Print Date: 22-Oct-2012 DEPARTMENT OF CORRECTION - FY 2013

Asset Name : BROOKLYN HOUSE OF DETENTION
Address : 275 ATLANTIC AVENUE @ BOERUM PL.

Borough : BROOKLYN Agency's Number : N/A

Date of Survey : 25-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11

Block : 175 Lot : 1 BIN : 3000605

CAPITAL	FY 2014 - 2017	FY 2018 - 2023		
Exterior Architecture	\$3,499,800	\$219,000		
Interior Architecture	\$565,200	\$422,200		
Electrical	\$51,700	\$992,800		
Mechanical	\$188,200	\$677,200		
Total	\$4,304,800	\$2,311,200		
Priority A	\$3,499,800	\$219,000		
Priority B	\$433,400	\$1,670,000		
Priority C	\$371,600	\$422,200		
Total	\$4.304.800	\$2,311,200		

Total	\$402,300	\$113,000	\$116,900	\$117,600
Priority C	\$136,200		\$2,500	\$7,400
Priority B	\$184,800	\$113,000	\$114,300	\$110,200
Priority A	\$81,300			
Total	\$402,300	\$113,000	\$116,900	\$117,600
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Mechanical	\$48,600	\$20,400	\$23,700	\$14,400
Electrical	\$36,800	\$13,200	\$14,700	\$19,800
Interior Architecture	\$159,700	\$3,400	\$2,500	\$7,400
Exterior Architecture	\$81,300			
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017



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

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

Architecture	Cur	Current Repair		Future Replacement		Maintenance	
ystem Component Type		Date Estimated Cost ears)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
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	Location: No Glazing Broken Location: No Jnt Mortar Mis. Location: The Other Observat Location: No	bling, Extent: Severe, rth Facade, South Fac /Cracked, Extent: Sev rth Facade, South Fac s/Erod, Extent: Moder	Area Affecte ade ere, Area Af ade ate, Area Af , Area Affect ade	fected : 50% fected : 50%	5	\$6,800	A
Metal/Detention Type	Location: The Deteriorated For Location: The Thermally Ineff Location: No Caulking Deter Location: The Other Observat Location: No	ing, Extent : Moderate, roughout inish, Extent : Moderat roughout icient, Extent : Modera rth Facade, South Fac iorated, Extent : Mode	, Area Affect de, Area Affe ate, Area Aff ade rate, Area A , Area Affect ade	cted : 50% ected : 50% ffected : 50%	5	\$111,700	A
Parapets							
Masonry: Brick	60%		LIFE	* *	5-10	\$7,200	A
Masonry: Limestone	5% No Int Mortar Miss Location : Co	s/Erod, Extent : Moder		* * fected : 25%	5	\$100	A
Metal: Cage/Fence	25%		2028	* *	5-10	\$3,400	A
Granite Panels	10%		LIFE	* *	5-10	\$2,100	A

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.

Asset #: 129

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof	1%	0-2	\$2,500	2063	* *			A
Copper/Terne	Broken/Mis				Affected : 100%			A
Copper/Terne	1%			2063	* *	10	\$500	A
	_	lace Evident, Throughout	Extent: Light,	Area Affo	ected : 100%			
Metal Panel	5%			2043	* *	10	\$2,000	A
	•	lace Evident, Throughout	Extent: Light,	Area Affe	ected : 100%			
Modified Bitumen	30%			2028	* *	10	\$6,500	A
Modified Bitumen	10%	Now	\$4,700	2028	* *			A
	Location : Water Pene	: Over Admin tration, Exten	t: Moderate, A istration And V nt: Moderate, A istration And V	isitors A Area Affe	reas cted : 20%			
Modified Bitumen	10%	0-2	\$15,800	2033	* *			A
		g, Extent : Se Throughout	vere, Area Affec	rted : 20%	%			
	Location:	Recreation A	nt : Moderate, A Area Over Chap	pel				
		on : Roof Is C	Covered With Ti					
Plaza Roof: Stone Panel	Other Obser Location :	Throughout	nt : Light, Area	2053 Affected	**: 100%			A
Cinala Dha Manshuana		on : Replacea		2022	¢7.000			Α.
Single Ply Membrane		0-2 Impact Dama Throughout	-	2023 oderate, .	\$7,800 Area Affected : 30	%		A
Single Ply Membrane	30%			2031	* *	10	\$6,500	A
		lace Evident, Over Elevat	Extent : Light, or Area	Area Affe	ected : 100%			

Interior

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

Asset #: 129

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior	•			•				•
Floors								
Carpet	3%			2025	* *	3	\$7,600	C
		place Evide 1 : Through	ent, Extent : Light, . out	Area Aff	ected : 100%			
Cast in Place Concrete	37%	0-2	\$95,600	LIFE	* *	5	\$136,600	С
		Crumbling, 1 : Through	Extent : Light, Are	ea Affect	ed : 10%			
Ceramic Tile	5%			2032	* *	5	\$8,400	С
Granite Panels	5%			LIFE	* *	5	\$12,700	C
Quarry Tile	10%	0-2	\$27,000	2036	* *	5	\$12,700	C
,	_	Crumbling, 1 : Through	Extent : Severe, A out	rea Affeo	cted : 25%			
Terrazzo	25%			LIFE	* *	5	\$65,900	С
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
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affect	ed : 20%			
Steel Plate	25%			LIFE	* *	5	\$86,100	С
Ceilings								
AcousTileConcealSpLn	35%	0-2	\$74,300	2028	* *	5	\$29,900	В
•	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affect	ed : 30%			
AcousTileSusp.Lay-In	5%			2040	* *	5	\$6,800	В
1 3		place Evide 1 : Through	ent, Extent : Light, out	Area Aff	ected : 100%		. ,	
Exposed Concrete	45%	0-2	\$119,300	LIFE	* *	5	\$9,600	В
•	Cracking/		Extent : Light, Are	ea Affect	ed : 10%		. ,	
		netration, E 1 : Through	xtent : Light, Area out	Affected	: 20%			
Metal Panel	5%			LIFE	* *	5	\$17,100	В
Plaster	10%			LIFE	* *	5-10	\$23,500	В

Electrical	Current Repair			re Replacement	М		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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

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

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts						
Service Equipment				_		_
Molded Case Bkrs	30%	2043	* *	5	\$1,100	В
	Other Observation, Extent: N	loderate, Area Affec	ted: 100%			
	Location: Electrical Room	na Main Dias suu set	Conical			
MILLO DI	Explanation: One 2000 Am				Φ2.500	
Molded Case Bkrs	70%	2023	\$22,900	5	\$2,500	В
	Other Observation, Extent : N Location : Electrical Room	Ioaerate, Area Affec	tea : 100%			
	Explanation: Two 3000 Am	na Main Diagonnaat	Cwitah			
Transformers	Explanation . 1 wo 3000 Am	ps main Disconnect	Swiich			
Dry Type	100%	2036	* *	5	\$500	В
Dry Type	Other Observation, Extent : M			3	\$300	ь
	Location : Electrical Room	roacraic, mrea myee	ica . 10070			
	Explanation: No Rating Ave	ailable				
Switchgear / Switchboard	Espiciation: 110 Itemity 1110					
Fused Disc Sw	30%	2043	* *	5	\$200	В
Molded Case Bkrs	70%	2023	\$73,400	5	\$2,500	В
Raceway			1 7		, ,	
Conduit	70%	2023	\$94,700	1		В
Conduit	30%	2043	* *	1		В
Panelboards						
Fused Disc Sw	5%	2022	\$5,700	5	\$200	В
Molded Case Bkrs	95%	2022	\$107,800	5	\$3,300	В
Wiring						
Thermoplastic	90%	2023	\$137,800	1		В
Thermoplastic	10%	2043	* *	1		В
Motor Controllers						
Locally Mounted	30%	2021	\$62,500	5	\$300	В
Motor Control Center	30%	2036	* *	5	\$1,100	В
Motor Control Center	40%	2021	\$83,400	5	\$1,400	В
round						
Grounding Devices				_		_
Generic	100% 2-4	\$900 LIFE	* *	5	\$2,000	В
	Other Observation, Extent: M.		ted : 90%			
	Location: Water Main Area	!				
11 D	Explanation : Corroded					
tand-by Power						
Transfer Switches Automatic	40%	2036	* *	1	¢16 200	В
Automatic	40%	2030		1	\$16,300	D

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.

Asset #: 129

Electrical	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
tand-by Power						
Generators						_
Diesel	70% Other Observation, Extent: Location: Roof And Grou Explanation: One 400 Kv	nd Floor	* * ected : 100%	1	\$35,900	В
Diesel	30% Now Not in Service, Extent: Mod Location: Basement Other Observation, Extent: Location: Basement Explanation: One 500 Kv	Moderate, Area Affe		1	\$13,800	В
Batteries						
Lead/Acid	100%	2017	\$600	5	\$4,900	В
Fuel Storage						
Day Tank	50% Other Observation, Extent: Location: Generator Roo Explanation: Three 150 (m	\$4,700 ected : 100%	5	\$10,500	В
Main Tank	50% Other Observation, Extent: Location: Basement Explanation: One 560 Ga		* * ected : 100%	5	\$1,700	В
ighting						
Interior Lighting Fluorescent	35% Other Observation, Extent: Location: Throughout Explanation: Using T-8 L		* * ected : 100%	10	\$36,200	В
Fluorescent	50% Other Observation, Extent: Location: Throughout Explanation: Using T-12	2018 Moderate, Area Affe	\$336,200 ected : 100%	10	\$51,700	В
Fluorescent	5% Other Observation, Extent: Location: Throughout Explanation: Using T-5 L	2028 Moderate, Area Affe	* * ected : 100%	10	\$5,200	В
HID	5%	2018	\$23,700	10	\$200	В
Incandescent	5%	2018	\$33,600	2	\$100	В
Egress Lighting						
Emergency, Service	40%	2018	\$7,500	1		В
Emergency, Battery	20%	2023	\$9,400	10	\$5,400	В
Exit, Service	30%	2018	\$5,600	1		В
Exit, Service	10%	2023	\$1,900	1		В
Exterior Lighting HID	100%	2018	\$55,500	10	\$400	В

Alarm

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.

Asset #: 129

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Security System						
Not Accessible	100%					D
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2033	* *	1-3	\$32,700	В
	Recent Installation, Extent : Ligh	t, Area Affected :	100%			
	Location : Main Desk					

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date E (Years)	Stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		В
			ent : Severe, Are	a Affecte	ed: 100%			
		: Opposite Si	=					
	Explanat	ion : From N	earby Court Hou	ise				
Conversion Equipment	1.000/			2026	* *	-	Φ	ъ
Pres. Reducing Valve/LP	100%			2026	* *	5	\$6,700	В
Steam Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$5,600	В
Terminal Devices	10070			2033			\$3,000	ъ
Air Handler	90%	Now	\$188,200	2028	* *	1	\$56,600	В
An Handler			atent : Moderate,		fected : 100%	1	Ψ50,000	D
		: Throughou		11,000119,	, , , , , , , , , , , , , , , , , , , ,			
Convector/Radiator	3%			2028	* *	1	\$1,100	В
Unit Heater-Stm/HW	7%			2023	\$145,500	4	\$1,100	В
Air Conditioning					1 2,72 2 2		, ,	
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	2%			2024	* *	2	\$100	В
Ext Pkg Unit - Cooling	10%			2028	* *	2	\$700	В
		_	t : Light, Area A	ffected :	100%			
	Location	: Roof, Cond	lenser Units					
	Other Obs	ervation, Exte	ent : Light, Area	Affected	: 100%			
	Location	: Roof						
	Explanat	ion : Newer A	Air Condenser U	nits Are	Served With Refrig	erant 41	0a	
No Component	88%							D

Ventilation

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

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

Asset #: 129

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation			•				
Distribution	0.504		T TEE	ماد ماد	2.5	\$0.4.600	ъ
Ductwork/Diffusers	95%		LIFE	* *	2-5	\$94,600	В
No Component	5%	Entract Links Amon	A CC 4 - 1	. 00/			D
	Other Observation,	Extent : Lignt, Area or Lobby Entrance	Ајјестеа	: 0%			
		or Lobby Entrance es Not Have Ventilat	ion - Ven	tilation Needed At	This Loc	cation	
Exhaust Fans	2.iprantanon (200	5 1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	, , , ,		17775		
Interior	80%		2018	\$114,300	2	\$2,800	В
Roof	20%		2028	* *	2	\$700	В
Plumbing							
H/C Water Piping							
Brass/Copper	5%		2033	* *	1		В
Galv Iron/Steel	95% Now	\$7,300	2028	* *	1		В
	Corroded, Extent : Location : Throug	Moderate, Area Affe hout	cted : 10!	%			
HW Heat Exchanger							
Low Temp	100%		2023	\$40,100	4	\$16,800	В
	Other Observation,		Affected	: 100%			
	Location : Baseme						
g : P! :	Explanation: 5 U	nits					
Sanitary Piping	1000/		LIEE	* *	1		D
Cast Iron	100%		LIFE	** **	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	100%		LIFE		1		ь
Rigid Piping	100%		2018	\$10,400	4	\$2,000	В
Sewage Ejector(s)	100/0		2016	\$10,400		\$2,000	ъ
Electric	100%		2031	* *	4	\$2,000	В
Fixtures	10070		2031		•	Ψ2,000	
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	85%		LIFE	* *			C
	Other Observation,	Extent : Light, Area	Affected	: 85%			
	Location: (5) B-1	1 (1) B-1					
	Explanation: 6 U	nits					
Hydraulic	15%		LIFE	* *			С
•	Other Observation,	Extent : Light, Area	Affected	: 15%			
	Location: B-3						
	Explanation: 1 U	nit					
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$56,900	В
Sprinkler							
No Component	75%			.			D
Generic	25%		2023	\$377,300	1-2	\$7,900	В

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

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Fire Suppression Fire Pump Generic	100%	2032 **	1 \$21,100	В

Page: 10

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

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

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



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.

Asset #: 2013

Architecture		Current Repair Future Replacement			Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•			•		•		•
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$39,700	Α
Concrete Masonry Unit	7%			LIFE	* *	5	\$11,600	A
Granite Panels	25%		\$201,400	LIFE	* *	5	\$24,800	A
	_		ed, Extent : Modera					
		ı : At Junct	ion Of South Wall 1					
Pre-Cast Concrete	65%			LIFE	**	5	\$559,000	A
Windows								
Glass Block	10%			LIFE	* *	5	\$8,900	Α
Metal/Detention Type	90%			2043	* *	5	\$234,200	Α
			xtent : Moderate, A	Area Affe	cted : 5%			
	Location	ı : Cells At	West Side					
Parapets						_		
Cast in Place Concrete	35%			LIFE	* *	5	\$15,400	A
Concrete Masonry Unit	10%			LIFE	* *	5-10	\$1,200	Α
Metal Rail	5%	4+	\$200	2036	**	5	\$800	Α
		_	Extent : Moderate, A	Area Affe	cted : 10%			
		ı : Over Gy	mnasium					
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	* *			Α
Wembruie	Paver Blo	ck Ballast,	Extent : Moderate,	Area Afi	fected : 100%			
		ı : Over 9th		33				
	Vegetatio	n Growth, I	Extent : Moderate, .	Area Affe	ected : 15%			
		ı : Over 9th		33				
			xtent : Moderate, A	Area Affe	cted : 20%			
			Floor Cells, Mech					
IRMA/Protected Membrane	5%			2031	* *	10	\$1,300	A
Wembrane	Recent Re	nlace Evide	ent, Extent : Light,	Area Affa	ected : 100%			
		-	evator Equipment F					
Paver: Asphalt	10%		-1	2032	* *	10	\$3,900	A
Traffic Topping	50%	Now	\$91,000	2032	* *	10	\$3,900	A A
Traffic Topping								A
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%							
	Location: Outdoor Activity Area Patching Evident Extent: Moderate Area Affected: 25%							
	Patching Evident, Extent: Moderate, Area Affected: 25% Location: Outdoor Activity Area							
			: Moderate, Area	Affected	. 35%			
			Activity Area	престеи.	. 55/0			

Interior

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

Asset #: 2013

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	Location	Crumbling, 1: Through			* * ed : 10%	5	\$186,100	С
Ceramic Tile	_		\$18,900 Extent : Light, Are out	2032 ea Affecte	* * ed : 10%	5	\$4,300	С
Quarry Tile			\$54,500 Extent : Light, Are out	2036 ea Affecte	* * ed : 40%	5	\$6,400	С
Terrazzo	5%			LIFE	* *	5	\$13,300	С
Vinyl Tile			\$114,100 Extent : Severe, A out	2023 rea Affec	\$570,500 eted: 30%	3	\$22,300	С
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	_		\$10,700 Extent : Light, Are out	2028 ea Affecte	* * ed : 20%	5	\$8,600	В
AcousTileSusp.Lay-In	10%	0-2	\$9,300	2028	* *	5	\$6,900	В
		Crumbling, 1: Through	Extent : Moderate		ffected : 20%		, ,,,	
Exposed Concrete	55%			LIFE	* *	5-10	\$94,800	В
Exposed Struc: Steel	5%			LIFE	* *	10	\$13,800	В
Metal Panel	10%			LIFE	* *	5	\$34,500	В
Plaster	10%			LIFE	* *	5-10	\$23,700	В

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

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

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

Asset #: 2013

Electrical		Current F	Repair	Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts	•							•		
Switchgear / Switchboard										
Air Circuit Breaker	30%			2033	* *	5	\$200	В		
Molded Case Bkrs	70%			2033	* *	5	\$2,500	В		
Raceway	1.000/			2022	* *	1		D		
Conduit Panelboards	100%			2033		1		В		
Molded Case Bkrs	100%			2031	* *	5	\$3,500	В		
Wiring	10070			2031			Ψ3,500			
Thermoplastic	100%			2033	* *	1		В		
Motor Controllers										
Locally Mounted	20%			2028	* *	5	\$200	В		
Motor Control Center	80%			2021	\$166,800	5	\$2,900	В		
Ground										
Grounding Devices						_		_		
Generic	100%	0-2	\$900	LIFE	**	5	\$2,000	В		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement								
Stand-by Power	Ехріапа	tion : Corre	эаеа							
Transfer Switches										
Automatic	100%			2028	* *	1	\$41,200	В		
Generators	10070			2020			Ψ11,200			
Diesel	100%			2026	* *	1	\$51,700	В		
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%		. ,			
	Location	i : Generate	or Room							
	Explana	tion : 2- 65	0 Kva Mitsubishi G	Generator	rs					
Batteries										
Lead/Acid	100%			2018	\$600	5	\$4,900	В		
Fuel Storage						_		_		
Day Tank	50%			2031	* *	5	\$10,500	В		
		servation, E 1 : Generati	Extent : Moderate, A	Area Affe	ctea : 100%					
Main Taul		tion : 100 (<i>fations</i>	2020	* *		¢1.700	D.		
Main Tank	50%			2038	* *	5	\$1,700	В		
Lighting Interior Lighting										
Interior Lighting Fluorescent	92%			2028	* *	10	\$95,900	В		
Tuorescent		servation, E	Extent : Moderate, A		cted : 100%	10	Ψ23,200	Ь		
			out The Building							
		tion : T-8 L								
Fluorescent	5%		*	2023	\$33,900	10	\$5,200	В		
333 _0		servation, E	Extent : Moderate, A			- 0	42,2 30	_		
		ı : Basemer								
	Explana	tion : T-12	Lamps							
HID	3%			2023	\$14,300	10	\$100	В		
-	270				,, - 00	-	+-30			

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Asset #: 2013

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
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		В
Exit, Battery	50%			2023	\$47,400	10	\$3,800	В
Exterior Lighting								
HID	100%			2023	\$56,000	10	\$400	В
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection	•	•				•	•	
No Component	60%							D
Generic	40%			2023	\$633,600	1-3	\$33,900	В

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								
Utility Steam	100%			2043	* *	1		В
			Extent : Severe, Ared	a Affecte	d: 100%			
		n : Basemer						
	Explana	ition : Stear	n Is Provided From	100 Cen	tre Street			
Conversion Equipment								
Pres. Reducing Valve/LI	P 100%			2026	* *	5	\$6,800	В
Steam								
Distribution	400-		40.500		de de			_
Steam Piping/Pump	100%		\$9,200	2033	* *	4	\$5,600	В
			loderate, Area Affed	eted : 10%	%			
	Locatio	n : Basemer	ıt					
Terminal Devices	0 =				* = +00			_
Air Handler	95%			2023	\$667,400	1	\$66,900	В
Convector/Radiator	5%)		2028	* *	1	\$1,800	В
Air Conditioning								
Energy Source	1000/			2020	* *			ъ
Electricity	100%	1		2039	* *	1		В
Conversion Equipment	0.004			2026	* *		#00.500	ъ
Centrifugal, Elec Chiller			Endand : Links Amer	2036		1	\$98,500	В
		ejrigerani, . n : Chillers	Extent : Light, Area	Ајјестеа	: 100%			
			7 7:1.4	A CC . 1	1000/			
			Extent : Light, Area	Аဌјестеа	: 100%			
			Room, 3rd Floor					
		tion : 2 Un	its					
No Component	20%	1						D
Distribution								_
Chilled Wtr Pipe/Pump	100%)		2033	* *	4	\$5,600	В

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

Asset #: 2013

C	Current Repair		Future Replacement		Maintenance			
		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
			2028 Area Affe	* * ected : 20%	1	\$70,400	В	
Obsolete Equ	ipment, E	\$155,700 Extent : Severe, Ar	2028 rea Affect	** red : 100%	2	\$91,500	В	
Needs Cleani	ng, Exten		LIFE a Affecte	* * d : 100%	2-5	\$63,400	В	
1,000/			2022	\$144,000	2	\$2.500	В	
100% Not Insulated	, Extent :	\$38,900 Severe, Area Affe	2028	**	1	\$3,300	В	
100% N Broken, Exter	Now ut : Sever	\$12,100 e, Area Affected :	2033 50%	**	4	\$11,300	В	
100%			LIFE	* *	1		В	
100%			LIFE	* *	1		В	
100%			2017	\$6,300	4	\$2,000	В	
100%			2023	\$10,400	4	\$2,000	В	
100%			2023	\$12,600	1	\$7,000	В	
Location: T	hrougho	ut		d : 100% mates And 20% Po			В	
	100% Recent Replactocation: C 100% Obsolete Equilibrium Location: T 100% Needs Cleanit Location: T 100% Not Insulated Location: E 100% 100% 100% 100% 100% 100% 100% 10	100% Recent Replace Eviden Location: Controls II 100% 0-2 Obsolete Equipment, E Location: Roof 100% Now Needs Cleaning, Exten Location: Throughout 100% Now Not Insulated, Extent: Location: Basement 100% Now Broken, Extent: Severe Location: Basement 100% 100% 100% 100% 100% 100% 100% 100% 100%	100% Recent Replace Evident, Extent: Light, Location: Controls For Air Handlers 100% 0-2 \$155,700 Obsolete Equipment, Extent: Severe, Ar Location: Roof 100% Now \$74,000 Needs Cleaning, Extent: Moderate, Are Location: Throughout 100% 100% Now \$38,900 Not Insulated, Extent: Severe, Area Affe Location: Basement 100% Now \$12,100 Broken, Extent: Severe, Area Affected: Location: Basement 100% 100% 100% 100% 100%	Now Sas, 900 2028 Not Insulated, Extent : Severe, Area Affected : Sow Location : Basement 100% Now \$12,100 2033 Broken, Extent : Severe, Area Affected : 50% Location : Basement 100% LIFE 100% 2023 100% 2023 100% 2023 100% 2023 100% 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation, Extent : Severe, Area Affected 2023 100% Cother Observation 2023 100%	100% Fail Date Estimated Cost Year Estimated Cost FY	100% South Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	% of Fail Date Estimated Cost Year Estimated Cost (Yrs)	

Vertical Transport

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.

