B-8</i>					
			<i>Explanation : 3 Units</i>					
Hydraulic	30%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : (1) B-2 (1) I-2</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2033	**	1-5	\$73,500	B
Sprinkler								
No Component	40%							D
Generic	60%			2023	\$1,169,200	1-2	\$24,500	B
Fire Pump								
Generic	100%			2019	\$123,700	1	\$27,200	B

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

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.182 / 4246 **Yr Built/Renovated** : 1992 / 1992
Area Sq Ft : 82,625 **Project Type** : CORRECTION
Date of Survey : 28-Feb-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,5
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$344,800
Interior Architecture	\$406,500	\$199,300
Electrical	\$1,846,500	\$711,200
Mechanical	\$179,800	\$711,600
Total	\$2,432,900	\$1,966,800
Priority A		\$344,800
Priority B	\$2,176,700	\$1,422,800
Priority C	\$256,100	\$199,300
Total	\$2,432,900	\$1,966,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				\$29,500
Interior Architecture	\$27,500		\$5,900	\$1,300
Electrical	\$12,300	\$12,500	\$13,400	\$20,300
Mechanical	\$27,700	\$11,700	\$18,000	\$21,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$91,200	\$47,900	\$61,000	\$95,900
Priority A				\$29,500
Priority B	\$63,700	\$47,900	\$55,100	\$65,100
Priority C	\$27,500		\$5,900	\$1,300
Total	\$91,200	\$47,900	\$61,000	\$95,900



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)

Asset # : 4246

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	**	5	\$344,800	A
Windows								
Metal/Detention Type	100%			2042	**	5	\$59,000	A
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Cast in Place Concrete	73%			LIFE	**	5	\$161,600	C
Raised Access Floor	5%	Now	\$256,100	2037	**	5	\$9,500	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Detention Control Rooms.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Detention Control Rooms.</i>								
<i>Explanation : Worn Surfaces.</i>								
Terrazzo	20%			LIFE	**	5	\$15,800	C
Traffic Topping	2%			2027	**	5	\$2,500	C
Interior Walls								
Cast in Place Concrete	10%	Now	\$27,500	LIFE	**			C
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations In Mechanical Space.</i>								
Ceramic Tile	10%			2031	**	5	\$11,800	C
Concrete Masonry Unit	80%			LIFE	**	5	\$37,700	C
Ceilings								
Exposed Concrete	55%	Now	\$76,800	LIFE	**	5	\$8,700	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Basement.</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations In Basement Mechanical Space.</i>								
Metal Panel	25%	Now	\$73,600	LIFE	**	5	\$31,600	B
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout.</i>								
Plaster	20%			LIFE	**	5	\$12,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	**	5	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, 300 Bed Facility.</i>								
<i>Explanation : One 2,000 Amps Main Disconnect Switch.</i>								

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.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)

Asset # : 4246

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2035	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, 300 Bed Facility And Mechanical Rooms.</i>								
<i>Explanation : Various Sizes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$1,800	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$1,800	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	10%			2035	**	5		B
Motor Control Center	90%			2035	**	5	\$1,700	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$20,900	B
Generators								
Diesel	100%			2031	**	1	\$26,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room, 300 Bed Facility.</i>								
<i>Explanation : One 720 Kw.</i>								
Batteries								
Lead/Acid	100%			2016	\$1,100	5	\$2,500	B
Fuel Storage								
Day Tank	50%			2038	**	5	\$6,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room, 300 Bed Facility.</i>								
<i>Explanation : 275 Gallons.</i>								
Main Tank	50%			2050	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 300 Facility.</i>								
<i>Explanation : Using 7,500 Gallons Shared By Two Generators Servicing 300 And 200 Bed Facilities.</i>								
Lighting								
Interior Lighting								
Fluorescent	75%			2022	\$538,400	10	\$46,500	B
Fluorescent	10%			2027	**	10	\$6,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	15%			2022	\$75,800	10	\$300	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)

Asset # : 4246

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

Lighting

Egress Lighting Exit, Service	100%			2022	\$20,100	1		B
Exterior Lighting HID	100%			2022	\$50,500	10	\$200	B

Alarm

Security System Generic	100%			2017	\$417,500	1	\$25,300	B
Fire/Smoke Detection Generic	100%			2017	\$1,429,000	1-3	\$43,000	B

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

Heating

Energy Source Campus Steam	100%			2042	**	1		B
Conversion Equipment Heat Exchanger	50%			2025	**	1	\$16,800	B
Pres. Reducing Valve/LP Steam	50%			2031	**	5	\$2,000	B
Distribution Hot Wtr Piping/Pump	100%			2030	**	4	\$5,000	B
Terminal Devices Air Handler	80%			2022	\$595,200	1	\$33,500	B
Convactor/Radiator	10%	Now	\$2,600	2027	**	1	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convectors Vent Holes Painted Shut Restricting Air Flow</i>								
Convactor/Radiator	10%			2027	**	1	\$2,200	B

Air Conditioning

Energy Source Electricity	100%			2038	**	1		B
Conversion Equipment Ext Pkg Unit - Cooling	10%			2022	\$63,700	2	\$400	B
No Component	90%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Adjacent Building.</i>								
<i>Explanation : Served By Chiller In Adjacent Building</i>								
Distribution Chilled Wtr Pipe/Pump	90%			2042	**	4	\$4,500	B
No Component	10%							D
Terminal Devices Direct Expansion	10%			2027	**	1		B
Air Handler/Cool/Ht	90%			2022	\$52,700	1	\$37,700	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)

Asset # : 4246

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Condenser Unit	10%			2022	\$2,800	2	\$4,700	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,700	B
Exhaust Fans								
Interior	100%			2027	* *	2	\$2,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$8,200	2042	* *	1		B
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Triplex Booster Pumps</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Water Service Entry</i>								
<i>Explanation : Strainer Needed</i>								
HW Heat Exchanger								
Low Temp	100%	Now	\$900	2032	* *	4	\$6,700	B
<i>Leak Evident, Extent : Light, Area Affected : 1%</i>								
<i>Location : Piping Connections</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$179,800	LIFE	* *	1		B
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations Under Slab</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units - Basement To 2nd Floor, 2 Units- Basement To Penthouse</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$35,400	B
Sprinkler								
No Component	90%							D
Generic	10%			2032	* *	1-2	\$1,900	B

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

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.183 / 4245 **Yr Built/Renovated** : 1992 / 1992
Area Sq Ft : 108,087 **Project Type** : CORRECTION
Date of Survey : 28-Feb-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,7
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$371,600	\$852,100
Interior Architecture	\$1,267,300	\$295,100
Electrical	\$2,484,500	\$66,100
Mechanical		\$717,700
Total	\$4,123,400	\$1,930,900
Priority A	\$371,600	\$852,100
Priority B	\$3,290,500	\$825,100
Priority C	\$461,400	\$253,700
Total	\$4,123,400	\$1,930,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$4,000	\$7,100		
Electrical	\$16,400	\$16,000	\$17,200	\$18,100
Mechanical	\$30,400	\$42,100	\$35,300	\$55,300
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$78,300	\$92,800	\$80,200	\$101,000
Priority A				
Priority B	\$78,300	\$85,700	\$80,200	\$101,000
Priority C		\$7,100		
Total	\$78,300	\$92,800	\$80,200	\$101,000



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)

Asset # : 4245

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	**	5	\$402,700	A
Windows								
Metal/Detention Type	100%			2042	**	5	\$88,400	A
Parapets								
Metal Rail	100%			2035	**	5-10	\$226,800	A
Roof								
Roll Roofing	100%	Now	\$189,700	2018	\$316,100	5	\$32,900	A
			<i>Blisters, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Various Locations Throughout.</i>					
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 85%</i>					
			<i>Location : Throughout.</i>					
			<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 85%</i>					
			<i>Location : Throughout.</i>					
			<i>Ponding, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various Locations Throughout.</i>					
Interior								
Floors								
Cast in Place Concrete	70%	0-2	\$126,300	LIFE	**	5	\$202,700	C
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout.</i>					
			<i>Explanation : Basement Floor Is Caked With Dirt And Stains. In Great Need Of A Cleaning And Sealing.</i>					
Raised Access Floor	5%	Now	\$335,000	2037	**	5	\$12,400	C
			<i>Loose/Delam Surface, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout Control Room 15.</i>					
Terrazzo	25%			LIFE	**	5	\$25,900	C
Interior Walls								
Ceramic Tile	10%			2035	**	5	\$14,200	C
Concrete Masonry Unit	90%			LIFE	**	5	\$51,100	C

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)

Asset # : 4245

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$4,000	2027	**	5	\$3,300	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Housing Control Room Areas.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Housing Control Room Areas.</i>								
Exposed Concrete	50%	Now	\$228,300	LIFE	**	5	\$10,300	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement.</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Basement Below Inmate Shower Area And Various Locations.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : In Basement Below Inmate Shower Area.</i>								
Metal Panel	25%	Now	\$577,600	LIFE	**	5	\$41,400	B
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Plaster	20%			LIFE	**	5	\$16,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2035	**	3	\$700	B
Feeders								
Cable	100%			2038	**	1		B
Raceway								
Conduit	100%			2042	**	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : One 2,000 Amps Main Disconnect Switch.</i>								
Transformers								
Dry Type	100%			2035	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : Various Sizes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$2,400	B
Raceway								
Conduit	90%			2042	**	1		B
Conduit	10%			2048	**	1		B

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)

Asset # : 4245

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2038	**	5	\$2,100	B
Molded Case Bkrs	10%			2044	**	5	\$200	B
Wiring								
Thermoplastic	90%			2042	**	1		B
Thermoplastic	10%			2048	**	1		B
Motor Controllers								
Locally Mounted	10%			2035	**	5	\$100	B
Locally Mounted	10%			2039	**	5	\$100	B
Motor Control Center	80%			2035	**	5	\$1,900	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$27,300	B
Generators								
Diesel	100%			2031	**	1	\$34,300	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Mechanical Room.</i>				
				<i>Explanation : One 520 Kw.</i>				
Batteries								
Lead/Acid	100%			2016	\$1,100	5	\$3,300	B
Fuel Storage								
Day Tank								
	70%			2038	**	5	\$11,500	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Mechanical Room.</i>				
				<i>Explanation : One 275 Gallon.</i>				
Main Tank								
	30%			2050	**	5	\$800	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement.</i>				
				<i>Explanation : Using 7,500 Gallons Shared By Two Generators For 300 And 200 Bed Facilities.</i>				
Lighting								
Interior Lighting								
Fluorescent								
	85%			2027	**	10	\$68,900	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout.</i>				
				<i>Explanation : Using T-12 Lamps.</i>				
HID								
	15%			2027	**	10	\$400	B
Egress Lighting								
Exit, Service								
	100%			2027	**	1		B
Exterior Lighting								
HID								
	100%			2022	\$66,100	10	\$300	B
Alarm								
Security System								
Generic								
	100%			2017	\$546,100	1	\$33,100	B

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)

Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm								
Fire/Smoke Detection								
Generic	100%			2017	\$1,869,400	1-3	\$56,200	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2042	**	1		B
Conversion Equipment								
Heat Exchanger	50%	2-4	\$1,900	2025	**	1	\$19,700	B
<i>Corroded, Extent : Moderate, Area Affected : 2% Location : Mechanical Room</i>								
Pres. Reducing Valve/LP Steam	50%			2031	**	5	\$2,600	B
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	4	\$6,600	B
Terminal Devices								
Air Handler	90%			2027	**	1	\$49,300	B
Fan Coil Unit/Heat	10%			2027	**	1	\$2,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2035	**	1	\$95,800	B
Distribution								
Chilled Wtr Pipe/Pump	100%			2048	**	4	\$4,400	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$54,800	B
Heat Rejection								
Water Cool Tower	100%			2023	\$518,100	2	\$89,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,300	B
Exhaust Fans								
Interior	100%			2022	\$199,500	2	\$2,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%	Now	\$1,100	2032	**	4	\$8,800	B
<i>Leak Evident, Extent : Light, Area Affected : 1% Location : Piping Connections</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)

Asset # : 4245

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2030	* *	4	\$2,000 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Duplex Units</i>					
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 2 Units - Basement To 2nd Floor, 2 Units- Basement To Penthouse</i>					
		<i>Explanation : 4 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2032	* *	1-5	\$46,300 B
Sprinkler							
No Component	90%						D
Generic	10%			2032	* *	1-2	\$2,500 B

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)
Address : 18-18 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.010 / 2045 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 492,205 **Project Type** : CORRECTION
Date of Survey : 09-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$10,128,800	\$1,204,200
Interior Architecture	\$6,923,900	\$2,320,000
Electrical	\$263,400	\$8,656,900
Mechanical	\$5,635,300	\$1,939,500
Total	\$22,951,400	\$14,120,600
Priority A	\$10,128,800	\$1,204,200
Priority B	\$8,868,200	\$10,863,900
Priority C	\$3,954,400	\$2,052,500
Total	\$22,951,400	\$14,120,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$7,000	\$27,900		\$18,800
Electrical	\$61,400	\$53,700	\$45,700	\$80,900
Mechanical	\$17,300	\$53,500	\$81,700	\$53,500
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$125,200	\$174,500	\$166,900	\$192,700
Priority A				
Priority B	\$125,200	\$146,700	\$166,900	\$173,800
Priority C		\$27,900		\$18,800
Total	\$125,200	\$174,500	\$166,900	\$192,700



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%	4+	\$473,200	LIFE	**	5	\$23,800	A
<i>Painted Surfaces, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Peeling In Basement.</i>								
Masonry: Brick	80%	Now	\$3,661,500	LIFE	**	5	\$608,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Building 20.</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads, Above Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Second Floor Windows</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads, Corners</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Horizontal Soft Joints Aligned With Window Heads Are Starting To Bulge.</i>								
Masonry: Brick	5%	Now	\$228,800	LIFE	**	5	\$38,000	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Between Buildings 1 And 2 And At The End Of Block 14.</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room Joining Mechanical Rooms 3 And 4</i>								
Metal/Glass Curt Wall	2%	Now	\$248,900	LIFE	**	5	\$28,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs At End Of Day Rooms- East Facade.</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs At End Of Day Rooms- East Facade.</i>								
Metal Panel	5%	Now	\$161,800	2032	**	5	\$71,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade Of Gymnasium.</i>								
Window Wall	3%			2042	**	5	\$85,600	A

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Metal/Detention Type	67%	Now	\$4,692,800	2032	**	5	\$195,600	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Cell Blocks Throughout.</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Cell Blocks Throughout.</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Cell Block 14 And Various Locations Throughout.</i>							
Metal/Detention Type	11%	Now	\$154,100	2042	**	5	\$32,100	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Administration Area</i>							
Metal/Detention Type	19%			2042	**	5	\$110,900	A
Metal Louvers	3%			2031	**	10	\$30,000	A
Parapets								
Metal Rail	30%	Now	\$43,600	2035	**	5	\$160,100	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Over Cell Housing Three Quad.</i>							
No Component	70%							D
Roof								
Single Ply Membrane	95%	Now	\$178,200	2027	**			A
	<i>Blisters, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Over Building 3 Housing.</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Improper Pitch, Drains At High Point</i>							
Single Ply Membrane	5%	Now	\$187,600	2032	**			A
	<i>Adhesion Failure, Extent : Severe, Area Affected : 85%</i>							
	<i>Location : Membrane Delaminated During A Storm On Building 14 Housing.</i>							
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Roof Substrate And Flashing Lifted One Corner Of Building 14 Housing Facility.</i>							
Interior								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	25%	Now	\$205,500	LIFE	**	5	\$329,600	C
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water Penetration</i>								
Ceramic Tile	5%	Now	\$59,700	2025	**	5	\$15,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dormitory 1 Top</i>								
Terrazzo	23%	Now	\$371,600	LIFE	**	5	\$108,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Pharmacy</i>								
Traffic Topping	5%	Now	\$145,500	2022	\$1,455,500	5	\$18,800	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium.</i>								
Traffic Topping	5%			2030	**	5	\$37,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staff Mess-hall And Pantries.</i>								
Vinyl Tile	2%			2030	**	3	\$4,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Maintenance Corridor</i>								
Vinyl Tile	25%	Now	\$257,100	2017	\$2,570,600	3	\$56,500	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Near Room O T 12, Men's Locker Room And 1st Floor Entry, Chapel And Control Room On First Floor.</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corridors Between Buildings 1 And 2</i>								
Vinyl Tile	10%			2027	**	3	\$22,600	C
Interior Walls								
Cast in Place Concrete	6%	Now	\$232,100	LIFE	**			C
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Generator Room.</i>								
Cast in Place Concrete	4%			LIFE	**			C
Concrete Masonry Unit	55%			LIFE	**	5	\$145,800	C
Concrete Masonry Unit	5%	Now	\$112,300	LIFE	**	5	\$13,300	C
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corridors Between Buildings 1 And 2 And Exit E040</i>								
Plaster	15%			LIFE	**	5	\$29,800	C
SGFT/Glazed Masonry	10%			LIFE	**			C
SGFT/Glazed Masonry	5%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pantries.</i>								
<i>Explanation : Recent Replacement Evident</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2027	**	5	\$120,500	B
AcousTileSusp.Lay-In	5%	Now	\$180,100	2027	**	5	\$15,100	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Control Room.</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Control Room.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Control Room.</i>								
Exposed Concrete	18%			LIFE	**	5	\$17,000	B
Exposed Concrete	2%	Now	\$41,600	LIFE	**	5	\$1,900	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Housing Building Three.</i>								
Exposed Concrete	5%	0-2	\$104,000	LIFE	**	5	\$4,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Stair 4-67 And Various Others, Stair 4-68</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building 2 Corridors</i>								
Exposed Struc: Steel	5%	Now	\$2,453,800	LIFE	**			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Housing 6 And 8 And Various Locations Throughout Building One Corridor.</i>								
Metal Panel	2%	Now	\$7,000	LIFE	**	5	\$15,100	B
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Clinic.</i>								
Metal Panel	8%			LIFE	**	5	\$60,300	B
Plaster	35%	Now	\$129,800	LIFE	**	5	\$131,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Dormitory 1 Top, Cell 16 At Upper 11</i>								

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2042	**	3	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Main Kitchen Area.</i>								
<i>Explanation : Two 3,000 Amp Disconnect Switches.</i>								
Transformers								
Dry Type	100%			2035	**	3	\$3,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Electrical Room</i>								
<i>Explanation : Two 1,500 Kva</i>								
Feeders								
Cable	100%			2038	**	1		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Raceway								
Conduit	50%			2042	**	1		B
Tray	50%			2035	**	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2022	\$147,600	5	\$1,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 800 Amps</i>						
Fused Disc Sw	10%			2042	**	5	\$200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 800 Amps</i>						
Transformers								
Dry Type	50%			2020	\$12,500	5	\$800	B
Dry Type	50%			2027	**	5	\$800	B
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	**	5	\$900	B
Molded Case Bkrs	30%			2022	\$160,000	5	\$3,200	B
Molded Case Bkrs	10%			2042	**	5	\$1,100	B
Molded Case Bkrs	10%	0-2	\$53,300	2052	**	5	\$500	B
		<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
Raceway								
Conduit	50%			2032	**	1		B
Conduit	50%			2022	\$361,400	1		B
Panelboards								
Fused Disc Sw	15%			2021	\$109,100	5	\$1,400	B
Molded Case Bkrs	35%			2021	\$254,700	5	\$3,700	B
Molded Case Bkrs	40%			2030	**	5	\$4,300	B
Molded Case Bkrs	10%			2038	**	5	\$1,100	B
Wiring								
Braided Cloth	20%	2-4	\$163,600	2047	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Insulation Aged</i>						
Thermoplastic	50%			2022	\$408,900	1		B
Thermoplastic	20%			2032	**	1		B
Thermoplastic	10%			2042	**	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$58,700	5	\$500	B
Locally Mounted	10%			2035	**	5	\$300	B
Motor Control Center	40%			2027	**	5	\$4,400	B
Motor Control Center	30%			2020	\$411,200	5	\$3,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,000	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	50%			2020	\$9,700	1	\$62,200	B
Automatic	40%			2027	**	1	\$49,700	B
Automatic	10%			2035	**	1	\$12,400	B
Generators								
Diesel	80%			2018	\$105,100	1	\$124,800	B
Diesel	4%			2031	**	1	\$6,200	B
Diesel	5%	Now	\$6,600	2037	**	1	\$7,000	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Diesel	1%			2031	**	1	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of Main Kitchen Area</i>								
<i>Explanation : One 750 Kw</i>								
Gasoline	5%			2018	\$6,600	1	\$7,800	B
Gasoline	5%	Now	\$6,600	2037	**	1	\$7,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Not In Service</i>								
Batteries								
Lead/Acid	50%			2015	\$600	5	\$7,500	B
Lead/Acid	40%			2014	\$500	5	\$6,000	B
Lead/Acid	10%	Now	\$100	2017	\$100	5	\$700	B
<i>Corroded Terminals, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fuel Storage								
Day Tank	1%			2038	**	5	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of Main Kitchen Area</i>								
<i>Explanation : 336 Gallons</i>								
Main Tank	79%			2037	**	5	\$9,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1,500 Gallons</i>								
Main Tank	20%			2025	**	5	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2,500 Gallons</i>								
Lighting								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	75%			2022	\$3,207,400	10	\$277,000	B
Fluorescent	10%			2027	**	10	\$36,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	8%			2022	\$240,700	10	\$1,000	B
HID	5%			2027	**	10	\$700	B
Incandescent	2%			2022	\$85,500	2	\$200	B
Egress Lighting								
Emergency, Battery	15%			2027	**	10	\$14,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Kitchen Area.</i>								
<i>Explanation : Wall Mounted.</i>								
Exit, Service	35%			2022	\$41,800	1		B
Exit, Service	8%			2017	\$9,600	1		B
Exit, Service	2%	Now	\$2,400	2032	**	1		B
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Exit E003, S6010 And E036</i>								
Exit, Battery	40%			2027	**	10	\$10,900	B
Exterior Lighting								
HID	100%			2022	\$300,800	10	\$1,300	B
Alarm								
Security System								
Generic	100%			2022	\$2,486,900	1	\$150,700	B
Fire/Smoke Detection								
Under Construction	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	**	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2018	\$510,100	5	\$24,000	B
Distribution								
Hot Wtr Piping/Pump	60%			2030	**	4	\$17,900	B
Steam Piping/Pump	40%			2032	**	4	\$8,000	B