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

Page: 17

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

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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

rchitecture	Current Repai	r Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior						
Exterior Walls						
Copper/Terne	3% Now Deformed/Dented, Extent Location: East And Wes Staining/Discoloring, Exte Location: East And Wes	t Service Entrances ent : Moderate, Area A				A
Masonry: Limestone	65%	LIFE	* *	5	\$181,600	A
Masonry. Emicstone	Recent Repair Evident, Ex Location : Throughout		cted : 15%	3	Ψ101,000	Α
Masonry: Limestone	5% Now Jnt Mortar Miss/Erod, Ext Location: Wall Facing T		* * Affected : 10%	5	\$7,000	A
Metal Panel	10%	2033	* *	5-10	\$128,100	A
Metal Coiling Doors	2%	2040	* *	5	\$11,600	A
	Recent Replace Evident, E Location : Throughout	xtent : Light, Area Aff	ected : 100%			
Granite Panels	15% Now	\$68,000 LIFE	* *	5	\$21,000	A
	Int Mortar Miss/Erod, Ext Location : North Entrand		Affected : 25%			
Windows						
Aluminum	50% Now Glazing Broken/Cracked, Location: North Side	\$242,700 2031 Extent : Moderate, Arc	* * ea Affected : 10%	5	\$25,100	A
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
	Recent Repair Evident, Ex Location : Throughout	tent : Light, Area Affed	cted : 10%			
Masonry: Limestone	40% Recent Repair Evident, Ex Location : Throughout	LIFE tent : Light, Area Affe	* * cted : 10%	5-10	\$11,900	A
Metal: Cage/Fence	20% Now Corrosion/Rusting, Extent Location: Throughout	\$2,900 2028 : Severe, Area Affecte	* * d : 40%	5	\$1,600	A

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

Asset #: 2033

			A3361 # . Z					
Architecture		Current F	lepair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Exterior Roof				•				
Built-Up (BUR)	Location Vegetation Location Water Pen	a: Over Thi a Growth, E a: Over 9th aetration, E.	\$9,800 ings, Extent : Mod rd Floor Locker R Extent : Moderate, A Floor Extent : Moderate, A Floor Locker R	ooms Area Affe Area Affeo	ected : 15%			A
Cast in Place Concrete	Location Water Pen	Crumbling, 1: Over 11 petration, E.	\$9,700 Extent : Moderate West Housing Area xtent : Moderate, A West Housing Area	a Area Affed				A
IRMA/Protected Membrane IRMA/Protected Membrane	25% 5%	Now	\$14,100	20232033	\$70,500 * *	10	\$7,500	A A
nterior	Location Water Pen	a : Over Con aetration, E.	e, Extent : Severe, nnecting Bridge xtent : Severe, Are nnecting Bridge					
Floors Cast in Place Concrete		0-2 Crumbling, a: Through	\$179,500 Extent : Light, Are	LIFE ea Affecte	* * ed : 20%	5	\$256,400	С
Ceramic Tile		0-2 Crumbling, a: Through	\$26,100 Extent : Light, Are	2032 ea Affecte	* * ed : 10%	5	\$5,900	С
Quarry Tile		Now Crumbling, a: Basemen	\$37,500 Extent : Moderate t	2036 e, Area Af	* * fected : 25%	5	\$8,800	С
Vinyl Tile Vinyl Tile	Location Other Obs Location	: Corridor	xtent : Moderate, A			3 3	\$35,200 \$8,800	C C

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

Asset #: 2033

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$147,400	2028	* *	5	\$29,700	В
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecto	ed : 50%			
	Location	: Through	out					
Exposed Concrete	15%	0-2	\$55,200	LIFE	* *	5	\$4,500	В
•	Cracking/0	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%			
	Location	: Through	out	00				
Metal Panel	10%	0-2	\$31,100	LIFE	* *	5	\$23,800	В
	Corrosion	Rusting, E.	xtent : Light, Area	Affected	: 20%			
	Location	: Through	out					
Plaster	50%			LIFE	* *	5-10	\$163,300	В

Electrical		Current Repair	Future Replacement			Maintenance	
System Component Type		fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2023	\$61,400	5	\$800	В
	Other Obser	vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Electrical Room					
	Explanatio	on : 1- 5000 Amperes					
Transformers							
Dry Type	100%		2021	\$14,000	5	\$700	В
Switchgear / Switchboard							
Fused Disc Sw	80%		2023	\$167,800	5	\$700	В
Molded Case Bkrs	20%		2023	\$41,900	5	\$1,000	В
Raceway							
Conduit	50%		2023	\$135,300	1		В
Conduit	50%		2033	* *	1		В
Panelboards							
Molded Case Bkrs	50%		2031	* *	5	\$2,400	В
Molded Case Bkrs	50%		2022	\$136,200	5	\$2,400	В
Wiring							
Thermoplastic	100%		2033	* *	1		В
Motor Controllers							
Locally Mounted	20%		2021	\$102,600	5	\$200	В
Motor Control Center	50%		2028	* *	5	\$2,500	В
Motor Control Center	30%		2021	\$154,000	5	\$1,500	В
Ground							
Grounding Devices							
Generic	100%	0-2 \$900	LIFE	* *	5	\$2,700	В
	Other Obser	vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Basement					
	Explanatio	on : Corroded					
Stand-by Power							

Stand-by Power

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

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

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

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.

Asset #: 2033

Mechanical		Current F	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									
Conversion Equipment Heat Exchanger		ervation, E : Basemen	Extent : Light, Area at	2026 Affected	**: 100%	1	\$73,800	В	
	Explanat	tion : One l	Unit						
Pres. Reducing Valve/LI Steam	5%			2026	* *	5	\$500	В	
Distribution									
Hot Wtr Piping/Pump		Now Extent: M : Through	\$133,700 Toderate, Area Affe out	2031 cted : 50%	**	4	\$7,400	В	
Steam Piping/Pump	Location Insul. Dete	: Basemen	Extent : Severe, Ar			4	\$400	В	
Terminal Devices									
Air Handler Convector/Radiator	Location	: Through				1	\$87,300 \$4,600	B B	
A. G. W	Explanai	tion : Term	ostats / Traps Not	Functioni	ng				
Air Conditioning Energy Source									
Electricity	100%			2039	* *	1		В	
Conversion Equipment Centrifugal, Elec Chiller	R-134a Re	frigerant, I : Basemen	Extent : Light, Arec	2026 a Affected	* *!: 100%	1	\$161,200	В	
No Component	5%							D	
Distribution								_	
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$7,700	В	
Terminal Devices Air Handler/Cool/Ht			\$144,900 Toderate, Area Affe Ac 3 And Ac 4 Un			1	\$87,300	В	
	Other Obs Location	ervation, E : Air Hand	Extent : Light, Area	Affected	: 100%				
Heat Rejection	1000			2027	de etc	2	Φ1 <i>55</i> 5 00	Б	
Water Cool Tower	100%			2027	* *	2	\$157,700	В	
Ventilation Distribution Ductwork/Diffusers	100%	Now	\$51,000	LIFE	* *	2-5	\$87,400	В	
		aning, Exte : Through	ent : Moderate, Are out	ea Affected	d : 10%				

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

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

Asset #: 2033

Mechanical	Current Repair	Future Replace	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Exhaust Fans						
Interior	80%	2028	**	2	\$3,900	В
Roof	20% Now \$2,400 Obsolete Equipment, Extent: Moderat Location: 5 Exhaust Units, 9th Floor	te, Area Affected : 1	\$23,700 !5%	2	\$800	В
Plumbing						
H/C Water Piping Galv Iron/Steel	100% Now \$10,700 Booster Pump w/Tank, Extent : Moder Location : Broken		**	1		В
HW Heat Exchanger						
Low Temp	100% Other Observation, Extent: Light, Are Location: Basement Explanation: 2 Units	2033 va Affected : 100%	* *	4	\$15,500	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	1000		ale ale			
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s) Submersible	100% Now \$6,300 Obsolete Equipment, Extent: Severe, A Location: Basement		\$6,300 %	4	\$1,300	В
Sewage Ejector(s) Electric	100% 0-2 \$10,400 On Extended Life, Extent : Moderate, A Location : Basement		* *	4	\$1,300	В
Backflow Preventer						
Generic	100%	2023	\$17,400	1	\$9,700	В
Fixtures Generic	100% Other Observation, Extent: Severe, An Location: Throughout Explanation: Stainless Steel Fixtures 20%			ain Fixtu	res For Others -	В
Vertical Transport	2070					
Elevators						
Geared Traction	80% Other Observation, Extent: Light, Are Location: 1-10 Explanation: 5 Units	LIFE va Affected : 80%	* *			С
II. Ans. P.	Explanation: 5 Units	LIEE	* *			
Hydraulic	20% Other Observation, Extent: Light, Are Location: 1-2	LIFE ea Affected : 20%	sle sle			С
Fire Suppression	Explanation : 1 Unit					

Fire Suppression

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

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

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DEPARTMENT OF CORRECTION - 072 MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Mechanical	Curre	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Standpipe							
Generic	100%		2043	* *	1-5	\$79,100	В
Sprinkler							
No Component	30%						D
Generic	70%		2043	* *	1-2	\$30,800	В

Page: 25

Print Date: 22-Oct-2012 DEPARTMENT OF CORRECTION - FY 2013

Asset Name : OUEENS 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

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



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

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

Asset #: 2034

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	10%			LIFE	* *	5	\$33,400	Α	
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	
			d, Extent : Moderai	te, Area A	Affected: 25%				
		ı : South Ed		4 40	C . 1 100/				
			Extent : Moderate,	Area Afj	tected: 10%				
		ı : South Ed			cc . 1 100/				
	_	oiscoloring 1: Through	, Extent : Moderate	e, Area Ą	ffected: 10%				
Windows	Locarior	i. Inrough	oui						
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	
micross 2 consists 1 pc			Extent : Moderate, A		cted : 25%	Ü	ψο Ξ, εσσ		
		ı : Through		33					
		_	Extent : Moderate,	Area Af	fected : 50%				
		: Through		33					
		_	ked, Extent : Mode	rate, Are	ea Affected : 20%				
	_		g Area, Kitchen, D						
Parapets									
Masonry: Brick	90%			LIFE	* *	5-10	\$18,700	A	
Masonry: Limestone	10%			LIFE	* *	5-10	\$3,700	A	
Roof	200/			2020	* *	10	¢11.200		
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	
Floors									
Cast in Place Concrete	40%			LIFE	* *	5	\$381,300	C	
Cast in Place Concrete	5%	Now	\$33,400	LIFE	* *	5	\$23,800	Č	
			nents, Extent : Mod		rea Affected : 20%		+,		
			Loading Platform		55				
			Extent : Moderate	, Area A	ffected : 20%				
	_	_	Loading Platform						
Ceramic Tile	5%			2026	* *	5	\$10,900	С	
Quarry Tile	8%			2028	* *	5	\$26,100	C	
Terrazzo	20%			LIFE	* *	5	\$68,100	C	
Traffic Topping	5%			2023	\$295,500	5	\$13,600	C	
Vinyl Tile	12%			2023	\$250,600	3	\$13,100	C	
Wood	5%	Now	\$46,500	2038	* *	5	\$10,200	C	
	Dry Rot/L	ecay, Exte	nt : Moderate, Ared	ı Affected	d : 25%				
	Location : Recreation Room On Eighth Floor								
	Split/Crac	ked, Exteni	: Moderate, Area	Affected	: 25%				
	Location	ı : Recreati	on Room On Eight	h Floor					

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

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

Asset #: 2034

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior									
Interior Walls	1.50/	3.7	# 12 200	, inc	ale ale	-	Ф22.200	C	
Concrete Masonry Unit		Now	\$42,300	LIFE	**	5	\$22,200	C	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Roof Stair								
		i : K 00J Sta	ır						
Plaster	20%	_		LIFE	* *	5-10	\$63,000	C	
	-	Progress, 1: Through	Extent : Light, Ared out	a Affecte	d : 25%				
SGFT/Glazed Masonry	35%			LIFE	* *	10	\$64,900	С	
Steel Plate	30%			LIFE	* *	5	\$133,400	C	
Ceilings									
AcousTileConcealSpLn	10%	Now	\$68,500	2036	* *	5	\$11,000	В	
			ients, Extent : Mod	erate, Ar	ea Affected : 30%				
		ı : At Entra							
	_	_	, Extent : Moderate	, Area Aj	ffected : 50%				
		ı : First Flo							
			: Moderate, Area	Affected .	: 50%				
	Location	ı : First Flo	oor						
Exposed Concrete	45%			LIFE	* *	5-10	\$99,400	В	
	Repairs in Progress, Extent: Light, Area Affected: 25%								
	Location	ı : 8th Floo	r						
Gypsum Board	5%			LIFE	* *	5-10	\$30,400	В	
	Other Observation, Extent: Moderate, Area Affected: 25%								
	Location: Recreation Room								
	Explana	tion : Repa	irs In Progress						
Metal Panel	5%			LIFE	* *	5	\$22,100	В	
Plaster	35%			LIFE	* *	5-10	\$106,300	В	
		Progress, n : Through	Extent : Light, Area out	a Affecte	d : 25%				

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

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.

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•			•				•
Raceway								
Conduit	90%			2023	\$243,600	1		В
Conduit	10%			2043	* *	1		В
Panelboards								
Fused Disc Sw	5%			2039	* *	5	\$200	В
Molded Case Bkrs	15%			2031	* *	5	\$700	В
Molded Case Bkrs	80%			2022	\$217,900	5	\$3,600	В
Wiring								
Braided Cloth	70%	0-2	\$214,300	2048	* *	1		В
		_	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	10%			2043	* *	1		В
Thermoplastic	20%			2033	* *	1		В
Motor Controllers								
Locally Mounted	10%			2028	* *	5	\$100	В
Locally Mounted	10%			2021	\$51,300	5	\$100	В
Locally Mounted	5%	2-4	\$25,700	2043	* *	5		В
•		ed Life, Ex : Mech Ro	tent : Moderate, A. oom	rea Affec	ted : 100%			
Motor Control Center	75%			2021	\$384,900	5	\$3,500	В
Ground								
Grounding Devices								
Generic			\$900 Extent : Moderate, A ical Room In The B			5	\$2,500	В
		ion : Corre						
Stand-by Power Transfer Switches	•							
Automatic	50%			2021	\$5,400	1	\$26,400	В
Automatic	50%			2036	**	1	\$26,400	В
Generators							, ,	
Diesel	50%			2019	\$36,900	1	\$33,100	В
	Other Obso Location		Extent : Moderate, A or Room 2 Kva				700,000	
Diesel	50%			2032	* *	1	\$33,100	В
	Location		Extent : Moderate, 1 or Room 1 Kw		ected : 100%		. ,	
Batteries								
Lead/Acid	100%			2017	\$600	5	\$6,300	В

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.

Asset #: 2034

Electrical	Current Repair	Futur	e Replacement	M			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Stand-by Power							
Fuel Storage				_		_	
Day Tank	50%	2022	\$6,100	5	\$13,500	В	
	Other Observation, Extent : Modera Location : Basement	ate, Area Affe	cted : 100%				
	Explanation : 230 Gallons Capaci	its					
Main Tank	50%	2026	* *	5	\$2,200	В	
Maiii Tank	Other Observation, Extent : Modera			3	\$2,200	Ь	
	Location: Underground	ие, Агеа Ајје	ciea . 10070				
	Explanation: 5000 Gallons Capa	city					
Lighting							
Interior Lighting							
Fluorescent	80%	2018	\$694,700	10	\$106,800	В	
	Other Observation, Extent: Modera		cted : 100%				
	Location : Throughout The Buildi	ng					
	Explanation: T-12 Lamps						
Fluorescent	10%	2023	\$86,800	10	\$13,400	В	
	Other Observation, Extent: Modera		cted : 100%				
	Location : Throughout The Buildi	_					
	Explanation : Compact Fluoresce						
Incandescent	10%	2018	\$86,800	2	\$300	В	
Egress Lighting	700 /	2010	012 100			-	
Emergency, Service	50%	2018	\$12,100	1		В	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Throughout Explanation : On Generator Ckt						
E '4 Coming		2010	¢12 100	1		D	
Exit, Service	50%	2018	\$12,100	1		В	
	Obsolete Equipment, Extent : Mode Location : Throughout	raie, Area Aj	ieciea : 80%				
Exterior Lighting						_	
HID	100%	2023	\$71,700	10	\$500	В	
Alarm							
Security System	1000/	2010	¢£02.000	1	¢<4.000	D	
Generic	100% Other Observation Extent: Modern	2018	\$592,800	1	\$64,000	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building						
	Explanation : C C T V Surveillan	_	vstem				
Fire/Smoke Detection							
Under Construction	100%					D	

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Fail Da Total (Year		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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.

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.

Asset #: 2034

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
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		В
			Extent : Light, Area	Affected	: 100%			
		-	D C A S Building					
	Explana	tion : Stean	n Supplied From N	earby Qu	ieens Borough Hal	l		
Conversion Equipment	D 1000/			2026	* *	_	¢0.700	D
Pres. Reducing Valve/Ll	P 100%			2026	* *	5	\$8,700	В
Steam								
Distribution	1000/			2022	* *	4	\$7,200	D
Steam Piping/Pump Terminal Devices	100%			2033		4	\$7,200	В
Air Handler	60%			2018	\$520,000	1	\$54,100	В
Air Handler Air Handler				2018	\$539,900	1 1	\$13,500	В
Convector/Radiator	15% 15%			2028	\$459,300	1	\$7,100	В
Unit Heater-Stm/HW	10%			2021	\$268,400	4	\$2,000	В
	10%			2016	\$200,400	4	\$2,000	Б
Air Conditioning Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment	10070			2031		1		
Window/Wall Unit	10%			2016	\$34,300	1		В
No Component	90%			2010	Ψ5 1 ,500	1		D
Ventilation	7070							D
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$90,000	В
		servation, E	Extent : Severe, Are		d : 20%		+, 0,000	
			t, 1st Floor	33				
	Explana	tion : Venti	lation Does Not Ex	xist In Lo	obby, Basement An	d Variou	s Offices	
No Component	30%				<u> </u>			D
Exhaust Fans								
Interior	70%	0-2	\$129,200	2033	* *	2	\$2,500	В
			tent : Severe, Area		: 70%		+ -,- · · ·	
	Location	ı : Through	out					
No Component	30%							D
Plumbing	3070							ע
H/C Water Piping								
Brass/Copper	100%	Now	\$24,900	2033	* *	1		В
Tr			oderate, Area Affe		%			
			ain & Basement					
HW Heat Exchanger								
Low Temp	100%			2023	\$51,800	4	\$21,700	В
Sanitary Piping					. ,		. , , , , , , , , , , , , , , , , , , ,	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	/ •							
Cast Iron	100%			LIFE	* *	1		В
·								

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

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

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

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

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



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

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

Asset #: 4246

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
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
nterior								
Floors	720/			LIEE	* *	_	Φ1.c1.c00	a
Cast in Place Concrete	73%		Φ 2 5< 100	LIFE		5	\$161,600	C
Raised Access Floor	5%		\$256,100	2037	**	5	\$9,500	C
			e, Extent : Moderate	e, Area A	Affected: 40%			
			n Control Rooms.					
			Extent : Severe, Are	a Affecte	ed : 100%			
			n Control Rooms.					
		tion : Worn	Surfaces.					
Terrazzo	20%			LIFE	* *	5	\$15,800	C
Traffic Topping	2%			2027	* *	5	\$2,500	C
Interior Walls								
Cast in Place Concrete	10%		\$27,500	LIFE	* *			C
	_		tent : Light, Area A					
	Location	n : Various	Locations In Mech	anical S _I	pace.			
Ceramic Tile	10%			2031	* *	5	\$11,800	С
Concrete Masonry Unit	80%			LIFE	* *	5	\$37,700	C
Ceilings								
Exposed Concrete	55%	Now	\$76,800	LIFE	* *	5	\$8,700	В
r	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 5%		, - ,	
		-	Locations Through					
	Exposed F	Reinforceme	ent, Extent : Light, I	Area Affa	ected : 2%			
	•		Locations In Basen					
Metal Panel	25%		\$73,600	LIFE	**	5	\$31,600	В
iviciai i alici			, Extent : Severe, A			3	Ψ31,000	ט
			, Extent . Severe, A Locations Through		лен. 00/0			
Distant			Loculous Infough		* *		¢10.000	
Plaster	20%			LIFE	* * *	5	\$12,600	В

Electrical	Current Repair	Future Replacem	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2042	* *	5	\$1,800	В
	Other Observation, Extent : Mod	lerate, Area Affected : 100%				
	Location: Electrical Room, 30	0 Bed Facility.				
	Explanation: One 2,000 Amps	Main Disconnect Switch.				

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

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

Asset #: 4246

Electrical	Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Transformers							
Dry Type	100%		2035	* *	5	\$300	В
	Other Observation, E						
	Location : Electrica		facility A	nd Mechanical Ro	oms.		
0 : 1	Explanation : Vario	ous Sizes.					
Switchgear / Switchboard	1000/		2042	* *	_	¢1 000	D
Molded Case Bkrs	100%		2042		5	\$1,800	В
Raceway	1,000/		2042	* *	1		D
Conduit	100%		2042	-11-	1		В
Panelboards	1000/		2020	* *	_	¢1 000	D
Molded Case Bkrs	100%		2038		5	\$1,800	В
Wiring	1000/		2042	* *	1		D
Thermoplastic Motor Controllers	100%		2042	-1- 4	1		В
	1.00/		2035	* *	5		D
Locally Mounted Motor Control Center	10% 90%		2035	* *	5 5	¢1.700	B B
	90%		2033		3	\$1,700	D
Ground							
Grounding Devices Generic	1000/		LIFE	* *	5	\$1,000	D
-	100%		LIFE		5	\$1,000	В
Stand-by Power Transfer Switches							
Automatic	100%		2035	* *	1	\$20,900	В
	100%		2033		1	\$20,900	Б
Generators Diesel	100%		2031	* *	1	\$26,200	В
Diesei	Other Observation, E	Extent · Moderate A		cted · 100%	1	Ψ20,200	ъ
	Location : Generat			cica : 10070			
	Explanation : One		i denny.				
Batteries	Explanation : One	720 RW.					
Lead/Acid	100%		2016	\$1,100	5	\$2,500	В
Fuel Storage	10070		2010	ψ1,100		Ψ2,300	
Day Tank	50%		2038	* *	5	\$6,300	В
Duy Tuini	Other Observation, E	Extent : Moderate. A		cted : 100%	5	ψο,200	2
	Location : Generat						
	Explanation: 275						
Main Tank	50%	Samons.	2050	* *	5	\$1,000	В
Maiii Talik	Other Observation, E	Extent · Moderate A			3	\$1,000	Ь
	Location : Basemen		170071990	cica : 10070			
	Explanation: Using	=	ared Ry T	Two Generators Se	rvicina	300 And 200 Red	
	Facilities.	g 7,500 Ganons Sia	лгей Бу 1	wo Generators se	rvicing .	300 Ana 200 Bea	
Lighting							
Interior Lighting							
Fluorescent	75%		2022	\$538,400	10	\$46,500	В
Fluorescent	10%		2027	* *	10	\$6,200	В
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Through		-				
	Explanation: Usin						
HID	15%		2022	\$75,800	10	\$300	В
				7.2,000	- 0	4530	

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

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

Asset #: 4246

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Exit, Service	100%			2022	\$20,100	1		В
Exterior Lighting								
HID	100%			2022	\$50,500	10	\$200	В
Alarm								
Security System								
Generic	100%			2017	\$417,500	1	\$25,300	В
Fire/Smoke Detection								
Generic	100%			2017	\$1,429,000	1-3	\$43,000	В

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%			2042	* *	1		В
Conversion Equipment								
Heat Exchanger	50%			2025	* *	1	\$16,800	В
Pres. Reducing Valve/LP	50%			2031	* *	5	\$2,000	В
Steam								
Distribution								
Hot Wtr Piping/Pump	100%			2030	* *	4	\$5,000	В
Terminal Devices								
Air Handler	80%			2022	\$595,200	1	\$33,500	В
Convector/Radiator	10%	Now	\$2,600	2027	* *	1	\$2,000	В
			Extent : Moderate, 1	Area Affe	ected : 2%			
		: Through						
	Explana	tion : Conv	ectors Vent Holes .	Painted S	Shut Restricting Air	r Flow		
Convector/Radiator	10%			2027	* *	1	\$2,200	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2022	\$63,700	2	\$400	В
No Component	90%							D
			Extent : Light, Area	Affected	: 0%			
	Location	: Adjacen	t Building.					
	Explana	tion : Serve	ed By Chiller In Ad	iacent Bı	iilding			
Distribution								
Chilled Wtr Pipe/Pump	90%			2042	* *	4	\$4,500	В
No Component	10%							D
Terminal Devices								
Direct Expansion	10%			2027	* *	1		В
Air Handler/Cool/Ht	90%			2022	\$52,700	1	\$37,700	В

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

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

Asset #: 4246

Mechanical System Component Type	Current Repair			e Replacement	Maintenance				
	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Air Conditioning									
Heat Rejection									
Air Condenser Unit	10%		2022	\$2,800	2	\$4,700	В		
No Component	90%						D		
Ventilation									
Distribution	1000/		LIDE	* *	2.5	¢27.700	D		
Ductwork/Diffusers	100%		LIFE		2-5	\$37,700	В		
Exhaust Fans	1000/		2027	* *	2	¢2 100	D		
Interior	100%		2027		2	\$2,100	В		
Plumbing H/C Water Piping									
Brass/Copper	100% Now	\$8,200	2042	* *	1		В		
Brass/Copper	Not in Service, Exte				1		ъ		
	Location : Triplex		rijjecieu	. 570					
	-	•	Area Affe	ected · 1%					
	Other Observation, Extent : Moderate, Area Affected : 1% Location : Water Service Entry								
	Explanation : Stra								
HW Heat Exchanger									
Low Temp	100% Now	\$900	2032	* *	4	\$6,700	В		
r	Leak Evident, Exten					, -,,			
	Location: Piping	Connections							
Sanitary Piping									
Cast Iron	100% Now	\$179,800	LIFE	* *	1		В		
	Broken, Extent : Severe, Area Affected : 50%								
	Location: Variou.	s Locations Under S	Slab						
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1		В		
Sump Pump(s)									
Rigid Piping	100%		2027	* *	4	\$2,000	В		
Fixtures									
Generic	100%						В		
Vertical Transport									
Elevators	400.						-		
Geared Traction	100%		LIFE	* *			C		
	Other Observation, Extent : Light, Area Affected : 100% Location : 2 Units - Basement To 2nd Floor, 2 Units- Basement To Penthouse								
			Floor, 2	Units- Basement T	o Pentho	ouse			
E. G.	Explanation: 4 U	nits							
Fire Suppression									
Standpipe	1000/		2022	* *	1.5	¢25 400	ъ		
Generic	100%		2032		1-5	\$35,400	В		
Sprinkler No Component	90%						D		
			2022	* *	1.2	¢1 000			
Generic	10%		2032	4. 4	1-2	\$1,900	В		

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

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

Page: 37

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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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	Location Cracking/C Location Gut/DS No Location Ponding, E	: Various L Crumbling, I : Througho n Func/Mis. : Througho Extent : Mod	s, Extent : Severe,	out. rea Affec Area A <u>f</u> eed : 10%	ffected : 85%	5	\$32,900	A
Interior								
Floors Cast in Place Concrete	70%	0-2	\$126,300	LIFE	* *	5	\$202,700	С
Cast III Frace Concrete	Other Obse Location	ervation, Ex : Througho ion : Basem	tent : Light, Area ut.	Affected		5 Great Ne		C
Raised Access Floor			\$335,000 Extent : Severe, A ut Control Room		* * cted : 100%	5	\$12,400	С
Terrazzo	25%			LIFE	* *	5	\$25,900	С
Interior Walls							•	
Ceramic Tile	10%			2035	* *	5	\$14,200	C
Concrete Masonry Unit	90%			LIFE	* *	5	\$51,100	C

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.

Asset #: 4245

Architecture	Current Re	pair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	5% Now Broken/Missing Element Location: Housing C Staining/Discoloring, I Location: Housing C	Control Room Are Extent : Moderate	as. , Area Affectea		5	\$3,300	В
Exposed Concrete	50% Now Broken/Missing Element Location: Throughou Exposed Reinforcement Location: In Baseme Water Penetration, Ext	ut Basement. t, Extent : Light, 1 ent Below Inmate tent : Light, Area	Area Affected : Shower Area A Affected : 2%	5%	5 Location.	\$10,300 s.	В
Metal Panel	25% Now Staining/Discoloring, I Location: Throughout	\$577,600 Extent : Severe, A	LIFE	* *	5	\$41,400	В
Plaster	20%		LIFE	* *	5	\$16,500	В

lectrical	Current Repair	Future Re	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
ver 600 Volts							
Transformers							
Dry Type	100%	2035	* *	3	\$700	В	
Feeders							
Cable	100%	2038	* *	1		В	
Raceway							
Conduit	100%	2042	* *	1		В	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2042	* *	5	\$400	В	
	Other Observation, Extent : Modera Location : Electrical Room.	te, Area Affected	: 100%				
	Explanation: One 2,000 Amps Ma	in Disconnect Sw	ritch.				
Transformers							
Dry Type	100%	2035	* *	5	\$300	В	
	Other Observation, Extent : Modera	te, Area Affected	: 100%				
	Location : Electrical Room.						
	Explanation : Various Sizes.						
Switchgear / Switchboard							
Molded Case Bkrs	100%	2042	* *	5	\$2,400	В	
Raceway							
Conduit	90%	2042	* *	1		В	
Conduit	10%	2048	* *	1		В	

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.

Asset #: 4245

Electrical	Current Repair	t Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		•				•
Panelboards						
Molded Case Bkrs	90%	2038	* *	5	\$2,100	В
Molded Case Bkrs	10%	2044	* *	5	\$200	В
Wiring						
Thermoplastic	90%	2042	* *	1		В
Thermoplastic	10%	2048	* *	1		В
Motor Controllers						
Locally Mounted	10%	2035	* *	5	\$100	В
Locally Mounted	10%	2039	* *	5	\$100	В
Motor Control Center	80%	2035	* *	5	\$1,900	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,300	В
Stand-by Power						
Transfer Switches						_
Automatic	100%	2035	* *	1	\$27,300	В
Generators						
Diesel	100%	2031	**	1	\$34,300	В
	Other Observation, Extent: Mode	erate, Area Affecte	d: 100%			
	Location: Mechanical Room.					
	Explanation: One 520 Kw.					
Batteries Lead/Acid	100%	2016	\$1,100	5	\$3,300	В
	100%	2010	\$1,100		\$3,300	D
Fuel Storage Day Tank	70%	2038	* *	5	\$11,500	В
Day Talik	Other Observation, Extent: Mod			3	\$11,500	Ь
	Location: Mechanical Room.	eraie, mea myecie	u . 10070			
	Explanation: One 275 Gallon.					
Main Taul		2050	* *		Φ000	D
Main Tank	30% Other Observation, Extent : Mod	2050		5	\$800	В
	Location: Basement.	етиге, Атей Ајјесте	a . 100%			
	Explanation: Using 7,500 Gall	one Chanad Da Tan	Consustans Es	200 4	J 200 PaJ	
	Facilities.	ons snarea by 1 wo	Generators Fo	II 300 An	ш 200 Бей	
Lighting	1 detities.					
Interior Lighting						
Fluorescent	85%	2027	* *	10	\$68,900	В
	Other Observation, Extent : Mode		d : 100%		1 9	
	Location: Throughout.	, 33				
	Explanation: Using T-12 Lamp	S.				
HID	15%	2027	* *	10	\$400	В
Egress Lighting	20,0	2027			ψ.130	
Exit, Service	100%	2027	* *	1		В
Exterior Lighting	100/0	2027				
HID	100%	2022	\$66,100	10	\$300	В
Alarm	10070	2022	ψ30,100	10	Ψ300	
Security System						
Generic	100%	2017	\$546,100	1	\$33,100	В
	200,0	2017	φε 10,100		400,100	

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.

Asset #: 4245

Electrical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te 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	В

Mechanical		Current l	Repair	Future	e Replacement	M	aintenance	
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		В
Conversion Equipment								
Heat Exchanger	50%		\$1,900	2025	* *	1	\$19,700	В
•			loderate, Area Affe	cted : 2%				
	Location	ı : Mechan	ical Room					
Pres. Reducing Valve/LP	50%			2031	* *	5	\$2,600	В
Steam								
Distribution								
Hot Wtr Piping/Pump	100%			2030	* *	4	\$6,600	В
Terminal Devices								
Air Handler	90%			2027	* *	1	\$49,300	В
Fan Coil Unit/Heat	10%			2027	* *	1	\$2,900	В
Air Conditioning								
Energy Source	400			• • • • •				_
Electricity	100%			2038	* *	1		В
Conversion Equipment	1000/			2025	* *		Φ0 ₹ 000	-
Centrifugal, Elec Chiller	100%			2035	* *	1	\$95,800	В
Distribution	1.000/			20.40	* *	4	Φ4 400	D
Chilled Wtr Pipe/Pump	100%			2048	* *	4	\$4,400	В
Terminal Devices	1.000/			2027	* *	1	¢54.000	D
Air Handler/Cool/Ht	100%			2027	sh sh	1	\$54,800	В
Heat Rejection	1.000/			2022	¢£10.100	2	¢00,000	D
Water Cool Tower	100%			2023	\$518,100	2	\$89,000	В
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,300	В
Exhaust Fans	10070			LILL		2-3	\$45,300	ъ
Interior	100%			2022	\$199,500	2	\$2,700	В
Plumbing	10070			2022	φ177,300		Ψ2,700	D
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
HW Heat Exchanger	10070							
Low Temp	100%	Now	\$1,100	2032	* *	4	\$8,800	В
			: Light, Area Affec			•	40,000	_
			Connections					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В

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.

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2030	* *	4	\$2,000	В
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: Duplex U.	nits				
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: 2 Units - Bas	ement To 2nd Floor, 2	Units- Basement T	o Pentho	ouse	
	Explanation: 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$46,300	В
Sprinkler						
No Component	90%					D
Generic	10%	2032	* *	1-2	\$2,500	В

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



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

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

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior									
Exterior Walls									
Concrete Masonry Unit	5% 4+ Painted Surfaces, I Location : Peelin	\$473,200 Extent : Moderate, A g In Basement.	LIFE rea Affect	* * red : 20%	5	\$23,800	A		
Masonry: Brick	Location : Bulkhe				5	\$608,700	A		
	Location : Buildi	nt : Light, Area Affe ng 20. Extent : Moderate, .							
	Location : Bulkheads, Above Windows								
		od, Extent : Modera Second Floor Windo		Affected : 15%					
	Misaligned/Bulging, Extent: Moderate, Area Affected: 5% Location: Bulkheads, Corners								
	•	act, Extent : Modera us Locations Throug		ffected : 40%					
	Location: Throu	-							
	Explanation : Ho	rizontal Soft Joints A	Aligned W	ith Window Head.	s Are Sta	rting To Bulge.			
Masonry: Brick	Location : Between Horizontal Cracks,	\$228,800 ements, Extent : Moc en Buildings 1 And 2 Extent : Severe, Are Joining Mechanical	? And At T ea Affecte	The End Of Block . d : 10%	5 14.	\$38,000	A		
Metal/Glass Curt Wall	2% Now Corrosion/Rusting, Location: Stairs	\$248,900 Extent : Moderate, At End Of Day Roon	LIFE Area Affe ns- East I	* * cted : 25% Facade.	5	\$28,500	A		
		h, Extent : Moderate At End Of Day Roor							
Metal Panel	_	\$161,800 Extent : Moderate, Facade Of Gymnasi		* * cted : 30%	5	\$71,300	A		
Window Wall	3%		2042	* *	5	\$85,600	A		

Asset #: 2045

Architecture	Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior								
Windows	670/ N	#4.602.000	2022	* *	_	Φ10 5 c00		
Metal/Detention Type	67% Now	\$4,692,800	2032		5	\$195,600	Α	
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Cell Blocks Throughout.							
	Location : Cell Blocks Throughout. Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Cell Blocks Throughout.							
		acked, Extent : Mode	rate, Are	ea Affected : 50%				
		lock 14 And Various						
Metal/Detention Type	11% Now	\$154,100	2042	* *	5	\$32,100	A	
		ted, Extent : Modera		Affected : 100%		,,		
	Location : Admini	istration Area						
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	
	Corrosion/Rusting, Extent: Moderate, Area Affected: 5% Location: Over Cell Housing Three Quad.							
		Cell Housing Three Q	uad.					
No Component	70%						D	
Roof		* 4=0=00		ate ate				
Single Ply Membrane	95% Now	\$178,200	2027	* *			A	
		ght, Area Affected : : Building 3 Housing.	0%					
		Extent : Moderate, A	Anna Affa	natad . 200/				
	Location : Throug		неи Ајје	eciea . 2076				
	_	proper Pitch, Drains	At Hioh	Point				
Single Ply Membrane	5% Now	\$187,600	2032	**			A	
Single Try Memorane		Extent : Severe, Area		l : 85%			А	
		rane Delaminated Di			14 Hous	ing.		
		Damage, Extent : M	_	_				
		ubstrate And Flashin				Housing Facility.		
nterior								

Interior

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

rchitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Floors	250/ N	Φ 2 05 500	T TEE	ماد ماد	~	Ф220 соо	a
Cast in Place Concrete	25% Now Other Observation, E Location: Basemen Explanation: Grow	ıt		* * cted : 10%	5	\$329,600	С
Ceramic Tile	5% Now	\$59,700	2025	* *	5	\$15,100	С
	Broken/Missing Elen Location: Dormito		lerate, Ar	ea Affected : 5%			
Terrazzo	23% Now	\$371,600	LIFE	* *	5	\$108,300	С
	Cracking/Crumbling Location : Corrido		e, Area A <u>j</u>	fected : 10%			
Traffic Topping	5% Now Worn/Eroded, Extend Location : Gymnas		2022 Affected .	\$1,455,500 - 10%	5	\$18,800	С
Traffic Topping	5%		2030	* *	5	\$37,700	С
	Recent Replace Evid Location : Staff Me	_		ected : 100%			
Vinyl Tile	2% Recent Replace Evid Location : Mainten	_	2030 Area Affe	* * ected : 100%	3	\$4,500	С
Vinyl Tile	25% Now Broken/Missing Elen Location: Near Ro Control Room On I Uneven Substrate, Ex Location: Corrido	om OT 12, Men's l First Floor. xtent : Severe, Area	Locker Ro Affected	oom And 1st Floor	3 Entry, C	\$56,500 hapel And	С
Vinyl Tile	10%		2027	* *	3	\$22,600	С
Interior Walls							
Cast in Place Concrete	6% Now Paint Peeling, Extent Location: Generat		LIFE Affected .	* *			С
Cast in Place Concrete	4%		LIFE	* *			С
Concrete Masonry Unit	55%		LIFE	* *	5	\$145,800	C
Concrete Masonry Unit	5% Now	\$112,300	LIFE	* *	5	\$13,300	C
	Diagonal Cracks, Ex Location : Corrido						
Plaster	15%		LIFE	* *	5	\$29,800	С
SGFT/Glazed Masonry	10%		LIFE	* *			C
SGFT/Glazed Masonry	5%		LIFE	* *			C
	Other Observation, E Location : Pantries	'.		: 100%			
	Explanation : Rece	nt Replacement Evi	ident				

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.

Asset #: 2045

Architecture		Current R	epair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Ceilings	200/			2025	de de	_	4430 5 00	-
AcousTileSusp.Lay-In	20%		#100.100	2027	* *	5	\$120,500	В
AcousTileSusp.Lay-In	5%	Now	\$180,100	2027	**	5	\$15,100	В
	Broken/Missing Elements, Extent : Severe, Area Affected : 20% Location : Control Room.							
	Staining/Discoloring, Extent : Severe, Area Affected : 40% Location : Control Room.							
			xtent : Moderate, A	roa Affa	natad · 50/			
		e: Control I		теи Аује	ciea . 570			
Exposed Concrete	18%			LIFE	* *	5	\$17,000	В
Exposed Concrete	2%	Now	\$41,600	LIFE	* *	5	\$1,900	В
			xtent : Light, Area Building Three.	Affected	: 5%			
							* · = 0	
Exposed Concrete	5%	0-2	\$104,000	LIFE	**	5	\$4,700	В
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Corridor Near Stair 4-67 And Various Others, Stair 4-68							
			xtent : Moderate, A			00		
			2 Corridors	rea rijje	.c.ea . 1070			
Exposed Struc: Steel	5%	Now	\$2,453,800	LIFE	* *			В
r	Corrosion		xtent : Moderate, A		ected : 10%			
		_			s Locations Throug	ghout Bu	ilding One	
	Corrido	:	Ü			-	C .	
Metal Panel	2%	Now	\$7,000	LIFE	* *	5	\$15,100	В
	Deformed	/Dented, Ex	tent : Light, Area A	Affected	: 10%			
	Location	: Clinic.						
Metal Panel	8%			LIFE	* *	5	\$60,300	В
Plaster	35%	Now	\$129,800	LIFE	* *	5	\$131,800	В
	Water Pen	etration, Ex	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Dormitor	y 1 Top, Cell 16 A	t Upper	11			

lectrical	Current R	epair	Futur	e Replacement	M	aintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
ver 600 Volts		•							
Service Equipment									
Air Circuit Breaker	100%		2042	* *	3	\$1,600	В		
	Other Observation, E.	xtent : Light, Area A	Affected	: 100%					
	Location : Outside l	Main Kitchen Area.							
	Explanation: Two 3	,000 Amp Disconn	ect Swite	ches.					
Transformers	-	-							
Dry Type	100%		2035	* *	3	\$3,000	В		
3 31	Other Observation, E.	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen I	Electrical Room							
	Explanation: Two I	,500 Kva							
Feeders									
Cable	100%		2038	* *	1		В		

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

Asset #: 2045

lectrical	Cı	rrent Repa	ir	Futur	e Replacement	M	aintenance	
ystem Component Type		Date Est	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ver 600 Volts								
Raceway								
Conduit	50%			2042	* *	1		В
Tray	50%			2035	* *	1		В
nder 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2022	\$147,600	5	\$1,600	В
	Other Observe			Area Affe	cted : 100%			
	Location : E							
	Explanation	: 800 Amps						
Fused Disc Sw	10%			2042	* *	5	\$200	В
	Other Observe	tion, Exten	t : Moderate, 1	Area Affe	cted : 100%			
	Location : E	lectrical Ro	om					
	Explanation	: 800 Amps						
Transformers								
Dry Type	50%			2020	\$12,500	5	\$800	В
Dry Type	50%			2027	* *	5	\$800	В
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	* *	5	\$900	В
Molded Case Bkrs	30%			2022	\$160,000	5	\$3,200	В
Molded Case Bkrs	10%			2042	* *	5	\$1,100	В
Molded Case Bkrs	10% ()-2	\$53,300	2052	* *	5	\$500	В
	Enclosure Con	roded, Exte	nt : Moderate	, Area A <u>f</u>	fected : 100%			
	Location: E	lectrical Ro	om					
Raceway								
Conduit	50%			2032	* *	1		В
Conduit	50%			2022	\$361,400	1		В
Panelboards								
Fused Disc Sw	15%			2021	\$109,100	5	\$1,400	В
Molded Case Bkrs	35%			2021	\$254,700	5	\$3,700	В
Molded Case Bkrs	40%			2030	* *	5	\$4,300	В
Molded Case Bkrs	10%			2038	* *	5	\$1,100	В
Wiring							·	
Braided Cloth	20%	2-4	\$163,600	2047	* *	1		В
	Other Observe	tion, Exten	t : Light, Area	Affected	: 100%			
	Location: T	hroughout						
	Explanation	: Insulation	Aged					
Thermoplastic	50%			2022	\$408,900	1		В
Thermoplastic	20%			2032	* *	1		В
Thermoplastic	10%			2042	* *	1		В
Motor Controllers	10,0			20.2				
Locally Mounted	20%			2020	\$58,700	5	\$500	В
Locally Mounted	10%			2035	**	5	\$300	В
Motor Control Center	40%			2027	* *	5	\$4,400	В
Motor Control Center	30%			2027	\$411,200	5	\$3,300	В
MICHOL COHILOL CHILCI	3070			2020	ψ-711,200	3	ψυ,υ00	<u> </u>
round Grounding Devices								

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.

Asset #: 2045

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power	•			•				•
Transfer Switches								
Automatic	50%			2020	\$9,700	1	\$62,200	В
Automatic	40%			2027	* *	1	\$49,700	В
Automatic	10%			2035	* *	1	\$12,400	В
Generators								
Diesel	80%			2018	\$105,100	1	\$124,800	В
Diesel	4%			2031	* *	1	\$6,200	В
Diesel	5%	Now	\$6,600	2037	* *	1	\$7,000	В
		vice, Exten 1 : Outside	t : Moderate, Area	Affected	: 100%			
Diesel	1%			2031	* *	1	\$1,600	В
			Extent : Light, Area		! : 100%		, ,	
	Location	n : Outside	Of Main Kitchen A	rea				
	Explana	tion : One	750 Kw					
Gasoline	5%			2018	\$6,600	1	\$7,800	В
Gasoline	5%		\$6,600	2037	* *	1	\$7,000	В
			Extent : Moderate, A		ected : 100%	-	Ψ1,000	2
		n : Basemen		33				
	Explana	tion : Not I	n Service					
Batteries	•							
Lead/Acid	50%			2015	\$600	5	\$7,500	В
Lead/Acid	40%			2014	\$500	5	\$6,000	В
Lead/Acid	10%		\$100	2017	\$100	5	\$700	В
		Terminals, 1 : Basemen	Extent : Moderate	, Area A <u>j</u>	fected : 100%			
Fuel Storage								
Day Tank	1%			2038	* *	5	\$700	В
•	Other Obs	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	n : Outside	Of Main Kitchen A	rea				
	Explana	tion : 336 (Gallons					
Main Tank	79%			2037	* *	5	\$9,400	В
			Extent : Moderate, A		ected : 100%		+,,,,,	
		ı : Basemen		35				
	Explana	tion : 1,500) Gallons					
Main Tank	20%			2025	* *	5	\$2,400	В
Main Lank			Extent : Moderate, A		ected : 100%	J	Ψ2,-τ00	ע
		ı : Basemen						
		tion : 2,500						
· · · · · · · · · · · · · · · · · · · 	Елріана	2,500	Ganons					

Lighting

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

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Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
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	В
Fluorescent	10%			2027	* *	10	\$36,900	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Through	out					
	Explanat	ion : Using	g T-12 Lamps					
HID	8%			2022	\$240,700	10	\$1,000	В
HID	5%			2027	* *	10	\$700	В
Incandescent	2%			2022	\$85,500	2	\$200	В
Egress Lighting								
Emergency, Battery	15%			2027	* *	10	\$14,600	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Through	out Kitchen Area.					
	Explanat	tion : Wall	Mounted.					
Exit, Service	35%			2022	\$41,800	1		В
Exit, Service	8%			2017	\$9,600	1		В
Exit, Service	2%	Now	\$2,400	2032	* *	1		В
	Not Functi	oning, Ext	ent : Severe, Area A	Affected .	: 100%			
	Location	: Main Ex	it E003, S6010 And	E036				
Exit, Battery	40%			2027	* *	10	\$10,900	В
Exterior Lighting								
HID	100%			2022	\$300,800	10	\$1,300	В
Alarm					•		•	
Security System								
Generic	100%			2022	\$2,486,900	1	\$150,700	В
Fire/Smoke Detection								
Under Construction	100%							D

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

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

Asset #: 2045

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								
Terminal Devices	2004		#133 000	2022	44.22 0.500		φ. σ. ο οο	-
Air Handler		xtent : Seve	\$133,000 re, Area Affected : r Dampers / Tempe		\$1,329,600 Controls	1	\$67,300	В
Convector/Radiator	70%	Now	\$1,630,400	2027	* *	1	\$82,100	В
	Other Obs Location	ther Observation, Extent : Severe, Area Affected : 100% Location : Building 1-5						
	Explana	tion : Radio	ant Heating System	Leaks. (On Extended Life.			
Air Conditioning								
Energy Source	1.000/			2020	* *	1		D
Electricity	100%			2038	* *	1		В
Conversion Equipment	400/			2017	¢1 517 700	2	¢0,000	D
Ext Pkg Unit - Cooling	40%	is smant Em	tout Light Anga A	2017	\$1,517,700	2	\$9,900	В
	Location	_	tent : Light, Area A	јјестеа :	100%			
*** 1 *** 11 *** 1		i . Kooj		2015	Φ220.000			
Window/Wall Unit	20%			2015	\$338,000	1		В
No Component	40%							D
Terminal Devices	400/			2017	¢927.000	1	000 000	D
Air Handler/Cool/Ht	40%			2017	\$837,900	1	\$99,800	В
No Component	60%							D
Heat Rejection Remote Air Cond	400/			2017	¢1 179 400	2	¢112.200	D
	40% 60%			2017	\$1,178,400	2	\$112,300	B D
No Component Ventilation	00%							D
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$224,600	В
Exhaust Fans	10070			LIIT		2-3	\$224,000	ъ
Roof	100%			2027	* *	2	\$12,400	В
Plumbing	10070			2027			\$12,400	ъ
H/C Water Piping								
Brass/Copper	20%			2032	* *	1		В
Galv Iron/Steel	80%			2027	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2032	* *	4	\$39,900	В
Sanitary Piping	10070					-	÷27,730	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								·
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	/ •							
Rigid Piping	100%			2022	\$18,500	4	\$2,000	В
6r0		ervation, E	xtent : Light, Area			-	,-,· J	•
		ı : Basemen	_					
	Explana	tion : Duple	ex Unit					

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

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sewage Ejector(s)						
Electric	100%	2022	\$18,500	4	\$2,000	В
	Other Observation, Extent: Light, A	Area Affected : 10	00%			
	Location: Basement					
	Explanation : Duplex Unit					
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent: Light, A	Area Affected : 10	00%			
	Location: (9) 1-2, (1) 1-3					
	Explanation: 10 Units					
Fire Suppression						
Standpipe						
Under Construction	100%					D
Sprinkler						
Under Construction	100%					D

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



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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls						_		
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	A
Concrete Masonry Unit	10%		Φ# 100	LIFE	* *	5	\$1,400	A
Metal Panel	80%	Now	\$5,100	2042	**	5	\$33,900	A
		/Dented, E3 n : North Fo	xtent : Light, Area A acade.	Affected .	: 2%			
Metal Coiling Doors	5%			2035	* *	5	\$3,500	A
Windows								
Steel	100%			2038	* *	5	\$4,600	A
Parapets								
Not Accessible	100%							D
Roof	405							_
Not Accessible	100%							D
Interior Floors								
Cast in Place Concrete	98%	Now	\$18,200	LIFE	* *	5	\$29,300	С
cust in Timee concrete	, ,,,		Extent : Moderate		ffected : 5%	3	Ψ29,300	C
		ı : At Freez		, ,	5			
	Horizonta	l Cracks, E	Extent : Light, Area	Affected	: 2%			
			Dock And Electric					
		_	ent : Severe, Area A					
	Location	ı : Trench 1	Drains Coming Apa	rt And S	inking Below Slab			
Ceramic Tile	2%			2031	* *	5	\$300	С
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
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Freezer .	Area					
	Explana	tion : Struc	tural Steel					
Ceilings								
Exposed Struc: Steel	20%			LIFE	* *			В
Fiber Board	20%			2027	* *			В
Metal Panel	60%			LIFE	* *	5		В

Electrical	Current Repair	Future Replacement	: N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co	st Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2042 *	* 5	\$200	В
	Other Observation, Extent : Moderate	, Area Affected : 100%			
	Location: Electrical Room				
	Explanation: One 800 Amp Main D	isconnect Switch			

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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 CENTRAL FREEZER WAREHOUSE

Asset #: 13661

Electrical	Current Rep	oair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts		<u>'</u>				
Transformers						
Dry Type	100%	2035	* *	5		В
Switchgear / Switchboard						
Molded Case Bkrs	100%	2042	* *	5	\$200	В
Raceway						
Conduit	100%	2042	* *	1		В
Panelboards	1000/	2020	de de	_	Φ200	
Molded Case Bkrs	100%	2038	* *	5	\$200	В
Wiring	1000/	2042	* *	1		D
Thermoplastic	100%	2042	4. 4.	1		В
Motor Controllers Locally Mounted	100%	2035	* *	5	\$100	В
Ground	10070	2033			\$100	ъ
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$100	В
Stand-by Power	10070				Ψ100	
Transfer Switches						
Automatic	100%	2035	* *	1	\$2,800	В
Generators						
Diesel	100%	2031	* *	1	\$3,500	В
	Other Observation, Exte	ent : Moderate, Area Affa	ected : 100%			
	Location : Outside					
	Explanation: 400 Kw					
Batteries	400-		** ***	_	4.00	_
Lead/Acid	100%	2016	\$1,100	5	\$300	В
Fuel Storage	7 00/	2020	ala ala	~	Φ000	ъ
Day Tank	50%	2038	* *	5	\$800	В
Underground Storage	50%	LIFE	* *	5	\$300	В
Lighting Interior Lighting						
Interior Lighting Fluorescent	50%	2027	* *	10	\$4,200	В
Puorescent	Other Observation, Exte			10	\$4,200	Ъ
	Location : Office And		. 100,0			
	Explanation: T-8 Lam					
HID	50%	2027	* *	10	\$100	В
Egress Lighting	2070	2027			Ψ100	
Emergency, Battery	50%	2027	* *	10	\$1,100	В
Exit, Service	50%	2027	* *	1	, ,	В
Exterior Lighting						
HID	99%	2027	* *	10		В
HID	1% 0-2	2032	* *			В
	Malfunctioning, Extent : Location : Outside	Moderate, Area Affecte	ed : 100%			
Alarm						
Security System						
Security System						
No Component	50%					D

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	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Fire/Smoke Detection							
No Component	50%						D
Generic	50%		2027	* *	1-3	\$2,800	В

Mechanical		Current F	Repair	Futur	e Replacement	ment Maintenance		
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		В
Conversion Equipment Heat Pump No Component	10% 90%			2023	\$28,152,200	2	\$300	B D
Terminal Devices Induction Unit No Component	10% 90%			2031	* *	1	\$300	B D
Air Conditioning Energy Source Electricity	100%			2038	* *	1		В
Conversion Equipment Window/Wall Unit No Component	10% 90%			2020	\$3,800	1		B D
Plumbing H/C Water Piping Brass/Copper	100%			2048	* *	1		В
Water Heater Electric	100% Other Obs Location		Extent : Light, Area	2020 Affected	\$2,900 : 100%	4	\$100	В
			20 Gallon Unit					
Sanitary Piping Cast Iron	100% Other Obs Location	Now ervation, E : Trench I	\$800 Extent : Severe, Are Drains	LIFE a Affecte	* * d : 50%	1		В
Storm Drain Piping Cast Iron	Explanat	ion : Cove	rs / Grates Broken	LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100% Other Obs	ervation, E : Mechani	Extent : Light, Area cal Room	2030	* *	4	\$2,000	В
Backflow Preventer Generic	Explanat	ion : Duple	ex Unit	2027	* *	1	\$600	В
Fixtures Generic	100%			<u></u>			7.230	В

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

^{**} 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 EMERGENCY COMMAND CENTER

Address : RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

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



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

^{**} 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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior						
Exterior Walls						
Masonry: Brick	15%	LIFE	* *	5	\$6,500	A
Stucco Cement	85%	2035	* *	5	\$91,700	A
	Other Observation, Extent : . Location : Throughout. Explanation : Exterior Insu		: 100%			
Windows						
Aluminum	100%	2038	* *	5	\$3,000	A
Roof						
Asphalt Shingle	90%	2031	* *	10	\$1,500	A
Roll Roofing	10%	2021	\$8,000	5	\$1,700	A
Interior						
Floors						
Not Accessible	100%					D
Interior Walls		_		•		
Not Accessible	100%					D
Ceilings						
Not Accessible	100%					D

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
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
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

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 F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of I 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		В
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$6,300	1	\$400	В
	Other Obse	rvation, E	Extent : Light, Area	Affected	: 50%			
	Location .	: Outside						
	Explanati	on : Wall	Mounted Cameras					
Fire/Smoke Detection								
Not Accessible	100%							D

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Heating				
Energy Source				
Not Accessible	100%			D
	Other Observation, Extent : Light, Area	Affected: 0%		
	Location: Building Interior			
	Explanation : Secure Area / Interior A	ccess Not Permitted On Do	ay Of Survey	
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.