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.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	30%	Now	\$133,000	2022	\$1,329,600	1	\$67,300	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fresh Air Dampers / Temperature Controls</i>								
Convactor/Radiator	70%	Now	\$1,630,400	2027	**	1	\$82,100	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building 1-5</i>								
<i>Explanation : Radiant Heating System Leaks. On Extended Life.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	40%			2017	\$1,517,700	2	\$9,900	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	20%			2015	\$338,000	1		B
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2017	\$837,900	1	\$99,800	B
No Component	60%							D
Heat Rejection								
Remote Air Cond	40%			2017	\$1,178,400	2	\$112,300	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$224,600	B
Exhaust Fans								
Roof	100%			2027	**	2	\$12,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2032	**	1		B
Galv Iron/Steel	80%			2027	**	1		B
HW Heat Exchanger								
Low Temp	100%			2032	**	4	\$39,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$18,500	4	\$2,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sewage Ejector(s) Electric	100%			2022	\$18,500	4	\$2,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Unit</i>								

Fixtures Generic	100%							B

Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (9) 1-2, (1) 1-3</i>								
<i>Explanation : 10 Units</i>								

Fire Suppression								
Standpipe Under Construction	100%							D

Sprinkler Under Construction	100%							D

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.270 / 13661 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 11,146 **Project Type** : CORRECTION
Date of Survey : 14-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Mechanical		\$28,152,200
Total		\$28,152,200
Priority B		\$28,152,200
Total		\$28,152,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$5,100	\$1,800		
Interior Architecture	\$18,200		\$100	
Electrical	\$1,100	\$1,200	\$2,400	\$34,900
Mechanical	\$1,600	\$100	\$100	\$100
Total	\$26,000	\$3,100	\$2,600	\$35,100
Priority A	\$5,100	\$1,800		
Priority B	\$2,600	\$1,300	\$2,500	\$35,100
Priority C	\$18,200		\$100	
Total	\$26,000	\$3,100	\$2,600	\$35,100



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE
Asset # : 13661

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	A
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	A
Metal Panel	80%	Now	\$5,100	2042	**	5	\$33,900	A
<i>Deformed/Dented, Extent : Light, Area Affected : 2%</i>								
<i>Location : North Facade.</i>								
Metal Coiling Doors	5%			2035	**	5	\$3,500	A
Windows								
Steel	100%			2038	**	5	\$4,600	A
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Cast in Place Concrete	98%	Now	\$18,200	LIFE	**	5	\$29,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Freezer Doors</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Loading Dock And Electrical Room.</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Trench Drains Coming Apart And Sinking Below Slab.</i>								
Ceramic Tile	2%			2031	**	5	\$300	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$600	C
Metal Panel	60%			LIFE	**			C
SGFT/Glazed Masonry	20%			LIFE	**			C
Steel Plate	15%			LIFE	**	5	\$1,400	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Freezer Area</i>								
<i>Explanation : Structural Steel</i>								
Ceilings								
Exposed Struc: Steel	20%			LIFE	**			B
Fiber Board	20%			2027	**			B
Metal Panel	60%			LIFE	**	5		B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amp Main Disconnect Switch</i>								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE
Asset # : 13661

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2035	**	5		B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$200	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$200	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$2,800	B
Generators								
Diesel	100%			2031	**	1	\$3,500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : 400 Kw</i>					
Batteries								
Lead/Acid	100%			2016	\$1,100	5	\$300	B
Fuel Storage								
Day Tank	50%			2038	**	5	\$800	B
Underground Storage	50%			LIFE	**	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	50%			2027	**	10	\$4,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Office And Inside Freezers.</i>					
			<i>Explanation : T-8 Lamps</i>					
HID	50%			2027	**	10	\$100	B
Egress Lighting								
Emergency, Battery	50%			2027	**	10	\$1,100	B
Exit, Service	50%			2027	**	1		B
Exterior Lighting								
HID	99%			2027	**	10		B
HID	1%	0-2		2032	**			B
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
Alarm								
Security System								
No Component	50%							D
Generic	50%			2017	\$28,200	1	\$1,700	B

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

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

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.290 / 13709 **Yr Built/Renovated** : 1940 / 2002
Area Sq Ft : 2,500 **Project Type** : CORRECTION
Date of Survey : 14-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$45,900	\$45,900
Total	\$45,900	\$45,900
Priority A	\$45,900	\$45,900
Total	\$45,900	\$45,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$800	
Electrical				
Mechanical	\$100	\$400	\$100	\$400
Total	\$100	\$400	\$1,000	\$400
Priority A			\$800	
Priority B	\$100	\$400	\$100	\$400
Total	\$100	\$400	\$1,000	\$400



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER
Asset # : 13709

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$6,500	A
Stucco Cement	85%			2035	**	5	\$91,700	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Exterior Insulating Foam System.</i>								
Windows								
Aluminum	100%			2038	**	5	\$3,000	A
Roof								
Asphalt Shingle	90%			2031	**	10	\$1,500	A
Roll Roofing	10%			2021		5	\$1,700	A
Interior								
Floors								
Not Accessible	100%							D
Interior Walls								
Not Accessible	100%							D
Ceilings								
Not Accessible	100%							D

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Not Accessible	100%							D
Transformers								
Not Accessible	100%							D
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Service Equipment								
Not Accessible	100%							D
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Not Accessible	100%							D
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER
Asset # : 13709

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Not Accessible	100%							D
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Not Accessible	100%							D
Egress Lighting								
Not Accessible	100%							D
Exterior Lighting								
HID	100%			2022	\$1,500	10		B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$6,300	1	\$400	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Wall Mounted Cameras.</i>						
Fire/Smoke Detection								
Not Accessible	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Not Accessible	100%							D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Building Interior</i>						
		<i>Explanation : Secure Area / Interior Access Not Permitted On Day Of Survey</i>						
Conversion Equipment								
Not Accessible	100%							D
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D

Air Conditioning

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER
Asset # : 13709

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2044	* *	1	B
Conversion Equipment							
Reciprocating Compr/Chiller	100%			2027	* *	1	\$1,000 B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Side Of Building</i>							
<i>Explanation : Split Type Units</i>							
Distribution							
Not Accessible	100%						D
Terminal Devices							
Not Accessible	100%						D
Heat Rejection							
Remote Air Cond	100%			2027	* *	2	\$1,400 B
Ventilation							
Distribution							
Not Accessible	100%						D
Exhaust Fans							
Not Accessible	100%						D
Plumbing							
H/C Water Piping							
Not Accessible	100%						D
Water Heater							
Not Accessible	100%						D
HW Heat Exchanger							
Not Accessible	100%						D
Sanitary Piping							
Not Accessible	100%						D
Sump Pump(s)							
Not Accessible	100%						D
Sewage Ejector(s)							
Not Accessible	100%						D
Backflow Preventer							
Not Accessible	100%						D
Fixtures							
Not Accessible	100%						D
Fire Suppression							
Standpipe							
Not Accessible	100%						D
Sprinkler							
Not Accessible	100%						D
Fire Pump							
Not Accessible	100%						D

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)
Address : 10-10 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.040 / 2026 **Yr Built/Renovated** : 1963 / 1996
Area Sq Ft : 362,978 **Project Type** : CORRECTION
Date of Survey : 16-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$44,500,300	\$522,600
Interior Architecture	\$5,955,800	\$4,903,700
Electrical	\$6,638,100	\$3,321,200
Mechanical	\$401,000	\$6,243,500
Total	\$57,495,300	\$14,991,000
Priority A	\$44,500,300	\$522,600
Priority B	\$7,659,200	\$9,731,300
Priority C	\$5,335,700	\$4,737,000
Total	\$57,495,300	\$14,991,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,100			
Interior Architecture	\$43,200	\$11,100		\$13,900
Electrical	\$48,700	\$44,700	\$37,700	\$46,700
Mechanical	\$26,600	\$26,300	\$65,500	\$42,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$149,500	\$93,900	\$115,000	\$114,600
Priority A	\$19,100			
Priority B	\$100,100	\$82,800	\$115,000	\$100,700
Priority C	\$30,300	\$11,100		\$13,900
Total	\$149,500	\$93,900	\$115,000	\$114,600



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)

Asset # : 2026

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$17,600	LIFE	**	5	\$38,200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Loading Dock.</i>								
Masonry: Brick	92%			LIFE	**	5	\$234,100	A
<i>Repairs in Progress, Extent : Light, Area Affected : 75%</i>								
<i>Location : Pinning And Pointing Brick Throughout.</i>								
Metal Panel	2%	Now	\$1,400	2042	**	5	\$9,500	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : North Facade.</i>								
Window Wall	3%	Now	\$450,900	2032	**	5	\$14,300	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Southwest Facade Stairwells And All Emergency Enclosed Stairwells Throughout.</i>								
Windows								
Metal/Detention Type	98%	Now	\$40,514,500	2052	**	5	\$203,000	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Metal/Detention Type	2%			2048	**	5	\$8,300	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dining Area.</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$6,700	A
Metal Rail	50%			2035	**	5-10	\$120,700	A
Roof								
Built-Up (BUR)	100%	Now	\$3,461,600	2032	**			A
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout.</i>								
Interior								

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)

Asset # : 2026

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2021	\$235,100	3	\$33,300	C
Cast in Place Concrete	10%	Now	\$60,600	LIFE	**	5	\$97,200	C
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Below Kitchen.</i>								
Ceramic Tile	5%	Now	\$17,600	2025	**	5	\$11,100	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 7th Lower Detention Facility Showers.</i>								
<i>Explanation : Repair Underway.</i>								
Quarry Tile	5%	Now	\$12,700	2035	**	5	\$16,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	30%			LIFE	**	5	\$104,200	C
Traffic Topping	15%			2022	\$3,220,100	5	\$83,300	C
Traffic Topping	5%			2027	**	5	\$27,800	C
Vinyl Tile	15%	Now	\$227,500	2022	\$1,137,400	3	\$25,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Housing Control Room And Corridors.</i>								
Vinyl Tile	10%	Now	\$758,300	2032	**	3	\$16,700	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas.</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout Housing Areas.</i>								
<i>Explanation : 9x9's.</i>								
Interior Walls								
Concrete Masonry Unit	32%	Now	\$204,400	LIFE	**	5	\$60,300	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 11 And 12 Block Stair Area.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : 11 And 12 Block Stair Area.</i>								
Concrete Masonry Unit	33%			LIFE	**	5	\$62,200	C
Glass: Special Gauge	5%	Now	\$3,718,100	LIFE	**	1		C
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Housing Control Room Areas.</i>								
<i>Explanation : Glass Steel Frames Rusting Out.</i>								
Plaster	10%			LIFE	**	5	\$14,100	C
SGFT/Glazed Masonry	18%			LIFE	**			C
SGFT/Glazed Masonry	2%	Now	\$311,300	LIFE	**			C
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : 7 Block Lower Housing.</i>								
<i>Explanation : Repair Underway.</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)

Asset # : 2026

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	30%			2027	**	5	\$166,700	B
Exposed Concrete	35%	Now	\$536,800	LIFE	**	5	\$24,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Under Kitchen.</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor, Above Water Main.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Under Kitchen.</i>								
Metal Panel	5%	Now	\$12,900	LIFE	**	5	\$27,800	B
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium.</i>								
Plaster	30%			LIFE	**	5	\$83,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Corridor.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2022	\$54,700	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room #2</i>								
<i>Explanation : 1,000 and 4,500 Amps.</i>								
Fused Disc Sw	50%			2022	\$54,700	5	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room #1</i>								
<i>Explanation : 5,000 Amps.</i>								
Transformers								
Dry Type	50%			2027	**	5	\$600	B
Dry Type	50%			2020	\$12,500	5	\$600	B
Switchgear / Switchboard								
Fused Disc Sw	20%			2022	\$74,700	5	\$300	B
Molded Case Bkrs	80%			2022	\$298,700	5	\$6,300	B
Raceway								
Conduit	90%			2022	\$433,700	1		B
Conduit	10%			2032	**	1		B
Panelboards								
Fused Disc Sw	5%			2030	**	5	\$300	B
Fused Toggle Switch	2%	2-4	\$9,700	2047	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	80%			2021	\$388,000	5	\$6,300	B
Molded Case Bkrs	13%			2030	**	5	\$1,000	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)

Asset # : 2026

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	25%	2-4	\$136,300	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2042	**	1		B
Thermoplastic	60%			2032	**	1		B
Motor Controllers								
Locally Mounted	70%			2020	\$639,600	5	\$1,400	B
Locally Mounted	20%	2-4	\$182,700	2042	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	10%			2035	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$1,600	LIFE	**	5	\$4,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$19,400	1	\$91,700	B
Generators								
Diesel	50%			2018	\$65,700	1	\$57,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 250 Kw</i>								
Diesel	50%			2025	**	1	\$57,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - First Floor</i>								
<i>Explanation : 250 Kw.</i>								
Batteries								
Lead/Acid	100%			2015	\$1,100	5	\$11,000	B
Fuel Storage								
Day Tank	6%			2030	**	5	\$3,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 30 Gallons.</i>								
Main Tank	94%			2037	**	5	\$8,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2,000 Gallons</i>								

Lighting

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)

Asset # : 2026

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	45%			2017	\$1,419,200	10	\$122,600	B
Fluorescent	30%			2022	\$946,100	10	\$81,700	B
Fluorescent	10%	2-4	\$315,400	2032	* *			B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	10%			2022	\$221,900	10	\$1,000	B
Incandescent	5%			2017	\$157,700	2	\$300	B
Egress Lighting								
Exit, Service	70%			2022	\$61,700	1		B
Exit, Service	30%			2017	\$26,500	1		B
Exterior Lighting								
HID	100%			2017	\$221,800	10	\$900	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2017	\$917,000	1	\$55,600	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$3,139,000	1-3	\$94,500	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	* *	5	\$17,700	B
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$14,700	B
Terminal Devices								
Air Handler	20%			2022	\$653,700	1	\$36,800	B
Convactor/Radiator	30%			2027	* *	1	\$28,800	B
Fan Coil Unit/Heat	50%			2022	\$4,538,000	1	\$48,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)

Asset # : 2026

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2022	\$419,700	2	\$2,800	B
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$165,600	B
Exhaust Fans								
Interior	20%			2022	\$134,000	2	\$1,800	B
Roof	80%			2022	\$385,600	2	\$7,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$362,100	2027	**	1		B
		<i>Corroded, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Various</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 7 Lower Dorm</i>						
		<i>Explanation : Re-piping Of Bathroom In Progress</i>						
HW Heat Exchanger								
Low Temp	100%			2048	**	4	\$29,400	B
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Steam Driven Instantaneous Water Heater</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$18,500	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2022	\$18,500	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units 1st To 3rd Floor, 1 Unit 1st To 2nd Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2032	**	1-5	\$155,600	B
Sprinkler								
No Component	90%							D
Generic	10%			2032	**	1-2	\$8,300	B

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES FIREHOUSE
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.280 / 13662 **Yr Built/Renovated** : 1940 / 2008
Area Sq Ft : 2,659 **Project Type** : CORRECTION
Date of Survey : 09-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$96,200	
Total	\$96,200	
Priority A	\$96,200	
Total	\$96,200	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$34,000			
Interior Architecture	\$28,700	\$100		\$300
Electrical				\$2,000
Mechanical	\$100	\$100	\$100	\$800
Total	\$62,800	\$200	\$100	\$3,100
Priority A	\$34,000			
Priority B	\$17,000	\$100	\$100	\$3,100
Priority C	\$11,900	\$100		
Total	\$62,800	\$200	\$100	\$3,100



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIREHOUSE
Asset # : 13662

Architecture	Current Repair			Future Replacement		Maintenance			Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	10%	Now	\$14,200	LIFE	**	5	\$3,100	A	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Above The Garage Door Lintel, Both Doors.</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Upper Wall, South Facade; Truck Entrance.</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Upper Wall, Viewable From The Roof.</i>									
Masonry: Brick	65%	Now	\$48,000	LIFE	**	5	\$4,000	A	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corners</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>									
<i>Location : South Facade.</i>									
Metal Sect. OHD	25%	Now	\$19,800	2027	**	5	\$2,400	A	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>									
<i>Location : South Facade</i>									
<i>Explanation : Corroded Jambs; Lintels Above Both Overhead Doors, Severely Deteriorated.</i>									
Windows									
Steel	100%	Now	\$48,200	2047	**	5	\$2,900	A	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout.</i>									
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : North Facade</i>									
Roof									
Single Ply Membrane	100%			2030	**	10	\$5,600	A	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : All.</i>									
Interior									
Floors									
Cast in Place Concrete	95%	Now	\$8,400	LIFE	**	5	\$6,800	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Apparatus Floor</i>									
Ceramic Tile	5%			2025	**	5	\$200	C	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIREHOUSE
Asset # : 13662

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%			2035	**	5		C
Concrete Masonry Unit	58%			LIFE	**	5	\$400	C
Gypsum Board	10%			LIFE	**	5	\$100	C
Plaster	5%	Now	\$100	LIFE	**	5		C
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Wall.</i>								
SGFT/Glazed Masonry	25%	Now	\$3,400	LIFE	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2027	**	5	\$700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Captains Office</i>								
Exposed Concrete	75%	Now	\$16,900	LIFE	**	5	\$400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Northwest Corner.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Gypsum Board	5%			LIFE	**	5	\$200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$2,900	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amp Main Disconnect Switch</i>								
Raceway								
Conduit	20%			2022	\$2,100	1		B
Conduit	80%			2042	**	1		B
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$100	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIREHOUSE
Asset # : 13662

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2027	**	10	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Exterior Lighting HID	100%			2027	**	10		B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Campus Steam	100%			2032	**	1		B
Distribution								
Steam Piping/Pump	100%			2022	\$31,000	4	\$200	B
Terminal Devices								
Convactor/Radiator	60%			2020	\$25,200	1	\$400	B
Fan Coil Unit/Heat	40%			2022	\$26,600	1	\$300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2020	\$13,300	1		B
Water Heater								
Electric	100%			2017	\$700	4		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closet</i>								
<i>Explanation : 1 - 40 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Address : 15-15 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.030 / 2025 **Yr Built/Renovated** : 1969 / 2005
Area Sq Ft : 469,815 **Project Type** : CORRECTION
Date of Survey : 16-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$3,635,400	\$855,900
Interior Architecture	\$6,392,900	\$681,800
Electrical	\$408,900	\$10,676,100
Mechanical	\$270,800	\$5,756,700
Total	\$10,708,000	\$17,970,600
Priority A	\$3,635,400	\$855,900
Priority B	\$3,568,100	\$16,700,600
Priority C	\$3,504,400	\$414,000
Total	\$10,708,000	\$17,970,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,800			\$45,400
Interior Architecture		\$23,700		\$28,200
Electrical	\$45,100	\$56,400	\$50,900	\$56,600
Mechanical	\$111,300	\$38,400	\$64,500	\$40,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$188,000	\$130,300	\$127,300	\$182,700
Priority A	\$19,800			\$45,400
Priority B	\$168,300	\$106,600	\$127,300	\$109,100
Priority C		\$23,700		\$28,200
Total	\$188,000	\$130,300	\$127,300	\$182,700



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$98,400	A
Masonry: Brick	45%	Now	\$213,100	LIFE	**	5	\$177,200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Facade At Loading Dock.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Courtyards Between Housing Units</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 2%</i>								
<i>Location : Courtyards Between Housing Units</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Exterior Wall Of Clinic.</i>								
Masonry: Brick	35%			LIFE	**	5	\$137,800	A
Metal Panel	5%			2032	**	5-10	\$135,300	A
Pre-Cast Concrete	10%	Now	\$126,500	LIFE	**	5	\$127,900	A
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance Facade.</i>								
Windows								
Aluminum	20%	Now	\$127,900	2030	**	5	\$14,800	A
<i>Air Infiltration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Corridor East Side.</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Corridor East Side.</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Courtyard Areas Between Housing Units</i>								
Metal/Detention Type	40%	Now	\$518,800	2032	**	5	\$108,100	A
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 1%</i>								
<i>Location : Intake Area.</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lounge, Conference Rooms And Various Locations Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Intake Area.</i>								
Metal/Detention Type	40%			2032	**	5	\$216,200	A
Parapets								
Metal Rail	25%	Now	\$8,200	2027	**	5	\$30,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout.</i>								
Metal: Cage/Fence	30%			2027	**	5-10	\$39,600	A
Pre-Cast Concrete	25%			LIFE	**	5	\$26,800	A
No Component	20%							D

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	55%	Now	\$2,370,400	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Debris on Roof, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout. A Lot Of Bird Life Evident.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout.</i>								
Modified Bitumen	10%	Now	\$11,500	2027	**			A
<i>Drains Clogged, Extent : Light, Area Affected : 1%</i>								
<i>Location : Over Kitchen.</i>								
Modified Bitumen	30%			2027	**	10	\$133,600	A
Single Ply Membrane	5%			2027	**	10	\$22,300	A
Interior								
Floors								
Carpet	2%			2021	\$95,400	3	\$13,500	C
Cast in Place Concrete	14%			LIFE	**	5	\$138,100	C
Cast in Place Concrete	14%	Now	\$86,100	LIFE	**	5	\$138,100	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : In Basement Below Kitchen.</i>								
Quarry Tile	2%			2035	**	5	\$13,500	C
Terrazzo	8%			LIFE	**	5	\$28,200	C
Terrazzo	17%	Now	\$205,500	LIFE	**	5	\$59,900	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Main Corridor And Building Entrance Area.</i>								
Traffic Topping	3%			2027	**	5	\$16,900	C
Vinyl Tile	35%	Now	\$2,692,500	2032	**	3	\$59,200	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Housing Units</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Housing Units</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : 9x9's.</i>								
Wood	5%	Now	\$171,200	2037	**	5	\$21,100	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium.</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$58,100	LIFE	**			C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement North Wall Mechanical Space.</i>								
Ceramic Tile	5%			2025	**	5	\$24,900	C
Concrete Masonry Unit	25%	Now	\$168,600	LIFE	**	5	\$49,800	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Mechanical Space.</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Mechanical Space.</i>								
Gypsum Board	10%	Now	\$81,400	LIFE	**	5	\$29,900	C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Social Service Room.</i>								
Masonry: Brick	20%			LIFE	**			C
SGFT/Glazed Masonry	5%	Now	\$41,100	LIFE	**			C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 4 Main, A Side Shower.</i>								
SGFT/Glazed Masonry	30%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	15%	Now	\$46,700	2027	**	5	\$42,300	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Pharmacy Administration Second Floor.</i>								
Exposed Concrete	14%	Now	\$217,800	LIFE	**	5	\$9,900	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Main Corridor.</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Electrical Main Service Room Under Loading Dock.</i>								
<i>Spalling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Main Corridor.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Below Kitchen Soup Kettle Area.</i>								
Exposed Concrete	16%			LIFE	**	5	\$11,300	B
Exposed Struc: Steel	5%			LIFE	**			B
Metal Panel	20%	Now	\$2,623,900	LIFE	**	5	\$112,700	B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Law Library, School Corridor And Various Locations Throughout.</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Metal Panel	20%			LIFE	**	5	\$112,700	B
Plaster	10%			LIFE	**	5	\$28,200	B

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

Under 600 Volts

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2042	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Kitchen</i>								
<i>Explanation : One 3,000 Amp For Kitchen Area And One 5,000 Amp For General Area.</i>								
Fused Disc Sw	50%			2022	\$82,000	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Main Building</i>								
<i>Explanation : One 1,200 Amp Electrical Service For Main Building</i>								
Transformers								
Dry Type	80%			2020	\$305,700	5	\$1,200	B
Dry Type	20%			2035	**	5	\$300	B
Switchgear / Switchboard								
Fused Disc Sw	30%			2022	\$160,000	5	\$500	B
Molded Case Bkrs	50%			2022	\$266,700	5	\$5,100	B
Molded Case Bkrs	20%			2042	**	5	\$2,000	B
Raceway								
Conduit	80%			2022	\$578,300	1		B
Conduit	20%			2042	**	1		B
Panelboards								
Molded Case Bkrs	20%			2038	**	5	\$2,000	B
Molded Case Bkrs	50%			2021	\$363,800	5	\$5,100	B
Molded Case Bkrs	30%			2030	**	5	\$3,100	B
Wiring								
Braided Cloth	50%	2-4	\$408,900	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2032	**	1		B
Thermoplastic	20%			2032	**	1		B
Motor Controllers								
Locally Mounted	50%			2020	\$244,500	5	\$1,300	B
Motor Control Center	30%			2020	\$411,200	5	\$3,200	B
Motor Control Center	20%			2027	**	5	\$2,100	B
Ground								
Grounding Devices								
Generic	25%	0-2	\$400	LIFE	**	5	\$1,400	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Missing Grounding Means Due To Discontinuous Water Main Piping.</i>								
Generic	75%			LIFE	**	5	\$4,300	B
Stand-by Power								
Transfer Switches								
Automatic	70%			2020	\$13,600	1	\$83,100	B
Automatic	30%			2039	**	1	\$35,600	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	80%			2025	**	1	\$119,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Outside</i>								
<i>Explanation : Four Generators - No Ratings Available</i>								
Diesel	20%			2035	**	1	\$29,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor - Kitchen</i>								
<i>Explanation : One 1,200 Kw</i>								
Batteries								
Lead/Acid	80%			2015	\$900	5	\$11,400	B
Lead/Acid	20%			2017	\$200	5	\$2,800	B
Fuel Storage								
Day Tank	2%			2030	**	5	\$1,100	B
Main Tank	98%			2037	**	5	\$8,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Using 5,000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2030	**	10	\$55,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Kitchen Area.</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	65%			2022	\$2,079,700	10	\$179,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Space.</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	10%			2022	\$225,100	10	\$1,000	B
HID	5%			2022	\$112,600	10	\$500	B
Egress Lighting								
Emergency, Service	10%			2022	\$8,900	1		B
Exit, Service	90%			2022	\$80,500	1		B
Exterior Lighting								
Fluorescent	2%			2022	\$8,200	10	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entrance Canopy</i>								
<i>Explanation : Using T-12 Lamps.</i>								
HID	98%			2022	\$281,400	10	\$1,200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$1,186,900	1	\$71,900	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2022	\$4,062,900	1-3	\$118,700	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
Conversion Equipment								
Heat Exchanger	70%			2031	* *	1	\$104,600	B
Pres. Reducing Valve/LP Steam	30%			2025	* *	5	\$5,400	B
Distribution								
Hot Wtr Piping/Pump	70%			2030	* *	4	\$15,600	B
Steam Piping/Pump	30%			2032	* *	4	\$4,500	B
Terminal Devices								
Air Handler	30%	Now	\$19,900	2022	\$994,700	1	\$50,400	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Coils</i>					
Convactor/Radiator	70%			2020	\$4,065,900	1	\$68,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	2%			2017	\$41,700	1	\$2,800	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Serves Auditorium Only</i>					
Window/Wall Unit	15%			2017	\$189,600	1		B
No Component	83%							D
Distribution								
Chilled Wtr Pipe/Pump	2%			2032	* *	4	\$300	B
No Component	98%							D
Terminal Devices								
Air Handler/Cool/Ht	2%			2027	* *	1	\$3,700	B
No Component	98%							D
Heat Rejection								
Remote Air Cond	2%			2027	* *	2	\$4,200	B
No Component	98%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$168,000	B
Exhaust Fans								
Interior	20%			2027	* *	2	\$1,900	B
Roof	80%	Now	\$7,800	2022	\$391,200	2	\$6,000	B
			<i>Broken, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Fan Covers</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2022	\$190,800	4	\$44,800	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sanitary Piping Cast Iron	100%	Now	\$26,700	LIFE	**	1	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 75%</i>							
<i>Location : Grease Trap Serving Kitchen</i>							
Storm Drain Piping Cast Iron	100%			LIFE	**	1	B
Sump Pump(s) Rigid Piping	100%			2027	**	4	\$2,000 B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : Duplex Units In Several Areas</i>							
Sewage Ejector(s) Compressed Air	100%			2032	**	4	\$1,300 B
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>							
<i>Location : Basement</i>							
Backflow Preventer Generic	100%			2027	**	1	\$18,600 B
Fixtures Generic	100%						B
Vertical Transport							
Elevators Hydraulic	100%			LIFE	**		C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Various</i>							
<i>Explanation : 2 Units Basement To 2nd Floor, 1 Unit Basement To 1st Floor</i>							
Fire Suppression							
Standpipe Generic	100%			2032	**	1-5	\$157,800 B
Sprinkler No Component Generic	50%			2032	**	1-2	\$42,300 B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
<i>Location : Kitchen</i>							
<i>Explanation : Ansul System Serves Cooking Areas</i>							

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.180 / 4127 **Yr Built/Renovated** : 1986 / 2006
Area Sq Ft : 274,813 **Project Type** : CORRECTION
Date of Survey : 28-Feb-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$744,300	\$1,035,500
Interior Architecture	\$1,335,300	\$750,800
Electrical	\$6,141,600	\$2,688,300
Mechanical	\$869,200	\$2,146,500
Total	\$9,090,400	\$6,621,200
Priority A	\$744,300	\$1,035,500
Priority B	\$7,178,300	\$5,108,200
Priority C	\$1,167,800	\$477,400
Total	\$9,090,400	\$6,621,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture		\$27,900		\$21,000
Electrical	\$40,900	\$59,600	\$36,700	\$45,900
Mechanical	\$65,100	\$30,300	\$56,900	\$31,200
Total	\$106,000	\$117,800	\$93,600	\$98,200
Priority A				
Priority B	\$106,000	\$89,900	\$93,600	\$77,200
Priority C		\$27,900		\$21,000
Total	\$106,000	\$117,800	\$93,600	\$98,200



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE R. VIERNO CENTER GRVC
Asset # : 4127

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$79,900	A
Metal Panel	70%	Now	\$422,700	2032	**	5	\$559,100	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Underside Of Overhang At Loading Dock.</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	5%			2038	**	5	\$1,500	A
Metal/Detention Type	95%			2042	**	5	\$102,300	A
<hr/>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,900	A
Metal Panel	25%	Now	\$54,700	2042	**	5	\$34,000	A
<i>Caulking Deteriorated, Extent : Light, Area Affected : 1%</i>								
<i>Location : Parapet Caps.</i>								
Metal Panel	35%			2042	**	5	\$95,100	A
Metal: Cage/Fence	30%			2035	**	5-10	\$163,000	A
<hr/>								
Roof								
Single Ply Membrane	50%	Now	\$73,200	2030	**			A
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 1%</i>								
<i>Location : Under Bulkhead Roof Leaders On Main Roof.</i>								
Single Ply Membrane	50%			2030	**	10	\$230,000	A
<hr/>								
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$82,600	LIFE	**	5	\$331,300	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations In The Mechanical Space.</i>								
Quarry Tile	2%			2035	**	5	\$10,100	C
Raised Access Floor	3%	Now	\$511,100	2037	**	5	\$18,900	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Detention Control Room Spaces.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Detention Control Room Spaces.</i>								
<i>Explanation : Worn Surface.</i>								
Vinyl Tile	50%	0-2	\$574,100	2027	**	3	\$63,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE R. VIERNO CENTER GRVC
Asset # : 4127

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%			2035	**	5	\$45,700	C
Concrete Masonry Unit	80%			LIFE	**	5	\$146,200	C
Gypsum Board	10%			LIFE	**	5	\$27,400	C
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$40,200	2035	**	5	\$16,800	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Detention Control Room 15.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Detention Control Room 15.</i>								
Exposed Concrete	25%			LIFE	**	5	\$13,100	B
Metal Panel	65%	Now	\$127,300	LIFE	**	5	\$273,400	B
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Corridor.</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : Two 2,000 Amps Main Disconnect Switch.</i>								
Transformers								
Dry Type	100%			2027	**	5	\$800	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	**	5	\$1,000	B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Molded Case Bkrs	100%			2030	**	5	\$6,000	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	20%			2027	**	5	\$300	B
Motor Control Center	80%			2027	**	5	\$4,900	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	1	\$69,400	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE R. VIERNO CENTER GRVC

Asset # : 4127

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2025	* *	1	\$87,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room.</i>								
<i>Explanation : Two 880 Kw.</i>								
Batteries								
Lead/Acid	100%			2015	\$1,100	5	\$8,300	B
Fuel Storage								
Day Tank	70%			2030	* *	5	\$29,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room.</i>								
<i>Explanation : Using 275 Gallons For Both Generators.</i>								
Main Tank	30%			2037	* *	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement.</i>								
<i>Explanation : Using 7,820 Gallons For Both Generators.</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2022	\$2,029,600	10	\$175,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Using T-12 Lamps.</i>								
HID	15%			2022	\$252,000	10	\$1,100	B
Egress Lighting								
Emergency, Service	5%			2022	\$3,300	1		B
Exit, Service	95%			2022	\$63,400	1		B
Exterior Lighting								
HID	100%			2022	\$168,000	10	\$700	B
Alarm								
Security System								
Generic	100%			2017	\$1,388,500	1	\$84,100	B
Fire/Smoke Detection								
Generic	100%			2017	\$4,753,000	1-3	\$143,000	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	99%			2032	* *	1		B
Natural Gas	1%			2042	* *	1		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE R. VIERNO CENTER GRVC

Asset # : 4127

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	1%			2022	\$5,600	1	\$1,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Roof Mounted Units</i>								
Heat Exchanger	50%	Now	\$1,000	2025	**	1	\$50,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room J</i>								
<i>Explanation : Insulation Damaged Or Missing</i>								
Pres. Reducing Valve/LP Steam	49%			2025	**	5	\$6,600	B
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$115,300	2030	**	4	\$11,100	B
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Level In Mechanical Room J</i>								
Terminal Devices								
Air Handler	60%			2022	\$1,484,700	1	\$83,500	B
Convactor/Radiator	3%	Now	\$2,600	2027	**	1	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>								
Convactor/Radiator	37%			2027	**	1	\$26,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2022	\$155,800	1	\$10,400	B
Window/Wall Unit	5%			2017	\$47,200	1		B
No Component	85%							D
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$29,300	B
No Component	90%							D
Terminal Devices								
Direct Expansion	10%			2022	\$21,400	1		B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2022	\$13,800	2	\$15,700	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$79,200	LIFE	**	2-5	\$125,400	B
<i>Inadequate Supply, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Showers</i>								
Exhaust Fans								
Interior	60%			2022	\$304,400	2	\$4,200	B
Roof	40%			2022	\$146,000	2	\$2,800	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE R. VIERNO CENTER GRVC
Asset # : 4127

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$27,400	2032	**	1		B
			<i>Broken, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Various Mixing Valves</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : Triplex Booster Pump Not Operational</i>					
HW Heat Exchanger Low Temp	100%	Now	\$2,800	2032	**	4	\$22,300	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Piping Connections</i>					
Sanitary Piping Cast Iron	100%	Now	\$598,100	LIFE	**	1		B
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Various Locations Under Slab</i>					
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Sump Pump(s) Rigid Piping	100%			2022	\$18,500	4	\$2,000	B
Fixtures Generic	100%							B
Fire Suppression								
Standpipe Generic	100%			2032	**	1-5	\$117,800	B
Sprinkler No Component Generic	85%			2032	**	1-2	\$9,500	D
Fire Pump Generic	100%			2025	**	1	\$42,100	B

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

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Address : 14-14 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.050 / 2027 **Yr Built/Renovated** : 1933 / 2003
Area Sq Ft : 405,852 **Project Type** : CORRECTION
Date of Survey : 07-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$17,852,900	\$658,600
Interior Architecture	\$3,059,000	\$4,352,900
Electrical	\$10,193,900	\$2,396,000
Mechanical	\$3,438,200	\$3,109,200
Total	\$34,544,000	\$10,516,600
Priority A	\$17,852,900	\$658,600
Priority B	\$14,871,600	\$5,675,600
Priority C	\$1,819,500	\$4,182,500
Total	\$34,544,000	\$10,516,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture		\$12,200		\$45,300
Electrical	\$48,600	\$48,600	\$47,600	\$53,900
Mechanical	\$21,700	\$26,000	\$49,900	\$22,400
Total	\$70,300	\$86,800	\$97,500	\$121,600
Priority A				
Priority B	\$70,300	\$86,800	\$97,500	\$88,500
Priority C				\$33,100
Total	\$70,300	\$86,800	\$97,500	\$121,600



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

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset # : 2027

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$157,200	LIFE	**	5	\$136,000	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : D Mechanical Area And South Side.</i>								
Masonry: Brick	85%	Now	\$3,477,300	LIFE	**	5	\$289,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance Facade And Various Locations Throughout.</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outside Kitchen And Outside-emergency Generator Courtyard Facades.</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout.</i>								
Masonry: Limestone	2%	Now	\$76,500	LIFE	**	5	\$5,100	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Window Sills And Other Locations Throughout.</i>								
Metal/Glass Curt Wall	5%	Now	\$556,300	LIFE	**	5	\$31,900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Day Room Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Day Room Stairs</i>								
Windows								
Metal/Detention Type	60%			2032	**	5	\$280,200	A
Metal/Detention Type	40%	0-2	\$13,445,600	2042	**	5	\$93,400	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Administration Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Visitors Area And Kitchen</i>								
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D

Interior

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset # : 2027

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	30%	Now	\$318,700	LIFE	**	5	\$255,600	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium, Commissary, 7th Block Area</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium, Commissary, 7th Block Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Cast in Place Concrete	5%	Now	\$26,600	LIFE	**	5	\$42,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen And Storage Areas</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : D Mechanical Area</i>								
Ceramic Tile	5%	Now	\$77,200	2025	**	5	\$9,700	C
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms.</i>								
Quarry Tile	2%	Now	\$222,100	2042	**	5	\$5,800	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Kitchen Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	10%	Now	\$208,800	LIFE	**	5	\$30,400	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout.</i>								
Traffic Topping	5%			2022	\$940,700	5	\$24,300	C
Vinyl Tile	43%	Now	\$285,800	2022	\$2,857,600	3	\$62,800	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Auditorium, Corridor(s) And Various Locations Throughout Building.</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridor(s), Return Search Area In 7th Block, Auditorium</i>								

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset # : 2027

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$291,300	LIFE	**	5	\$86,000	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Block 1a.</i>								
Glass: Special Gauge	5%			LIFE	**	1		C
Plaster	10%	Now	\$282,400	LIFE	**	5	\$12,900	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium And First Floor Gun Arsenal.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium And First Floor Gun Arsenal.</i>								
SGFT/Glazed Masonry	20%			LIFE	**			C
SGFT/Glazed Masonry	15%	4+	\$106,500	LIFE	**			C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Block</i>								
Ceilings								
AcousTileConcealSpLn	5%			2027	**	5	\$24,300	B
AcousTileConcealSpLn	5%			2035	**	5	\$24,300	B
Exposed Concrete	30%			LIFE	**	5	\$18,300	B
Exposed Concrete	5%	Now	\$67,200	LIFE	**	5	\$3,000	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Visitors Corridor And D Mechanical Area Block 7</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Visitors Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			B
Metal Panel	20%	Now	\$453,300	LIFE	**	5	\$97,400	B
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen And Throughout Corridors.</i>								
Plaster	10%			LIFE	**	5	\$24,300	B
Plaster	20%	Now	\$718,900	LIFE	**	5	\$48,700	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 7th Block And Visitors Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 7th Block, Block 1a (Currently Leaking), Commissary, Visiting Area And Various Locations Throughout Building.</i>								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset # : 2027

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2042	**	3	\$1,300	B
Transformers								
Dry Type	100%			2035	**	3	\$2,500	B
Feeders								
Not Accessible	100%							D
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2042	**	5	\$700	B
Fused Disc Sw	50%			2022	\$82,000	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 800 Amps</i>								
Transformers								
Dry Type	50%			2020	\$12,500	5	\$600	B
Dry Type	50%			2035	**	5	\$600	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$1,500	B
Raceway								
Conduit	80%			2022	\$578,300	1		B
Conduit	20%			2042	**	1		B
Panelboards								
Molded Case Bkrs	50%			2021	\$363,800	5	\$4,400	B
Molded Case Bkrs	30%	2-4	\$218,300	2047	**	5	\$1,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	20%			2038	**	5	\$1,800	B
Wiring								
Braided Cloth	30%	2-4	\$245,300	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Rubber	50%			2021	\$408,900	1		B
Thermoplastic	20%			2042	**	1		B
Motor Controllers								
Locally Mounted	30%			2035	**	5	\$700	B
Motor Control Center	40%			2020	\$548,200	5	\$3,600	B
Motor Control Center	30%	2-4	\$411,200	2042	**	5	\$1,400	B
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$102,500	B

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset # : 2027

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	50%			2025	**	1	\$64,300	B
Diesel	50%			2025	**	1	\$64,300	B
Batteries								
Lead/Acid	50%			2015	\$600	5	\$6,200	B
Lead/Acid	50%			2016	\$600	5	\$6,200	B
Fuel Storage								
Main Tank	100%			2037	**	5	\$7,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2,500 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2027	**	10	\$47,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Amps</i>								
Fluorescent	75%			2017	\$2,072,900	10	\$179,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2022	\$97,200	10	\$400	B
Egress Lighting								
Emergency, Service	10%			2022	\$7,700	1		B
Exit, Service	90%			2022	\$69,500	1		B
Exterior Lighting								
HID	100%			2022	\$248,000	10	\$1,100	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2017	\$7,019,400	1-3	\$211,200	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2032	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various</i>								
<i>Explanation : Steam Is Shut Off In Many Mechanical Rooms</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	**	5	\$15,500	B

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.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset # : 2027

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$1,112,700	2032	**	4	\$12,900	B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%			2017	\$1,145,700	1	\$64,500	B
Convactor/Radiator	60%			2020	\$3,010,600	1	\$50,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
No Component	95%							D
Not Accessible	5%							D
Terminal Devices								
No Component	95%							D
Not Accessible	5%							D
Heat Rejection								
No Component	95%							D
Not Accessible	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$145,100	B
Exhaust Fans								
Interior	60%			2017	\$352,400	2	\$4,800	B
Not Accessible	40%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$793,300	2027	**	1		B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Low Temp	100%			2048	**	4	\$25,800	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms</i>								
<i>Explanation : Duplex Units</i>								
Sewage Ejector(s)								
Not Accessible	100%							D

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset # : 2027

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$136,300	B
Sprinkler								
No Component	95%							D
Generic	5%			2032	* *	1-2	\$3,600	B
Fire Pump								
Not Accessible	100%							D

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

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.110 / 2554 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 28,838 **Project Type** : CORRECTION
Date of Survey : 09-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$55,200	\$47,500
Interior Architecture	\$93,400	\$158,600
Total	\$148,600	\$206,000
Priority A	\$55,200	\$47,500
Priority C	\$93,400	\$158,600
Total	\$148,600	\$206,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$4,200		
Interior Architecture	\$1,000	\$1,000		
Electrical	\$4,300	\$4,300	\$3,800	\$5,800
Mechanical	\$5,600	\$3,100	\$3,900	\$2,700
Total	\$10,800	\$12,600	\$7,800	\$8,600
Priority A		\$4,200		
Priority B	\$10,800	\$7,400	\$7,800	\$8,600
Priority C		\$1,000		
Total	\$10,800	\$12,600	\$7,800	\$8,600



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%			LIFE	**	5	\$47,500	A
Windows								
Aluminum	95%	2-4	\$55,200	2044	**	5	\$6,400	A
	<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Paint Peeling Throughout Exterior.</i>							
Metal Louvers	5%			2035	**	10	\$4,200	A
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$39,500	LIFE	**	5	\$158,600	C
	<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Near Garage Door Entrance.</i>							
Vinyl Tile	10%			2030	**	3	\$3,000	C
Interior Walls								
Concrete Masonry Unit	100%	Now	\$53,900	LIFE	**	5	\$15,900	C
	<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Mechanical Room.</i>							
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,000	2035	**	5	\$2,000	B
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Control Room.</i>							
	<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Control Room.</i>							
Exposed Concrete	35%			LIFE	**	5	\$4,400	B
Exposed Struc: Steel	60%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amp Main Disconnect Switch</i>							
Transformers								
Dry Type	100%			2039	**	5	\$100	B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	**	5	\$600	B
Raceway								
Conduit	100%			2048	**	1		B

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2044	**	5	\$600	B
Wiring								
Thermoplastic	100%			2048	**	1		B
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$7,300	B
Generators								
Diesel	100%			2035	**	1	\$9,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Explanation : One 1,000 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$1,100	5	\$900	B
Fuel Storage								
Main Tank	100%			2057	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : One 25,000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2030	**	10	\$8,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	60%			2030	**	10	\$500	B
Egress Lighting								
Emergency, Service	40%			2030	**	1		B
Exit, Battery	60%			2030	**	10	\$1,000	B
Exterior Lighting								
HID	100%			2027	**	10	\$100	B
Alarm								
Security System								
Generic	100%			2027	**	1	\$8,800	B
Fire/Smoke Detection								
Generic	100%			2027	**	1-3	\$14,600	B