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

Mechanical	Current Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning	•	•				
Energy Source						
Electricity	100%	2044	* *	1		В
Conversion Equipment						
Reciprocating Compr/Chiller	100%	2027	* *	1	\$1,000	В
	Other Observation, Extent: Location: Side Of Building		: 100%			
	Explanation : Split Type U					
Distribution	Exprenencial Spirit Type 0	rees				
Not Accessible	100%					D
Terminal Devices	100,0					
Not Accessible	100%					D
Heat Rejection						
Remote Air Cond	100%	2027	* *	2	\$1,400	В
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)	1000/					-
Not Accessible	100%					D
Backflow Preventer	1000/					-
Not Accessible	100%					D
Fixtures	1000/					Б
Not Accessible	100%					D
Fire Suppression						
Standpipe Not Accessible	1000/					D
Not Accessible	100%					ע
Sprinkler Not Accessible	100%					D
	10070					ע
Fire Pump Not Accessible	100%					D
Not Accessible	100%					ע

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 2026

chitecture	С	urrent R	epair	Futur	e Replacement	M	aintenance		
tem Component Type		iil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
erior									
Exterior Walls						_			
Cast in Place Concrete		_	\$17,600 ents, Extent : Light ding Dock.	LIFE , Area Ą	* * ffected : 2%	5	\$38,200	A	
Masonry: Brick	92%			LIFE	* *	5	\$234,100	A	
	Repairs in Pr	epairs in Progress, Extent : Light, Area Affected : 75% Location : Pinning And Pointing Brick Throughout.							
Metal Panel	2%	Now	\$1,400	2042	* *	5	\$9,500	A	
	Broken/Missi Location : I	_	ents, Extent : Light cade.	, Area Ą	ffected : 2%				
Window Wall	3%	Now	\$450,900	2032	* *	5	\$14,300	A	
		Southwest	tent : Severe, Ared Facade Stairwell		d : 60% l Emergency Enclo	osed Stair	rwells		
Windows									
Metal/Detention Type	Corrosion/Ru Location : T	Througho				5	\$203,000	A	
	Location : T	Througho							
	Glazing Brok Location:		ed, Extent : Mode	rate, Are	ea Affected : 70%				
		efficient,	Extent : Moderate	, Area Aj	ffected : 70%				
Metal/Detention Type	2%			2048	* *	5	\$8,300	A	
mean Beteinion Type	- / -		nt, Extent : Light, A cea.		ected : 100%	3	φο,3ου	11	
Parapets									
Masonry: Brick	50%			LIFE	* *	5	\$6,700	A	
Metal Rail	50%			2035	* *	5-10	\$120,700	A	
Roof									
Built-Up (BUR)	100% Blisters, Exte	nt : Seve	\$3,461,600 re, Area Affected : ut.	2032 40%	* *			A	
	Drains Clogg Location:		nt : Moderate, Are ocations.	a Affecte	ed : 10%				
	Ponding, Ext Location:		lerate, Area Affect	ed : 20%	ó				

Interior

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

Asset #: 2026

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Floors						_		_	
Carpet	5%			2021	\$235,100	3	\$33,300	C	
Cast in Place Concrete	10%		\$60,600	LIFE	**	5	\$97,200	C	
			xtent : Severe, Are		d : 10%				
	Location	i : First Flo	or Below Kitchen.						
Ceramic Tile	5%	Now	\$17,600	2025	* *	5	\$11,100	C	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location: 7th Lower Detention Facility Showers.								
	Explana	tion : Repa	ir Underway.						
Quarry Tile	5%	Now	\$12,700	2035	* *	5	\$16,700	С	
•	Cracking/	Crumbling,	Extent: Moderate	, Area Ą	ffected : 10%				
	Location	ı : Kitchen I	Area						
Terrazzo	30%			LIFE	* *	5	\$104,200	С	
Traffic Topping	15%			2022	\$3,220,100	5	\$83,300	Č	
Traffic Topping	5%			2027	**	5	\$27,800	Č	
Vinyl Tile	15%	Now	\$227,500	2022	\$1,137,400	3	\$25,000	Č	
v myr rne			Extent : Moderate			J	Ψ25,000	Ü	
		_	ousing Control Ro						
Vinyl Tile	10%		\$758,300	2032	* *	3	\$16,700	C	
villyi Tile						3	\$10,700	C	
	Broken/Missing Elements, Extent: Severe, Area Affected: 40% Location: Throughout Housing Areas.								
		_	: Severe, Area Aff		00/				
			. severe, Area Ajjo out Housing Areas		070				
		_	_		.1.000/				
			xtent : Severe, Are		a: 90%				
		_	out Housing Areas	•					
T. 4 . 2 . 2 . 3 . 3 . 3 . 11 .	Expiana	tion : 9x9's							
Interior Walls	220/	NT.	¢204 400	LIDE	* *	_	¢<0.200	C	
Concrete Masonry Unit	32%		\$204,400	LIFE		5	\$60,300	С	
		_	ents, Extent : Ligh 2 Block Stair Area		ffeciea : 1%				
					4.1.10/				
			l, Extent : Light, A		tea : 1%				
		i : 11 Ana 1	2 Block Stair Area						
Concrete Masonry Unit	33%			LIFE	* *	5	\$62,200	C	
Glass: Special Gauge	5%		\$3,718,100	LIFE	* *	1		C	
			xtent : Severe, Are						
	Location: Throughout Housing Control Room Areas.								
	Explana	tion : Glass	Steel Frames Rus	ting Out.					
Plaster	10%			LIFE	* *	5	\$14,100	С	
SGFT/Glazed Masonry	18%			LIFE	* *			C	
SGFT/Glazed Masonry	2%	Now	\$311,300	LIFE	* *			C	
•	Other Obs	servation, E	xtent : Severe, Are	a Affecte	d: 60%				
	Location	ı: 7 Block I	Lower Housing.						
	Explana	tion : Repa	ir Underway.						

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.

Asset #: 2026

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	30%			2027	* *	5	\$166,700	В
Exposed Concrete	35%	Now	\$536,800	LIFE	* *	5	\$24,300	В
	Location Exposed R Location Water Pen	a: First Flo Reinforceme a: First Flo netration, E	Extent: Moderate or Under Kitchen. ent, Extent: Light, a or, Above Water M xtent: Moderate, A or Under Kitchen.	Area Affe Iain.	ected : 2% cted : 10%			
Metal Panel			\$12,900 xtent : Light, Area ium.	LIFE Affected	* * : 2%	5	\$27,800	В
Plaster	U	0.	Extent : Light, Are	LIFE ea Affecte	* * ed : 5%	5	\$83,300	В

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

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.

Asset #: 2026

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring			***					_
Braided Cloth	25%	2-4	\$136,300	2047	**	1		В
		Aged, Exte : Through	ent : Moderate, Are out	a Affecte	ed : 100%			
Thermoplastic	15%			2042	* *	1		В
Thermoplastic	60%			2032	* *	1		В
Motor Controllers								
Locally Mounted	70%			2020	\$639,600	5	\$1,400	В
Locally Mounted	20%	2-4	\$182,700	2042	* *	5	\$200	В
		ed Life, Ex : Mechani	tent : Moderate, Ai cal Room	rea Affec	ted : 100%			
Locally Mounted	10%			2035	* *	5	\$200	В
Ground								
Grounding Devices								
Generic	100%	0-2	\$1,600	LIFE	* *	5	\$4,400	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Water M	ain					
	Explana	ion : Corre	oded					
Stand-by Power Transfer Switches								
Automatic	100%			2020	\$19,400	1	\$91,700	В
Generators							•	
Diesel	50%			2018	\$65,700	1	\$57,500	В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Outside						
	Explana	ion : 250 I	Kw					
Diesel	50%			2025	* *	1	\$57,500	В
		ervation, E	Extent : Moderate, A		ected : 100%		, ,	
			or Room - First Flo					
	Explana	ion : 250 I	Kw.					
Batteries								
Lead/Acid	100%			2015	\$1,100	5	\$11,000	В
Fuel Storage					. , ,		· / /	
Day Tank	6%			2030	* *	5	\$3,300	В
24) 14		ervation. F	Extent : Light, Area		: 100%	Ü	42,200	
		: Generate	=	55				
		ion : 30 G						
Main Tank	94%			2037	* *	5	\$8,300	В
maiii Lalik		ervation L	Extent : Moderate, A			3	\$6,500	ט
		: First Flo		пен Аује	. н. и. 100/0			
		. First Fic ion : 2,000						
	Ехріана	wn . 2,000	Ganons					

Lighting

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.

Asset #: 2026

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	45%			2017	\$1,419,200	10	\$122,600	В
Fluorescent	30%			2022	\$946,100	10	\$81,700	В
Fluorescent	10%	2-4	\$315,400	2032	* *			В
	On Extend	On Extended Life, Extent : Moderate, Area Affected : 100%						
	Location	ı : Through	out					
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Through	out					
	Explana	tion : Using	g T-12 Lamps					
HID	10%			2022	\$221,900	10	\$1,000	В
Incandescent	5%			2017	\$157,700	2	\$300	В
Egress Lighting								
Exit, Service	70%			2022	\$61,700	1		В
Exit, Service	30%			2017	\$26,500	1		В
Exterior Lighting								
HID	100%			2017	\$221,800	10	\$900	В
Alarm								
Security System								
No Component	50%							D
Generic	50%			2017	\$917,000	1	\$55,600	В
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$3,139,000	1-3	\$94,500	В

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
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		В
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2025	* *	5	\$17,700	В
Steam								
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$14,700	В
Terminal Devices								
Air Handler	20%			2022	\$653,700	1	\$36,800	В
Convector/Radiator	30%			2027	* *	1	\$28,800	В
Fan Coil Unit/Heat	50%			2022	\$4,538,000	1	\$48,100	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В

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.

Asset #: 2026

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type		ail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment Ext Pkg Unit - Cooling		erant, Extent	: Light, Area A	2022 ffected :	\$419,700 100%	2	\$2,800	В
	Location:		0 ,	<i>33</i>				
No Component	85%							D
Ventilation								
Distribution	400-							_
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$165,600	В
Exhaust Fans	200/			2022	¢124 000	2	¢1 000	D
Interior Roof	20% 80%			2022 2022	\$134,000 \$385,600	2 2	\$1,800 \$7,300	B B
Plumbing	0070			2022	\$363,000		\$7,500	ъ
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$362,100	2027	* *	1		В
			rate, Area Affe	cted : 50	%			
	Location:	Various						
			ıt : Moderate, A	Area Affe	cted : 5%			
		7 Lower Doi						
	Explanatio	on : Re-piping	g Of Bathroom	In Progr	ess			
HW Heat Exchanger	1,000/			20.40	* *	4	Ф 2 0. 400	ъ
Low Temp	100%	aca Evidant	Extent : Light,	2048		4	\$29,400	В
	_		n Instantaneou					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2017	\$18,500	4	\$1,300	В
Sewage Ejector(s)								_
Electric	100%			2022	\$18,500	4	\$2,000	В
Fixtures	1000/							D
Generic Vertical Transport	100%							В
Elevators								
Hydraulic	100%			LIFE	* *			C
		vation, Exter	nt : Light, Area		: 100%			
	Location:	2 Units 1st T	To 3rd Floor, 1	Unit 1st	To 2nd Floor			
	Explanatio	on: 3 Units						
Fire Suppression								
Standpipe								_
Generic	100%			2032	* *	1-5	\$155,600	В
Sprinkler	0001							
No Component	90%			2022	* *	1.0	#0.200	D
Generic	10%			2032	* *	1-2	\$8,300	В

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 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



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 FIREHOUSE

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls	100/ 37	41.1.2 00		de de	_	Φ2.100	
Cast in Place Concrete	10% Now Broken/Missing Elen Location: Above T Cracking/Crumbling Location: Upper V Exposed Reinforcem	he Garage Door Li , Extent : Moderate Vall, South Facade,	ntel, Bot , Area Aj Truck E	h Doors. ffected : 10% intrance.	5	\$3,100	A
	Location: Upper V	Vall, Viewable Fror	n The Ro	of.			
Masonry: Brick	65% Now Cracking/Crumbling Location: Corners			-	5	\$4,000	A
	Jnt Mortar Miss/Ero Location : Through Vertical Cracks, Exte Location : South F	nout ent : Light, Area Afj					
Metal Sect. OHD	25% Now Other Observation, 1 Location: South For Explanation: Corr	acade			5 oors, Seve	\$2,400 erely Deteriorated.	A
Windows						-	
Steel	100% Now Broken/Missing Elen Location: Through Corrosion/Rusting, E	nout. Extent : Severe, Area			5	\$2,900	A
	Location : Through Thermally Inefficient Location : Through	t, Extent : Moderate	, Area A	ffected : 50%			
	Water Penetration, E Location : North F		Area Affe	cted : 15%			
Roof							
Single Ply Membrane	100% Recent Replace Evid Location : All.	ent, Extent : Light,	2030 Area Affe	* * ected : 100%	10	\$5,600	A
nterior							
Floors Cast in Place Concrete	95% Now Cracking/Crumbling Location : Apparat		LIFE , Area Aj	* * ffected : 20%	5	\$6,800	С
Ceramic Tile	5%	us 1 1001	2025	* *	5	\$200	C
Ceranne The	J /0		2023		3	φ 2 00	

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 FIREHOUSE

Asset #: 13662

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
		netration, E 1 : East Wa	xtent : Light, Area ll.	Affected	: 2%			
SGFT/Glazed Masonry	25%	Now	\$3,400	LIFE	* *			С
·		_	ents, Extent : Mod Locations Through		ea Affected : 10%			
Ceilings								
AcousTileSusp.Lay-In	20%			2027	* *	5	\$700	В
		netration, E n : Captains	xtent : Moderate, A s Office	Area Affe	cted : 10%			
Exposed Concrete	75%	Now	\$16,900	LIFE	* *	5	\$400	В
•	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 10%			
	•	Reinforceme 1 : Northwe	ent, Extent : Light, . st Corner.	Area Affe	ected : 2%			
		netration, E 1 : First Flo	xtent : Moderate, A oor	Area Affe	cted : 10%			
Gypsum Board	5%			LIFE	* *	5	\$200	В

Current Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
•					
100%	2022	\$2,900	5	\$100	В
Other Observation, Extent : Moderate	, Area Affe	ected : 100%			
Location : Electrical Room					
Explanation: One 200 Amp Main D	isconnect S	Switch			
20%	2022	\$2,100	1		В
80%	2042	* *	1		В
100%	2038	* *	5	\$100	В
100%	2042	* *	1		В
100%					D
	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: One 200 Amp Main Di 20% 80% 100%	Wof Total Fail Date Estimated Cost Year FY	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost Estimated Cost FY 100% 2022 \$2,900 Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : One 200 Amp Main Disconnect Switch 2022 \$2,100 80% 2042 ** 100% 2038 ** 100% 2042 **	100% 2022 \$2,900 5 100% 2022 \$2,900 5 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: One 200 Amp Main Disconnect Switch 20% 2022 \$2,100 1 80% 2042 ** 1 100% 2038 ** 5	Not Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs)

Lighting

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 FIREHOUSE

Electrical	Current Repair	Repair Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting					
Interior Lighting					
Fluorescent	100%	2027 **	10	\$2,000	В
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Throughout				
	Explanation: T-12 Lamps				
Exterior Lighting					
HID	100%	2027 **	10		В

Mechanical	Current	rrent Repair Future Replace		e Replacement	nent Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2032	* *	1		В
Distribution							
Steam Piping/Pump	100%		2022	\$31,000	4	\$200	В
Terminal Devices							
Convector/Radiator	60%		2020	\$25,200	1	\$400	В
Fan Coil Unit/Heat	40%		2022	\$26,600	1	\$300	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2020	\$13,300	1		В
Water Heater							
Electric	100%		2017	\$700	4		В
	Other Observation, I Location : Closet	Extent : Light, Area A	Affected	: 100%			
	Explanation: 1 - 4	0 Gallon Unit					
Sanitary Piping	-						
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В

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

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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



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

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

Asset #: 2025

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior								
Exterior Walls								
Cast in Place Concrete	5%		****	LIFE	* *	5	\$98,400	A
Masonry: Brick	Location Cracking/ Location Jnt Morta	lissing Elem n: Facade A Crumbling, n: Through r Miss/Erod	l, Extent : Light, A	, Area Aj rea Affec	ffected : 2%	5	\$177,200	A
	Caulking Location Vertical C	Deteriorate 1 : Courtya Cracks, Exte	rds Between Housin d, Extent : Light, A rds Between Housin nt : Light, Area Afj Wall Of Clinic.	rea Affe ng Units				
Masonry: Brick	35%			LIFE	* *	5	\$137,800	A
Metal Panel	5%			2032	* *	5-10	\$135,300	A
Pre-Cast Concrete	Location Staining/I	Deteriorate 1 : Through Discoloring	\$126,500 d, Extent : Light, A out Extent : Moderate trance Facade.			5	\$127,900	A
Windows								
Aluminum	Location Glazing B	ation, Exter n : Main Co roken/Crac	\$127,900 at : Light, Area Affo erridor East Side. ked, Extent : Light erridor East Side.			5	\$14,800	A
			d, Extent : Modera out Courtyard Area					
Metal/Detention Type	Location	roken/Crac n : Intake A				5	\$108,100	A
	Location Water Pen	n : Lounge,	ent : Moderate, Are Conference Rooms extent : Light, Area rea.	And Va	rious Locations Th	roughou	<i>t</i> .	
Metal/Detention Type	40%			2032	* *	5	\$216,200	A
Parapets Metal Rail		/Rusting, E	\$8,200 Extent : Moderate, A Locations Through		* * cted : 5%	5	\$30,300	A
					4 4	5 10	\$20.600	
Metal: Cage/Fence	30%			7(177	* *	7-111	339 600	Д
Metal: Cage/Fence Pre-Cast Concrete	30% 25%			2027 LIFE	**	5-10 5	\$39,600 \$26,800	A A

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.

Asset #: 2025

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior	'							1	
Roof									
Built-Up (BUR)	Location Air/Water Location Debris on Location	Extent: Moo a: Through Blisters, E. a: Various Roof, Exte a: Through	\$2,370,400 derate, Area Affecto out xtent : Moderate, A Locations Through nt : Moderate, Area out. A Lot Of Bird derate, Area Affec	Area Affe nout. a Affecte Life Evid	cted : 10% d : 30% lent.			A	
	Location	: Various	Locations Through	iout.					
Modified Bitumen			\$11,500 ent : Light, Area Af chen.	2027 fected : .	* *			A	
Modified Bitumen	30%			2027	* *	10	\$133,600	A	
Single Ply Membrane	5%			2027	* *	10	\$22,300	A	
terior									
Floors									
Carpet	2%			2021	\$95,400	3	\$13,500	C	
Cast in Place Concrete	14%		Φ0.c.1.0.0	LIFE	* *	5	\$138,100	C	
Cast in Place Concrete			\$86,100 Extent : Moderate, A nent Below Kitcher			5	\$138,100	С	
Quarry Tile	2%			2035	* *	5	\$13,500	С	
Terrazzo	8%			LIFE	* *	5	\$28,200	C	
Terrazzo			\$205,500 Extent : Moderate, A out Main Corridor		* * cted : 5% ilding Entrance Ar	5 ea.	\$59,900	С	
Traffic Topping	3%			2027	* *	5	\$16,900	С	
Vinyl Tile	35% Broken/M	Now issing Elem i : Through	\$2,692,500 tents, Extent : Seve out.	2032	* * Affected : 15%	3	\$59,200	C	
	Location Worn/Ero Location Other Obs	i : Through ded, Extent i : Through servation, E	xtent: Moderate, A out Housing Units : Moderate, Area out Housing Units Extent: Severe, Are	Affected	: 10%				
		ı : Through tion : 9x9's							
Wood	5% Worn/Ero	Now	\$171,200 : Moderate, Area	2037 Affected	**	5	\$21,100	С	

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.

Asset #: 2025

Architecture	Current Rep	pair Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Ex Total (Years)	stimated Cost Yea		Cycle (Yrs)	Estimated Cost	Priority Code
nterior						
Interior Walls						
Cast in Place Concrete	5% Now Water Penetration, Extended Location: Basement N		ed : 5%			С
Ceramic Tile	5%	202	5 **	5	\$24,900	С
Concrete Masonry Unit	25% Now Diagonal Cracks, Extent Location: Basement M Vertical Cracks, Extent	\$168,600 LIF t: Light, Area Affected Mechanical Space.	E ** !:1%	5	\$49,800	C
	Location: Basement M	1echanical Space.				
Gypsum Board	10% Now Water Penetration, Exte			5	\$29,900	С
Masonry: Brick	20%	LIF	E **			С
SGFT/Glazed Masonry	5% Now Broken/Missing Element Location: 4 Main, A S	_				С
SGFT/Glazed Masonry	30%	LIF	E **			С
Ceilings						
AcousTileConcealSpLn	15% Now Water Penetration, Exte	-	ed:5%	5	\$42,300	В
Exposed Concrete	14% Now Cracking/Crumbling, Ex Location: Main Corrid			5	\$9,900	В
	Exposed Reinforcement, Location: Electrical M	Iain Service Room Un				
	Spalling, Extent: Light, Location: Main Corrio Water Penetration, Exte Location: Below Kitch	dor. nt : Severe, Area Affec	ted : 5%			
Exposed Concrete	16%	LIF	E **	5	\$11,300	В
Exposed Struc: Steel	5%	LIF			, ,	В
Metal Panel	20% Now Corrosion/Rusting, Exte	\$2,623,900 LIF nt : Moderate, Area A	E ** Fected : 10%	5	\$112,700	В
	Location: Law Librar Deteriorated Finish, Ext Location: Throughout	tent : Moderate, Area		Through	out.	
Metal Panel	20%	LIF	E **	5	\$112,700	В
Plaster	10%	LIF		5	\$28,200	В

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

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.

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

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

Asset #: 2025

Electrical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment						_		_	
Air Circuit Breaker	50%			2042	* *	5	\$1,000	В	
			Extent : Moderate, A	Area Affe	cted : 100%				
			al Room - Kitchen				G 1.4		
		on : One .	3,000 Amp For Kit						
Fused Disc Sw	50%			2022	\$82,000	5	\$900	В	
			Extent : Moderate, 1		cted : 100%				
			al Room - Main Bu	_	E 14 : B : 11				
	Explanati	on : One .	1,200 Amp Electric	al Servic	e For Main Buildii	ng			
Transformers	0.007			2020	¢205 700	~	ф1 2 00	ъ	
Dry Type	80%			2020	\$305,700 * *	5	\$1,200	В	
Dry Type	20%			2035	* *	5	\$300	В	
Switchgear / Switchboard	200/			2022	¢1.c0.000	-	\$500	D	
Fused Disc Sw	30%			2022	\$160,000	5	\$500	В	
Molded Case Bkrs	50%			2022	\$266,700 * *	5	\$5,100	В	
Molded Case Bkrs	20%			2042	7 7	5	\$2,000	В	
Raceway	0.007			2022	Φ 57 0 200	1		D	
Conduit	80%			2022	\$578,300 * *	1		В	
Conduit	20%			2042	7 7	1		В	
Panelboards	200/			2020	* *	~	Φ2.000	D	
Molded Case Bkrs	20%			2038		5	\$2,000	В	
Molded Case Bkrs	50%			2021	\$363,800	5	\$5,100	В	
Molded Case Bkrs	30%			2030	* *	5	\$3,100	В	
Wiring	500/	2.4	¢400,000	20.47	* *	1		D	
Braided Cloth		2-4 Aged, Exte : Through	\$408,900 ent : Moderate, Are out	2047 ea Affecte		1		В	
Thermoplastic	30%			2032	* *	1		В	
Thermoplastic	20%			2032	* *	1		В	
Motor Controllers									
Locally Mounted	50%			2020	\$244,500	5	\$1,300	В	
Motor Control Center	30%			2020	\$411,200	5	\$3,200	В	
Motor Control Center	20%			2027	* *	5	\$2,100	В	
Ground							1 , 2 - 2		
Grounding Devices									
Generic	25%	0-2	\$400	LIFE	* *	5	\$1,400	В	
	Other Obse	ervation, E	Extent : Severe, Are		d: 100%				
	Location	: Basemen	nt						
	Explanati	ion : Missi	ing Grounding Med	ans Due T	To Discontinuous V	Nater Mo	ain Piping.		
Generic	75%			LIFE	* *	5	\$4,300	В	
Stand-by Power	7.570						Ψ 1,500		
Transfer Switches									
Automatic	70%			2020	\$13,600	1	\$83,100	В	
Automatic	30%			2039	**	1	\$35,600	В	

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

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

Asset #: 2025

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Stand-by Power							
Generators	0.007	2025	ale ale		φ110 100	ъ.	
Diesel	80%	2025	**	1	\$119,100	В	
	Other Observation, Extent: Modera Location: Basement And Outside	ие, Агеа Ајјесі	ea : 100%				
	Explanation : Four Generators - N	No Ratinas Ava	ilabla				
Discal	20%	2035	**	1	\$20,800	В	
Diesel	Other Observation, Extent : Modera			1	\$29,800	Ь	
	Location: Second Floor - Kitchen		ea . 100/0				
	Explanation: One 1,200 Kw						
Batteries	Explanation . One 1,200 KW						
Lead/Acid	80%	2015	\$900	5	\$11,400	В	
Lead/Acid	20%	2017	\$200	5	\$2,800	В	
Fuel Storage		2011	\$200		4-, 000		
Day Tank	2%	2030	* *	5	\$1,100	В	
Main Tank	98%	2037	* *	5	\$8,700	В	
	Other Observation, Extent : Modera	ate, Area Affect	ed : 100%		. ,		
	Location : Outside						
	Explanation: Using 5,000 Gallon	Tank					
Lighting							
Interior Lighting							
Fluorescent	20%	2030	* *	10	\$55,300	В	
	Other Observation, Extent: Modera		ed : 100%				
	Location: Throughout Kitchen Ar	·ea.					
	Explanation: Using T-8 Lamps						
Fluorescent	65%	2022	\$2,079,700	10	\$179,600	В	
	Other Observation, Extent: Modera		ed : 100%				
	Location: Throughout The Space.						
	Explanation: Using T-12 Lamps						
HID	10%	2022	\$225,100	10	\$1,000	В	
HID	5%	2022	\$112,600	10	\$500	В	
Egress Lighting						_	
Emergency, Service	10%	2022	\$8,900	1		В	
Exit, Service	90%	2022	\$80,500	1		В	
Exterior Lighting	204	2022	Φο 200	10	4700	ъ.	
Fluorescent	2%	2022	\$8,200	10	\$700	В	
	Other Observation, Extent: Light, A		100%				
	Location: Front Entrance Canopy	V					
IIID	Explanation: Using T-12 Lamps.	2022	#201 400	10	φ1 3 00	D	
HID	98%	2022	\$281,400	10	\$1,200	В	
Alarm							
Security System	50%					D	
No Component Generic	50%	2022	\$1,186,900	1	\$71,900	Б В	
Fire/Smoke Detection	3070	2022	φ1,100,900	1	\$71,900	ע	
No Component	50%					D	
Generic	50%	2022	\$4,062,900	1-3	\$118,700	В	
Generic	3070	2022	ψ+,002,300	1-3	φ110,700	ט	

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

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

Asset #: 2025

Mechanical		Current Repair		Futur	e 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		В	
Conversion Equipment									
Heat Exchanger	70%			2031	* *	1	\$104,600	В	
Pres. Reducing Valve/LI	2 30%			2025	* *	5	\$5,400	В	
Steam									
Distribution	=0			• • • •				_	
Hot Wtr Piping/Pump	70%			2030	* *	4	\$15,600	В	
Steam Piping/Pump	30%			2032	* *	4	\$4,500	В	
Terminal Devices			440.000		**********			_	
Air Handler	30%	Now	\$19,900	2022	\$994,700	1	\$50,400	В	
			: Moderate, Area A	Affected :	40%				
	Location	ı : Coils							
Convector/Radiator	70%			2020	\$4,065,900	1	\$68,300	В	
Air Conditioning									
Energy Source								_	
Electricity	100%			2030	* *	1		В	
Conversion Equipment	=			•••	* * - = -	_		_	
Reciprocating	2%			2017	\$41,700	1	\$2,800	В	
Compr/Chiller	0.1 01			1.00	1 1000/				
			Extent : Light, Area	Affected	: 100%				
		: Basemer							
		tion : Serve	es Auditorium Only		4400 400				
Window/Wall Unit	15%			2017	\$189,600	1		В	
No Component	83%							D	
Distribution	201			2022	ale ale		Φ200		
Chilled Wtr Pipe/Pump	2%			2032	* *	4	\$300	В	
No Component	98%							D	
Terminal Devices	201			2025	de de		ф о Т ОО	-	
Air Handler/Cool/Ht	2%			2027	* *	1	\$3,700	В	
No Component	98%							D	
Heat Rejection	20/			2027	* *	2	Φ.4. 2 000	ъ	
Remote Air Cond	2%			2027	* *	2	\$4,200	В	
No Component	98%							D	
Ventilation									
Distribution	1000/			LIDD	* *	2.5	¢1.60 000	D	
Ductwork/Diffusers	100%			LIFE	4° 4°	2-5	\$168,000	В	
Exhaust Fans	200/			2027	* *	2	¢1 000	D	
Interior Roof	20% 80%	Now	\$7,800	2027 2022		2 2	\$1,900 \$6,000	B B	
KOOI	Broken, E		nt, Area Affected : 1		\$391,200	2	\$0,000	Б	
Dhambing	Locuitor	i. Fun COV	CID						
Plumbing H/C Water Pining									
H/C Water Piping	1000/			2032	* *	1		В	
Brass/Copper	100%			2032		1		D	
HW Heat Exchanger	1000/			2022	¢100 000	1	\$44,000	D	
Low Temp	100%			2022	\$190,800	4	\$44,800	В	

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

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

Asset #: 2025

Mechanical	Current Repair	Future Replac	ement	Ma		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping Cast Iron	100% Now \$26 Malfunctioning, Extent: Moderate Location: Grease Trap Serving		* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100% Other Observation, Extent : Light Location : Basement Explanation : Duplex Units In S		* *	4	\$2,000	В
Sewage Ejector(s)	Explanation : Duplex Units In S	Beverui Areus				
Compressed Air	100% Recent Repair Evident, Extent : L Location : Basement	2032 ight, Area Affected : 20%	**	4	\$1,300	В
Backflow Preventer						
Generic	100%	2027	* *	1	\$18,600	В
Fixtures						
Generic	100%					В
Vertical Transport Elevators Hydraulic	100%	LIFE	* *			С
	Other Observation, Extent: Light Location: Various Explanation: 2 Units Basement	t, Area Affected : 100%	isement T	o 1st Flo	or	_
Fire Suppression					<u> </u>	
Standpipe						
Generic	100%	2032	* *	1-5	\$157,800	В
Sprinkler No Component Generic	50% 50% Other Observation, Extent : Light	2032 t, Area Affected : 20%	* *	1-2	\$42,300	D B
	Location : Kitchen Explanation : Ansul System Ser					

^{**} 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 GEORGE R. VIERNO CENTER GRVC

Address : 09-09 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

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

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



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

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

Asset #: 4127

rchitecture		Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls	200/				ماد ماد	_	Φ 7 0.000	
Concrete Masonry Unit	30%	N.T.	Ф.4 22 .700	LIFE	* *	5	\$79,900	A
Metal Panel	70%		\$422,700	2032		5	\$559,100	A
		-	ients, Extent : Ligh de Of Overhang At					
			Extent : Moderate, A	_				
		i : Through		17 00 21990	.c.ca . 1070			
		_	xtent : Moderate, A	rea Affe	cted : 10%			
	-	: Through						
Windows								
Aluminum	5%			2038	* *	5	\$1,500	A
Metal/Detention Type	95%			2042	* *	5	\$102,300	Α
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,900	Α
Metal Panel	25%		\$54,700	2042	**	5	\$34,000	Α
		Deteriorate 1 : Parapet	ed, Extent : Light, A Caps.	rea Affe	cted : 1%			
Metal Panel	35%			2042	* *	5	\$95,100	A
Metal: Cage/Fence	30%			2035	* *	5-10	\$163,000	A
Roof								
Single Ply Membrane	50%	Now	\$73,200	2030	**			Α
			iss, Extent : Severe	_	fected: 20%			
			Locations Through		Control . 1000/			
		piace Evia i : Through	ent, Extent : Light,	Агеи Ајј	eciea . 100%			
		_	oui , Extent : Light, Ar	ea Affect	ed · 1%			
	_	_	ulkhead Roof Lead					
Single Ply Membrane	50%			2030	* *	10	\$230,000	A
erior								
Floors								
Cast in Place Concrete	45%		\$82,600	LIFE	* *	5	\$331,300	C
		,	Extent : Moderate, A	33				
		i : various	Locations In The N					
Quarry Tile	2%			2035	* *	5	\$10,100	C
Raised Access Floor	3%		\$511,100	2037	**	5	\$18,900	C
		=	e, Extent : Moderat					
			ntion Control Room	-				
			Extent : Severe, Are ntion Control Roon					
		i . All Dele tion : Wort		n spaces				
Vinyl Tile	50%	$\frac{1000.0007}{0-2}$	\$574,100	2027	* *	3	\$63,100	C
vinyi ine			\$374,100 nents, Extent : Mod			3	\$63,100	C
			tenis, Extent : Moa Locations Through					
			: Moderate, Area		: 10%			
		ı : Through		JJ - Stea	, -			

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.

Asset #: 4127

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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	В
	Broken/M	issing Elem	ents, Extent : Light	t, Area A	ffected : 5%			
	Location	ı : Detentio	n Control Room 15					
	Staining/L	Discoloring,	Extent : Moderate	, Area Ą	ffected : 5%			
	Location	ı : Detentio	n Control Room 15					
Exposed Concrete	25%			LIFE	* *	5	\$13,100	В
Metal Panel	65%	Now	\$127,300	LIFE	* *	5	\$273,400	В
	Water Per	etration, E	xtent : Light, Area	Affected	: 2%			
	Location	a : Main Co	rridor.					

Electrical	Current Repair			e Replacement	M	Maintenance		
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2032	* *	5	\$1,000	В	
	Other Observation,	Extent: Moderate, A	Area Affe	cted : 100%				
	Location : Electri	ical Room.						
<u> </u>	Explanation: Tw	o 2,000 Amps Main I	Disconne	ct Switch.				
Transformers								
Dry Type	100%		2027	* *	5	\$800	В	
Switchgear / Switchboard								
Fused Disc Sw	100%		2032	* *	5	\$1,000	В	
Raceway								
Conduit	100%		2032	* *	1		В	
Panelboards								
Molded Case Bkrs	100%		2030	* *	5	\$6,000	В	
Wiring								
Thermoplastic	100%		2032	* *	1		В	
Motor Controllers								
Locally Mounted	20%		2027	* *	5	\$300	В	
Motor Control Center	80%		2027	* *	5	\$4,900	В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$3,300	В	
Stand-by Power								
Transfer Switches								
Automatic	100%		2027	* *	1	\$69,400	В	

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.

Asset #: 4127

Electrical	Current Repair	Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Generators									
Diesel	100%	2025	* *	1	\$87,100	В			
	Other Observation, Extent:		ted : 100%						
	Location : Mechanical Roc								
	Explanation: Two 880 Kw								
Batteries Lead/Acid	100%	2015	¢1 100	5	\$8,300	В			
	100%	2013	\$1,100	5	\$8,300	D			
Fuel Storage Day Tank	70%	2030	* *	5	\$29,200	В			
Day Tank	Other Observation, Extent:		ted : 100%	3	\$29,200	ъ			
	Location : Mechanical Roc		ica : 10070						
	Explanation: Using 275 G		erators.						
Main Tank	30%	2037	* *	5	\$2,000	В			
Willin Tunk	Other Observation, Extent:		ted · 100%	3	Ψ2,000	ъ			
	Location : Basement.								
	Explanation: Using 7,820	Gallons For Both Ge	nerators.						
Lighting									
Interior Lighting									
Fluorescent	85%	2022	\$2,029,600	10	\$175,300	В			
	Other Observation, Extent:								
	Location : Throughout.								
	Explanation: Using T-12 I	Lamps.							
HID	15%	2022	\$252,000	10	\$1,100	В			
Egress Lighting									
Emergency, Service	5%	2022	\$3,300	1		В			
Exit, Service	95%	2022	\$63,400	1		В			
Exterior Lighting									
HID	100%	2022	\$168,000	10	\$700	В			
Alarm									
Security System	1000/	2017	Φ1 200 5 00		004.100	ъ			
Generic	100%	2017	\$1,388,500	1	\$84,100	В			
Fire/Smoke Detection	1000/	2017	¢4.752.000	1.2	¢1.42.000	D			
Generic	100%	2017	\$4,753,000	1-3	\$143,000	В			

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

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

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

Asset #: 4127

Mechanical		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment							44.400	_
Furnace	1%			2022	\$5,600	1	\$1,100	В
			Extent : Light, Area	Affected	: 100%			
	Location		of Mount of Units					
TT . T			of Mounted Units	2025	* *	- 1	Φ.ΣΟ. 200	
Heat Exchanger	50%		\$1,000	2025		1	\$50,200	В
			Extent : Moderate, A Scal Room J	area Ађе	ctea : 5%			
			cai Room 5 ation Damaged Or	Miccina				
Drag Daducing Valva/I D		iion . msui	unon Damagea Or		* *		\$6,600	D
Pres. Reducing Valve/LP Steam	49%			2025		5	\$6,600	В
Distribution Distribution								
Hot Wtr Piping/Pump	100%	Now	\$115,300	2030	* *	4	\$11,100	В
1 0 1			\$115,300 Ioderate, Area Affe		,	- T	Ψ11,100	ט
			evel In Mechanical					
Terminal Devices		11.						
Air Handler	60%			2022	\$1,484,700	1	\$83,500	В
Convector/Radiator	3%	Now	\$2,600	2027	**	1	\$2,000	В
			Extent : Moderate, A		cted : 1%		, ,	
		: Through						
	Explana	tion : Conv	ector Air Holes Pa	inted Shu	t Restricting Air F	low		
Convector/Radiator	37%			2027	* *	1	\$26,900	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment	,							
Reciprocating	10%			2022	\$155,800	1	\$10,400	В
Compr/Chiller								
Window/Wall Unit	5%			2017	\$47,200	1		В
No Component	85%							D
Distribution	1.007			TIPE	ماد ماد	2	Ф20, 200	ъ
Ductwork/Diffusers	10%			LIFE	* *	2	\$29,300	В
No Component	90%							D
Terminal Devices	1.00/			2022	\$21.400	1		D
Direct Expansion	10% 90%			2022	\$21,400	1		B D
No Component Heat Rejection	90%							ע
Air Condenser Unit	10%			2022	\$13,800	2	\$15,700	В
No Component	90%			2022	φ13,000	2	Ψ13,700	D
Ventilation	7070							ע
Distribution								
Ductwork/Diffusers	100%	Now	\$79,200	LIFE	* *	2-5	\$125,400	В
	Inadequat		Extent : Moderate, A		cted : 10%	- 0	Ψ120,100	2
	Locuitor							
Exhaust Fans	Locuitor	. Bhowers						
Exhaust Fans Interior	60%	· · Showers		2022	\$304,400	2	\$4,200	В

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.

Asset #: 4127

Mechanical	Cı	ırrent Repa	ir	Future	e Replacement	M	aintenance		
System Component Type		l Date Est Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing H/C Water Piping									
Brass/Copper	100% N	low	\$27,400	2032	* *	1		В	
Brass/Copper						1		Ь	
		Broken, Extent : Moderate, Area Affected : 2% Location : Various Mixing Valves							
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : M		_	33					
	Explanation	: Triplex Bo	oster Pump N	ot Opera	tional				
HW Heat Exchanger	•								
Low Temp	100% N	low	\$2,800	2032	* *	4	\$22,300	В	
-	Leak Evident,	Extent : Mo	derate, Area A	Affected :	2%				
	Location: P	iping Conne	ections						
Sanitary Piping									
Cast Iron		low	\$598,100	LIFE	* *	1		В	
	Broken, Exten								
	Location : V	arious Loca	tions Under S	lab					
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Rigid Piping	100%			2022	\$18,500	4	\$2,000	В	
Fixtures									
Generic	100%							В	
Fire Suppression									
Standpipe	400-						***	_	
Generic	100%			2032	* *	1-5	\$117,800	В	
Sprinkler	0.507							ь.	
No Component	85%			2022	d. d.	1.0	ΦΟ ΕΟΟ	D	
Generic	15%			2032	* *	1-2	\$9,500	В	
Fire Pump	1000/			2025	* *	1	Φ4 0 100	ъ	
Generic	100%			2025	* *	1	\$42,100	В	

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



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.

Asset #: 2027

chitecture	Current Re	epair	Future	e Replacement	M	aintenance				
tem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod			
erior										
Exterior Walls										
Cast in Place Concrete	8% Now	\$157,200	LIFE	* *	5	\$136,000	Α			
	Cracking/Crumbling, I			ted : 10%						
	Location : D Mechan									
Masonry: Brick	85% Now	\$3,477,300	LIFE	**	5	\$289,100	Α			
	Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 5%									
	Location: Main Entrance Facade And Various Locations Throughout. Vegetation Growth, Extent: Moderate, Area Affected: 10%									
	-					E 1				
	Location: Outside K		_		ourtyara	r acaaes.				
	Vertical Cracks, Exten Location : Various L			a : 5%						
Manager				* *		¢5 100				
Masonry: Limestone	2% Now Broken/Missing Eleme.	\$76,500	LIFE		5	\$5,100	A			
	Location: Various W	_	-	-	ıt					
Metal/Glass Curt Wall	5% Now	\$556,300	LIFE	* *	5	\$31,900	A			
Wictai/Glass Curt Wall	- /			cted : 25%	3	ψ31,700	Α			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : At Day Room Stairs									
	Deteriorated Finish, E.		Area Aff	ected : 50%						
	Location : At Day Ro		33							
Windows										
Metal/Detention Type	60%		2032	* *	5	\$280,200	A			
Metal/Detention Type	40% 0-2	\$13,445,600	2042	* *	5	\$93,400	Α			
	Air Infiltration, Extent		Affected	: 25%						
	Location : Administration Area									
	Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.									
					n And Sto	orage Areas.				
	Glazing Broken/Crack		rate, Are	a Affected : 50%						
Danamata	Location : Visitors A	rea Ana K iichen								
Parapets Not Accessible	100%						D			
	100/0									
Roof										

Interior

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

Asset #: 2027

Architecture	Current Repair	Future Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Interior					•
Floors					
Cast in Place Concrete	30% Now \$318,700 Broken/Missing Elements, Extent: Seve Location: Auditorium, Commissary, Seventh of Substrate, Extent: Severe, Area Location: Auditorium, Commissary, Seventh of Commis	7th Block Area 1 Affected : 20% 7th Block Area	5	\$255,600	С
	Explanation : Ground Water				
Cast in Place Concrete	5% Now \$26,600 Cracking/Crumbling, Extent: Moderate Location: Kitchen And Storage Areas Uneven Surface, Extent: Severe, Area Location: D Mechanical Area	7	5	\$42,600	С
Ceramic Tile	5% Now \$77,200 Worn/Eroded, Extent: Light, Area Affection: Toilet Rooms.	2025 ** cted : 10%	5	\$9,700	С
Quarry Tile	2% Now \$222,100 Broken/Missing Elements, Extent: Several Location: Kitchen Area	2042 ** ere, Area Affected : 25%	5	\$5,800	С
	Cracking/Crumbling, Extent: Moderate Location: Kitchen Area Water Penetration, Extent: Moderate, L Location: Kitchen Area	-			
Terrazzo	10% Now \$208,800 Horizontal Cracks, Extent: Moderate, Location: Various Locations Through		5	\$30,400	С
Traffic Topping	5%	2022 \$940,700	5	\$24,300	С
Vinyl Tile	43% Now \$285,800 Cracking/Crumbling, Extent: Severe, A Location: Auditorium, Corridor(s) Au	2022 \$2,857,600 area Affected : 40%	3	\$62,800	C
	Uneven Substrate, Extent : Severe, Area Location : Corridor(s), Return Search	••	ium		

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

Asset #: 2027

rchitecture		Current F	Kepair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
erior									
Interior Walls	# 00/		#201.200		de de	_	40.5.000		
Concrete Masonry Unit		issing Elem	\$291,300 eents, Extent : Seve Rooms Behind Au			5	\$86,000	С	
	-		tent : Severe, Area Rooms Behind Au						
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ted : 2%				
		_	Rooms Behind Au						
			nt : Moderate, Are Locations Through						
Glass: Special Gauge	5%			LIFE	* *	1		С	
Plaster	10%	Now	\$282,400	LIFE	* *	5	\$12,900	C	
	Location Cracking/	n : Auditorii Crumbling,	ents, Extent : Seve um And First Flood Extent : Moderate um And First Flood	r Gun Ar r, Area A	senal. ffected : 10%				
SGFT/Glazed Masonry	20%			LIFE	* *			С	
SGFT/Glazed Masonry	15%	4+	\$106,500	LIFE	* *			C	
SGI 1/Glazed Masolily	Staining/I		Extent: Moderate		ffected : 10%			C	
Ceilings									
AcousTileConcealSpLn	5%			2027	* *	5	\$24,300	В	
AcousTileConcealSpLn	5%			2035	* *	5	\$24,300	В	
Exposed Concrete	30%			LIFE	* *	5	\$18,300	В	
Exposed Concrete	5%	Now	\$67,200	LIFE	**	5	\$3,000	В	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Visitors Corridor And D Mechanical Area Block 7								
		ietration, E. i : Visitors (xtent : Moderate, A Corridor	Area Affe	cted: 10%				
Exposed Struc: Steel	5%			LIFE	* *			В	
Metal Panel	20%	Now	\$453,300	LIFE	* *	5	\$97,400	В	
wetar ranci	20% Now \$453,300 LIFE *** 5 \$97,400 B Deformed/Dented, Extent: Moderate, Area Affected: 20% Location: Kitchen.								
	Staining/I	Discoloring,	Extent : Moderate And Throughout C		-				
Plaster	10%			LIFE	* *	5	\$24,300	В	
Plaster	20%	Now	\$718,900	LIFE	* *	5	\$48,700	В	
	Broken/Missing Elements, Extent: Severe, Area Affected: 30% Location: 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: 7th Block And Visitors Area Location: 7th Block And Visitors Area								
	Water Penetration, Extent: Severe, Area Affected: 25%								
	Location	ı : 7th Block	k, Block 1a (Curre Throughout Buildin	ntly Lead		, Visiting	Area And		

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.

Asset #: 2027

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
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								
Air Circuit Breaker	100%			2042	* *	3	\$1,300	В
Transformers								
Dry Type	100%			2035	* *	3	\$2,500	В
Feeders								
Not Accessible	100%							D
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2042	* *	5	\$700	В
Fused Disc Sw	50%			2022	\$82,000	5	\$700	В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted: 100%			
	Location	: Electrica	al Room					
	Explanat	ion : Two I	Electrical Services	Rated A	t 800 Amps			
Transformers								
Dry Type	50%			2020	\$12,500	5	\$600	В
Dry Type	50%			2035	* *	5	\$600	В
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5	\$1,500	В
Raceway								
Conduit	80%			2022	\$578,300	1		В
Conduit	20%			2042	* *	1		В
Panelboards								
Molded Case Bkrs	50%			2021	\$363,800	5	\$4,400	В
Molded Case Bkrs	30%	2-4	\$218,300	2047	* *	5	\$1,300	В
		ed Life, Ex : Basemen	tent : Moderate, Ai t	rea Affec	ted : 100%			
Molded Case Bkrs	20%			2038	* *	5	\$1,800	В
Wiring	2070			2030			\$1,000	
Braided Cloth	30%	2-4	\$245,300	2047	* *	1		В
Braided Cloth			nt : Moderate, Are		od · 100%	1		ъ
		: Through		a rijjeere	a.100/0			
Darkhan		. 1111011811		2021	¢400,000	1		D
Rubber	50%			2021	\$408,900 * *	1		В
Thermoplastic	20%			2042	4. 4.	1		В
Motor Controllers	200/			2025	* *	_	¢700	D
Locally Mounted	30%			2035		5	\$700	В
Motor Control Center	40%	2.4	Ф411 2 00	2020	\$548,200 * *	5	\$3,600	В
Motor Control Center	•	2-4 ater Damaz : Mechani	\$411,200 ge, Extent : Modera cal Room	2042 ate, Area		5	\$1,400	В
Ground	200011011							
Grounding Devices								
Not Accessible	100%							D
Stand-by Power	100/0							ע
Transfer Switches								
Automatic	100%			2035	* *	1	\$102,500	В
Automane	10070			2033		1	φ102,300	ע

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.

Asset #: 2027

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	
Stand-by Power									
Generators									
Diesel	50%			2025	* *	1	\$64,300	В	
Diesel	50%			2025	* *	1	\$64,300	В	
Batteries									
Lead/Acid	50%			2015	\$600	5	\$6,200	В	
Lead/Acid	50%			2016	\$600	5	\$6,200	В	
Fuel Storage									
Main Tank	100%			2037	* *	5	\$7,700	В	
		servation, E 1 : Outside	Extent : Moderate, A	Area Affe	ected : 100%				
	Explana	tion : 2,500) Gallons						
Lighting	_I								
Interior Lighting									
Fluorescent	20%			2027	* *	10	\$47,700	В	
	Location	servation, E n : Through tion : Using		Area Affe	ected : 100%				
Electronic	75%		3 1-0 11mps	2017	\$2,072,900	10	¢170.000	В	
Fluorescent	, , , ,		Sytant Madagata			10	\$179,000	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout								
			g T-12 Lamps						
IIID			3 1-12 Lamps	2022	Φο π 2 00	10	Φ400		
HID	5%			2022	\$97,200	10	\$400	В	
Egress Lighting	1.00/			2022	ф д 7 00	1		D	
Emergency, Service	10%			2022	\$7,700	1		В	
Exit, Service	90%			2022	\$69,500	1		В	
Exterior Lighting	400-				** ** ** ** ** ** ** ** ** ** ** ** **		** ***	_	
HID	100%			2022	\$248,000	10	\$1,100	В	
Alarm									
Fire/Smoke Detection	1000/			2017	Φ 7 010 400	1.2	Φ 211 2 22	ъ	
Generic	100%			2017	\$7,019,400	1-3	\$211,200	В	
		vice, Exten 1 : Through	t : Severe, Area Aff out	ected : 1	00%				

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2032	* *	1		В
	Other Observation, Extent : Light, Area	Affected	! : 75%			
	Location: Various					
	Explanation : Steam Is Shut Off In Ma	ny Mech	anical Rooms			
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2025	* *	5	\$15,500	В
Steam						

 $[\]label{lem:maintenance} \textit{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.