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

Heating

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		B
Conversion Equipment								
Furnace	100%			2030	**	1	\$11,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		B
Conversion Equipment								
No Component	90%							D
Not Accessible	10%							D
Terminal Devices								
Direct Expansion	10%			2030	**	1		B
No Component	90%							D
Heat Rejection								
Remote Air Cond	10%			2030	**	2	\$1,600	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	25%	Now	\$2,100	LIFE	**	2-5	\$3,300	B
			<i>Damaged, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Warehouse</i>					
No Component	75%							D
Exhaust Fans								
Interior	15%			2030	**	2	\$100	B
Roof	40%			2030	**	2	\$300	B
No Component	45%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		B
Water Heater								
Electric	100%			2021	\$7,500	4	\$100	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Closet</i>					
			<i>Explanation : 1 - 40 Gallon Unit</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2030	**	1	\$1,500	B
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
Generic	100%			2048	**	1-5	\$11,900	B
Sprinkler								
Generic	100%			2048	**	1-2	\$6,600	B

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.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression Fire Pump Generic	100%			2035	* *	1	\$4,400	B

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.*

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.063 / 4248 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 79,197 **Project Type** : CORRECTION
Date of Survey : 08-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,5,5
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,348,500	\$190,500
Interior Architecture	\$244,700	\$189,500
Electrical	\$684,900	\$1,252,400
Mechanical		\$3,204,800
Total	\$2,278,000	\$4,837,200
Priority A	\$1,348,500	\$190,500
Priority B	\$724,400	\$4,542,000
Priority C	\$205,100	\$104,600
Total	\$2,278,000	\$4,837,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$44,200			
Interior Architecture	\$8,800		\$2,400	\$9,100
Electrical	\$9,500	\$11,900	\$8,800	\$31,800
Mechanical	\$12,700	\$9,100	\$35,300	\$16,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$85,100	\$30,900	\$56,400	\$67,100
Priority A	\$44,200			
Priority B	\$34,300	\$30,900	\$54,000	\$58,000
Priority C	\$6,600		\$2,400	\$9,100
Total	\$85,100	\$30,900	\$56,400	\$67,100



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY, OBCC 300 CELL ANX

Asset # : 4248

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$28,800	2032	**	5	\$190,500	A
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>							
	<i>Location : South Facade.</i>							
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : South And West Facades.</i>							
<hr/>								
Windows								
Metal/Detention Type	100%	Now	\$732,600	2032	**	5	\$30,500	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors And Various Locations Throughout.</i>							
<hr/>								
Parapets								
Metal Rail	100%	4+	\$15,400	2035	**	5	\$14,100	A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Roof								
IRMA/Protected Membrane	100%	Now	\$615,900	2032	**			A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout.</i>							
	<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Locations.</i>							
	<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Main Corridor, Mechanical Room And Various Other Locations.</i>							
<hr/>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$6,600	LIFE	**	5	\$10,600	C
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Electrical Space.</i>							
	<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Mechanical Electrical Space.</i>							
Ceramic Tile	5%			2031	**	5	\$4,800	C
Raised Access Floor	5%	Now	\$122,700	2025	**	5	\$9,100	C
	<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Housing Control Rooms.</i>							
Terrazzo	70%			LIFE	**	5	\$53,000	C
Traffic Topping	15%			2027	**	5	\$18,200	C
<hr/>								
Interior Walls								
Concrete Masonry Unit	33%	Now	\$82,400	LIFE	**	5	\$24,300	C
	<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Stair Shaft.</i>							
Concrete Masonry Unit	37%			LIFE	**	5	\$27,300	C
Glass: Special Gauge	5%			LIFE	**	1		C
Steel Plate	25%			LIFE	**	5	\$27,600	C

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY, OBCC 300 CELL ANX

Asset # : 4248

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

Interior

Ceilings

Exposed Concrete	20%			LIFE	**	5	\$3,000	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	5%	Now	\$2,200	LIFE	**	5	\$6,100	B

*Broken/Missing Elements, Extent : Light, Area Affected : 2%
Location : Maintenance Department Hallway.*

Metal Panel	70%	Now	\$39,500	LIFE	**	5	\$84,900	B
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*Corrosion/Rusting, Extent : Light, Area Affected : 5%
Location : Three North Block Shower Areas.*

*Water Penetration, Extent : Light, Area Affected : 5%
Location : Adjacent To Fifth Floor Elevator.*

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2022	\$60,100	3	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside
Explanation : 4160/480/277 Volts Service*

Transformers

Dry Type	100%			2020	\$59,900	3	\$500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside
Explanation : 1,000 Kva*

Feeders

Cable	100%			2021	\$1,800	1		B
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Raceway

Conduit	100%			2022	\$6,400	1		B
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Under 600 Volts

Transformers

Dry Type	100%			2027	**	5	\$200	B
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Switchgear / Switchboard

Molded Case Bkrs	100%			2032	**	5	\$1,700	B
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*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 2,500 Amp. Main Disconnect Switch*

Raceway

Conduit	100%			2032	**	1		B
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Panelboards

Molded Case Bkrs	100%			2030	**	5	\$1,700	B
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Wiring

Thermoplastic	100%			2032	**	1		B
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Motor Controllers

Locally Mounted	100%			2027	**	5	\$400	B
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX

Asset # : 4248

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$19,400	1	\$20,000	B
Generators								
Diesel	100%			2025	* *	1	\$25,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 720 Kw</i>						
Batteries								
Lead/Acid	100%			2015	\$1,100	5	\$2,400	B
Fuel Storage								
Main Tank	100%			2037	* *	5	\$1,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 10,000 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	85%			2022	\$584,900	10	\$50,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-12 Lamps</i>						
HID	10%			2022	\$48,400	10	\$200	B
Incandescent	5%			2022	\$34,400	2	\$100	B
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Control Rooms.</i>						
		<i>Explanation : Incandescent Lamps.</i>						
Egress Lighting								
Exit, Service	100%			2017	\$19,200	1		B
Exterior Lighting								
HID	100%			2022	\$48,400	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	* *	5	\$1,900	B
Alarm								
Security System								
Generic	100%			2022	\$400,200	1	\$24,200	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$684,900	1-3	\$20,600	B

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Campus Steam	100%			2032	**	1	
Conversion Equipment							
Pres. Reducing Valve/LP Steam	100%			2031	**	5	\$3,900
Distribution							
Hot Wtr Piping/Pump	20%			2038	**	4	\$1,000
Steam Piping/Pump	80%			2042	**	4	\$3,800
Terminal Devices							
Air Handler	80%			2022	\$570,500	1	\$32,100
Convactor/Radiator	20%			2035	**	1	\$4,200
Air Conditioning							
Energy Source							
Electricity	100%			2038	**	1	
Conversion Equipment							
Int Pkg Unit - Heating/Cooling	100%			2023	\$2,634,300	2	\$4,000
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2	\$84,300
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,100
Exhaust Fans							
Interior	20%			2027	**	2	\$400
Roof	80%			2027	**	2	\$1,600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2042	**	1	
HW Heat Exchanger							
Low Temp	100%			2042	**	4	\$9,600
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2022	\$18,500	4	\$2,000
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : (1) 1-5, (1) 1,3,5.</i>				
			<i>Explanation : 2 Units</i>				
Fire Suppression							
Standpipe							
Generic	100%			2042	**	1-5	\$32,700

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX

Asset # : 4248

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Sprinkler								
No Component	50%							D
Generic	50%			2042	* *	1-2	\$9,100	B
Fire Pump								
Generic	100%			2031	* *	1	\$12,100	B

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.065 / 4249 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 136,605 **Project Type** : CORRECTION
Date of Survey : 08-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,9,10
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$619,700	\$391,800
Interior Architecture	\$1,059,300	\$508,700
Electrical	\$345,100	\$2,505,700
Mechanical		\$1,230,000
Total	\$2,024,100	\$4,636,200
Priority A	\$619,700	\$391,800
Priority B	\$856,100	\$3,934,400
Priority C	\$548,300	\$310,000
Total	\$2,024,100	\$4,636,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$9,500			\$26,200
Interior Architecture				\$15,700
Electrical	\$16,600	\$16,400	\$14,100	\$17,100
Mechanical	\$19,700	\$18,400	\$27,500	\$29,600
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$95,200	\$84,100	\$90,900	\$137,900
Priority A	\$9,500			\$26,200
Priority B	\$85,600	\$84,100	\$90,900	\$96,000
Priority C				\$15,700
Total	\$95,200	\$84,100	\$90,900	\$137,900



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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY, OBCC 500 CELL ANX

Asset # : 4249

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	85%	Now	\$125,900	2032	**	5	\$333,000	A
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Northwest Facades And Various Locations On The Southeast Facades.</i>							
Metal Panel	15%	Now	\$22,200	2042	**	5	\$58,800	A
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Corridor Connecting Main O. B. C. C. Center</i>							
Windows								
Metal/Detention Type	40%	Now	\$83,800	2032	**	5	\$17,500	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Main Corridor And Various Locations Throughout.</i>							
Metal/Detention Type	60%			2032	**	5	\$52,400	A
Parapets								
Metal Rail	100%	Now	\$9,500	2035	**	5	\$17,500	A
	<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Roof								
Built-Up (BUR)	100%	Now	\$387,700	2032	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Over Main Core Roof And Various Locations Throughout.</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Bulkhead Door</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Southwest Housing Block And Various Locations Throughout.</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Main Corridor, Control Rooms And Various Locations Throughout.</i>							
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$182,500	LIFE	**	5	\$73,200	C
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Basement.</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Room Floor Is Porous Allowing Water Through To Floor Below.</i>							
Raised Access Floor	5%	Now	\$211,700	2025	**	5	\$15,700	C
	<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : In All Housing Control Rooms.</i>							
Terrazzo	60%			LIFE	**	5	\$78,400	C
Traffic Topping	15%			2027	**	5	\$31,400	C
Interior Walls								
Concrete Masonry Unit	65%			LIFE	**	5	\$100,500	C
Glass: Special Gauge	5%			LIFE	**	1		C
Metal Panel	5%			LIFE	**			C
Steel Plate	18%	Now	\$154,100	LIFE	**	5	\$41,700	C
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Exposed Steel On Perimeter Walls In Stair Shafts.</i>							
Steel Plate	7%			LIFE	**	5	\$16,200	C

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX

Asset # : 4249

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

Interior

Ceilings

Exposed Struc: Steel	5%			LIFE	**			B
Metal Panel	60%			LIFE	**	5	\$125,500	B
Metal Panel	35%	Now	\$511,000	LIFE	**	5	\$73,200	B

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Control Rooms.

Corrosion/Rusting, Extent : Moderate, Area Affected : 15%

Location : Control Rooms

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Control Rooms.

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	**	3	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 4160/480/277 Volts Service

Transformers

Dry Type	100%			2035	**	3	\$800	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1,500 Kva

Switchgear / Switchboard

Fused Disc Sw	100%			2042	**	3	\$800	B
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Feeders

Cable	100%			2038	**	1		B
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Raceway

Conduit	100%			2032	**	1		B
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	**	5	\$500	B
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Transformers

Dry Type	100%			2027	**	5	\$400	B
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Switchgear / Switchboard

Air Circuit Breaker	20%			2032	**	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2,500 Amps.

Molded Case Bkrs	80%			2032	**	5	\$2,400	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1600 Amps.

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX

Asset # : 4249

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Raceway							
Conduit	100%			2032	**	1	B
Panelboards							
Molded Case Bkrs	100%			2030	**	5	\$3,000 B
Wiring							
Thermoplastic	100%			2032	**	1	B
Motor Controllers							
Locally Mounted	100%			2027	**	5	\$800 B
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$1,700 B
Stand-by Power							
Transfer Switches							
Automatic	100%			2027	**	1	\$34,500 B
Generators							
Diesel	100%			2025	**	1	\$43,300 B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : Mechanical Room</i>				
			<i>Explanation : Two 1100 Kw</i>				
Batteries							
Lead/Acid	100%		\$1,100	2014		5	\$4,100 B
Fuel Storage							
Main Tank	100%			2037	**	5	\$3,300 B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : Basement</i>				
			<i>Explanation : Using Two 2,500 Gallon</i>				
Lighting							
Interior Lighting							
Fluorescent	87%		\$1,032,600	2022		10	\$89,200 B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : Throughout</i>				
			<i>Explanation : Using T-12 Lamps</i>				
HID	10%		\$83,500	2022		10	\$400 B
Incandescent	3%		\$35,600	2022		2	\$100 B
Egress Lighting							
Exit, Service	100%		\$33,200	2022		1	B
Exterior Lighting							
HID	100%		\$83,500	2022		10	\$400 B
Lightning Protection							
Arresters/Cabling							
Generic	100%			2025	**	5	\$3,300 B
Alarm							
Security System							
No Component	50%						D
Generic	50%		\$345,100	2017		1	\$20,900 B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX
Asset # : 4249

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm								
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2022	\$1,181,300	1-3	\$34,500	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	**	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	**	5	\$6,700	B
Distribution								
Steam Piping/Pump	100%			2042	**	4	\$8,300	B
Terminal Devices								
Air Handler	100%			2022	\$1,230,000	1	\$69,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2027	**	1	\$2,600	B
No Component	95%							D
Terminal Devices								
Direct Expansion	5%			2027	**	1		B
No Component	95%							D
Heat Rejection								
Air Condenser Unit	5%			2027	**	2	\$3,900	B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$62,300	B
Exhaust Fans								
Interior	80%			2027	**	2	\$2,800	B
Roof	20%			2027	**	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Triplex Booster Pumps</i>								
HW Heat Exchanger								
Low Temp	100%	Now	\$1,400	2042	**	4	\$11,100	B
<i>Leak Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Piping Connections To Tank</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX
Asset # : 4249

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2027	* *	4	\$2,000	B
Sewage Ejector(s) Electric	100%			2027	* *	4	\$2,000	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units B To 5, 3 Units 1 To 5</i>						
		<i>Explanation : 5 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2042	* *	1-5	\$56,500	B
Sprinkler Generic	100%			2042	* *	1-2	\$31,400	B
Fire Pump Generic	100%			2031	* *	1	\$20,900	B

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)
Address : 15-00 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.080 / 2029 **Yr Built/Renovated** : 1935 / 1990
Area Sq Ft : 87,169 **Project Type** : CORRECTION
Date of Survey : 15-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4,7
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$7,253,200	\$197,500
Interior Architecture	\$615,100	\$879,500
Electrical	\$1,629,400	\$1,554,800
Mechanical	\$94,000	\$1,235,500
Total	\$9,591,700	\$3,867,200
Priority A	\$7,253,200	\$197,500
Priority B	\$1,723,400	\$2,850,300
Priority C	\$615,100	\$819,500
Total	\$9,591,700	\$3,867,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$30,300			\$19,700
Interior Architecture	\$52,100		\$4,000	\$17,300
Electrical	\$9,600	\$9,000	\$7,400	\$45,300
Mechanical	\$58,300	\$6,000	\$13,600	\$29,500
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$164,200	\$28,800	\$38,800	\$125,600
Priority A	\$30,300			\$19,700
Priority B	\$98,200	\$28,800	\$34,800	\$94,000
Priority C	\$35,700		\$4,000	\$12,000
Total	\$164,200	\$28,800	\$38,800	\$125,600



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)

Asset # : 2029

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$30,300	LIFE	**	5	\$26,200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Seventh Floor West Facade.</i>								
Masonry: Brick	85%			LIFE	**	5	\$89,100	A
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Metal Panel	10%			2032	**	5-10	\$72,100	A
Windows								
Metal/Detention Type	15%	Now	\$403,000	2032	**	5	\$8,400	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Metal/Detention Type	85%	Now	\$6,850,300	2032	**	5	\$47,600	A
<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Parapets								
Under Construction	100%							D
Roof								
Under Construction	100%							D
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$14,600	LIFE	**	5	\$23,300	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement.</i>								
Ceramic Tile	5%	Now	\$21,200	2025	**	5	\$2,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Detention Area Showers.</i>								
Terrazzo	25%	Now	\$71,500	LIFE	**	5	\$20,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Traffic Topping	15%			2027	**	5	\$20,000	C
Vinyl Tile	30%			2022		3	\$12,000	C
Vinyl Tile	15%	Now	\$136,600	2022		3	\$6,000	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Area 3b.</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)

Asset # : 2029

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$50,800	2025	**	5	\$9,600	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Detention Showers And Various Locations Throughout.</i>								
Concrete Masonry Unit	40%	Now	\$261,200	LIFE	**	5	\$30,800	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Detention Showers And Basement East Wall.</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Walls</i>								
Plaster	30%	Now	\$95,000	LIFE	**	5	\$17,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormitory And Staircase.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Various Dormitories</i>								
SGFT/Glazed Masonry	20%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	10%			2027	**	5	\$10,700	B
Plaster	80%			LIFE	**	5	\$53,400	B
Plaster	10%	Now	\$16,400	LIFE	**	5	\$6,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mental Health 1 And 2, Third Floor Showers</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	50%			2035	**	5	\$100	B
Dry Type	50%			2027	**	5	\$100	B
Switchgear / Switchboard								
Fused Disc Sw	50%			2022	\$66,700	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,200 Amp Main Disconnect Switch For Main Building</i>								
Molded Case Bkrs	50%			2032	**	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Amp Main Disconnect Switch For Kitchen.</i>								
Raceway								
Conduit	80%			2022	\$97,900	1		B
Conduit	20%			2032	**	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$12,100	5	\$200	B
Molded Case Bkrs	20%			2030	**	5	\$400	B
Molded Case Bkrs	70%			2021	\$84,900	5	\$1,300	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)

Asset # : 2029

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$41,800	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Rubber	20%			2021	\$27,900	1		B
Thermoplastic	30%			2032	**	1		B
Thermoplastic	20%			2032	**	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$28,600	5	\$100	B
Motor Control Center	80%			2020	\$114,200	5	\$1,600	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$1,600	LIFE	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Batteries								
Lead/Acid	50%			2015	\$600	5	\$1,300	B
No Component	50%							D
Lighting								
Interior Lighting								
Fluorescent	88%			2022	\$666,500	10	\$57,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2022	\$26,600	10	\$100	B
HID	5%			2017	\$26,600	10	\$100	B
Incandescent	2%			2017	\$15,100	2		B
Egress Lighting								
Exit, Service	100%			2017	\$21,200	1		B
Exterior Lighting								
HID	100%			2017	\$53,300	10	\$200	B
Alarm								
Security System								
Generic	100%			2022	\$440,400	1	\$26,700	B
Fire/Smoke Detection								
Generic	100%			2017	\$1,507,600	1-3	\$45,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2032	**	1		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)

Asset # : 2029

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	**	5	\$4,200	B
Distribution								
Hot Wtr Piping/Pump	10%			2038	**	4	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Glycol System Serves Kitchen</i>								
Steam Piping/Pump	90%	0-2	\$45,700	2032	**	4	\$3,200	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	5%			2027	**	1	\$2,200	B
Convactor/Radiator	50%	Now	\$34,400	2027	**	1	\$10,400	B
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dormitory Areas</i>								
<i>Explanation : Broken And Missing Radiators</i>								
Fan Coil Unit/Heat	45%			2022		1	\$10,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2020		2	\$200	B
Window/Wall Unit	5%			2017		1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,800	B
Exhaust Fans								
Interior	100%	Now	\$48,300	2022	\$160,900	2	\$1,800	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathroom Fans</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inadequate Ventilation</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$8,700	2032	**	1		B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Water Main</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)

Asset # : 2029

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger								
Low Temp	50%			2048	* *	4	\$3,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Instantaneous Heaters Installed To Replace Heat Exchangers With Storage Tanks</i>							
Low Temp	50%			2032	* *	4	\$3,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Laundry Area In Basement</i>							
	<i>Explanation : Multiple Heat Exchangers With Storage Tanks</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$10,200	LIFE	* *	1		B
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Roof Drain Piping</i>							
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$2,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Duplex Sets</i>							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1 Unit Basement To 7th Floor, 1 Unit 1st To 6th Floor</i>							
	<i>Explanation : 2 Units, One Out Of Service</i>							
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$37,400	B
Sprinkler								
No Component	90%							D
Generic	10%			2032	* *	1-2	\$2,000	B

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX
Address : HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.500 / 14636 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 78,100 **Project Type** : CORRECTION
Date of Survey : 15-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : **Lot** : **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$3,397,700	\$117,700
Interior Architecture	\$582,000	\$70,500
Electrical	\$773,000	\$1,066,700
Mechanical		\$1,016,600
Total	\$4,752,800	\$2,271,500
Priority A	\$3,397,700	\$117,700
Priority B	\$921,700	\$2,083,300
Priority C	\$433,300	\$70,500
Total	\$4,752,800	\$2,271,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$27,700			
Interior Architecture	\$48,600			\$5,000
Electrical	\$3,600	\$3,000	\$3,900	\$18,200
Mechanical	\$6,800	\$6,500	\$16,300	\$14,200
Total	\$86,700	\$9,500	\$20,100	\$37,400
Priority A	\$27,700			
Priority B	\$52,600	\$9,500	\$20,100	\$32,400
Priority C	\$6,400			\$5,000
Total	\$86,700	\$9,500	\$20,100	\$37,400



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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX

Asset # : 14636

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$26,300	LIFE	**	5	\$56,900	A
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Facade.</i>								
Exposed Struc: Steel	5%			LIFE	**	5	\$11,900	A
Masonry: Brick	45%	Now	\$41,100	LIFE	**	5	\$34,200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Facade.</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade.</i>								
Masonry: Brick	35%			LIFE	**	5	\$26,600	A
Windows								
Metal/Detention Type	95%	Now	\$3,356,600	2032	**	5	\$23,300	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout.</i>								
Steel	5%	Now	\$1,400	2030	**	5	\$4,200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium.</i>								
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Cast in Place Concrete	40%	Now	\$43,900	LIFE	**	5	\$70,500	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gym And Dorms.</i>								
Ceramic Tile	10%	Now	\$6,400	2025	**	5	\$4,000	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : E Dormitory Showers.</i>								
Vinyl Tile	50%	Now	\$343,600	2027	**	3	\$15,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout.</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Interior Walls								
Concrete Masonry Unit	85%	Now	\$45,800	LIFE	**	5	\$13,500	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitory 3.</i>								
Masonry: Brick	5%			LIFE	**			C
Wood	10%			LIFE	**	5	\$15,900	C

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX

Asset # : 14636

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$14,400	2027	**	5	\$12,100	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Room And Clinic.</i>								
Exposed Concrete	5%	Now	\$27,800	LIFE	**	5	\$600	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Gym.</i>								
Exposed Struc: Steel	5%			LIFE	**			B
Plaster	60%	Now	\$148,700	LIFE	**	5	\$30,200	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitories 1 And 2 And Various Locations Throughout.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Molded Case Bkrs	100%			2021	\$90,900	5	\$1,700	B
Wiring								
Braided Cloth	70%	2-4	\$97,600	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2022	\$13,900	1		B
Thermoplastic	20%			2032	**	1		B
Motor Controllers								
Locally Mounted	10%			2020	\$11,400	5		B
No Component	90%							D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$610,700	10	\$52,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps.</i>								
HID	2%			2022	\$9,500	10		B
Incandescent	8%			2022	\$54,300	2	\$100	B
Egress Lighting								
Emergency, Battery	2%			2022	\$900	10	\$300	B
Exit, LED	1%			2037	**	1		B
Exit, Service	77%			2017	\$14,600	1		B
Exit, Battery	20%			2022	\$19,000	10	\$900	B

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX
Asset # : 14636

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

Lighting

Exterior Lighting								
HID	98%			2022	\$46,800	10	\$200	B
Incandescent	2%			2022	\$1,400	2		B

Alarm

Security System								
No Component	50%							D
Generic	50%			2022	\$197,300	1	\$12,000	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$675,400	1-3	\$20,300	B

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

Heating

Energy Source								
Campus Steam	100%			2032	**	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	**	5	\$3,800	B
Distribution								
Steam Piping/Pump	100%			2032	**	4	\$3,200	B
Terminal Devices								
Convactor/Radiator	50%			2027	**	1	\$10,300	B
Fan Coil Unit/Heat	50%			2022	\$976,400	1	\$10,300	B

Air Conditioning

Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
No Component	80%							D
Not Accessible	20%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Roof Access</i>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$16,600	B
No Component	80%							D
Terminal Devices								
Fan Coil - Cooling	20%			2022	\$40,200	1	\$4,100	B
No Component	80%							D
Heat Rejection								
No Component	80%							D
Not Accessible	20%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Roof Access</i>								

Ventilation

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

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX
Asset # : 14636

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,600	B
Exhaust Fans								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Roof Access</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$33,500	B
Sprinkler								
No Component	20%							D
Generic	80%			2032	* *	1-2	\$14,300	B

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.060 / 2028 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 265,049 **Project Type** : CORRECTION
Date of Survey : 08-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$6,689,800	\$904,000
Interior Architecture	\$1,194,500	\$2,013,300
Electrical	\$6,133,700	\$4,696,200
Mechanical	\$170,900	\$1,041,200
Total	\$14,188,900	\$8,654,700
Priority A	\$6,689,800	\$904,000
Priority B	\$6,789,900	\$6,062,000
Priority C	\$709,300	\$1,688,700
Total	\$14,188,900	\$8,654,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$13,300			
Interior Architecture	\$18,400	\$42,600	\$18,300	\$2,000
Electrical	\$55,800	\$46,200	\$37,700	\$43,000
Mechanical	\$35,900	\$23,800	\$40,700	\$63,600
Total	\$123,300	\$112,600	\$96,600	\$108,600
Priority A	\$13,300			
Priority B	\$110,000	\$70,000	\$78,400	\$106,600
Priority C		\$42,600	\$18,300	\$2,000
Total	\$123,300	\$112,600	\$96,600	\$108,600



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$43,400	LIFE	**	5	\$93,900	A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Between Kitchen And Lower Housing Block Buildings.</i>								
Concrete Masonry Unit	3%			LIFE	**	5	\$3,500	A
Metal Panel	82%			2042	**	5-10	\$1,058,500	A
Metal Panel	5%	Now	\$13,300	2042	**	5	\$17,600	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 2%</i>								
<i>Location : Upper Corridor Stair Tower And South Side Of North Mechanical Electrical Room.</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Receiving Area</i>								
Windows								
Metal/Detention Type	10%	Now	\$111,100	2042	**	5	\$4,600	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Corridor And Various Locations Throughout.</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridor(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor(s)</i>								
Metal/Detention Type	87%			2042	**	5	\$80,500	A
Metal Louvers	3%			2031	**	10	\$4,800	A
Parapets								
Metal Panel	100%	Now	\$35,200	2042	**	5	\$4,400	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Dormitories 1 And 3, 5 And 7</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Roof								
Metal Panel	100%	Now	\$6,171,100	2027	**			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Over Generator Room For 300 Cell Annex, Control Rooms And Various Other Locations Throughout.</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Generator Room For 300 Cell Annex</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Generator Room For 300 Cell Annex</i>								

Interior

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

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$354,000	LIFE	**	5	\$142,000	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room.</i>								
Ceramic Tile	5%			2031	**	5	\$16,200	C
Quarry Tile	5%			2035	**	5	\$24,300	C
Raised Access Floor	5%			2035	**	5	\$60,900	C
Terrazzo	30%			LIFE	**	5	\$76,100	C
Traffic Topping	5%	Now	\$78,400	2027	**	5	\$10,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Kitchen</i>								
Vinyl Tile	25%			2022	\$1,384,300	3	\$30,400	C
Vinyl Tile	5%	Now	\$276,900	2032	**	3	\$6,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Near Room 039</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridor Near Room 039</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout.</i>								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$86,400	C
Glass: Special Gauge	5%			LIFE	**	1		C
Gypsum Board	5%			LIFE	**	5	\$8,600	C
Plaster	5%			LIFE	**	5	\$4,300	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	8%	0-2	\$107,500	2035	**	5	\$16,200	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Near Dormitories 1 And 2 And Adjacent To Commissary.</i>								
<i>Patching Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corridor Adjacent To Commissary.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor Near Dormitories 1 And 2 And Corridor Adjacent To Law Library.</i>								
Exposed Struc: Steel	7%			LIFE	**			B
Gypsum Board	5%	Now	\$18,400	LIFE	**	5	\$20,300	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Below Inmate Showers.</i>								
Metal Panel	80%	Now	\$377,700	LIFE	**	5	\$324,600	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Center Of Gymnasium.</i>								

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

Over 600 Volts

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	3	\$1,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 4160/480/277 Volts Service</i>							
<hr/>								
Transformers								
Dry Type	100%			2027	**	3	\$1,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 1,000 Kva</i>							
<hr/>								
Feeders								
Cable	100%			2030	**	1		B
<hr/>								
Raceway								
Conduit	100%			2032	**	1		B
<hr/>								
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$109,300	5	\$1,000	B
<hr/>								
Transformers								
Dry Type	70%			2020	\$17,500	5	\$600	B
Dry Type	30%			2027	**	5	\$200	B
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2022	\$261,400	5	\$700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 2,000 Amp Main Disconnect Switches</i>							
<hr/>								
Fused Disc Sw	30%			2042	**	5	\$300	B
<hr/>								
Raceway								
Conduit	100%			2022	\$481,900	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	80%			2021	\$388,000	5	\$4,600	B
Molded Case Bkrs	20%			2030	**	5	\$1,200	B
<hr/>								
Wiring								
Thermoplastic	100%			2022	\$545,200	1		B
<hr/>								
Motor Controllers								
Locally Mounted	10%			2027	**	5	\$100	B
Motor Control Center	40%			2020	\$365,500	5	\$2,400	B
Motor Control Center	50%			2027	**	5	\$3,000	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	B
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$19,400	1	\$66,900	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2018	\$131,300	1	\$84,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Outside</i>								
<i>Explanation : Four Generators Rated At 900 Kw Each</i>								
Batteries								
Lead/Acid	100%			2015	\$1,100	5	\$8,000	B
Fuel Storage								
Main Tank	70%			2050	* *	5	\$4,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Outside</i>								
<i>Explanation : Three 5,000 Gallon</i>								
Main Tank	30%			2025	* *	5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$2,072,600	10	\$179,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	10%			2017	\$162,000	10	\$700	B
Egress Lighting								
Emergency, Service	5%	Now	\$3,200	2032	* *	1		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
Exit, Service	75%			2017	\$48,300	1		B
Exit, Service	20%	Now	\$12,900	2032	* *	1		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
Exterior Lighting								
HID	100%			2022	\$162,000	10	\$700	B
Alarm								
Security System								
Generic	100%			2017	\$1,339,200	1	\$81,100	B
Fire/Smoke Detection								
Generic	100%			2017	\$4,584,200	1-3	\$137,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	**	5	\$8,200	B
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$35,500	2030	**	4	\$3,400	B
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Expansion Joints Throughout</i>								
Steam Piping/Pump	50%			2032	**	4	\$3,400	B
Terminal Devices								
Air Handler	49%			2022	\$746,400	1	\$42,000	B
Convactor/Radiator	7%	Now	\$3,700	2027	**	1	\$2,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow / Thermostats In Corridors Are Not Operational</i>								
Convactor/Radiator	43%			2027	**	1	\$19,300	B
Fan Coil Unit/Heat	1%	Now	\$42,300	2032	**	1	\$400	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fan Coil Units Above Doors</i>								
Air Conditioning								
Energy Source								
Electricity	5%			2038	**	1		B
Steam/HW System	95%			2042	**	1		B
Conversion Equipment								
Absorption Chiller/Steam/HW	10%	Now	\$93,200	2037	**	1	\$13,500	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Window/Wall Unit	5%			2017	\$29,000	1		B
No Component	85%							D
Distribution								
Chilled Wtr Pipe/Pump	10%			2032	**	4	\$700	B
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	10%			2022	\$18,000	1	\$8,600	B
No Component	90%							D
Heat Rejection								
Water Cool Tower	10%			2020	\$12,200	2	\$13,900	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$77,200	B
Exhaust Fans								
Interior	80%			2022	\$249,900	2	\$3,400	B
Roof	20%			2022	\$44,900	2	\$900	B
Plumbing								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
H/C Water Piping Brass/Copper	100%			2042	* *	1		B
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Recently Installed Ionization System</i>							
HW Heat Exchanger Low Temp	100%			2032	* *	4	\$13,700	B
Sanitary Piping Cast Iron	100%	Now	\$12,300	LIFE	* *	1		B
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Piping Serving Showers At Various Locations</i>							
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2027	* *	4	\$2,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Duplex Unit</i>							
Sewage Ejector(s) Electric	100%			2022	\$18,500	4	\$2,000	B
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Duplex Unit / Repairs In Progress</i>							
Backflow Preventer Generic	100%			2030	* *	1	\$13,400	B
Fixtures Generic	100%							B
Fire Suppression								
Standpipe Generic	100%			2042	* *	1-5	\$69,900	B
Sprinkler No Component Generic	60%			2042	* *	1-2	\$15,500	D
Fire Pump Generic	100%			2031	* *	1	\$25,900	B

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES POWERHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.090 / 2030 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 40,450 **Project Type** : CORRECTION
Date of Survey : 01-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$283,500	\$27,900
Interior Architecture	\$474,500	\$141,600
Electrical	\$429,700	\$1,314,700
Mechanical	\$385,300	\$2,958,100
Total	\$1,573,100	\$4,442,200
Priority A	\$283,500	\$27,900
Priority B	\$1,164,500	\$4,272,800
Priority C	\$125,100	\$141,600
Total	\$1,573,100	\$4,442,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$24,700			\$9,000
Interior Architecture	\$43,300		\$300	\$200
Electrical	\$41,500	\$2,900	\$2,600	\$55,000
Mechanical	\$19,900	\$4,500	\$8,700	\$23,600
Total	\$129,400	\$7,400	\$11,700	\$87,800
Priority A	\$24,700			\$9,000
Priority B	\$95,900	\$7,400	\$11,400	\$78,800
Priority C	\$8,800		\$300	
Total	\$129,400	\$7,400	\$11,700	\$87,800



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$55,400	LIFE	**	5	\$24,000	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade.</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Facade.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Concrete Masonry Unit	5%	Now	\$14,900	LIFE	**	5	\$1,500	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade.</i>								
Masonry: Brick	30%			LIFE	**	5	\$14,400	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	43%			LIFE	**	5	\$20,600	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2042	**	5-10	\$33,000	A
Metal Coiling Doors	2%	Now	\$5,300	2035	**	5	\$1,500	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade.</i>								
Windows								
Aluminum	5%			2038	**	5	\$100	A
Steel	95%	Now	\$228,100	2047	**	5	\$13,600	A
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1968 Wing</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1968 Wing</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1968 Wing</i>								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	80%			2030	**	10	\$17,200	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1931 Wing</i>								
Modified Bitumen	10%			2022	\$27,900	10	\$2,200	A
Modified Bitumen	5%	Now	\$4,200	2027	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Pitch Pockets</i>								
Single Ply Membrane	5%	Now	\$300	2027	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Over Pressure Reducing Valve Room.</i>								
<i>Explanation : Membrane Partially Melted Due To Steam Pipe Leak.</i>								
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$125,100	LIFE	**	5	\$100,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Level Boiler Room And Various Locations Throughout.</i>								
Vinyl Tile	5%			2022	\$41,200	3	\$900	C
Interior Walls								
Cast in Place Concrete	5%	Now	\$8,800	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$600	C
Masonry: Brick	50%			LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Stair Shaft.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engine Room</i>								
Plaster	10%			LIFE	**	5	\$500	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			C
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Engine Room.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2027	**	5	\$400	B
Exposed Concrete	35%	Now	\$34,600	LIFE	**	5	\$400	B
<i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i> <i>Location : South Fire Floor.</i> <i>Paint Peeling, Extent : Severe, Area Affected : 70%</i> <i>Location : Throughout.</i> <i>Water Penetration, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Severe, Area Affected : 2%</i> <i>Location : Under Boiler Five Which Is No Longer In Service.</i> <i>Explanation : Partial Ceiling Collapse.</i>								
Exposed Struc: Steel	60%	Now	\$349,400	LIFE	**			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	3	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Outside.</i> <i>Explanation : 4160/480/277 Volts Service</i>								
Transformers								
Dry Type	100%			2027	**	3	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Outside.</i> <i>Explanation : 3000/4000 Kva</i>								
Feeders								
Not Accessible	100%							D
Raceway								
Conduit	100%			2032	**	1		B
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	**	5	\$900	B
Transformers								
Dry Type	70%			2027	**	5	\$100	B
Dry Type	30%			2020	\$15,700	5		B
Switchgear / Switchboard								
Air Circuit Breaker	60%			2022	\$559,000	5	\$100	B
Air Circuit Breaker	20%			2048	**	5		B
Fused Knife Sw	20%	2-4	\$186,300	2052	**	5		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> <i>Location : Electrical Room.</i>								

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Busway	5%			2027	**	1		B
Conduit	75%			2022	\$616,400	1		B
Conduit	20%			2048	**	1		B
Panelboards								
Fused Disc Sw	5%			2030	**	5		B
Fused Knife Sw	5%	2-4	\$4,900	2047	**	5		B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
Molded Case Bkrs	70%			2021	\$67,900	5	\$600	B
Molded Case Bkrs	20%			2044	**	5	\$200	B
Wiring								
Braided Cloth	30%	2-4	\$32,700	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Rubber	40%			2021	\$43,600	1		B
Thermoplastic	10%			2032	**	1		B
Thermoplastic	20%			2048	**	1		B
Motor Controllers								
Locally Mounted	5%			2020	\$900	5		B
Locally Mounted	5%			2027	**	5		B
Motor Control Center	90%			2035	**	5	\$800	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$10,200	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside.</i>								
Generators								
Diesel	100%			2035	**	1	\$12,800	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>Explanation : Two Generators Rated At One 1,000 Kw And 1562 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$1,100	5	\$1,200	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2044	**	5	\$3,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>Explanation : Two 100 Gallons.</i>								
Main Tank	50%			2037	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground.</i>								
<i>Explanation : Two 20,000 Gallons.</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2017	\$74,600	10	\$5,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : T-12 Lamps</i>								
HID	70%			2017	\$168,800	10	\$700	B
HID	5%			2022	\$12,100	10	\$100	B
Incandescent	5%			2017	\$18,700	2		B
Exterior Lighting								
HID	100%			2017	\$24,700	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	**	5	\$200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North End Of Building</i>								
<i>Explanation : 6 - 40,000 Gallon Buried Tanks For #2 Fuel With Leak Detection System</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$183,700	2020	\$1,836,900	1	\$28,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 8 Boilers, Boiler 5 Is Off Line With Extensive Problems.</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$201,600	2032	**	4	\$1,600	B
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Various</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2022	\$986,100	1	\$10,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	2%			2027	**	2		B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	98%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,000	B
Exhaust Fans								
Interior	75%	Now	\$13,500	2022	\$135,100	2	\$600	B
<i>Broken, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Combustion Air Intake For Boiler 5</i>								
Roof	25%	Now	\$2,600	2027	**	2	\$200	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insufficient Ventilation</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2042	**	1		B
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Conditioner Serves Boiler Make Up Tanks</i>								
Galv Iron/Steel	70%			2027	**	1		B
HW Heat Exchanger								
Low Temp	100%			2032	**	4	\$3,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$1,800	LIFE	**	1		B
<i>Corroded, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof Drain</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2017	\$18,500	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2022	\$18,500	4	\$2,000	B
Backflow Preventer								
Generic	100%			2030	* *	1	\$2,000	B
Fixtures								
Generic	100%							B

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.*

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER
Address : 11-11 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.020 / 2046 **Yr Built/Renovated** : 1971 / 2003
Area Sq Ft : 565,795 **Project Type** : CORRECTION
Date of Survey : 02-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$41,393,400	\$1,266,000
Interior Architecture	\$3,430,700	\$3,667,800
Electrical	\$13,292,100	\$6,342,400
Mechanical	\$2,175,900	\$2,767,200
Total	\$60,292,100	\$14,043,300
Priority A	\$41,393,400	\$1,266,000
Priority B	\$16,798,200	\$9,421,800
Priority C	\$2,100,500	\$3,355,600
Total	\$60,292,100	\$14,043,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture		\$12,200	\$3,400	\$50,900
Electrical	\$58,200	\$48,400	\$48,200	\$56,400
Mechanical	\$76,300	\$47,000	\$74,700	\$72,900
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$170,000	\$143,200	\$161,800	\$215,700
Priority A				
Priority B	\$170,000	\$130,900	\$158,400	\$164,800
Priority C		\$12,200	\$3,400	\$50,900
Total	\$170,000	\$143,200	\$161,800	\$215,700



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.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%			2022	\$342,700	10	\$74,100	A
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Main Entrance And West Facade.</i>							
Masonry: Brick	95%	Now	\$541,800	LIFE	**	5	\$450,400	A
	<i>Repainting Failure, Extent : Light, Area Affected : 5%</i>							
	<i>Location : West Facade Control Joint Open With Rusting Metal Angle.</i>							
Windows								
Aluminum	20%	Now	\$3,080,300	2047	**	5	\$17,900	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout.</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Basement And Corridors.</i>							
	<i>Glazing Clouded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Various Locations Throughout.</i>							
	<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout.</i>							
Metal/Detention Type	80%	Now	\$37,489,000	2032	**	5	\$260,400	A
	<i>Air Infiltration, Extent : Severe, Area Affected : 85%</i>							
	<i>Location : Throughout Housing Areas.</i>							
	<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Various Locations In Housing Areas.</i>							
	<i>Thermally Inefficient, Extent : Severe, Area Affected : 85%</i>							
	<i>Location : Throughout Housing Areas.</i>							
Parapets								
Metal Rail	95%			2035	**	5-10	\$352,500	A
No Component	5%							D
Roof								
Single Ply Membrane	100%	Now	\$68,200	2027	**			A
	<i>Ponding, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Roof Adjacent To Building 3 Entrance.</i>							

Interior

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

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$148,100	LIFE	**	5	\$118,800	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i> <i>Location : Mechanical Electrical Room 40 And Various Locations Throughout First Floor.</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Mechanical Electrical Room 46.</i> <i>Explanation : Completely Flooded With Sewage Water From Sewage Line Break.</i>								
Ceramic Tile	5%	Now	\$53,800	2031	**	5	\$13,600	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> <i>Location : Staff Toilets</i>								
Quarry Tile	3%			2035	**	5	\$24,400	C
Terrazzo	40%	Now	\$582,300	LIFE	**	5	\$169,700	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Throughout Main Corridors On The First Floor.</i>								
Traffic Topping	10%			2027	**	5	\$67,900	C
Vinyl Tile	5%			2022	\$463,200	3	\$10,200	C
Vinyl Tile	25%	Now	\$463,200	2022	\$2,316,100	3	\$50,900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : 9x9's In The Control Bubbles And Various Locations Throughout.</i> <i>Worn/Eroded, Extent : Severe, Area Affected : 85%</i> <i>Location : In The Control Bubbles And Various Locations Throughout.</i>								
Wood	2%	Now	\$82,400	2037	**	5	\$10,200	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : Weight Room, Stage And Chapel.</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Chapel Floor From A Steam Leak.</i>								
Interior Walls								
Concrete Masonry Unit	85%	Now	\$690,500	LIFE	**	5	\$203,800	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i> <i>Location : Various Locations In The Mechanical Electrical Rooms.</i>								
Gypsum Board	10%			LIFE	**	5	\$36,000	C
SGFT/Glazed Masonry	3%			LIFE	**			C
Wood	2%	Now	\$80,100	LIFE	**	5	\$48,000	C
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i> <i>Location : Chapel Wall From A Steam Leak.</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	32%	Now	\$120,000	2027	**	5	\$108,600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Infirmary.</i>								
Exposed Concrete	35%	Now	\$262,300	LIFE	**	5	\$29,700	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Electrical Room.</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Water Meter Room.</i>								
Fiber Board	3%			2027	**			B
Metal Panel	30%	Now	\$948,000	LIFE	**	5	\$203,600	B
<i>Deformed/Dented, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2022	\$82,000	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : 3,000 Amps.</i>								
Fused Disc Sw	50%	0-2	\$82,000	2052	**	5	\$500	B
<i>Enclosure Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : 3,000 Amps.</i>								
Transformers								
Dry Type	75%			2027	**	5	\$1,300	B
Dry Type	25%	0-2	\$6,200	2042	**	5	\$200	B
<i>Enclosure Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room.</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2022	\$266,700	5	\$1,000	B
Fused Disc Sw	50%			2042	**	5	\$1,000	B
Raceway								
Conduit	50%			2022	\$361,400	1		B
Conduit	50%			2032	**	1		B
Panelboards								
Molded Case Bkrs	80%			2021	\$582,100	5	\$9,800	B
Molded Case Bkrs	20%			2038	**	5	\$2,500	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER
Asset # : 2046