Asset #: 2027

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution	400-		** * * * * * * * * * * * * * * * * *				44.	_
Steam Piping/Pump	100%		\$1,112,700	2032	* *	4	\$12,900	В
			evere, Area Affecte	d : 100%				
		ı : Through		. 1 60	.n./			
			: Severe, Area Affe	cted: 60	%			
	Location	ı : Through	out					
Terminal Devices	100/			2017	¢1 145 700	1	Φ <i>C</i> 4. 7 0.0	D
Air Handler	40%			2017	\$1,145,700	1	\$64,500	В
Convector/Radiator	60%			2020	\$3,010,600	1	\$50,500	В
Air Conditioning								
Energy Source	1000/			2030	* *	1		D
Electricity	100%			2030	-11-	1		В
Conversion Equipment	0.50/							Ъ
No Component	95%							D
Not Accessible	5%							D
Terminal Devices	0.50/							D
No Component	95%							D
Not Accessible	5%							D
Heat Rejection	0.50/							D
No Component Not Accessible	95% 5%							D D
Ventilation	3%							D D
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$145,100	В
Exhaust Fans	10070			LIIL		2-3	φ1+3,100	ъ
Interior	60%			2017	\$352,400	2	\$4,800	В
Not Accessible	40%			2017	ψ332,400	2	Ψ+,000	D
Plumbing	1070							Ъ
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$793,300	2027	* *	1		В
			evere, Area Affecte					_
		ı : Through						
HW Heat Exchanger								
Low Temp	100%			2048	* *	4	\$25,800	В
1		place Evide	ent, Extent : Light, .		ected : 100%		. ,	
			nt Mechanical Roor					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$2,000	В
		servation, E	Extent : Light, Area		: 100%		. ,	
			nt Mechanical Roor					
	Explana	tion : Dupl	ex Units					
Sewage Ejector(s)								
Not Accessible	100%							D

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.

Asset #: 2027

Mechanical	Curi	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail 1 Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Fixtures							
Generic	100%						В
Fire Suppression							
Standpipe							
Generic	100%		2032	* *	1-5	\$136,300	В
Sprinkler							
No Component	95%						D
Generic	5%		2032	* *	1-2	\$3,600	В
Fire Pump							
Not Accessible	100%						D

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



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

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$47,500	Α
Windows								
Aluminum	95%	2-4	\$55,200	2044	* *	5	\$6,400	Α
			Extent : Light, Ared		d : 5%			
	Location	: Paint Pe	eling Throughout I	Exterior.				
Metal Louvers	5%			2035	* *	10	\$4,200	A
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
erior								
Floors								
Cast in Place Concrete	90%	Now	\$39,500	LIFE	* *	5	\$158,600	C
			Extent : Light, Area		: 2%			
	Location	: Near Ga	rage Door Entranc	e.				
Vinyl Tile	10%			2030	* *	3	\$3,000	С
Interior Walls								
Concrete Masonry Unit	100%	Now	\$53,900	LIFE	* *	5	\$15,900	C
	Diagonal (Cracks, Ex	tent : Light, Area A	ffected :	2%			
	Location	: Mechani	ical Room.					
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,000	2035	* *	5	\$2,000	В
	Broken/Mi	ssing Elen	nents, Extent : Ligh	t, Area A	ffected : 2%			
	Location	: Control	Room.					
	Staining/D	iscoloring	, Extent : Light, Are	ea Affect	ed : 2%			
	Location	: Control	Room.					
Exposed Concrete	35%			LIFE	* *	5	\$4,400	В
Exposed Struc: Steel	60%			LIFE	* *		. ,	В

Electrical	Current Repair	Future Replacemen	nt	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	В
	Other Observation, Extent: Moderate,	Area Affected : 100%				
	Location: Electrical Room					
	Explanation: One 400 Amp Main Dis	sconnect Switch				
Transformers						
Dry Type	100%	2039	* *	5	\$100	В
Switchgear / Switchboard						
Molded Case Bkrs	100%	2048	* *	5	\$600	В
Raceway						
Conduit	100%	2048	* *	1		В

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

^{**} 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	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts						
Panelboards						
Molded Case Bkrs	100%	2044	* *	5	\$600	В
Wiring Thermoplastic	100%	2048	* *	1		В
Motor Controllers	1000/	2020	ale ale	-	Φ200	ъ
Locally Mounted	100%	2039	* *	5	\$200	В
Grounding Davises						
Grounding Devices Generic	100%	LIFE	* *	5	\$300	В
Stand-by Power	100/0	LIIL			Ψ300	<u> </u>
Transfer Switches						
Automatic	100%	2039	* *	1	\$7,300	В
Generators					1 - 1	
Diesel	100%	2035	* *	1	\$9,100	В
	Other Observation, Extent: Moderate,	Area Affec	ted : 100%			
	Location: Ground Floor					
	Explanation: One 1,000 Kw					
Batteries						
Lead/Acid	100%	2017	\$1,100	5	\$900	В
Fuel Storage				_		_
Main Tank	100%	2057	**	5	\$700	В
	Other Observation, Extent: Moderate,	Area Affec	ted : 100%			
	Location: Underground					
iahtina	Explanation: One 25,000 Gallon					
Lighting Interior Lighting						
Fluorescent	40%	2030	* *	10	\$8,700	В
Tuorescent	Other Observation, Extent : Moderate,		ted : 100%	10	ψ0,700	Ь
	Location: Throughout					
	Explanation: Using T-8 Lamps					
HID	60%	2030	* *	10	\$500	В
Egress Lighting						
Emergency, Service	40%	2030	* *	1		В
Exit, Battery	60%	2030	* *	10	\$1,000	В
Exterior Lighting						
HID	100%	2027	* *	10	\$100	В
Alarm						
Security System	1000/	2027	ala -l-		40.000	Б
Generic	100%	2027	**	1	\$8,800	В
Fire/Smoke Detection Generic	100%	2027	* *	1-3	\$14,600	В
Generic	10070	2021		1-3	\$14,000	ם

Mechanical	Cu	rrent l	Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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.

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

^{**} 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		В
Conversion Equipment								
Furnace	100%			2030	* *	1	\$11,700	В
Air Conditioning								
Energy Source								_
Electricity	100%			2044	* *	1		В
Conversion Equipment								_
No Component	90%							D
Not Accessible	10%							D
Terminal Devices	4.0							_
Direct Expansion	10%			2030	* *	1		В
No Component	90%							D
Heat Rejection	100/			2020	de de		4. 500	
Remote Air Cond	10%			2030	* *	2	\$1,600	В
No Component	90%							D
Ventilation								
Distribution Ductwork/Diffusers	25%	Now	\$2,100	LIFE	* *	2-5	\$2.200	В
Ductwork/Diffusers			\$2,100 Ioderate, Area Affe			2-3	\$3,300	D
	_	Exiem . M : Warehoi		ciea . 270	,			
N. C.		i. Warenot	130					
No Component	75%							D
Exhaust Fans Interior	15%			2030	* *	2	\$100	D
Roof	40%			2030	* *	2 2	\$100 \$300	B B
No Component	45%			2030		2	\$300	D D
Plumbing	43/0							
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		В
Water Heater	10070			2010		1		ь
Electric	100%			2021	\$7,500	4	\$100	В
Electric		ervation. E	Extent : Light, Area			•	Ψ100	D
	Location		0 /	55				
	Explana	tion : 1 - 40	O Gallon Unit					
Sanitary Piping	-							
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer								
Generic	100%			2030	* *	1	\$1,500	В
Fixtures							•	
Generic	100%							В
Fire Suppression								
Standpipe								
	1000/			2048	* *	1-5	\$11,900	В
Generic	100%			2040		1 5	Ψ11,200	D
Generic Sprinkler Generic	100%			2048		13	Ψ11,700	

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

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

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset #: 2554

Mechanical	Current Re	epair Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Fire Pump Generic	100%	2035	* *	1	\$4,400	В

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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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 4248

chitecture		Current F	Repair	Futur	e Replacemen	t	Maintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost Cyc	ele Estimated Cos (rs)	Priority Cod
erior								
Exterior Walls								
Metal Panel	Location Corrosion/	: South Fo	\$28,800 nents, Extent : Ligh ncade. Extent : Light, Area nd West Facades.		ffected : 2%	·* 5	\$190,500	A
Windows								
Metal/Detention Type		_	\$732,600 nents, Extent : Mod rs And Various Loc		ea Affected : 10	* * 5)%	\$30,500	A
Parapets								
Metal Rail		4+ ed Finish, : Through	\$15,400 Extent : Moderate, out	2035 Area Aff		·* 5	\$14,100	A
Roof								
IRMA/Protected Membrane	100%	Now	\$615,900	2032	a)	*		A
	Broken/Mi	ssing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 20	0%		
	Location	: Through	out.					
	Grvl/Blst N	Aiss/Disp,	Extent : Moderate,	Area Aft	ected · 10%			
		_		11,0011299	cerea . 1070			
		: Various	Locations.					
	Insul Miss	: Various	Locations. , Extent : Moderate					
	Insul Miss Location Water Pen	: Various Displaced : Through etration, E	Locations. , Extent : Moderate	e, Area A Area Affe	ffected : 10% cted : 15%	her Loca	tions.	
rior	Insul Miss Location Water Pen	: Various Displaced : Through etration, E	Locations. , Extent : Moderate out Extent : Moderate, A	e, Area A Area Affe	ffected : 10% cted : 15%	her Loca	tions.	
Floors	Insul Miss, Location Water Pen Location	: Various Displaced : Through etration, E : Main Co	Locations. , Extent : Moderate out extent : Moderate, A prridor, Mechanica	e, Area A Area Affe l Room A	ffected : 10% cted : 15% and Various Ota			
	Insul Miss, Location Water Pen Location	: Various 'Displaced : Through etration, E : Main Co	Locations. Extent: Moderate out Extent: Moderate, A orridor, Mechanica \$6,600	e, Area A Area Affe l Room A LIFE	ffected: 10% cted: 15% and Various Ota	her Loca	tions. \$10,600	C
Floors	Insul Miss, Location Water Pen Location 5% Horizontal	: Various 'Displaced : Through etration, E : Main Co Now ! Cracks, E	Locations. J. Extent : Moderate out Extent : Moderate, A brridor, Mechanica \$6,600 Extent : Moderate, A	e, Area A Area Affe l Room A LIFE Area Affe	ffected: 10% cted: 15% and Various Ota			C
Floors	Insul Miss, Location Water Pen Location 5% Horizontal Location	: Various 'Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechan	Locations. J. Extent : Moderate out Extent : Moderate, A orridor, Mechanica \$6,600 Extent : Moderate, A ical Electrical Space	e, Area A Area Affe l Room A LIFE Area Affe ce.	ffected : 10% cted : 15% nd Various Ote sted : 10%			C
Floors	Insul Miss, Location Water Pen Location 5% Horizontal Location Paint Peel	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechaning, Extending, Extend	Locations. J. Extent : Moderate out Extent : Moderate, A orridor, Mechanica \$6,600 Extent : Moderate, A ical Electrical Space Light, Area Affec	Area Affe l Room A LIFE Area Affe ce.	ffected : 10% cted : 15% nd Various Ote sted : 10%			C
Floors Cast in Place Concrete	Insul Miss, Location Water Pen Location 5% Horizontal Location Paint Peel Location	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechaning, Extending, Extend	Locations. J. Extent : Moderate out Extent : Moderate, A orridor, Mechanica \$6,600 Extent : Moderate, A ical Electrical Space	Area Affe l Room A LIFE Area Affe ce. cted : 5%	ffected : 10% cted : 15% and Various Ota * cted : 10%	·* 5	\$10,600	
Floors Cast in Place Concrete Ceramic Tile	Insul Missy Location Water Pen Location 5% Horizontal Location Paint Peel Location 5%	: Various 'Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechaning, Extens : Mechaning, Extens	Locations. J. Extent : Moderate out Extent : Moderate, A brridor, Mechanica \$6,600 Extent : Moderate, A fical Electrical Space ical Electrical Space	LIFE Area Affecte. cted : 5% cted : 5% cted : 2031	ffected : 10% cted : 15% and Various Ota cted : 10%	** 5	\$10,600 \$4,800	C
Floors Cast in Place Concrete	Insul Miss, Location Water Pen Location 5% Horizontal Location Paint Peel Location 5% 5%	: Various 'Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechani : Mechani Now	Locations. J. Extent: Moderate out Extent: Moderate, A brridor, Mechanica \$6,600 Extent: Moderate, A fical Electrical Space ical Electrical Space ical Electrical Space ical Electrical Space \$122,700	LIFE Area Affect Area Affect Life Area Affect Cee. 2031 2025	ffected : 10% cted : 15% .nd Various Ote cted : 10%	** 5	\$10,600	C
Floors Cast in Place Concrete Ceramic Tile	Insul Miss, Location Water Pen Location 5% Horizontal Location Paint Peel Location 5% 5% Location	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechana : Mechana Now am Surface	Locations. J. Extent: Moderate out Extent: Moderate, A orridor, Mechanica \$6,600 Extent: Moderate, A ical Electrical Space ical Electrical Space \$122,700 Extent: Severe, A	LIFE Area Affect Area Affect Life Area Affect Cee. 2031 2025	ffected : 10% cted : 15% .nd Various Ote cted : 10%	** 5	\$10,600	C
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor	Insul Miss, Location Water Pen Location 5% Horizontal Location Paint Peel Location 5% Location Location Location	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechana : Mechana Now am Surface	Locations. J. Extent: Moderate out Extent: Moderate, A brridor, Mechanica \$6,600 Extent: Moderate, A fical Electrical Space ical Electrical Space ical Electrical Space ical Electrical Space \$122,700	LIFE Area Affected: 5% ce. 2031 2025 Area Affected Affected: 5% ce.	ffected : 10% cted : 15% and Various Other cted : 10%	** 5 ** 5	\$10,600 \$4,800 \$9,100	C C
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo	Insul Miss, Location Water Pen Location 5% Horizontal Location Paint Peel Location 5% Location Location 70%	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechana : Mechana Now am Surface	Locations. J. Extent: Moderate out Extent: Moderate, A orridor, Mechanica \$6,600 Extent: Moderate, A ical Electrical Space ical Electrical Space \$122,700 Extent: Severe, A	LIFE Area Affect tee. 2031 2025 Area Affect LIFE	ffected: 10% cted: 15% and Various Other cted: 10%	** 5 ** 5	\$4,800 \$9,100 \$53,000	C C
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor	Insul Miss, Location Water Pen Location 5% Horizontal Location Paint Peel Location 5% Location Location Location	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechana : Mechana Now am Surface	Locations. J. Extent: Moderate out Extent: Moderate, A orridor, Mechanica \$6,600 Extent: Moderate, A ical Electrical Space ical Electrical Space \$122,700 Extent: Severe, A	LIFE Area Affected: 5% ce. 2031 2025 Area Affected Affected: 5% ce.	ffected: 10% cted: 15% and Various Other cted: 10%	** 5 ** 5	\$10,600 \$4,800 \$9,100	C C
Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo Traffic Topping Interior Walls	Insul Miss, Location Water Pen Location 5% Horizontal Location Paint Peel Location 5% Location 70% 15%	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechana : Mechana Now am Surface	Locations. J. Extent: Moderate out Extent: Moderate, A orridor, Mechanica \$6,600 Extent: Moderate, A ical Electrical Space ical Electrical Space \$122,700 Extent: Severe, A	LIFE Area Affect tee. 2031 2025 Area Affect LIFE	ffected: 10% cted: 15% nd Various Ote cted: 10%	** 5 ** 5	\$4,800 \$9,100 \$53,000	C C
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo Traffic Topping	Insul Miss, Location Water Pen- Location 5% Horizontal Location Paint Peel Location 5% Loose/Dela Location 70% 15% 33% Vertical Co	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechani : Mechani : Mechani : Mow am Surface : Housing	Locations. J. Extent: Moderate out Extent: Moderate, A bridor, Mechanica \$6,600 Extent: Moderate, A fical Electrical Space Extent: Light, Area Affect or, Extent: Severe, A Control Rooms.	LIFE Area Affect LIFE Area Affect LIFE Area Affect LIFE 2021 LIFE 2027 LIFE	ffected: 10% cted: 15% nd Various Ote cted: 10%	·* 5 ·* 5 ·* 5	\$4,800 \$9,100 \$53,000 \$18,200	C C
Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo Traffic Topping Interior Walls Concrete Masonry Unit	Insul Miss, Location Water Pen- Location 5% Horizontal Location Paint Peel- Location 70% Location 70% 15% Vertical Co- Location	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechani : Mechani : Mechani : Housing Now am Surface : Housing	Locations. J. Extent: Moderate out Extent: Moderate, A bridor, Mechanica \$6,600 Extent: Moderate, A fical Electrical Space Extent: Light, Area Affect or, Extent: Severe, A Control Rooms.	LIFE Area Affected: 2027 LIFE 2027 LIFE fected: 2	ffected: 10% cted: 15% and Various Other cted: 10% cted: 50%	** 5 ** 5 ** 5	\$4,800 \$9,100 \$53,000 \$18,200 \$24,300	C C C
Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo Traffic Topping Interior Walls	Insul Miss, Location Water Pen- Location 5% Horizontal Location Paint Peel- Location 70% Location 70% 15% Vertical Co- Location	: Various : Displaced : Through etration, E : Main Co Now ! Cracks, E : Mechani : Mechani : Mechani : Housing Now am Surface : Housing	Locations. J. Extent: Moderate out Extent: Moderate, A bridor, Mechanica \$6,600 Extent: Moderate, A fical Electrical Space Extent: Light, Area Affect or, Extent: Severe, A Control Rooms.	LIFE Area Affect LIFE Area Affect LIFE Area Affect LIFE 2021 LIFE 2027 LIFE	ffected: 10% cted: 15% .nd Various Oth cted: 10% cted: 50%	** 5 ** 5 ** 5	\$4,800 \$9,100 \$53,000 \$18,200	C C C

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.

Asset #: 4248

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Exposed Concrete	20%			LIFE	* *	5	\$3,000	В
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	5%	Now	\$2,200	LIFE	* *	5	\$6,100	В
	Broken/Mi	ssing Elem	ents, Extent : Ligh	t, Area A	ffected : 2%			
	Location	: Mainten	ance Department H	lallway.				
Metal Panel	70%	Now	\$39,500	LIFE	* *	5	\$84,900	В
	Corrosion	Rusting, E	xtent : Light, Area	Affected	: 5%		, ,	
	Location	: Three No	orth Block Shower	Areas.				
	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: Adjacen	t To Fifth Floor Ele	evator.				

Electrical	Current Repair		Futur	e Replacement	M			
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%			2022	\$60,100	3	\$200	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Outside						
	Explana	tion : 4160,	/480/277 Volts Ser	vice				
Transformers								
Dry Type	100%			2020	\$59,900	3	\$500	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Outside						
	Explana	tion : 1,000) Kva					
Feeders	400				***			_
Cable	100%			2021	\$1,800	1		В
Raceway	400							_
Conduit	100%			2022	\$6,400	1		В
Inder 600 Volts								
Transformers	1.000/			2027	* *	-	Φ200	ъ
Dry Type	100%			2027	* *	5	\$200	В
Switchgear / Switchboard	1.000/			2022	* *	~	¢1.700	ъ
Molded Case Bkrs	100%		Section Mediana	2032		5	\$1,700	В
		servanon, E n : Electrica	Extent : Moderate, A	Area А <u></u>	естеа : 100%			
				. G	*. 1			
	Explana	ttion : 2,500	Amp. Main Disco	nnect Sw	ritch			
Raceway Conduit	100%			2032	* *	1		D
	100%			2032	* *	1		В
Panelboards	1000/			2020	* *	5	¢1.700	D
Molded Case Bkrs	100%			2030	* *	5	\$1,700	В
Wiring	1000/			2022	* *	1		D
Thermoplastic	100%			2032	* *	1		В
Motor Controllers	1000/			2027	* *	_	\$400	D
Locally Mounted	100%			2027	* *	5	\$400	В

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.

Asset #: 4248

Electrical	Current Repair	Future I	Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground		•				•
Grounding Devices						
Not Accessible	100%					D
Stand-by Power						
Transfer Switches						
Automatic	100%	2020	\$19,400	1	\$20,000	В
Generators						
Diesel	100%	2025	* *	1	\$25,100	В
	Other Observation, Extent : Mod	lerate, Area Affecto	ed : 100%			
	Location : Outside					
	Explanation : 720 Kw					
Batteries	100-1			_	4	_
Lead/Acid	100%	2015	\$1,100	5	\$2,400	В
Fuel Storage						
Main Tank	100%	2037	* *	5	\$1,900	В
	Other Observation, Extent: Mod	lerate, Area Affecto	ed : 100%			
	Location : Outside					
	Explanation: 10,000 Gallons					
Lighting						
Interior Lighting						
Fluorescent	85%	2022	\$584,900	10	\$50,500	В
	Other Observation, Extent: Mod	lerate, Area Affecto	ed : 100%			
	Location: Throughout					
	Explanation: Using T-12 Lam	ps				
HID	10%	2022	\$48,400	10	\$200	В
Incandescent	5%	2022	\$34,400	2	\$100	В
	Other Observation, Extent : Ligh	nt, Area Affected : .	5%			
	Location: Control Rooms.					
	Explanation : Incandescent La	mps.				
Egress Lighting						
Exit, Service	100%	2017	\$19,200	1		В
Exterior Lighting						
HID	100%	2022	\$48,400	10	\$200	В
Lightning Protection						
Arresters/Cabling						
Generic	100%	2037	* *	5	\$1,900	В
Alarm					. , -	
Security System						
	100%	2022	\$400,200	1	\$24,200	В
Generic					. , .	
Fire/Smoke Detection No Component	50%					D

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

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.

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

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

Asset #: 4248

Mechanical		Current Rep	oair	Futur	e Replacement	Ma		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment Pres. Reducing Valve/LP	100%			2031	* *	5	\$3,900	В
Steam								
Distribution	200/			2020	* *	4	Ф1 000	ъ
Hot Wtr Piping/Pump	20%			2038	**	4	\$1,000	В
Steam Piping/Pump	80%			2042	* *	4	\$3,800	В
Terminal Devices					*** *********************************			_
Air Handler	80%			2022	\$570,500	1	\$32,100	В
Convector/Radiator	20%			2035	* *	1	\$4,200	В
Air Conditioning								
Energy Source								_
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Int Pkg Unit -	100%			2023	\$2,634,300	2	\$4,000	В
Heating/Cooling								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$84,300	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,100	В
Exhaust Fans								
Interior	20%			2027	* *	2	\$400	В
Roof	80%			2027	* *	2	\$1,600	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$9,600	В
Sanitary Piping							. ,	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	10070							
Rigid Piping	100%			2022	\$18,500	4	\$2,000	В
Fixtures	10070				Ψ10,500	•	Ψ2,000	
Generic	100%							В
Vertical Transport	100/0							ע
Elevators								
Geared Traction	100%			LIFE	* *			C
		amation Ext	ent : Light, Area					C
•		: (1) 1-5, (1)	_	луества	. 100/0			
			1,3,3.					
F	Explanat	ion : 2 Units						
Fire Suppression								
Standpipe	1000/			20.42	* *	1 5	¢20.700	D
Generic	100%			2042		1-5	\$32,700	В

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

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

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

Asset #: 4248

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Sprinkler							
No Component	50%						D
Generic	50%		2042	* *	1-2	\$9,100	В
Fire Pump							
Generic	100%		2031	* *	1	\$12,100	В

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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