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	80%			2022	\$654,200	1		B
Thermoplastic	20%			2042	* *	1		B
Motor Controllers								
Locally Mounted	10%			2020	\$38,900	5	\$300	B
Motor Control Center	78%			2020	\$447,200	5	\$9,900	B
Motor Control Center	10%	0-2	\$57,300	2042	* *	5	\$600	B
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room.</i>								
Motor Control Center	2%			2027	* *	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,800	B
Lighting								
Interior Lighting								
Fluorescent	85%			2022	\$3,275,200	10	\$282,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	10%			2022	\$271,100	10	\$1,200	B
HID	5%			2017	\$135,600	10	\$600	B
Egress Lighting								
Exit, Service	75%			2022	\$80,800	1		B
Exit, Service	25%			2017	\$26,900	1		B
Exterior Lighting								
HID	100%			2017	\$345,800	10	\$1,500	B
Alarm								
Security System								
Generic	100%			2017	\$2,858,800	1	\$173,200	B
Fire/Smoke Detection								
Generic	100%			2017	\$9,785,700	1-3	\$294,500	B

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

Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	50%	Now	\$15,800	2025	**	1	\$80,900	B
<i>Corroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement Steam Room</i>								
Pres. Reducing Valve/LP Steam	50%	Now	\$11,500	2025	**	5	\$5,400	B
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Steam Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Insulation Damaged Or Missing</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,116,000	2038	**	4	\$17,900	B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Steam Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Mechanical Rooms</i>								
<i>Explanation : Several Hot Water Pumps Out Of Service</i>								
Terminal Devices								
Air Handler	19%			2022	\$758,700	1	\$42,700	B
Air Handler	1%			2032	**	1	\$2,300	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic Units</i>								
Convactor/Radiator	2%	Now	\$2,800	2020	\$139,900	1	\$2,100	B
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>								
Convactor/Radiator	78%			2027	**	1	\$91,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2022	\$683,700	2	\$4,500	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves Control Areas</i>								
No Component	70%							D
Under Construction	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : New Chiller For Clinic Area</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	10%			2048	* *	4	\$1,800	B
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	10%			2022	\$94,400	1	\$22,500	B
No Component	90%							D
Heat Rejection								
Water Cool Tower	10%			2023	\$63,800	2	\$36,500	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$202,300	B
Exhaust Fans								
Interior	20%			2022	\$163,700	2	\$2,200	B
Roof	80%	Now	\$47,100	2022	\$471,100	2	\$7,200	B
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
HW Heat Exchanger								
Low Temp	90%	Now	\$4,100	2022	\$206,800	4	\$32,400	B
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : 6 Units, One Needs Circulating Pump Repair</i>								
Low Temp	10%			2048	* *	4	\$3,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Instantaneous Units Serve Kitchen</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$965,200	LIFE	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Under Floor</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen Piping</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$18,500	4	\$1,300	B
Sewage Ejector(s)								
Compressed Air	100%	Now	\$2,400	2022	\$47,600	4	\$1,300	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							B
Vertical Transport								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport							
Elevators							
Geared Traction	90%			LIFE	**		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement To 2nd Floor</i>						
	<i>Explanation : 8 Units</i>						
Hydraulic	10%			LIFE	**		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement To 1st Floor</i>						
	<i>Explanation : 1 Freight Elevator</i>						
Fire Suppression							
Standpipe							
Generic	100%			2032	**	1-5	\$190,100 B
Sprinkler							
No Component	85%						D
Generic	15%			2032	**	1-2	\$15,300 B
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
	<i>Location : Kitchen</i>						
	<i>Explanation : Ansul System Serves Cooking Areas.</i>						
Fire Pump							
Generic	100%			2025	**	1	\$67,900 B

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC
Address : 19-19 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.070 / 2792 **Yr Built/Renovated** : 1988 / 2006
Area Sq Ft : 300,745 **Project Type** : CORRECTION
Date of Survey : 01-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2109477

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$518,200	\$369,500
Interior Architecture	\$5,000,000	\$3,450,100
Electrical	\$6,794,200	\$3,223,700
Mechanical		\$2,637,100
Total	\$12,312,300	\$9,680,400
Priority A	\$518,200	\$369,500
Priority B	\$10,248,800	\$6,165,100
Priority C	\$1,545,400	\$3,145,800
Total	\$12,312,300	\$9,680,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$32,900	\$1,200		
Interior Architecture	\$57,300			\$34,500
Electrical	\$44,700	\$48,400	\$41,100	\$57,400
Mechanical	\$82,200	\$19,000	\$44,100	\$42,500
Total	\$217,000	\$68,600	\$85,200	\$134,400
Priority A	\$32,900	\$1,200		
Priority B	\$134,700	\$67,400	\$85,200	\$120,200
Priority C	\$49,500			\$14,200
Total	\$217,000	\$68,600	\$85,200	\$134,400



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$79,500	LIFE	**	5	\$39,900	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2% Location : Buildings 16 & 12.</i>							
Metal Panel	70%	Now	\$211,400	2042	**	5	\$279,600	A
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Metal Fascia On Exterior Recreation Courtyard Walls. Deformed/Dented, Extent : Light, Area Affected : 2% Location : Loading Dock Area Building 15. Staining/Discoloring, Extent : Moderate, Area Affected : 5% Location : East Facade.</i>							
Windows								
Aluminum	5%	Now	\$24,800	2038	**	5	\$700	A
	<i>Water Penetration, Extent : Moderate, Area Affected : 15% Location : Window Heads Throughout</i>							
Metal/Detention Type	95%			2042	**	5	\$99,800	A
Parapets								
Metal Panel	40%	Now	\$8,000	2042	**	5	\$2,000	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : J Building. Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20% Location : Throughout Mechanical Bulkhead At J Building.</i>							
Metal: Cage/Fence	10%			2035	**	5-10	\$2,000	A
No Component	50%							D
Roof								
Single Ply Membrane	97%	Now	\$177,400	2027	**			A
	<i>Adhesion Failure, Extent : Light, Area Affected : 2% Location : E Building. Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40% Location : Various Locations Throughout Facility.</i>							
Skylight, Plastic	3%			2035	**	1		A
Interior								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$79,700	LIFE	**	5	\$319,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : Mechanical Room J.</i>								
Ceramic Tile	10%	Now	\$128,700	2025	**	5	\$16,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Women's Housing Shower Facility.</i>								
Quarry Tile	2%	Now	\$18,500	2035	**	5	\$4,900	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Kitchen</i>								
Raised Access Floor	3%	Now	\$492,900	2037	**	5	\$18,300	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 60% Location : Throughout Control Bubbles. Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Control Bubbles. Explanation : Worn And Eroded Surface.</i>								
Traffic Topping	5%	Now	\$391,900	2022	\$783,800	5	\$10,100	C
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100% Location : Mess Hall Kitchen.</i>								
Vinyl Tile	35%	Now	\$193,800	2022	\$1,938,000	3	\$42,600	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Transition To Connecting Corridor To C-37</i>								
Interior Walls								
Ceramic Tile	15%	Now	\$258,400	2025	**	5	\$24,500	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Women's Housing Shower Facilities.</i>								
Concrete Masonry Unit	7%	Now	\$31,000	LIFE	**	5	\$9,100	C
<i>Water Penetration, Extent : Light, Area Affected : 2% Location : West Corridor.</i>								
Concrete Masonry Unit	73%			LIFE	**	5	\$95,400	C
Gypsum Board	5%			LIFE	**	5	\$9,800	C

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC
Asset # : 2792

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2027	**	5	\$40,600	B
AcousTileSusp.Lay-In	10%	Now	\$7,800	2027	**	5	\$16,200	B
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Where 5,6,7 Control Ceiling Meets The Main Corridor.</i>								
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	15%	Now	\$55,100	LIFE	**	5	\$60,900	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Women's Housing Facilities And Where Main Hall Abuts Hall To Temporary Detention Facility.</i>								
Metal Panel	60%	Now	\$3,399,500	LIFE	**	5	\$243,400	B
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Corridor.</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Between Buildings 2-4 And 1-3.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$109,300	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : Two Electrical Service Rated At 1,600 Amps.</i>								
Transformers								
Dry Type	80%			2027	**	5	\$700	B
Dry Type	20%			2020	\$5,000	5	\$200	B
Switchgear / Switchboard								
Fused Disc Sw	70%			2032	**	5	\$800	B
Molded Case Bkrs	30%			2032	**	5	\$2,000	B
Raceway								
Conduit	80%			2032	**	1		B
Conduit	20%			2022	\$96,400	1		B
Panelboards								
Molded Case Bkrs	70%			2030	**	5	\$4,600	B
Molded Case Bkrs	30%			2021	\$145,500	5	\$2,000	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	10%			2027	**	5	\$200	B
Motor Control Center	50%			2027	**	5	\$3,400	B
Motor Control Center	40%			2035	**	5	\$2,700	B

Ground

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	1	\$76,000	B
Generators								
Diesel	100%			2025	**	1	\$95,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor.</i>						
		<i>Explanation : 800 Kw</i>						
Batteries								
Lead/Acid	100%			2017	\$1,100	5	\$9,100	B
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor.</i>						
Fuel Storage								
Day Tank	20%			2030	**	5	\$9,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor.</i>						
		<i>Explanation : 250 Gallons for Both Generators.</i>						
Main Tank	80%			2037	**	5	\$5,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Underground.</i>						
		<i>Explanation : 10,000 Gallons.</i>						
Lighting								
Interior Lighting								
Fluorescent	85%			2022	\$2,221,100	10	\$191,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout.</i>						
		<i>Explanation : Using T-12 Lamps.</i>						
HID	15%			2022	\$275,800	10	\$1,200	B
Egress Lighting								
Exit, Service	100%			2017	\$73,100	1		B
Exterior Lighting								
HID	100%			2022	\$183,800	10	\$800	B
Alarm								
Security System								
Generic	100%			2017	\$1,519,600	1	\$92,100	B
Fire/Smoke Detection								
Generic	100%			2017	\$5,201,500	1-3	\$156,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	**	1		B

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	50%			2025	**	1	\$38,900	B
Pres. Reducing Valve/LP Steam	50%	Now	\$2,000	2025	**	5	\$2,300	B
	<i>Leak Evident, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Steam Pressure Reducing Station</i>							
	<i>Other Observation, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Steam Pressure Reducing Station</i>							
	<i>Explanation : Insulation Damaged Or Missing</i>							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$32,200	2030	**	4	\$7,800	B
	<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Expansion Tank</i>							
Terminal Devices								
Air Handler	60%			2022	\$1,037,100	1	\$58,400	B
Convactor/Radiator	4%	Now	\$2,400	2027	**	1	\$1,800	B
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Convectors</i>							
	<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>							
Convactor/Radiator	36%			2027	**	1	\$18,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2022	\$54,400	1	\$3,600	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Chiller</i>							
Ext Pkg Unit - Heating/Cooling	10%			2022	\$211,400	2	\$1,000	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
No Component	85%							D
Distribution								
Chilled Wtr Pipe/Pump	5%			2042	**	4	\$600	B
No Component	95%							D
Terminal Devices								
Fan Coil - Cooling	5%			2022	\$18,500	1	\$2,500	B
No Component	95%							D
Heat Rejection								
Remote Air Cond	15%			2022	\$43,100	2	\$16,400	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,600	B

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	40%			2022	\$141,800	2	\$1,900	B
Roof	60%	Now	\$3,100	2022	\$153,000	2	\$2,300	B
<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2022	\$191,500	1		B
Galv Iron/Steel	80%	Now	\$15,300	2020	\$766,000	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Mixing Valves Malfunctioning</i>								
HW Heat Exchanger								
Low Temp	100%			2032	* *	4	\$15,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2022	\$18,500	4	\$2,000	B
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$82,300	B
Sprinkler								
No Component	75%							D
Generic	25%			2032	* *	1-2	\$11,000	B
Fire Pump								
Generic	100%			2025	* *	1	\$29,400	B

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING
Address : 14-12 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.200 / 4129 **Yr Built/Renovated** : 1990 /
Area Sq Ft : 8,392 **Project Type** : CORRECTION
Date of Survey : 07-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$835,200	\$317,900
Interior Architecture	\$87,300	\$468,000
Electrical		\$42,400
Mechanical		\$68,000
Total	\$922,500	\$896,300
Priority A	\$835,200	\$317,900
Priority B	\$48,700	\$151,100
Priority C	\$38,600	\$427,300
Total	\$922,500	\$896,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$37,500			
Interior Architecture	\$9,000	\$43,000		\$2,800
Electrical	\$1,600	\$1,300	\$1,100	\$3,200
Mechanical	\$1,000	\$900	\$1,400	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$53,000	\$49,100	\$6,400	\$10,900
Priority A	\$37,500			
Priority B	\$6,500	\$6,100	\$6,400	\$8,000
Priority C	\$9,000	\$43,000		\$2,800
Total	\$53,000	\$49,100	\$6,400	\$10,900



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$16,500	LIFE	**	5	\$14,300	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : Exterior Fire Exit Stair Footings Disconnected From Lower Stair Rail Posts Leaving Bottom Of Stair Hanging In The Air.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Exterior Stairs</i>								
Metal Panel	80%			2042	**	5-10	\$314,800	A
Metal Panel	10%	Now	\$16,200	2042	**	5	\$10,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Exterior Fire Exit Staircase.</i>								
Weathering Steel	5%	Now	\$40,000	LIFE	**	1		A
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Stairs North Elevation.</i>								
Windows								
Aluminum	100%			2038	**	5	\$5,300	A
Parapets								
Metal: Cage/Fence	100%	Now	\$4,700	2027	**	5	\$11,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout.</i>								
Roof								
Spray-on Foam	100%	4+	\$709,400	2032	**	5	\$88,900	A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%			2021		3	\$13,600	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices.</i>								
Ceramic Tile	5%	Now	\$9,000	2025	**	5	\$2,300	C
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms And Janitors Closet.</i>								
Raised Access Floor	20%			2035	**	5	\$67,900	C
Vinyl Tile	40%			2027	**	3	\$13,600	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vinyl Rubber Tile</i>								
Vinyl Tile	25%	Now	\$38,600	2022	\$385,900	3	\$8,500	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Administrative Spaces.</i>								
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$41,400	C

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$48,700	2035	**	5	\$40,700	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Personnel Room And Open Admin Areas.</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Administration, Kitchen And Locker Room Areas.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout Ceilings.</i>								
<i>Explanation : Fiberglass Reinforced Panels.</i>								
Gypsum Board	10%			LIFE	**	5	\$11,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	3		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4160/480/277 Volts Service</i>								
Transformers								
Dry Type	100%			2027	**	3		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 300 Kva</i>								
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Two 2,000 Amps. Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2035	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Two 112.5 Kva</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,600 Amps.</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Raceway								
Conduit	80%			2032	**	1		B
Conduit	20%			2048	**	1		B
Panelboards								
Molded Case Bkrs	80%			2030	**	5	\$100	B
Molded Case Bkrs	20%			2044	**	5		B
Wiring								
Thermoplastic	80%			2032	**	1		B
Thermoplastic	20%			2048	**	1		B
Motor Controllers								
Locally Mounted	100%			2027	**	5		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	1	\$2,100	B
Generators								
Diesel	100%			2035	**	1	\$2,700	B
Batteries								
Lead/Acid	25%			2017	\$300	5	\$100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Enclosure.</i>							
	<i>Explanation : For Generator Use.</i>							
Nickel Cadmium	75%			2017	\$900	5	\$1,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Batteries Room</i>							
	<i>Explanation : Using Batteries Bank For Back Up Power.</i>							
Fuel Storage								
Main Tank	100%			2057	**	5	\$200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 650 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	15%			2030	**	10	\$900	B
Fluorescent	65%			2022	\$17,800	10	\$4,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Fluorescent	5%			2030	**	10	\$300	B
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Server Room</i>							
	<i>Explanation : Using T-8 Lamps.</i>							
HID	15%			2027	**	10		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING
Asset # : 4129

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting Exit, Service	20%	Now	\$400	2032	**	1		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exit, Service	80%			2022	\$1,600	1		B
Alarm								
Security System Generic	100%			2022	\$42,400	1	\$2,600	B
Fire/Smoke Detection Generic	100%			2030	**	1-3	\$4,200	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Campus Steam	100%			2032	**	1		B
Conversion Equipment Heat Exchanger	100%			2025	**	1	\$3,400	B
Distribution Hot Wtr Piping/Pump	100%			2030	**	4	\$500	B
Terminal Devices Air Handler	90%			2022	\$68,000	1	\$3,800	B
Convector/Radiator	10%			2027	**	1	\$200	B
Air Conditioning								
Energy Source Electricity	100%			2030	**	1		B
Conversion Equipment Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rooftop Package Units Being Installed</i>								
Distribution Under Construction	100%							D
Heat Rejection Under Construction	100%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,800	B
Exhaust Fans Roof	90%			2027	**	2	\$200	B
Wall Unit	10%			2030	**	2		B
Plumbing								
H/C Water Piping Brass/Copper	100%			2048	**	1		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING
Asset # : 4129

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Water Heater Electric	100%			2021	\$2,200	4		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 1 - 30 Gallon Unit</i>							
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer Generic	100%			2030	* *	1	\$400	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st And 2nd Floor.</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Sprinkler No Component	80%							D
Generic	20%			2052	* *	1-2	\$400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : Clean Agent System Being Installed To Protect Communication Equipment</i>							

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

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Address : 17-17 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.100 / 2031 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 73,895 **Project Type** : CORRECTION
Date of Survey : 14-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$402,400	\$1,342,400
Interior Architecture	\$3,459,800	\$545,500
Electrical	\$1,142,000	\$272,200
Mechanical	\$49,600	\$1,457,300
Total	\$5,053,800	\$3,617,400
Priority A	\$402,400	\$1,342,400
Priority B	\$3,696,600	\$1,729,500
Priority C	\$954,800	\$545,500
Total	\$5,053,800	\$3,617,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$2,800			
Interior Architecture	\$64,000		\$2,500	\$5,100
Electrical	\$14,800	\$5,200	\$4,700	\$42,300
Mechanical	\$33,900	\$4,200	\$10,500	\$26,000
Total	\$115,500	\$9,500	\$17,800	\$73,400
Priority A	\$2,800			
Priority B	\$80,600	\$9,500	\$15,300	\$72,800
Priority C	\$32,100		\$2,500	\$600
Total	\$115,500	\$9,500	\$17,800	\$73,400



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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$154,900	LIFE	**	5	\$51,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i> <i>Location : South Facade At Masonry Supports Throughout.</i> <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i> <i>Location : North Facade.</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Second Floor Wall At East Facade</i>								
Metal Coiling Doors	10%	Now	\$62,800	2027	**	5	\$8,900	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> <i>Location : Various Locations Throughout.</i>								
Windows								
Steel	100%	Now	\$55,500	2030	**	5	\$33,200	A
<i>Air Infiltration, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout</i> <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> <i>Location : Various Lintel Locations Throughout Garage.</i> <i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i> <i>Location : Officers' Locker Room</i> <i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i> <i>Location : Officers' Locker Room</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$2,900	A
Metal Rail	20%	Now	\$2,800	2035	**	5	\$5,100	A
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout.</i>								
Roof								
Built-Up (BUR)	100%	Now	\$129,100	2022	\$1,290,800			A
<i>Blisters, Extent : Moderate, Area Affected : 40%</i> <i>Location : Various Locations Throughout Roof.</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Throughout Including Garage Spaces And Second Floor Corridor Near Communications Area.</i>								

Interior

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

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$160,400	LIFE	**	5	\$128,700	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tire Shop And Various Locations Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanics Shop M-3 And Various Locations In Garage Service Area.</i>								
Ceramic Tile	3%	Now	\$5,400	2025	**	5	\$1,400	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Men's Toilet And Shower Facilities.</i>								
Raised Access Floor	5%	Now	\$22,900	2025	**	5	\$8,500	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dispatch Room.</i>								
Vinyl Tile	22%			2022			\$7,500	C
Vinyl Tile	5%	Now	\$3,900	2022			\$1,700	C
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
Interior Walls								
Concrete Masonry Unit	85%	Now	\$794,400	LIFE	**	5	\$23,500	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room M-3.</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room M-3 And Various Locations Throughout</i>								
Gypsum Board	15%			LIFE	**	5	\$6,200	C
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$16,200	2027	**	5	\$6,800	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Corridor First Floor.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor Near Communications Area, Wardens Office, And Dispatch Room.</i>								
AcousTileSusp.Lay-In	10%			2027	**	5	\$9,000	B
Exposed Concrete	5%	Now	\$15,600	LIFE	**	5	\$700	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Radio Shop.</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Radio Shop.</i>								
Exposed Struc: Steel	68%	Now	\$2,505,000	LIFE	**			B
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Men's Locker Room And Various Locations Adjacent To North Wall In Service Area Of Garage Above Windows.</i>								
Metal Panel	2%			LIFE	**	5	\$2,300	B

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

Over 600 Volts

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Not Accessible	100%							D
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Transformers								
Dry Type	100%			2020	\$24,900	5	\$200	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$53,300	5	\$300	B
Raceway								
Conduit	100%			2022	\$66,100	1		B
Panelboards								
Molded Case Bkrs	95%			2021	\$48,000	5	\$1,500	B
Molded Case Bkrs	5%			2030	**	5	\$100	B
Wiring								
Thermoplastic	90%			2022	\$44,100	1		B
Thermoplastic	10%			2032	**	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$60,700	5	\$400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Manual	100%			2022	\$19,400	5	\$300	B
								<i>Other Observation, Extent : Light, Area Affected : 100%</i>
								<i>Location : Outside</i>
								<i>Explanation : Missing Rating Tag.</i>
Lighting								
Interior Lighting								
Fluorescent	40%			2017	\$96,200	10	\$22,200	B
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Throughout</i>
								<i>Explanation : Using T-12 Lamps</i>
HID	50%			2017	\$33,400	10	\$1,000	B
HID	10%	0-2	\$6,700	2032	**			B
								<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Garage Area.</i>