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



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 4249

	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls Metal Panel	85% Staining/L		\$125,900 Extent : Moderate	2032 . Area A	* * ffected : 10%	5	\$333,000	A
	_	_	st Facades And Va	-	-	utheast F	Tacades.	
Metal Panel		/Dented, Ex	\$22,200 xtent : Moderate, A · Connecting Main			5	\$58,800	A
Windows Metal/Detention Type		issing Elem	\$83,800 eents, Extent : Moderridor And Various			5	\$17,500	A
Metal/Detention Type	60%			2032	* *	5	\$52,400	A
Parapets Metal Rail			\$9,500 Extent : Light, Ared out	2035 a Affecte	* * d : 15%	5	\$17,500	A
Roof Built-Up (BUR)	Location Miss/Dam	Extent : Mod n : Over Ma aged Flash	\$387,700 lerate, Area Affecto iin Core Roof And ings, Extent : Modd	Various I	Locations Through			A
	Ponding, Location Water Per	Extent : Mo a : Over Sou petration, E	ead Door derate, Area Affect uthwest Housing Bl xtent : Moderate, A pridor, Control Ro	lock And Area Affe	6 Various Location cted : 20%			
nterior	Ponding, Location Water Per	Extent : Mo a : Over Sou petration, E	derate, Area Affect uthwest Housing Bi xtent : Moderate, A	lock And Area Affe	6 Various Location cted : 20%			
nterior Floors Cast in Place Concrete	Ponding, Location Water Per Location 20% Horizonta Location Water Per	Extent : Mo a : Over Sou netration, E a : Main Co Now l Cracks, E a : Through netration, E	derate, Area Affect uthwest Housing Bi xtent : Moderate, A	lock And Area Affe oms And LIFE Area Affe	6 Various Location cted: 20% Various Location ** cted: 15% cted: 10%	s Throug.	\$73,200	C
Floors	Ponding, Location Water Per Location 20% Horizonta Location Water Per Location 5% Loose/Det	Extent: Mo a: Over Sou netration, E : Main Co Now l Cracks, E a: Through netration, E a: Mechani Now am Surface	derate, Area Affect uthwest Housing Bl extent: Moderate, A erridor, Control Ro \$182,500 extent: Moderate, A out Basement. extent: Moderate, A	LIFE Area Affe Area Affe Area Affe Porous A 2025 Area Affe	6 Various Location cted: 20% Various Location ** cted: 15% cted: 10% Allowing Water Th	s Throug.	\$73,200	С
Floors Cast in Place Concrete Raised Access Floor Terrazzo	Ponding, Location Water Per Location 20% Horizonta Location Water Per Location 5% Location Location 60%	Extent: Mo a: Over Sou netration, E : Main Co Now l Cracks, E a: Through netration, E a: Mechani Now am Surface	stent: Area Affect withwest Housing Bile extent: Moderate, A pridor, Control Ro- \$182,500 extent: Moderate, A out Basement. extent: Moderate, A feal Room Floor Is \$211,700 ex, Extent: Severe, A	LIFE Area Affe Porous A 2025 Area Affe poms. LIFE	6 Various Location cted: 20% Various Location ** cted: 15% cted: 10% Allowing Water Th	5 s Through To	\$73,200 \$75,700 \$15,700	С
Floors Cast in Place Concrete Raised Access Floor	Ponding, Location Water Per Location 20% Horizonta Location Water Per Location 5% Loose/Det Location	Extent: Mo a: Over Sou netration, E : Main Co Now l Cracks, E a: Through netration, E a: Mechani Now am Surface	stent: Area Affect withwest Housing Bile extent: Moderate, A pridor, Control Ro- \$182,500 extent: Moderate, A out Basement. extent: Moderate, A feal Room Floor Is \$211,700 ex, Extent: Severe, A	Area Affe oms And LIFE Area Affe Porous A 2025 Area Affe oms.	Various Location cted: 20% Various Location ** cted: 15% cted: 10% Allowing Water The ** cted: 50%	s Through	\$73,200 \$75,700 \$15,700	С
Floors Cast in Place Concrete Raised Access Floor Terrazzo Traffic Topping	Ponding, Location Water Per Location 20% Horizonta Location Water Per Location 5% Loose/Det Location 60% 15%	Extent: Mo a: Over Sou netration, E : Main Co Now l Cracks, E a: Through netration, E a: Mechani Now am Surface	stent: Area Affect withwest Housing Bile extent: Moderate, A pridor, Control Ro- \$182,500 extent: Moderate, A out Basement. extent: Moderate, A feal Room Floor Is \$211,700 ex, Extent: Severe, A	LIFE Area Affe Porous A 2025 Area Affe poms. LIFE	Various Location cted: 20% Various Location ** cted: 15% cted: 10% Allowing Water The ** cted: 50%	5 s Through To	\$73,200 \$75,700 \$15,700	C C C
Raised Access Floor Terrazzo Traffic Topping Interior Walls Concrete Masonry Unit Glass: Special Gauge	Ponding, Location Water Per Location 20% Horizonta Location Water Per Location 5% Loose/Dei Location 60% 15%	Extent: Mo a: Over Sou netration, E : Main Co Now l Cracks, E a: Through netration, E a: Mechani Now am Surface	stent: Area Affect withwest Housing Bile extent: Moderate, A pridor, Control Ro- \$182,500 extent: Moderate, A out Basement. extent: Moderate, A feal Room Floor Is \$211,700 ex, Extent: Severe, A	LIFE Area Affe Porous A 2025 Area Affe LIFE 2027 LIFE 2017	Various Location cted: 20% Various Location ** cted: 15% cted: 10% Allowing Water Th ** cted: 50%	5 arough To 5 5 5 5 5	\$73,200 \$75,700 \$78,400 \$31,400	C C C
Raised Access Floor Terrazzo Traffic Topping Interior Walls Concrete Masonry Unit	Ponding, Location Water Per Location 20% Horizonta Location Water Per Location 5% Loose/Det Location 60% 15% 5% 5% 5%	Extent: Mo a: Over Sou netration, E : Main Co Now l Cracks, E : Through netration, E a: Mechani Now am Surface : In All Ho	stent: Moderate, A stridor, Control Ros \$182,500 extent: Moderate, A out Basement. extent: Moderate, A scal Room Floor Is \$211,700 e, Extent: Severe, A ousing Control Roo	LIFE Area Affe Porous A 2025 Area Affe 2027 LIFE LIFE LIFE LIFE LIFE LIFE	Various Location cted: 20% Various Location ** cted: 15% cted: 10% Allowing Water TH ** cted: 50%	5 prough To 5 5 5 5 5	\$73,200 \$75,700 \$78,400 \$31,400	C C C
Raised Access Floor Terrazzo Traffic Topping Interior Walls Concrete Masonry Unit Glass: Special Gauge Metal Panel	Ponding, Location Water Per Location 20% Horizontal Location S% Location 60% 15% 65% 5% 5% Corrosion	Extent: Mo : Over Sou tetration, E : Main Co Now l Cracks, E : Through tetration, E : Mechani Now am Surface t: In All Ho Now /Rusting, E	derate, Area Affect uthwest Housing Bl extent: Moderate, A erridor, Control Ro- \$182,500 extent: Moderate, A out Basement. extent: Moderate, A feal Room Floor Is \$211,700 e, Extent: Severe, A ousing Control Roo	LIFE Area Affe Porous A 2025 Area Affe 2027 LIFE LIFE LIFE LIFE LIFE Affected	% Various Location cted: 20% Various Location ** cted: 15% cted: 10% Allowing Water TF cted: 50% ** ** ** ** ** ** ** ** **	5	\$73,200 \$73,200 \$75,700 \$15,700 \$78,400 \$31,400 \$100,500	C C C C

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.

Asset #: 4249

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			В
Metal Panel	60%			LIFE	* *	5	\$125,500	В
Metal Panel	35%	Now	\$511,000	LIFE	* *	5	\$73,200	В
	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Control	Rooms.					
	Corrosion	Rusting, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Control	Rooms					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Control	Rooms.					

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2032	* *	3	\$500	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Electrical Room								
	Explanation: 4160/480/277 Volts	Service							
Transformers	1000/	2025	* *	2	Φ000	ъ			
Dry Type	100%	2035		3	\$800	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room								
	Explanation: 1,500 Kva								
Switchgear / Switchboard	Explanation : 1,300 Kva								
Fused Disc Sw	100%	2042	* *	3	\$800	В			
Feeders	10070	2042			ΨΟΟΟ				
Cable	100%	2038	* *	1		В			
Raceway	100,0								
Conduit	100%	2032	* *	1		В			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2032	* *	5	\$500	В			
Transformers									
Dry Type	100%	2027	* *	5	\$400	В			
Switchgear / Switchboard									
Air Circuit Breaker	20%	2032	* *	5	\$100	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Electrical Room								
	Explanation: 2,500 Amps.								
Molded Case Bkrs	80%	2032	* *	5	\$2,400	В			
	Other Observation, Extent: Moderate	te, Area Affe	cted : 100%						
	Location : Electrical Room								
	Explanation: 1600 Amps.								

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.

Asset #: 4249

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts									
Raceway									
Conduit	100%	2032	* *	1		В			
Panelboards									
Molded Case Bkrs	100%	2030	* *	5	\$3,000	В			
Wiring	1000/	2022	* *	1		D			
Thermoplastic	100%	2032	* *	1		В			
Motor Controllers	100%	2027	* *	5	0.00	D			
Locally Mounted Ground	100%	2027		5	\$800	В			
Grounding Devices									
Generic Generic	100%	LIFE	* *	5	\$1,700	В			
Stand-by Power	10070	En E			Ψ1,700				
Transfer Switches									
Automatic	100%	2027	* *	1	\$34,500	В			
Generators									
Diesel	100%	2025	* *	1	\$43,300	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : Two 1100 Kw	,							
Batteries									
Lead/Acid	100%	2014	\$1,100	5	\$4,100	В			
Fuel Storage	1000/	2025	* *	_	Φ2.200				
Main Tank	100%	2037		5	\$3,300	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Basement Explanation : Using Two 2,500 Gallon								
Lighting	Explanation . Using Two 2,	300 Ganon							
Interior Lighting									
Fluorescent	87%	2022	\$1,032,600	10	\$89,200	В			
ruorescent	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout								
	Explanation : Using T-12 L	amps							
HID	10%	2022	\$83,500	10	\$400	В			
Incandescent	3%	2022	\$35,600	2	\$100	В			
Egress Lighting									
Exit, Service	100%	2022	\$33,200	1		В			
Exterior Lighting									
HID	100%	2022	\$83,500	10	\$400	В			
Lightning Protection									
Arresters/Cabling						_			
Generic	100%	2025	* *	5	\$3,300	В			
Alarm									
Security System	500/					-			
No Component	50%	2017	0245 102	1	#20.000	D			
Generic	50%	2017	\$345,100	1	\$20,900	В			

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 500 CELL ANX

Asset #: 4249

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e 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	В

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
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		В
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$6,700	В
Distribution								
Steam Piping/Pump	100%			2042	* *	4	\$8,300	В
Terminal Devices Air Handler	100%			2022	\$1,230,000	1	\$69,200	В
Air Conditioning Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	5%			2027	* *	1	\$2,600	В
No Component	95%							D
Terminal Devices	7570							
Direct Expansion No Component	5% 95%			2027	* *	1		B D
Heat Rejection Air Condenser Unit No Component	5% 95%			2027	* *	2	\$3,900	B D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$62,300	В
Exhaust Fans								
Interior	80%			2027	* *	2	\$2,800	В
Roof	20%			2027	* *	2	\$700	В
Plumbing								
H/C Water Piping Brass/Copper	100% Other Obs	ervation, E	Extent : Light, Area	2042 Affected	* * : 100%	1		В
	Location	: Basemen						
HW Heat Exchanger Low Temp			\$1,400 : Light, Area Affec Connections To Tan		* *	4	\$11,100	В

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 500 CELL ANX

Mechanical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2027	* *	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2027	* *	4	\$2,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Exte	ent : Light, Area Affected	: 100%			
	Location: 2 Units B T	To 5, 3 Units 1 To 5				
	Explanation: 5 Units					
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$56,500	В
Sprinkler						_
Generic	100%	2042	* *	1-2	\$31,400	В
Fire Pump						
Generic	100%	2031	* *	1	\$20,900	В

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
D 1 1			Φ4.000	Φ1 2 000
Priority C	\$35,700		\$4,000	\$12,000



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Architecture	Current Re	pair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls Cast in Place Concrete	5% Now Broken/Missing Elemen Location : Seventh Fo	_		* * ted : 5%	5	\$26,200	A
Masonry: Brick	85% Repairs in Progress, E. Location : Throughou	_	LIFE a Affected :	**	5	\$89,100	A
Metal Panel	10%		2032	* *	5-10	\$72,100	A
Windows Metal/Detention Type	15% Now Air Infiltration, Extent Location: Various Lo Broken/Missing Elemen Location: Throughou	ocations Through nts, Extent : Mod	nout.		5	\$8,400	A
Metal/Detention Type	Thermally Inefficient, I Location: Throughout 85% Now Thermally Inefficient, I Location: Throughout	ut. \$6,850,300 Extent : Severe, A	2032	* *	5	\$47,600	A
Parapets Under Construction	100%						D
Roof Under Construction	100%						D
nterior							
Floors Cast in Place Concrete	10% Now Horizontal Cracks, Ext Location: Basement.	\$14,600 tent : Light, Area	LIFE Affected : 59	**	5	\$23,300	C
Ceramic Tile	5% Now Cracking/Crumbling, E Location : At Detenti			* * ted : 100%	5	\$2,700	С
Terrazzo	25% Now Cracking/Crumbling, E Location : First Floo		LIFE e, Area Affec	* * ted : 100%	5	\$20,800	С
Traffic Topping	15%		2027	* *	5	\$20,000	С
Vinyl Tile	30% 15% Now	\$126 600	2022 2022	\$546,300 \$273,200	3	\$12,000	C C
Vinyl Tile	15% Now Broken/Missing Element Location: Area 3b.	\$136,600 nts, Extent : Mod		\$273,200 Affected : 60%	3	\$6,000	

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.

Asset #: 2029

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Interior										
Interior Walls										
Ceramic Tile	10%	Now	\$50,800	2025	* *	5	\$9,600	C		
	Broken/Mi	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location	: At Deten	tion Showers And	Various .	Locations Through	out.				
Concrete Masonry Unit	40%	Now	\$261,200	LIFE	* *	5	\$30,800	С		
·	Broken/Mi	ssing Elem	ents, Extent : Ligh	t, Area A	ffected : 10%					
	Location: At Detention Showers And Basement East Wall.									
	Diagonal	Cracks, Ex	tent : Light, Area A	ffected :	5%					
	Location	: Basemen	nt Walls	00						
Plaster	30%	Now	\$95,000	LIFE	* *	5	\$17,300	С		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%									
	Location: Dormitory And Staircase.									
	Water Penetration, Extent: Light, Area Affected: 10%									
			us Dormitories	33						
SGFT/Glazed Masonry	20%			LIFE	* *			C		
Ceilings										
AcousTileSusp.Lay-In	10%			2027	* *	5	\$10,700	В		
Plaster	80%			LIFE	* *	5	\$53,400	В		
Plaster	10%	Now	\$16,400	LIFE	* *	5	\$6,700	В		
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 100%		, ,,,,,,,,			
	U	0.	Health 1 And 2, Thi							

lectrical	Current Ro	epair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nder 600 Volts								
Transformers								
Dry Type	50%		2035	* *	5	\$100	В	
Dry Type	50%		2027	* *	5	\$100	В	
Switchgear / Switchboard								
Fused Disc Sw	50%		2022	\$66,700	5	\$200	В	
	Other Observation, Ex Location : Electrical Explanation : 1,200	Room	55		ling			
Molded Case Bkrs	50%		2032	* *	5	\$900	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 500 Amp Main Disconnect Switch For Kitchen.							
Raceway								
Conduit	80%		2022	\$97,900	1		В	
Conduit	20%		2032	* *	1		В	
Panelboards								
Fused Disc Sw	10%		2021	\$12,100	5	\$200	В	
Molded Case Bkrs	20%		2030	* *	5	\$400	В	
Molded Case Bkrs	70%		2021	\$84,900	5	\$1,300	В	

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

Asset #: 2029

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring	• • • •		***					_
Braided Cloth	30%	2-4	\$41,800	2047	**	1		В
		Agea, Exte 1 : Through	nt : Moderate, Are out	а Ађесте	d : 100%			
Rubber	20%			2021	\$27,900	1		В
Thermoplastic	30%			2032	* *	1		В
Thermoplastic	20%			2032	* *	1		В
Motor Controllers								
Locally Mounted	20%			2020	\$28,600	5	\$100	В
Motor Control Center	80%			2020	\$114,200	5	\$1,600	В
Ground								
Grounding Devices	1000/	0.2	¢1.600	LIDE	* *	5	¢1 100	D
Generic	100%	0-2	\$1,600 Extent : Moderate, A	LIFE		5	\$1,100	В
		iervanon, E 1 : Water M		Аге и Ајје	ciea . 100%			
		tion : Corre						
Stand-by Power	Елрини	iion . Corre	neu					
Batteries								
Lead/Acid	50%			2015	\$600	5	\$1,300	В
No Component	50%				•		. ,	D
Lighting								
Interior Lighting								
Fluorescent	88%			2022	\$666,500	10	\$57,600	В
			xtent : Moderate, A	Area Affe	cted : 100%			
		i : Through						
	Explana	tion : Using	g T-12 Lamps					
HID	5%			2022	\$26,600	10	\$100	В
HID	5%			2017	\$26,600	10	\$100	В
Incandescent	2%			2017	\$15,100	2		В
Egress Lighting								
Exit, Service	100%			2017	\$21,200	1		В
Exterior Lighting								
HID	100%			2017	\$53,300	10	\$200	В
Alarm								
Security System	1000			2022	0.4.40.400	1	#26.70 0	ъ
Generic	100%			2022	\$440,400	1	\$26,700	В
Fire/Smoke Detection	1000			2017	Φ1 505 500	1.2	Φ4# 400	ъ
Generic	100%			2017	\$1,507,600	1-3	\$45,400	В

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2032	* *	1		В

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.

Mechanical		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								•
Conversion Equipment Pres. Reducing Valve/L Steam	P 100%			2025	* *	5	\$4,200	В
Distribution								
Hot Wtr Piping/Pump	10%			2038	* *	4	\$500	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Kitchen						
	Explana	tion : Glyce	ol System Serves Ki	tchen				
Steam Piping/Pump	90%	0-2	\$45,700	2032	* *	4	\$3,200	В
1 6 1	Corroded,	Extent : M	oderate, Area Affe	cted : 209	%		. ,	
	Location	: Basemer	nt					
Terminal Devices								
Air Handler	5%			2027	* *	1	\$2,200	В
Convector/Radiator	50%	Now	\$34,400	2027	* *	1	\$10,400	В
	Other Obs	ervation, E	Extent : Severe, Are	a Affected	d: 20%			
	Location	: Dormito	ry Areas					
	Explana	tion : Brok	en And Missing Rad	liators				
Fan Coil Unit/Heat	45%			2022	\$980,800	1	\$10,400	В
Air Conditioning					· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2020	\$93,700	2	\$200	В
Window/Wall Unit	5%			2017	\$15,000	1		В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,800	В
Exhaust Fans								
Interior	-		\$48,300 nt : Severe, Area Aj m Fans	2022 ffected : .	\$160,900 100%	2	\$1,800	В
		ervation, E i : Through	Extent : Severe, Ared out	a Affected	d : 100%			
			equate Ventilation					
Plumbing	T		1					
H/C Water Piping								
Brass/Copper	100%	Now	\$8,700	2032	* *	1		В
- <u>r</u> <u>r</u>			oderate, Area Affe		%			
		ı : Water M						

 $[\]label{lem:maintenance} \textit{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.

Mechanical	Curren	Future	Replacement	M	aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
HW Heat Exchanger	700 /		20.40	* *	4	#2.500	D
Low Temp	50%	Entant Light Ange	2048		4	\$3,500	В
	Location : Basem	Extent : Light, Area	Ајјестеа .	100%			
		tantaneous Heaters I	'nstalled T	o Replace Heat F	rchange	rs With Storage	
	Tanks	anancons Heaters 1	nsianca 1	o Replace Heal L	xenangei	is will storage	
Low Temp	50%		2032	* *	4	\$3,500	В
1	Other Observation,	Extent : Light, Area	Affected .	: 100%		. ,	
	Location : Laund	ry Area In Basement					
	Explanation: Mu	ltiple Heat Exchange	ers With S	torage Tanks			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100% Now	\$10,200	LIFE	* *	1		В
		vere, Area Affected :	50%				
-	Location : Roof D	Prain Piping					
Sump Pump(s)	1000/		2020	* *		Φ2 000	ъ.
Rigid Piping	100%	Entered : Links Amon	2030		4	\$2,000	В
	Location : Basem	Extent : Light, Area	Ајјестеа .	: 100%			
	Explanation : 2 D						
Fixtures	Explanation . 2 D	upiex seis					
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation,	Extent : Light, Area	Affected .	: 100%			
	Location: 1 Unit	Basement To 7th Flo	oor, 1 Uni	t 1st To 6th Floor			
	Explanation : 2 U	nits, One Out Of Ser	vice				
Fire Suppression							
Standpipe							
Generic	100%		2032	* *	1-5	\$37,400	В
Sprinkler	0001						ь.
No Component	90%		2022	* *	1.0	Φ2 000	D
Generic	10%		2032	* *	1-2	\$2,000	В

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

Page: 117

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

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



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

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

Asset #: 14636

Architecture	Current Repair			Futur	e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls	1.50/		Φ2 < 200	LIDE	ale ale	_	Φ.σ. 0.00	
Cast in Place Concrete	-		\$26,300 ent, Extent : Light, . cade.	LIFE Area Affe	* * ected : 2%	5	\$56,900	A
Exposed Struc: Steel	5%			LIFE	* *	5	\$11,900	A
Masonry: Brick	Location Vegetation	: East Fac	Extent : Light, Area		•	5	\$34,200	A
Masonry: Brick	35%			LIFE	* *	5	\$26,600	A
Windows								
Metal/Detention Type	Location Thermally	: Various	\$3,356,600 nents, Extent: Mode Locations Through Extent: Moderate out.	out.		5	\$23,300	A
Steel	5%	Now	\$1,400	2030	* *	5	\$4,200	A
		issing Elem i : Gymnasi	nents, Extent : Ligh		ffected : 5%		, ,	
Parapets								
Not Accessible	100%							D
Roof	4.0.0-1							_
Not Accessible	100%							D
nterior Floors								
Cast in Place Concrete		Now l Cracks, E a : Gym And	\$43,900 Extent : Moderate, A d Dorms.	LIFE Area Affe	* * cted : 20%	5	\$70,500	С
Ceramic Tile		_	\$6,400 nents, Extent : Ligh itory Showers.	2025 t, Area A	* * ffected : 5%	5	\$4,000	С
Vinyl Tile	Location Worn/Eroc	: Through	: Severe, Area Affe			3	\$15,100	С
Interior Walls	Locuion	i . Imough	ou.					
Concrete Masonry Unit		Now l Cracks, E a : Dormito	\$45,800 Extent : Moderate, A ry 3.	LIFE Area Affe	* * cted : 10%	5	\$13,500	С
	5%		-	LIFE	* *			С
Masonry: Brick	1 1/0							

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.

Asset #: 14636

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTileSusp.Lay-In	30%	Now	\$14,400	2027	* *	5	\$12,100	В	
	Staining/D	iscoloring,	Extent: Moderate	, Area Aj	ffected : 10%				
	Location	: Control	Room And Clinic.						
Exposed Concrete	5%	Now	\$27,800	LIFE	* *	5	\$600	В	
-	Staining/D	Staining/Discoloring, Extent: Moderate, Area Affected: 30%							
	Location	: Through	out Gym.						
Exposed Struc: Steel	5%			LIFE	* *			В	
Plaster	60%	Now	\$148,700	LIFE	* *	5	\$30,200	В	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 10%								
	Location	: Dormito	ries 1 And 2 And V	arious L	ocations Througho	ut.			

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
Under 600 Volts								
Raceway								
Conduit	100%			2032	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2021	\$90,900	5	\$1,700	В
Wiring								
Braided Cloth	70%	2-4	\$97,600	2047	* *	1		В
	Insulation	a Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out					
Thermoplastic	10%			2022	\$13,900	1		В
Thermoplastic	20%			2032	* *	1		В
Motor Controllers								
Locally Mounted	10%			2020	\$11,400	5		В
No Component	90%			_0_0	Ψ11,.00			D
Ground	, , , ,							
Grounding Devices								
Not Accessible	100%							D
Lighting	10070							
Interior Lighting								
Fluorescent	90%			2022	\$610,700	10	\$52,800	В
Tuorescent			Extent : Light, Area			10	Ψ32,000	Ь
		ı : Through		1 199 00 10 11	. 100,0			
			g T-12 Lamps.					
HID	$\frac{2\pi ptana}{2\%}$	`	5 1 12 Danieps.	2022	\$9,500	10		В
Incandescent	2% 8%			2022	\$54,300 \$54,300	2	\$100	В
	8%			2022	\$3 4 ,300		\$100	Б
Egress Lighting	20/			2022	¢ስስስ	10	¢200	D
Emergency, Battery	2%			2022	\$900 * *	10	\$300	В
Exit, LED	1%			2037		1		В
Exit, Service	77%			2017	\$14,600	1	ФССС	В
Exit, Battery	20%			2022	\$19,000	10	\$900	В

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

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

Asset #: 14636

Electrical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting								
HID	98%			2022	\$46,800	10	\$200	В
Incandescent	2%			2022	\$1,400	2		В
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$197,300	1	\$12,000	В
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$675,400	1-3	\$20,300	В

Mechanical	Current Repair		Futu	re Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source								
Campus Steam	100%		2032	* *	1		В	
Conversion Equipment								
Pres. Reducing Valve/LP	100%		2025	* *	5	\$3,800	В	
Steam								
Distribution								
Steam Piping/Pump	100%		2032	* *	4	\$3,200	В	
Terminal Devices								
Convector/Radiator	50%		2027	* *	1	\$10,300	В	
Fan Coil Unit/Heat	50%		2022	\$976,400	1	\$10,300	В	
Air Conditioning								
Energy Source							_	
Electricity	100%		2030	* *	1		В	
Conversion Equipment	0.0-1						_	
No Component	80%						D	
Not Accessible	20%			• 00/			D	
		servation, Extent : L	ight, Area Affectea	l: 0%				
	Location	5						
Bl. H. d	Explana	tion : No Roof Acce.	SS					
Distribution	2004		LIDE	* *	2	Φ1.c.c00	ъ	
Ductwork/Diffusers	20%		LIFE	* *	2	\$16,600	В	
No Component	80%						D	
Terminal Devices	200/		2022	¢40.200	1	¢4.100	ъ	
Fan Coil - Cooling	20%		2022	\$40,200	1	\$4,100	В	
No Component	80%						D	
Heat Rejection	000/						ъ	
No Component	80%						D	
Not Accessible	20%		: - 1-4 A A CC	1 . 00/			D	
	Other Observation, Extent : Light, Area Affected : 0% Location : Roof							
Ventilation	Explana	tion: No Roof Acce.	SS					

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.