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Exit, Service	80%			2017	\$14,400	1		B
Exit, Service	20%	0-2	\$3,600	2032	**	1		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	100%			2022	\$6,700	10	\$200	B
Lighting Protection								
Arresters/Cabling								
Generic	100%			2025	**	5	\$1,800	B
Alarm								
Security System								
Generic	100%			2017	\$373,400	1	\$22,600	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$639,000	1-3	\$19,200	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	99%			2032	**	1		B
Electricity	1%			2032	**	1		B
Conversion Equipment								
Furnace	1%			2022	\$1,500	1	\$300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Electric Heating / Cooling Package Unit On Roof</i>								
Not Accessible	99%							D
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$49,600	2030	**	4	\$2,400	B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage, Tire Shop</i>								
Steam Piping/Pump	20%	Now	\$17,200	2032	**	4	\$600	B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
Terminal Devices								
Convactor/Radiator	30%			2027	**	1	\$5,900	B
Fan Coil Unit/Heat	70%			2022	\$1,293,400	1	\$13,700	B
Air Conditioning								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	15%	Now	\$8,500	2022	\$85,400	2	\$400	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	5%			2017	\$12,700	1		B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,700	B
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Garage</i>								
<i>Explanation : Vehicle Exhaust System</i>								
Exhaust Fans								
Interior	20%			2022	\$27,300	2	\$400	B
Roof	80%	Now	\$1,600	2022	\$78,500	2	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Some Fan Covers Missing</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	**	1		B
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
Generic	100%			2032	**	1-5	\$31,700	B
Sprinkler								
Generic	100%			2032	**	1-2	\$17,000	B
Fire Pump								
Not Accessible	100%							D

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Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.160 / 2864 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 12,104 **Project Type** : CORRECTION
Date of Survey : 07-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2109479

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$223,100	\$98,400
Interior Architecture		\$63,200
Electrical		\$260,500
Mechanical	\$242,300	
Total	\$465,400	\$422,100
Priority A	\$223,100	\$98,400
Priority B	\$242,300	\$260,500
Priority C		\$63,200
Total	\$465,400	\$422,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				\$2,000
Interior Architecture	\$16,800	\$1,400		\$500
Electrical	\$1,300	\$1,600	\$2,700	\$1,700
Mechanical	\$1,700	\$1,000	\$28,000	\$24,300
Total	\$19,800	\$4,000	\$30,700	\$28,500
Priority A				\$2,000
Priority B	\$7,100	\$2,700	\$30,700	\$26,000
Priority C	\$12,600	\$1,400		\$500
Total	\$19,800	\$4,000	\$30,700	\$28,500



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%			2042	**	5-10	\$135,300	A
Windows								
Metal/Detention Type	100%			2042	**	5	\$4,100	A
Roof								
Skylight, Plastic	3%			2035	**	1		A
Spray-on Foam	97%	Now	\$186,200	2032	**	5	\$23,300	A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Center Of Roof.</i>								
Interior								
Floors								
Vinyl Tile	25%	Now	\$12,600	2022	\$63,200	3	\$1,400	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Office Areas.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Office Areas And Locker Room.</i>								
Vinyl Tile	75%			2027	**	3	\$4,200	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vinyl Rubber Flooring</i>								
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$9,800	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Walls.</i>								
<i>Explanation : Fiberglass Reinforced Type Panels.</i>								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$4,100	2035	**	5	\$8,600	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Locker Room And Office- Cashier 1 & 2 Space.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Ceilings.</i>								
<i>Explanation : Fiberglass Reinforced Panels.</i>								
Gypsum Board	5%			LIFE	**	5	\$1,100	B

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

Under 600 Volts

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

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	**	5	\$300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 400 Amp Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2027	**	5		B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	**	5	\$300	B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Molded Case Bkrs	100%			2030	**	5	\$300	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	1	\$3,100	B
Generators								
Diesel	100%			2031	**	1	\$3,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 1250 Kw.</i>						
Batteries								
Lead/Acid	100%			2016		5	\$400	B
Fuel Storage								
Main Tank	100%			2050	**	5	\$300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 650 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$94,700	10	\$8,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-12 Lamps</i>						
HID	10%			2022	\$7,400	10		B
Egress Lighting								
Emergency, Battery	10%			2022	\$700	10	\$200	B
Exit, Service	90%			2022	\$2,600	1		B
Exterior Lighting								
HID	100%			2022	\$7,400	10		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

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

Alarm

Security System								
Generic	100%			2022	\$61,200	1	\$3,700	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2022	\$104,700	1-3	\$3,100	B

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

Heating

Energy Source								
Electricity	100%			2042	**	1		B
Conversion Equipment								
Heat Pump	100%			2016	\$21,600	2	\$3,100	B
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,500	B
Terminal Devices								
Air Handler	100%			2017	\$109,000	1	\$6,100	B
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				

Air Conditioning

Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2017	\$133,300	2	\$600	B
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$12,900	B

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,500	B
Exhaust Fans								
Interior	90%			2017	\$20,100	2	\$300	B
Roof	10%			2022	\$1,600	2		B

Plumbing

H/C Water Piping								
Brass/Copper	100%			2032	**	1		B
Water Heater								
Electric	100%			2017	\$3,100	4	\$100	B
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Closet</i>				
				<i>Explanation : 1 - 30 Gallon Unit</i>				
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2027	* *	1	\$600	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2032	* *	1-2	\$2,800	B

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

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

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES WEST FACILITY
Address : 16-06 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.150 / 2865 **Yr Built/Renovated** : 1993 / 1998
Area Sq Ft : 202,636 **Project Type** : CORRECTION
Date of Survey : 15-Mar-2011 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$4,250,600	\$4,397,300
Interior Architecture	\$3,821,600	\$11,176,600
Electrical	\$4,528,500	\$1,901,800
Mechanical		\$1,975,400
Total	\$12,600,700	\$19,451,100
Priority A	\$4,250,600	\$4,397,300
Priority B	\$7,626,400	\$8,710,600
Priority C	\$723,800	\$6,343,200
Total	\$12,600,700	\$19,451,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Interior Architecture				\$41,400
Electrical	\$18,600	\$17,700	\$15,500	\$21,700
Mechanical	\$60,000	\$6,800	\$113,000	\$12,300
Total	\$78,600	\$24,500	\$128,500	\$75,400
Priority B	\$78,600	\$24,500	\$128,500	\$33,900
Priority C				\$41,400
Total	\$78,600	\$24,500	\$128,500	\$75,400



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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES WEST FACILITY

Asset # : 2865

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	15%	Now	\$165,000	2025	**	5	\$214,000	A
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Refers To Sprung Skins; Tears At Sprungs 14 And 15, Staff Dining, Barber Shop, Urgent Care And Various Locations At Middle And Lower Sections Of Sprungs Throughout.</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Refers To Sprung Skins; Various Locations Throughout.</i>								
Fiberglass Panel	35%			2031	**	5	\$998,700	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Refers To Sprung Skins.</i>								
Metal Panel	10%	Now	\$107,900	2032	**	5	\$142,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade Of Men's Locker Room.</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : West Facade Of Men's Locker Room And Various Locations Throughout Trailers.</i>								
Metal Panel	40%			2042	**	5-10	\$2,092,600	A
Windows								
Aluminum	70%			2030	**	5	\$112,100	A
Metal/Detention Type	30%	Now	\$2,101,300	2032	**	5	\$87,600	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Parapets								
Not Accessible	100%							D
Roof								
Single Ply Membrane	50%	Now	\$750,300	2022	\$1,875,800			A
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Refers To Sprung Skins; Upper Portions Of Skins Showing Porosity.</i>								
Not Accessible	50%							D
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$131,800	C
Sheet Vinyl/Rubber	35%			2027	**	5	\$316,400	C
Vinyl Tile	55%	Now	\$565,500	2022	\$5,655,400	3	\$124,300	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Administration Trailer And Various Toilet Room Spaces Throughout Trailers.</i>								
Interior Walls								
Gypsum Board	50%			LIFE	**	5	\$198,900	C
Steel Plate	50%			LIFE	**	5	\$198,900	C

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES WEST FACILITY

Asset # : 2865

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Fiber Board	45%	Now	\$2,651,500	2022	\$4,419,100			B
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Refers To Sprung Skins Showing Porosity At Various Locations Throughout.</i>								
Gypsum Board	25%	Now	\$341,200	LIFE	**	5	\$188,300	B
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Administrative Office Spaces Throughout Modular Buildings Connected To Sprungs.</i>								
Metal Panel	30%	Now	\$105,200	LIFE	**	5	\$226,000	B
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Men's Locker Room And Administrative Toilet.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Substation</i>								
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Transformers								
Dry Type	100%			2027	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Each Module Building And Sprung Contain One Dry Type Transformer</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	**	5	\$4,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 400 Amp Power Distribution Rating For Each Module Building And Sprung.</i>								
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Molded Case Bkrs	100%			2030	**	5	\$4,400	B
Wiring								
Thermoplastic	100%			2032	**	1		B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES WEST FACILITY
Asset # : 2865

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2027	* *	5	\$1,100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Not Accessible	100%							D
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	80%			2022	\$1,408,500	10	\$121,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-12 Lamps</i>						
HID	20%			2022	\$247,800	10	\$1,100	B
Egress Lighting								
Emergency, Service	30%			2022	\$14,800	1		B
Exit, Service	70%			2022	\$34,500	1		B
Exterior Lighting								
HID	100%			2022	\$123,800	10	\$500	B
Alarm								
Security System								
Generic	100%			2017	\$1,023,800	1	\$62,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Pole , Ceiling And Wall Mounted Cameras.</i>						
Fire/Smoke Detection								
Generic	100%			2017	\$3,504,700	1-3	\$105,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2042	* *	1		B
Conversion Equipment								
Heat Pump	80%			2020	\$288,800	2	\$41,100	B
Radiant Heater	20%			2027	* *	2	\$15,400	B
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,500	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES WEST FACILITY

Asset # : 2865

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2038	* *	1	B
Conversion Equipment							
Heat Pump	80%			2020	\$9,800	2	\$8,200 B
No Component	20%						D
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2	\$215,800 B
Heat Rejection							
Remote Air Cond	80%			2022	\$1,293,700	2	\$92,400 B
No Component	20%						D
Ventilation							
Distribution							
Ductwork/Diffusers	40%	Now	\$23,400	LIFE	* *	2-5	\$37,000 B
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>				
			<i>Location : Exterior Ducts</i>				
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$37,000 B
No Component	20%						D
Exhaust Fans							
Interior	80%			2022	\$299,300	2	\$4,100 B
No Component	20%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2032	* *	1	B
Water Heater							
Electric	100%			2021	\$52,500	4	\$1,000 B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Throughout</i>				
			<i>Explanation : 120 Gallon Units In Most Modular Units And Springs</i>				
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Plastic/PVC	100%			2027	* *	1	B
Backflow Preventer							
Not Accessible	100%						D
Fixtures							
Generic	100%						B
Fire Suppression							
Standpipe							
No Component	80%						D
Generic	20%			2032	* *	1-5	\$17,400 B
Sprinkler							
Generic	100%			2032	* *	1-2	\$46,500 B

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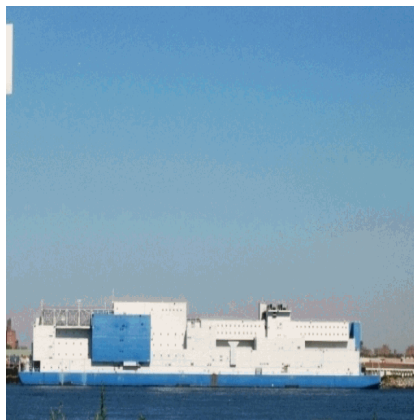
Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Address : #1 HALLECK STREET @ EAST RIVER
Borough : BRONX **Agency's Number** : V.C.B.C.
Program / Asset # : DOC0010.000 / 2866 **Yr Built/Renovated** : 1989 / 2011
Area Sq Ft : 310,000 **Project Type** : CORRECTION
Date of Survey : 27-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2780 **Lot** : 73 **BIN** : 2101256

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$118,000	\$2,163,000
Interior Architecture	\$1,370,900	\$1,920,900
Electrical		\$7,074,600
Mechanical	\$2,451,000	\$8,756,700
Total	\$3,940,000	\$19,915,100
Priority A	\$118,000	\$2,163,000
Priority B	\$2,954,000	\$16,044,300
Priority C	\$867,900	\$1,707,900
Total	\$3,940,000	\$19,915,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$55,300			
Interior Architecture	\$12,400			\$36,400
Electrical	\$51,400	\$41,400	\$55,700	\$49,500
Mechanical	\$63,600	\$81,000	\$119,200	\$89,800
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$207,400	\$147,100	\$199,600	\$200,300
Priority A	\$55,300			
Priority B	\$139,700	\$147,100	\$199,600	\$163,900
Priority C	\$12,400			\$36,400
Total	\$207,400	\$147,100	\$199,600	\$200,300



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

DEPARTMENT OF CORRECTION - 072
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%			2043	**	5-10	\$1,579,700	A
	<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : This Is Ship Construction - Steel Plates Welded Together</i>							
<hr/>								
Windows								
Metal/Detention Type	98%			2033	**	5	\$448,900	A
Metal Louvers	2%			2032	**	10	\$15,700	A
<hr/>								
Parapets								
Metal Rail	100%	Now	\$29,300	2036	**	5	\$47,900	A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Roof								
Metal Panel	83%	Now	\$118,000	2036	**			A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout,</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : This Component Is Actually Painted Steel Surfaces</i>							
<hr/>								
Skylight, Metal/Glass	2%			2043	**	10	\$5,500	A
Traffic Topping	15%	Now	\$25,900	2023			\$86,400	A
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Outdoor Recreation Area</i>							
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outdoor Recreation Area</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over 3ab And 3bb Cells</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Outdoor Recreation Area</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outdoor Recreation Area</i>							
	<i>Explanation : Steel Deck Is Covered With Dex-o-tex Type Coating</i>							
<hr/>								
Interior								
Floors								
Quarry Tile	2%			2028	**	5	\$9,700	C
Raised Access Floor	3%			2032	**	5	\$36,400	C
Steel Plate	30%			LIFE	**	1		C
Steel Plate	20%	Now	\$100,600	LIFE	**	1		C
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Boiler Room</i>							
<hr/>								
Vinyl Tile	45%	Now	\$418,300	2023		3	\$54,600	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Corridors</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Corridors</i>							

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DEPARTMENT OF CORRECTION - 072
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Fiberglass Panel	3%			LIFE	**	10	\$4,100	C
Glass: Single Pane	2%			LIFE	**	5	\$16,500	C
Steel Plate	10%	Now	\$68,500	LIFE	**	5	\$33,000	C
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Steel Plate	85%			LIFE	**	5	\$561,000	C
Ceilings								
AcousTileSusp.Lay-In	15%			2028	**	5	\$39,300	B
Exposed Struc: Steel	20%			LIFE	**	10	\$104,900	B
Metal Panel	35%	Now	\$299,900	LIFE	**	5	\$114,700	B
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	30%			LIFE	**	5	\$196,600	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cells 3ab And 3bb</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inmate Cells</i>								
<i>Explanation : This Component Is Actually Steel Plates.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$61,400	5	\$6,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protectors Rated @ 4- 4000 Amperes, 2- 1200 Amperes, 1- 800 Amperes And 2- 600 Amperes</i>								
Transformers								
Dry Type	100%			2021	\$14,000	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 750 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$209,700	5	\$6,700	B
Raceway								
Conduit	100%			2023	\$270,600	1		B
Panelboards								
Fused Disc Sw	5%			2022	\$13,600	5	\$300	B
Molded Case Bkrs	95%			2022	\$258,800	5	\$6,400	B
Wiring								
Thermoplastic	100%			2023	\$306,200	1		B

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DEPARTMENT OF CORRECTION - 072
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2021	\$51,300	5	\$200	B
Motor Control Center	90%			2021	\$461,900	5	\$6,200	B
Stand-by Power								
Transfer Switches								
Automatic	20%	Now	\$2,200	2043	**	1	\$14,100	B
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Upper Mechanical Room</i>						
Automatic	80%			2028	**	1	\$62,600	B
Generators								
Diesel	100%			2026	**	1	\$98,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 2- 2000 Kw Air Start And 1- 500 Kw Electric Start</i>						
Batteries								
Lead/Acid	100%			2016	\$600	5	\$9,400	B
Fuel Storage								
Day Tank	50%			2031	**	5	\$20,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 2400 Gallons Capacity</i>						
Main Tank	50%			2038	**	5	\$3,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Bottom Level</i>						
		<i>Explanation : 2- 40000 Gallons Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$644,400	10	\$99,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Facility</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	48%			2023	\$618,600	10	\$95,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Facility</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	2%			2023	\$18,100	10	\$100	B
Egress Lighting								
Emergency, Service	60%			2023	\$21,600	1		B
Emergency, Battery	10%			2023	\$9,000	10	\$5,200	B
Exit, Service	30%			2018	\$10,800	1		B
Exterior Lighting								
HID	100%			2023	\$106,400	10	\$800	B
Alarm								

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DEPARTMENT OF CORRECTION - 072
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

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

Alarm

Security System

Generic

100%

2023

\$879,700

1

\$94,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Facility**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic

100%

2023

\$3,011,300

1-3

\$161,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Facility**Explanation : Smoke Detector, Manual Pull Station, Horns And Alarm Bells*

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

Heating

Energy Source

Fuel Oil No 2

100%

2033

* *

5

\$66,900

B

Conversion Equipment

Steam Boiler

100%

Now

\$60,300

2021

\$1,205,800

1

\$192,800

B

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Shell Of Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Level Boiler Room**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

Now

\$17,500

2033

* *

4

\$10,700

B

*Corroded, Extent : Severe, Area Affected : 15%**Location : Boiler Area, Lower Level*

Terminal Devices

Air Handler

95%

2018

\$1,268,700

1

\$127,100

B

Unit Heater-Stm/HW

5%

2018

\$199,100

4

\$1,500

B

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

B

Conversion Equipment

Reciprocating

100%

Now

\$840,700

2033

* *

1

\$90,200

B

Compr/Chiller

*Not in Service, Extent : Severe, Area Affected : 20%**Location : 8 Out Of 48 Compressors - Compressors Keep Burning Out Frequently On Roof**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Roof**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Distribution

Chilled Wtr Pipe/Pump

100%

2023

\$715,800

4

\$16,000

B

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.

DEPARTMENT OF CORRECTION - 072
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	\$1,052,100	1	\$133,800	B
Heat Rejection								
Remote Air Cond	100%	Now	\$1,479,600	2033	**	2	\$120,500	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$70,400	LIFE	**	2-5	\$120,500	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	100%			2018	\$273,800	2	\$6,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$21,400	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$10,400	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,400	4	\$2,000	B
Backflow Preventer								
Generic	100%			2023	\$24,000	1	\$13,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pier</i>								
<i>Explanation : Located On Shore</i>								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-3 (2) I-3 (1) B-1</i>								
<i>Explanation : 4 Passenger, 1 Freight</i>								
Fire Suppression								
Standpipe								
Generic	100%			2023	\$883,900	1-5	\$113,200	B
Sprinkler								
Generic	100%			2023	\$2,892,000	1-2	\$60,600	B
Fire Pump								
Generic	100%			2019	\$183,500	1	\$40,400	B

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : PIER AT DOC BARGE INFRONT OF ASSET 13476
Address : HUNTS POINT FOOT OF HALLECK ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.100 / 14102 **Yr Built/Renovated** :
Area Sq Ft : 4,140 **Project Type** : CORRECTION
Date of Survey : 10-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL

Total

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$29,400			\$1,900
Total	\$29,400			\$1,900
Priority A	\$29,400			
Priority C				\$1,900
Total	\$29,400			\$1,900



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.

DEPARTMENT OF CORRECTION - 072
PIER AT DOC BARGE INFRONT OF ASSET 13476
Asset # : 14102

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	50%			LIFE	**	5	\$6,300	A
Not Accessible	50%							D
Deck Surface								
Asphalt	100%			2032	**	5	\$3,700	C
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Pile Caps								
Concrete	75%			LIFE	**	5	\$300	A
Not Accessible	25%							D
Piles and Bracing								
Steel	50%			LIFE	**	5	\$52,100	A
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>						
		<i>Location : At The Tops Of The Piles</i>						
Not Accessible	50%							D

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : **RIKERS ISLAND CONCRETE PIER TIMBER ANDSTEEL H-PILE SUPPORTED**
 Address : **RIKERS ISLAND NORTH END**
 Borough : **BRONX** Agency's Number : **N/A**
 Program / Asset # : **DOC0001.240 / 13508** Yr Built/Renovated :
 Area Sq Ft : **6,930** Project Type : **CORRECTION**
 Date of Survey : **17-Jan-2012** Landmark Status : **NONE**
 Areas Surveyed :
 Block : **2605** Lot : **40** BIN :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Piers	\$305,000	
Total	\$305,000	
Priority A	\$305,000	
Total	\$305,000	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$36,500		\$7,200	
Total	\$36,500		\$7,200	
Priority A	\$36,200			
Priority B	\$400		\$7,200	
Priority C				
Total	\$36,500		\$7,200	



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND CONCRETE PIER TIMBER AND STEEL H-PILE SUPPORTED
Asset # : 13508

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	20%	0-2	\$80,000	LIFE	**	5	\$2,100	A
			<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Underdeck North Half Of Wharf</i>					
			<i>Spalling, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Underdeck North Half Of Wharf</i>					
Concrete	15%	4+	\$60,000	LIFE	**	5	\$1,600	A
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Underdeck North Half Of Wharf</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Underdeck Randomly Throughout</i>					
			<i>Explanation : Delaminated Areas</i>					
Concrete	40%			LIFE	**	5	\$8,500	A
Not Accessible	25%							D
Deck Surface Asphalt	50%			2038	**	5	\$3,100	C
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : North Half Of Wharf</i>					
No Component	50%							D
Pile Caps Concrete	40%			LIFE	**	5	\$300	A
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Discolor & Bleeding, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Timber	25%	Now	\$34,700	LIFE	**	4	\$11,100	A
			<i>Broken, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : At Ends Of Caps</i>					
Timber	35%	4+	\$48,500	LIFE	**	4	\$15,600	A
			<i>Excess Deflections, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Adjacent To Bulkhead</i>					
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND CONCRETE PIER TIMBER AND STEEL H-PILE SUPPORTED
Asset #: 13508

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Steel	2%	4+	\$1,700	LIFE	**	5	\$1,700	A
<i>Corrosion, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	30%			LIFE	**	5	\$52,300	A
<i>Corrosion, Extent : Light, Area Affected : 30%</i>								
<i>Location : In Splash Zone</i>								
<i>Missing Coating, Extent : Light, Area Affected : 30%</i>								
<i>Location : In Splash Zone</i>								
Timber	15%	Now	\$49,100	LIFE	**	4-5	\$3,800	A
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	15%	4+	\$32,700	LIFE	**	4-5	\$3,800	A
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Timber	18%			LIFE	**	4-5	\$8,500	A
<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Not Accessible	20%							D
Coping/Curb								
Timber	100%			LIFE	**			C
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Station 1+28 From South</i>								
Fender								
Wales and Chocks								
Timber	95%			2032	**	4	\$11,300	B
No Component	5%							D
Piles								
Timber	58%			2032	**	4	\$3,200	B
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Tops Of Piles</i>								
Timber	2%	4+	\$400	2032	**	4	\$100	B
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Tops Of Piles</i>								
No Component	5%							D
Not Accessible	35%							D

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES CONCRETE PIER
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.144 / 1837 **Yr Built/Renovated** :
Area Sq Ft : 9,197 **Project Type** : CORRECTION
Date of Survey : 16-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Piers	\$517,600	
Total	\$517,600	
Priority A	\$517,600	
Total	\$517,600	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$98,900			\$40,000
Total	\$98,900			\$40,000
Priority A	\$43,100			
Priority B	\$55,800			\$40,000
Total	\$98,900			\$40,000



*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.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural Deck								
Concrete	40%	0-2	\$360,600	LIFE	**	5	\$5,600	A
<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Underdeck</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Underdeck</i>								
<i>Spalling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Underdeck</i>								
Concrete	10%	4+	\$18,000	LIFE	**	5	\$1,400	A
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout Topside</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout Topside</i>								
Concrete	20%			LIFE	**	5	\$5,600	A
Timber	25%			LIFE	**	5	\$15,800	A
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	5%							D
Pile Caps								
Timber	5%	Now	\$39,000	LIFE	**	4	\$3,000	A
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pile Cap Ends</i>								
Timber	10%	4+	\$7,800	LIFE	**	4	\$5,900	A
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pile Cap Ends</i>								
Timber	85%			LIFE	**	4	\$75,400	A
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Piles and Bracing								
Timber	10%	Now	\$36,900	LIFE	**	4-5	\$3,400	A
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Isolated Throughout</i>								
Timber	15%	4+	\$55,300	LIFE	**	4-5	\$5,100	A
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Timber	25%			LIFE	**	4-5	\$15,700	A
Not Accessible	50%							D
Fender Facing								
Timber	100%			2032	**	3	\$38,100	B
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Breasting Dolphins</i>								
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 40%</i>								
<i>Location : At Breasting Dolphins In Tidal Zone</i>								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	5%	4+	\$13,800	2032	**	3-5	\$8,100	B
<i>Corrosion, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Breasting Dolphins In Tidal Zone</i>								
Steel	20%			2032	**	3-5	\$62,500	B
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : At Breasting Dolphins Above Water</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Breasting Dolphins Above Water</i>								
<i>Explanation : Coating Loss</i>								
Timber	15%	Now	\$31,400	2038	**	4	\$2,700	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Offshore End Of Pier</i>								
No Component	40%							D
Not Accessible	20%							D
Deck Elements								
Railing								
Steel	90%			2021				B
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	10%							D
Coping/Curb								
Timber	70%			LIFE	**			B
No Component	30%							D

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.143 / 1836 **Yr Built/Renovated** :
Area Sq Ft : 930 **Project Type** : CORRECTION
Date of Survey : 16-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL

Total

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$31,600			
Total	\$31,600			
Priority A	\$31,600			
Total	\$31,600			



*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.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE

Asset # : 1836

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	25%			LIFE	**	5	\$700	A
		<i>Cracking, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Not Accessible	75%							D
Pile Caps								
Timber	80%	4+	\$12,600	LIFE	**	4	\$4,800	A
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : End Of Pile Caps</i>						
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Random</i>						
		<i>Explanation : Minor splitting</i>						
Timber	15%			LIFE	**	4	\$1,300	A
Timber	5%	Now	\$3,900	LIFE	**	4	\$300	A
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Along Face Of Trestle</i>						
Piles and Bracing								
Timber	10%	4+	\$12,400	LIFE	**	4-5	\$300	A
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Along Faces Of Trestle</i>						
Timber	60%			LIFE	**	4-5	\$3,800	A
		<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Above Water</i>						
Not Accessible	30%							D
Deck Elements								
Railing								
Steel	100%			2021				B
		<i>Corrosion, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.146 / 1839 **Yr Built/Renovated** :
Area Sq Ft : 3,050 **Project Type** : CORRECTION
Date of Survey : 17-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Piers	\$789,500	
Total	\$789,500	
Priority A	\$232,600	
Priority B	\$556,800	
Total	\$789,500	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$28,600			
Total	\$28,600			
Priority A	\$28,600			
Priority B				
Total	\$28,600			



*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.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS

Asset # : 1839

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	70%			LIFE	**	5	\$6,500	A
Timber	30%	Now	\$55,700	LIFE	**	5	\$3,100	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Completely Failed And Unusable</i>								
<hr/>								
Pile Caps								
Concrete	60%	4+	\$25,300	LIFE	**	5	\$100	A
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Bottom Of Pier Caps</i>								
Timber	40%	2-4	\$103,600	LIFE	**	4	\$7,800	A
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Offshore Pier</i>								
<hr/>								
Piles and Bracing								
Timber	30%	2-4	\$73,300	LIFE	**	4-5	\$3,400	A
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : at offshore pier</i>								
Not Accessible	70%							D
<hr/>								
Fender								
Wales and Chocks								
Timber	100%	Now	\$215,400	2038	**	4	\$12,900	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Completely Failed And Unusable</i>								
<hr/>								
Piles								
Timber	100%	Now	\$341,400	2038	**	4	\$5,900	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Completely Failed And Unusable</i>								

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES TIMBER TRESTLE
Address : RIKERS ISLAND SOUTHEAST END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.220 / 13474 **Yr Built/Renovated** :
Area Sq Ft : 517 **Project Type** : CORRECTION
Date of Survey : 18-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Piers	\$79,400	
Total	\$79,400	
Priority A	\$79,400	
Total	\$79,400	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$14,500			\$1,500
Total	\$14,500			\$1,500
Priority A	\$7,600			
Priority B	\$6,900			\$1,500
Total	\$14,500			\$1,500



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TIMBER TRESTLE

Asset # : 13474

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Timber	50%	Now	\$39,400	LIFE	**	5	\$900	A
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At End</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At End</i>								
Timber	50%			LIFE	**	5	\$1,800	A
Pile Caps								
Timber	25%	2-4	\$5,500	LIFE	**	4	\$800	A
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Random</i>								
Timber	75%			LIFE	**	4	\$3,700	A
Piles and Bracing								
Timber	40%	Now	\$27,600	LIFE	**	4-5	\$800	A
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At End Of Pier</i>								
<i>Missing Pile, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At End Of Pier</i>								
Timber	60%	2-4	\$12,400	LIFE	**	4-5	\$1,100	A
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Deck Elements								
Railing								
Timber	20%	2-4	\$800	2017	\$1,500			B
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Random</i>								
<i>Explanation : Broken</i>								
Timber	80%	Now	\$6,100	2018	\$6,100			B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : End Of Pier</i>								
<i>Explanation : Missing</i>								

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : DOC BARGE BULKHEAD BULKHEAD/ GRAVITY WALL
Address : HUNTS POINT FOOT OF HALLECK ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.000 / 13476 **Yr Built/Renovated** :
Linear Ft : 1,183 **Project Type** : CORRECTION
Date of Survey : 10-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2780 **Lot** : 2 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$231,400	
Total	\$231,400	
Priority A	\$231,400	
Total	\$231,400	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$9,000		\$600	\$800
Total	\$9,000		\$600	\$800
Priority A	\$400			
Priority B	\$8,600		\$600	\$800
Total	\$9,000		\$600	\$800



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.*

DEPARTMENT OF CORRECTION - 072
DOC BARGE BULKHEAD BULKHEAD/ GRAVITY WALL

Asset # : 13476

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	35%	4+	\$231,400	LIFE	**			A
	<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Splash Zone</i>							
Not Accessible	65%							D
Pile Caps								
Concrete	15%			LIFE	**	5	\$900	A
No Component	85%							D
Backfill								
Fill								
Topsoil	5%	Now	\$3,600	2063	**			B
	<i>Other Observation, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : At Five Locations Along The Bulkhead</i>							
	<i>Explanation : Sinkholes</i>							
Not Accessible	95%							D
Surface								
Concrete	2%			2032	**	5	\$200	B
Gravel	5%	Now	\$4,800	2038	**	2-5	\$100	B
	<i>Other Observation, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : At Five Locations Along The Bulkhead</i>							
	<i>Explanation : Sinkholes, Loss Of Fill</i>							
Gravel	73%			2032	**	2-5	\$2,200	B
Topsoil	20%			2021	\$12,000	5	\$900	B

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND BULKHEAD STEEL SHEET PILE
Address : RIKERS ISLAND NORTH END INSHORE OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.250 / 13509 **Yr Built/Renovated** :
Linear Ft : 204 **Project Type** : CORRECTION
Date of Survey : 17-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL

Total

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$15,900		\$4,200	\$400
Total	\$15,900		\$4,200	\$400
Priority A	\$4,400			
Priority B	\$10,200		\$4,200	\$400
Priority C	\$1,200			
Total	\$15,900		\$4,200	\$400



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND BULKHEAD STEEL SHEET PILE
Asset # : 13509

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Timber	95%			LIFE	**	5	\$200	C
Timber	5%	4+	\$1,100	LIFE	**	5		C
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At North End</i>								
<hr/>								
Sheet Piles								
Steel	50%			LIFE	**	10		A
<i>Corrosion, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Top Of Sheet Piles</i>								
<i>Missing Coating, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Top Of Sheet Piles</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exposed Cut Out Holes For Tie Backs</i>								
<hr/>								
Not Accessible	50%							D
<hr/>								
Wales								
Steel	100%			LIFE	**	5	\$7,900	A
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Pile Caps								
Concrete	100%			LIFE	**	5	\$1,000	A
<hr/>								
Backfill								
Fill								
Topsoil	2%	Now	\$200	2051	**			B
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Station 1+35 From South Beneath Concrete Surface</i>								
<i>Explanation : Settlement</i>								
<hr/>								
Not Accessible	98%							D
<hr/>								
Surface								
Asphalt	5%	Now	\$200	2032	**	5		B
<i>Settlement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North End Station 1+90 To 2+01</i>								
Asphalt	5%			2032	**	5	\$100	B
Concrete	25%			2032	**	5	\$500	B
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Station 1+25 To 1+35</i>								
<hr/>								
Gravel	45%			2032	**	2-5	\$200	B
Gravel	20%	Now	\$1,700	2032	**	2-5	\$100	B
<i>Settlement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent To Bulkhead</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stations 0+00 to 0+50</i>								
<i>Explanation : Sinkholes Adjacent To Bulkhead</i>								
<hr/>								
Fender								

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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND BULKHEAD STEEL SHEET PILE
Asset # : 13509

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	5%	4+	\$900	2032	**	4	\$200	B
	<i>Worn, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Timber	40%			2032	**	4	\$1,600	B
	<i>Worn, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
No Component	10%							D
Not Accessible	45%							D
Wales and Chocks								
Timber	5%	Now	\$4,500	2038	**	4	\$500	B
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Timber	10%	4+	\$2,700	2032	**	4	\$900	B
	<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : West Face Of Bulkhead</i>							
	<i>Worn, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Timber	75%			2032	**	4	\$6,800	B
No Component	10%							D

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.

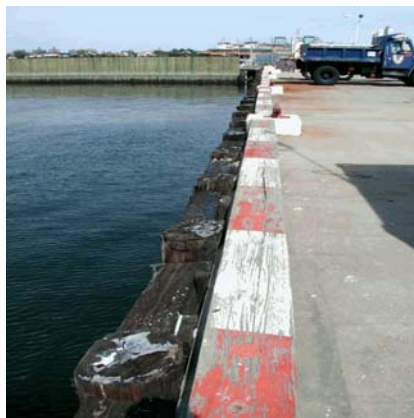
Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES BULKHEAD BEHIND CONCRETE WHARF
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.147 / 4161 **Yr Built/Renovated** :
Linear Ft : 231 **Project Type** : CORRECTION
Date of Survey : 17-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$44,400	
Total	\$44,400	
Priority A	\$44,400	
Total	\$44,400	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$41,500		\$1,100	
Total	\$41,500		\$1,100	
Priority A	\$1,600			
Priority B	\$16,300		\$1,100	
Priority C	\$23,600			
Total	\$41,500		\$1,100	



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES BULKHEAD BEHIND CONCRETE WHARF
Asset # : 4161

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	80%			LIFE	**	5	\$1,800	C
Stone	20%	4+	\$22,700	LIFE	**	5	\$200	C
<i>Settlement, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North Half Of Bulkhead</i>								
Sheet Piles								
Timber	10%	4+	\$44,400	LIFE	**	4	\$400	A
<i>Displaced Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Isolated Throughout</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	90%			LIFE	**	4	\$4,800	A
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	98%			2036	**	5	\$2,100	B
<i>Settlement, Extent : Light, Area Affected : 30%</i>								
<i>Location : North Half Of Bulkhead</i>								
Asphalt	2%	Now	\$200	2036	**	5		B
<i>Settlement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Station 0+21 From South End</i>								
Fender								
Piles								
Steel	30%	4+	\$12,100	2026	**			B
<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Soldier Piles In Front Of Sheeting</i>								
Steel	10%			2026	**	10		B
<i>Corrosion, Extent : Light, Area Affected : 30%</i>								
<i>Location : Soldier Piles In Front Of Sheeting</i>								
Steel	10%	2-4	\$4,000	2026	**			B
<i>Corrosion, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Soldier Piles In Front Of Sheeting</i>								
No Component	50%							D

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES GRAVITY WALL
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.230 / 13475 **Yr Built/Renovated** :
Linear Ft : 287 **Project Type** : CORRECTION
Date of Survey : 17-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$432,700	
Total	\$432,700	
Priority A	\$432,700	
Total	\$432,700	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$29,400		\$300	
Total	\$29,400		\$300	
Priority A	\$10,000			
Priority B	\$19,400		\$300	
Total	\$29,400		\$300	



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GRAVITY WALL
Asset # : 13475

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Stone	30%	Now	\$288,500	LIFE	**	5	\$6,000	A
	<i>Other Observation, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Random</i>							
	<i>Explanation : Collapse Of Wall</i>							
Stone	50%			LIFE	**	5	\$19,900	A
Stone	10%	4+	\$144,200	LIFE	**	5	\$2,000	A
	<i>Displaced Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Not Accessible	10%							D
Backfill								
Fill								
Topsoil	30%	Now	\$15,500	2058	**			B
	<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Collapsed Areas</i>							
Not Accessible	70%							D
Surface								
Asphalt	10%	4+	\$900	2032	**	5	\$100	B
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Random</i>							
Topsoil	60%			2021	\$15,500	5	\$700	B
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Random</i>							
	<i>Explanation : Erosion, Settlement</i>							
Topsoil	30%	Now	\$3,100	2023	\$7,800	5	\$200	B
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Collapsed Areas</i>							

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES RIP-RAP
 Address : RIKERS ISLAND CIRCUMFERENCE OF ISLAND
 Borough : BRONX Agency's Number : N/A
 Program / Asset # : DOC0001.210 / 13473 Yr Built/Renovated :
 Linear Ft : 17,273 Project Type : CORRECTION
 Date of Survey : 18-Jan-2012 Landmark Status : NONE
 Areas Surveyed :
 Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$1,756,800	\$1,523,500
Total	\$1,756,800	\$1,523,500
Priority B	\$1,077,800	\$1,477,000
Priority C	\$679,100	\$46,500
Total	\$1,756,800	\$1,523,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads			\$9,300	
Total			\$9,300	
Priority B			\$9,300	
Total			\$9,300	



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES RIP-RAP
Asset # : 13473

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Concrete	30%			LIFE	**	10		C
Stone	5%	Now	\$636,800	LIFE	**	5	\$4,200	C
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Throughout</i>								
Stone	50%			LIFE	**	5	\$84,600	C
No Component	15%							D
Backfill								
Fill								
Topsoil	2%	Now	\$24,800	2051	**			B
<i>Erosion, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Isolated Throughout</i>								
Topsoil	65%	4+	\$807,300	2051	**			B
<i>Erosion, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Topsoil	1%	2-4	\$12,400	2051	**			B
<i>Erosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Isolated Throughout</i>								
No Component	5%							D
Not Accessible	27%							D
Surface								
Topsoil	2%	Now	\$31,100	2023	\$31,100	5	\$700	B
<i>Erosion, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Behind Revetment; Erosion Below Buildings 160 And 140</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Scarping Of Bank Behind Revetment Stations 33+10, 57+00, 131+05, 133+50, 134+58, 139+13, 142+50</i>								
<i>Explanation : Revetment Sta. 0+00 At South End Of Asset 13508 (counterclockwise)</i>								
Topsoil	28%			2021	\$435,300	5	\$18,500	B
Topsoil	65%	4+	\$202,100	2021	\$1,010,600	5	\$21,500	B
<i>Erosion, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	5%							D

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Address : RIKERS ISLAND ADJACENT TO MARINA
Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.260 / 13510 Yr Built/Renovated : 2005 /
Area Sq Ft : 720 Project Type : CORRECTION
Date of Survey : 16-Jan-2012 Landmark Status : NONE
Areas Surveyed :
Block : 2605 Lot : 40 BIN :

CAPITAL

Total
 Priority
Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Marinas/Docks	\$19,700	\$100	\$4,200	\$500
Total	\$19,700	\$100	\$4,200	\$500
Priority A			\$1,600	\$500
Priority B			\$1,200	
Priority C	\$19,600		\$1,500	
Total	\$19,700	\$100	\$4,200	\$500



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Asset # : 13510

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Timber	100%			2021	\$16,100	5	\$400	A
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Isolated Throughout</i>								
Gangways								
Aluminum	100%			2049	**	1-3	\$3,800	B
Piles and Bracing								
Steel	70%			2043	**	5-10	\$800	A
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Splash Zone</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	30%							D
Floating Docks								
Anchor Piles								
Steel	60%			2043	**	3-5	\$4,300	A
<i>Corrosion, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Guide Pad Locations</i>								
<i>Missing Coating, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Guide Pad Locations</i>								
Not Accessible	40%							D
Fenders								
Rubber	100%			2022	\$300	1-2	\$200	C
Barge								
Steel	80%			2032	**	5	\$900	A
<i>Corrosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	20%							D
Protective Structure								
Pile Cluster								
Timber	40%			2024	**	4-10	\$22,500	C
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Bottom Wire Ropes</i>								
<i>Explanation : Corrosion</i>								
Not Accessible	60%							D
Deck Elements								
Railing								
Aluminum	60%			2022				A
Steel	40%			2022				A
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated At Welds And Joints</i>								

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.

Print Date : 22-Oct-2012

DEPARTMENT OF CORRECTION - FY 2013

Asset Name : RIKERS ISLAND MARINA
Address : NORTH END OF RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0012.000 / 13603 **Yr Built/Renovated** :
Area Sq Ft : 1,208 **Project Type** : CORRECTION
Date of Survey : 16-Jan-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Marinas/Docks	\$75,500	\$164,200
Total	\$75,500	\$164,200
Priority A	\$75,500	\$37,600
Priority C		\$126,600
Total	\$75,500	\$164,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Marinas/Docks	\$68,600	\$200	\$6,400	\$1,900
Total	\$68,600	\$200	\$6,400	\$1,900
Priority A	\$63,900	\$100	\$3,600	\$100
Priority B	\$1,700	\$100	\$100	\$1,700
Priority C	\$3,000		\$2,800	
Total	\$68,600	\$200	\$6,400	\$1,900



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.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND MARINA
Asset # : 13603

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2053	**	1-3	\$7,400	B
Floating Docks								
Anchor Piles								
Steel	50%			2043	**	3-5	\$10,800	A
			<i>Corrosion, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Splash Zone</i>					
			<i>Other Observation, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Splash Zone</i>					
			<i>Explanation : Coating Loss</i>					
Not Accessible	50%							D
Deck								
Concrete	100%			2036	**	5	\$75,200	A
Fenders								
Vinyl	98%			2022	\$124,100	2	\$13,500	C
Vinyl	2%	4+	\$300	2022	\$2,500	2	\$200	C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : At End Of Dock</i>					
			<i>Explanation : Loose</i>					
Floats/Frames								
Polyethylene	45%			2028	**	1-5	\$1,300	A
Polyethylene	30%	4+	\$4,400	2028	**	1-5	\$600	A
			<i>Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : South Modules</i>					
No Component	25%							D
Protective Structure								
Wave Attenuator								
Steel/Timber	60%			2049	**	5	\$55,400	A
Steel/Timber	10%	4+	\$19,700	2049	**	5	\$4,600	A
			<i>Corrosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Splash Zone</i>					
			<i>Missing Coating, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Splash Zone</i>					
Not Accessible	30%							D
Electrical								
Lighting Fixture								
Incandescent	15%	Now	\$1,100	2017	\$5,700			A
			<i>Other Observation, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Southwest Corner Of Marina</i>					
			<i>Explanation : Broken Electrical Box And Missing Light Cover</i>					
Incandescent	85%			2017	\$32,200			A
Electrical/Mech.								

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND MARINA
Asset # : 13603

Marinas/Docks	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Electrical/Mech.								
Power Supply/Bollards								
Plastic	50%			2021	\$10,900			A
Plastic	50%	Now	\$10,900	2023	\$10,900			A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : On Docks</i>								
<i>Explanation : Broken</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072

Project : CORRECTION

CAPITAL	FY 2014 - 2017		FY 2018 - 2023	
Special Systems	5,200,000		0	
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Special Systems	1,750,000	1,750,000	1,750,000	1,750,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
4275	RIKERS ISLAND DOMESTIC/FIRE WATER SERVICE		700,000	1,400,000
4276	RIKERS ISLAND SANITARY SYSTEM		1,400,000	1,800,000
4277	RIKERS ISLAND STORM SYSTEM		700,000	1,400,000
4278	RIKERS ISLAND ELECTRICAL		1,400,000	1,400,000
4280	RIKERS ISLAND UNDERGROUND STEAM TUNNEL		1,000,000	1,000,000

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.