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

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

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

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



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

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

Asset #: 2028

chitecture	Current Repair			Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)		Year Estimated Cost FY		Cycle Estimated Cost (Yrs)		Priority Code			
erior										
Exterior Walls										
Cast in Place Concrete		Vow	\$43,400	LIFE	* *	5	\$93,900	A		
	_		ent : Moderate,							
	Location : E	Between K	itchen And Lowe	r Housin	ig Block Buildings					
Concrete Masonry Unit	3%			LIFE	* *	5	\$3,500	A		
Metal Panel	82%			2042	* *	5-10	\$1,058,500	Α		
Metal Panel		low	\$13,300	2042	* *	5	\$17,600	A		
			ent : Light, Area							
		Ipper Cor	ridor Stair Towe	r And So	uth Side Of North	Mechani	cal Electrical			
		Room. Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : R			геи Ајјес	nea . 10%					
Windows	Location . It	eceiving 1	1764							
Metal/Detention Type	10% N	Now	\$111,100	2042	* *	5	\$4,600	Α		
Metal/Detention Type					ea Affected : 5%	3	\$4,000	A		
		_	us, Extent . Mou idor And Variou							
			: : Moderate, Are		=					
	Location : C			и Ајјесте	a. 5070					
) ent : Moderate, A	raa Affa	atad · 100%					
	Location : C			пен Аује	ciea . 1070					
Matal/Datautian Tama			,	2042	* *		¢00.500	Α.		
Metal Lawrence	87% 3%			2042 2031	* *	5 10	\$80,500	A		
Metal Louvers	3%			2031		10	\$4,800	A		
Parapets Metal Panel	100% N	Now	\$35,200	2042	* *	5	\$4,400	A		
Metal Fallel			\$35,200 ats, Extent : Seve			3	\$4,400	Α		
		_	ns, Extent . Seve pries 1 And 3, 5 A		Affectea . 1070					
			ent : Light, Area		. 5%					
	Location : T			Пуссиси	. 570					
		_	ı nt : Moderate, A	roa Affac	stad · 50/					
	Location : V			геи Ајјес	.tea . 570					
Roof	Locuiton . v	resi i aca								
Metal Panel	100% N	Jow	\$6,171,100	2027	* *			۸		
Miciai i alici								А		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 35% Location: Over Generator Room For 300 Cell Annex, Control Rooms And Various Other									
	Location: Over Generator Room For 300 Cell Annex, Control Rooms And Various Other Locations Throughout.									
	Locations T	Deformed/Dented, Extent: Moderate, Area Affected: 20%								
		U		rea Affec	cted : 20%					
	Deformed/De	nted, Exte								
	Deformed/De Location : C	nted, Exte Over Gene	nt : Moderate, A	300 Cell	Annex					

Interior

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

Asset #: 2028

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nterior	•							•	
Floors									
Cast in Place Concrete			\$354,000 Extent : Moderate, A ical Room.	LIFE Area Affe	* * cted : 15%	5	\$142,000	С	
Ceramic Tile	5%			2031	* *	5	\$16,200	С	
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	
	_	Crumbling, n : At Kitch	, Extent : Moderate en	, Area Ą	ffected : 15%				
Vinyl Tile	25%			2022	\$1,384,300	3	\$30,400	С	
Vinyl Tile	5%	Now	\$276,900	2032	* *	3	\$6,100	C	
·			, Extent : Moderate r Near Room 039	, Area A	ffected : 20%				
	Deflection	ı Evident, E	Extent : Moderate, A	Area Affe	cted : 15%				
	Location	ı : Corridoi	r Near Room 039						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 15%				
	Location	ı : Various	Locations Through	out.					
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	* *			С	
Ceilings									
AcousTileConcealSpLn			\$107,500	2035	* *	5	\$16,200	В	
			nents, Extent : Mod			_			
			r Near Dormitories		=	Commiss	ary.		
	_		tent : Light, Area A r Adjacent To Com		2%				
			Extent : Light, Area r Near Dormitories			acent To	Law Library.		
Exposed Struc: Steel	7%			LIFE	* *			В	
Gypsum Board	5%	Now	\$18,400	LIFE	* *	5	\$20,300	В	
V.1	Water Per	netration, E	Extent : Light, Area nt, Below Inmate Sl	Affected	: 10%				
Metal Panel	80%	Now	\$377,700	LIFE	* *	5	\$324,600	В	
			Extent : Moderate, A		cted : 5%	_	÷== .,550	_	
			Of Gymnasium.	33 -					

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

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.

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.

Asset #: 2028

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
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	400					_	44.000	_
Fused Disc Sw	100%			2032	**	3	\$1,000	В
		servation, E 1 : Outside	Extent : Moderate, A	Area Affe	ectea : 100%			
			/480/277 Volts Serv	vice				
Transformers	Ехріана	11011 . 4100/	7400/2// Voiis Serv	псе				
Dry Type	100%			2027	* *	3	\$1,200	В
21, 1, p		ervation, E	Extent : Moderate, A		ected : 100%	Ü	Ψ1 ,2 00	-
		: Outside		55				
	Explana	tion : 1,000) Kva					
Feeders								
Cable	100%			2030	* *	1		В
Raceway								
Conduit	100%			2032	* *	1		В
Under 600 Volts								
Service Equipment						_		_
Fused Disc Sw	100%			2022	\$109,300	5	\$1,000	В
Transformers	700/			2020	ф1 7 500	-	Φ.co.o.	ъ.
Dry Type	70%			2020	\$17,500 * *	5	\$600	В
Dry Type	30%			2027		5	\$200	В
Switchgear / Switchboard Fused Disc Sw	70%			2022	\$261,400	5	\$700	В
rused Disc 5w		ervation F	Extent : Moderate, A			3	\$700	Б
		ı : Electrica		17 00 71990				
			2,000 Amp Main D	isconnec	t Switches			
Fused Disc Sw	30%		· I	2042	* *	5	\$300	В
Raceway	3070			2012			Ψ300	
Conduit	100%			2022	\$481,900	1		В
Panelboards					, , , , , , , ,			
Molded Case Bkrs	80%			2021	\$388,000	5	\$4,600	В
Molded Case Bkrs	20%			2030	* *	5	\$1,200	В
Wiring								
Thermoplastic	100%			2022	\$545,200	1		В
Motor Controllers								
Locally Mounted	10%			2027	* *	5	\$100	В
Motor Control Center	40%			2020	\$365,500	5	\$2,400	В
Motor Control Center	50%			2027	* *	5	\$3,000	В
Ground								
Grounding Devices	1000/			ממון ן	* *	=	¢2.200	D
Generic Stand-by Power	100%			LIFE	* *	5	\$3,200	В
Transfer Switches								
Automatic	100%			2020	\$19,400	1	\$66,900	В
1 Idiomatic	100/0			2020	Ψ12,400	1	Ψ00,700	<u> </u>

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.

Asset #: 2028

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Generators	4000	-010	****		404.000	_
Diesel	100%	2018	\$131,300	1	\$84,000	В
	Other Observation, Extent : M Location : Basement And O		rtea : 100%			
	Explanation : Four General		v Each			
Batteries						
Lead/Acid	100%	2015	\$1,100	5	\$8,000	В
Fuel Storage						
Main Tank	70%	2050	* *	5	\$4,500	В
	Other Observation, Extent : M		ted : 100%			
	Location: Basement And O Explanation: Three 5,000 (
Main Tank	30%	2025	* *	5	\$1,900	В
Maiii Talik	Other Observation, Extent : M			3	\$1,900	Ь
	Location: Basement	roacraic, mea myec	ica : 10070			
	Explanation : One 5,000 Ga	allon Tank				
Lighting	•					
Interior Lighting						
Fluorescent	90%	2022	\$2,072,600	10	\$179,000	В
	Other Observation, Extent: N	Aoderate, Area Affec	ted : 100%			
	Location : Throughout Explanation : Using T-12 L	ampe				
HID	10%	2017	\$162,000	10	\$700	В
Egress Lighting	10/0	2017	\$102,000	10	Ψ700	ъ
Emergency, Service	5% Now	\$3,200 2032	* *	1		В
	Not Functioning, Extent: Mo	. ,	d: 100%			
	Location : Corridor					
Exit, Service	75%	2017	\$48,300	1		В
Exit, Service	20% Now	\$12,900 2032	* *	1		В
	Not Functioning, Extent: Mo	derate, Area Affected	d: 100%			
	Location : Corridor					
Exterior Lighting	1000/	2022	¢1.62.000	10	φ 7 00	D
Alorm	100%	2022	\$162,000	10	\$700	В
Alarm Security System						
Generic	100%	2017	\$1,339,200	1	\$81,100	В
			. ,,	-	,,	•
Fire/Smoke Detection						

Mechanical	Current	Current Repair			M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source	1000/		2022	* *	1		D
Campus Steam	100%		2032	* * *	I		В

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.

Asset #: 2028

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								
Conversion Equipment Pres. Reducing Valve/LF Steam	P 100%			2025	* *	5	\$8,200	В
Distribution								
Hot Wtr Piping/Pump			\$35,500 : Severe, Area Affe on Joints Througho		**	4	\$3,400	В
Steam Piping/Pump	50%	zapamon		2032	* *	4	\$3,400	В
Terminal Devices	3070			2032		4	\$3,400	В
Air Handler	49%			2022	\$746,400	1	\$42,000	В
Convector/Radiator	7%	Now	\$3,700	2027	* *	1	\$2,800	В
			Extent : Moderate, A	Area Affe	ected : 25%			
		ı : Corridoi						
			ector Air Holes Pa Operational	inted Shi	ut Restricting Air F	low / The	ermostats In	
Convector/Radiator	43%		_ -	2027	* *	1	\$19,300	В
Fan Coil Unit/Heat	1%	Now	\$42,300	2032	* *	1	\$400	В
			ere, Area Affected : l Units Above Door					
Air Conditioning	Locuitor	i . Fun Con	i Uniis Above Door	3				
Energy Source								
Electricity	5%			2038	* *	1		В
Steam/HW System	95%			2042	* *	1		В
Conversion Equipment	7570			2012		1		В
Absorption	10%	Now	\$93,200	2037	* *	1	\$13,500	В
Chiller/Steam/HW	10,0	11011	ψ> υ,= 00	_00,		-	Ψ10,000	-
2000000, 200000000000000000000000000000	Unit Inope	erable, Exte	ent : Severe, Area A	Affected :	100%			
		ı : Basemen						
Window/Wall Unit	5%			2017	\$29,000	1		В
No Component	85%			_01,	Ψ2>,000	-		D
Distribution	00,0							
Chilled Wtr Pipe/Pump	10%			2032	* *	4	\$700	В
No Component	90%						,,,,,	D
Terminal Devices								
Air Handler/Cool/Ht	10%			2022	\$18,000	1	\$8,600	В
No Component	90%							D
Heat Rejection								
Water Cool Tower	10%			2020	\$12,200	2	\$13,900	В
No Component	90%				•		•	D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$77,200	В
Exhaust Fans								
Interior	80%			2022	\$249,900	2	\$3,400	В
Roof	20%			2022	\$44,900	2	\$900	В

Plumbing

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

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

Mechanical		Current Repair			e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing									
H/C Water Piping	4.00			-0.4-				_	
Brass/Copper	100%		7	2042	**	1		В	
			Extent : Light, Area	Affected	: 5%				
		i : Basemei		C	4				
IIIVI II E I	Explana	tion : Rece	ntly Installed Ioniz	ation Sys	tem				
HW Heat Exchanger Low Temp	100%			2032	* *	4	\$13,700	В	
	100%			2032			\$13,700	ь	
Sanitary Piping Cast Iron	100%	Now	\$12,300	LIFE	* *	1		В	
Cast Iron			: Moderate, Area A		5%	1		Ь	
			Serving Showers At						
Storm Drain Piping	<u> </u>	7.1.7.1.8 2	erring one wers in		2004110113				
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)	10070			LII L		1			
Rigid Piping	100%			2027	* *	4	\$2,000	В	
rugiu i iping		ervation. I	Extent : Light, Area		: 100%	•	Ψ2,000	В	
		ı : Basemei		33					
	Explana	tion : Dupl	ex Unit						
Sewage Ejector(s)	•	-							
Electric	100%			2022	\$18,500	4	\$2,000	В	
	Other Obs	ervation, I	Extent : Light, Area	Affected	: 50%				
	Location	ı : Basemei	ıt						
	Explana	tion : Dupl	ex Unit / Repairs In	n Progre.	ss				
Backflow Preventer									
Generic	100%			2030	* *	1	\$13,400	В	
Fixtures									
Generic	100%							В	
Fire Suppression									
Standpipe	4.00			-0.4-				_	
Generic	100%			2042	* *	1-5	\$69,900	В	
Sprinkler	C00/							ъ	
No Component	60%			20.42	* *	1.2	Ø1 5 500	D	
Generic	40%			2042	~ *	1-2	\$15,500	В	
Fire Pump	1000/			2021	* *	1	¢25 000	D	
Generic	100%			2031	ተ ች	1	\$25,900	В	

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

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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

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



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

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

rchitecture	Current Repair			Futur	e Replacement	М				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
terior										
Exterior Walls	1.00/	N	Φ55.400	LIPP	* *	~	#24.000	A		
Cast in Place Concrete	Location	Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : West Facade.								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : South Facade									
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2% Location : West Facade.									
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : South Facade									
		ded, Extent 1 : South Fo	: Moderate, Area 1 acade	Affected	: 10%					
Concrete Masonry Unit		pair Evider	\$14,900 nt, Extent : Light, A	LIFE rea Affe	* * cted : 5%	5	\$1,500	A		
		ı : East Fac	cade.				*			
Masonry: Brick		pair Evidei 1 : Through	nt, Extent : Light, A out	LIFE rea Affe	* * cted : 30%	5	\$14,400	A		
Masonry: Brick	43%			LIFE	* *	5	\$20,600	A		
·		pair Evider 1 : Through	nt, Extent : Light, A out	rea Affe	cted : 40%					
Metal Panel	10%			2042	* *	5-10	\$33,000	A		
Metal Coiling Doors	2%	Now	\$5,300	2035	* *	5	\$1,500	A		
		/Rusting, E 1 : East Fac	Extent : Light, Area cade.	Affected	: 5%					
Windows										
Aluminum	5%			2038	* *	5	\$100	Α		
Steel	-	ation, Exter	\$228,100 ut : Severe, Area A <u>f</u>	2047 fected : .	**	5	\$13,600	A		
	Location: Throughout. Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Various Locations Throughout.									
	Deteriorated Finish, Extent: Moderate, Area Affected: 35% Location: 1968 Wing									
	Location	ı : 1968 Wi	-							
	-	Inefficient 1 : 1968 Wi	, Extent : Moderate ng	, Area A	ffected : 50%					

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof	900/			2020	* *	10	¢17.200	
Modified Bitumen		place Evide : 1931 Wi	ent, Extent : Moder ng	2030 ate, Area		10	\$17,200	A
Modified Bitumen	10%			2022	\$27,900	10	\$2,200	A
Modified Bitumen		Now etration, E e: At Pitch	\$4,200 Extent : Moderate, A Pockets	2027 Area Affe	* * cted : 40%			A
Single Ply Membrane	Location Gut/DS No Location Other Obs Location	: Through on Func/Mi : Through ervation, E : Over Pro	iss, Extent : Moder	ate, Area Affected alve Room	Affected : 40% : 2% m.	ak		A
nterior	Explana		orane I armany me	nea Buc	To Steam Tipe Le	cerc.		
Floors								
Cast in Place Concrete	_	Crumbling,	\$125,100 Extent : Moderate Level Boiler Room	-	-	5 coughout.	\$100,400	С
Vinyl Tile	5%			2022	\$41,200	3	\$900	С
Interior Walls								
Cast in Place Concrete	_		\$8,800 Extent : Moderate out	LIFE e, Area A	* * ffected : 40%			С
Concrete Masonry Unit	10%			LIFE	* *	5	\$600	С
Masonry: Brick	50% LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: South Side Stair Shaft. Water Penetration, Extent: Moderate, Area Affected: 10% Location: Engine Room							
Plaster		etration, E : Through	xtent : Moderate, A	LIFE Area Affe	* * cted : 5%	5	\$500	С
SGFT/Glazed Masonry	Location Staining/L	: Engine I	Extent : Moderate					С

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

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

Asset #: 2030

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	В
Exposed Concrete	35%	Now	\$34,600	LIFE	* *	5	\$400	В
			ent, Extent : Light,	Area Aff	ected : 5%			
	Location	ı : South Fi	re Floor.					
	Paint Peel	ling, Extent	: Severe, Area Aff	ected : 70	0%			
	Location	: Through	out.					
,	Water Per	etration, E.	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
•	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d: 2%			
	Location	: Under B	oiler Five Which I	s No Lon	ger In Service.			
	Explana	tion : Parti	al Ceiling Collaps	e.				
Exposed Struc: Steel	60%	Now	\$349,400	LIFE	* *			В
	Corrosion	/Rusting, E.	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Through	out.					

Electrical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Fail (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	В
	Other Obse	rvation, Ext	ent : Moderate, A	Area Affe	cted : 100%			
	Location .	: Outside.						
	Explanati	on : 4160/48	80/277 Volts Serv	vice				
Transformers								
Dry Type	100%			2027	* *	3	\$200	В
	Other Obse	rvation, Ext	ent : Moderate, A	Area Affe	cted : 100%			
	Location .	: Outside.						
	Explanati	on : 3000/40	000 Kva					
Feeders								
Not Accessible	100%							D
Raceway								
Conduit	100%			2032	* *	1		В
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	* *	5	\$900	В
Transformers								
Dry Type	70%			2027	* *	5	\$100	В
Dry Type	30%			2020	\$15,700	5		В
Switchgear / Switchboard								
Air Circuit Breaker	60%			2022	\$559,000	5	\$100	В
Air Circuit Breaker	20%			2048	* *	5		В
Fused Knife Sw	20%	2-4	\$186,300	2052	* *	5		В
	Obsolete Ed	quipment, E	xtent : Moderate,	Area Af	fected : 100%			
	Location .	: Electrical	Room.					

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

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

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
Under 600 Volts								
Raceway								
Busway	5%			2027	* *	1		В
Conduit	75%			2022	\$616,400	1		В
Conduit	20%			2048	* *	1		В
Panelboards								
Fused Disc Sw	5%			2030	* *	5		В
Fused Knife Sw	5%		\$4,900	2047	* *	5		В
			Extent: Moderate,	Area Af	fected : 100%			
	Location	i : First Flo	oor.					
Molded Case Bkrs	70%			2021	\$67,900	5	\$600	В
Molded Case Bkrs	20%			2044	* *	5	\$200	В
Wiring								
Braided Cloth	30%	2-4	\$32,700	2047	* *	1		В
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	i : Through	out.					
Rubber	40%			2021	\$43,600	1		В
Thermoplastic	10%			2032	* *	1		В
Thermoplastic	20%			2048	* *	1		В
Motor Controllers								
Locally Mounted	5%			2020	\$900	5		В
Locally Mounted	5%			2027	* *	5		В
Motor Control Center	90%			2035	* *	5	\$800	В
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$10,200	В
	Recent In:	stallation, E	Extent : Light, Area	Affectea	l : 100%			
	Location	: Outside.						
Generators								
Diesel	100%			2035	* *	1	\$12,800	В
	Recent Installation, Extent: Light, Area Affected: 100% Location: First Floor.							
	Other Observation, Extent : Moderate, Area Affected : 100% Location : First Floor.							
	Explanation: Two Generators Rated At One 1,000 Kw And 1562 Kw							
Batteries	T			,				
Lead/Acid	100%			2017	\$1,100	5	\$1,200	В

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.

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

Mechanical	Current Repai	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2042	* *	1		В
Fuel						
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: North End Of	Building				
	Explanation : 6 - 40,000	Gallon Buried Tanks I	For #2 Fuel With L	eak Dete	ection System	
Conversion Equipment						
Steam Boiler	100% Now	\$183,700 2020	\$1,836,900	1	\$28,800	В
	Other Observation, Extent	t : Moderate, Area Affe	cted : 15%			
	Location: Boiler Room					
	Explanation: 8 Boilers,	Boiler 5 Is Off Line Wi	ith Extensive Prob	lems.		

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

Asset #: 2030

Mechanical		Current Repair			e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Distribution Steem Pining/Pump	100%	Now	\$201,600	2032	* *	4	\$1,600	В	
Steam Piping/Pump			\$201,000 lerate, Area Affecte			4	\$1,000	Б	
	Location		ieraie, mea myeere	u . 570					
		-	loderate, Area Affe	cted : 309	%				
		: Basemer							
	Steam Traj	ps Faulty,	Extent : Moderate,	Area Affe	ected : 3%				
	Location	: Various							
Terminal Devices									
Fan Coil Unit/Heat	100%			2022	\$986,100	1	\$10,400	В	
Air Conditioning									
Energy Source Electricity	100%			2038	* *	1		В	
Conversion Equipment	10070			2036		1		ъ	
Ext Pkg Unit - Cooling	2%			2027	* *	2		В	
Entring office cooling		frigerant,	Extent : Light, Ared		! : 100%	_		D	
	Location	: Roof	_						
No Component	98%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,000	В	
Exhaust Fans						_		_	
Interior	75%	Now	\$13,500	2022	\$135,100	2	\$600	В	
			ere, Area Affected : tion Air Intake For						
D . C					* *		Φ200	D	
Roof	25%	Now	\$2,600 Extent : Severe, Are	2027		2	\$200	В	
		: Through		и Ајјесте	a. 10070				
		_	ficient Ventilation						
Plumbing	- T		,						
H/C Water Piping									
Brass/Copper	30%			2042	* *	1		В	
			k, Extent : Light, A	rea Affec	ted : 100%				
		: Basemer		1.00	100/				
		ervation, E : Basemei	Extent : Light, Area	Affected	: 10%				
			u r Conditioner Serv	as Roilar	Make Un Tanks				
Galv Iron/Steel		ion . waie	T Conditioner Serv	2027	**	1		В	
HW Heat Exchanger	70%			2021		1		D	
Low Temp	100%			2032	* *	4	\$3,200	В	
Sanitary Piping						•	¥2,200		
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%	Now	\$1,800	LIFE	* *	1		В	
			ight, Area Affected	: 1%					
	Location	: Roof Dr	ain						

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

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

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES POWERHOUSE

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Sump Pump(s)							
Rigid Piping	100%		2017	\$18,500	4	\$1,300	В
Sewage Ejector(s)							
Electric	100%		2022	\$18,500	4	\$2,000	В
Backflow Preventer							
Generic	100%		2030	* *	1	\$2,000	В
Fixtures							
Generic	100%						В

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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

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
		. ,	•	·



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ 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.

Asset #: 2046

chitecture	Current Re	Futur	e Replacement	M			
tem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior							
Exterior Walls							
Cement-Fiber Panel	5%		2022	\$342,700	10	\$74,100	A
	Staining/Discoloring, E			ffected : 15%			
	Location : Main Entre		acade.				
Masonry: Brick	95% Now	\$541,800	LIFE	* *	5	\$450,400	Α
	Repointing Failure, Ext						
	Location : West Faca	de Control Joint	Open W	ith Rusting Metal A	Angle.		
Windows							
Aluminum	20% Now	\$3,080,300	2047	* *	5	\$17,900	A
	Air Infiltration, Extent Location: Throughou		Affected	! : 40%			
	Broken/Missing Elemer	ıts. Extent : Mode	rate. Ar	ea Affected : 15%			
	Location : Throughou						
	Glazing Clouded, Exter						
	Location : Various Lo						
	Thermally Inefficient, E	_		eted : 100%			
	Location : Throughou		33				
Metal/Detention Type	80% Now	\$37,489,000	2032	* *	5	\$260,400	A
Wetai/Betention Type	Air Infiltration, Extent			35%	3	Ψ200,+00	П
	Location: Throughou		cerea . c	.570			
	Glazing Broken/Cracke	_	Area At	Fected · 15%			
	Location: Various Lo	_					
	Thermally Inefficient, E		_				
	Location: Throughou		carijjec	ica : 0370			
Parapets	Location : Throughou	a Housing Hicus.					
Metal Rail	95%		2035	* *	5-10	\$352,500	A
No Component	5%		2033		5-10	\$552,500	D
Roof	370						ע
Single Ply Membrane	100% Now	\$68,200	2027	* *			A
Single 1 ly Memorale	Ponding, Extent: Light						77
	Location : Roof Adjac	,	_, 0				

Interior

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

Architecture		Current I	Repair	Futur	e Replacement	M	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior	•			-				-	
Floors									
Cast in Place Concrete	10%		\$148,100	LIFE	* *	5	\$118,800	C	
			Extent : Moderate, A	55					
			ical Electrical Room			s Throug	ghout First Floor.		
			Extent : Severe, Are		ed : 100%				
			ical Electrical Room						
		•	pletely Flooded Wii						
Ceramic Tile	5%		\$53,800	2031	**	5	\$13,600	C	
			nents, Extent : Mode	erate, Ar	ea Affected : 10%				
		ı : Staff Toi	lets						
Quarry Tile	3%			2035	* *	5	\$24,400	C	
Terrazzo	40%		\$582,300	LIFE	* *	5	\$169,700	C	
			Extent : Moderate, A						
	Location	ı : Through	out Main Corridor	s On The	e First Floor.				
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	
		_	ients, Extent : Mode						
	Location	ı : 9x9's In	The Control Bubble	es And V	arious Locations T	Througho	put.		
			: Severe, Area Affe						
	Location	ı : In The C	Control Bubbles And	d Variou	s Locations Throug	ghout.			
Wood	2%		\$82,400	2037	* *	5	\$10,200	C	
		_	ients, Extent : Mode		rea Affected : 20%				
		_	Room, Stage And C	-					
			Extent : Moderate, A		cted : 10%				
	Location	ı : Chapel I	Floor From A Stear	n Leak.					
Interior Walls									
Concrete Masonry Unit	85%		\$690,500	LIFE	* *	5	\$203,800	C	
	_		tent : Light, Area A						
		ı : Various	Locations In The M		al Electrical Room				
Gypsum Board	10%			LIFE	* *	5	\$36,000	C	
SGFT/Glazed Masonry	3%			LIFE	* *			C	
Wood	2%	Now	\$80,100	LIFE	* *	5	\$48,000	C	
	_		Extent : Moderate,		fected : 10%				
	Location	ı : Chapel	Wall From A Steam	Leak.					

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.

Asset #: 2046

Architecture	Current Repair			Futur	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Interior										
Ceilings										
AcousTileConcealSpLn	32%	Now	\$120,000	2027	* *	5	\$108,600	В		
		issing Elem :: Infirmar	ents, Extent : Ligh v	t, Area Ą	ffected : 5%					
Exposed Concrete	35%	Now	\$262,300	LIFE	* *	5	\$29,700	В		
	U	Crumbling, : Electrica	Extent : Light, Are al Room.	ea Affecto	ed : 5%					
	Spalling, E	Extent : Lig	ht, Area Affected :	2%						
	Location	: Water M	eter Room.							
Fiber Board	3%			2027	* *			В		
Metal Panel	30%	Now	\$948,000	LIFE	* *	5	\$203,600	В		
	Deformed/Dented, Extent: Moderate, Area Affected: 60%									
	Location	: Gymnasi	ium.							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
	Location	: Through	out Corridors.							

lectrical		Current Repair		Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2022	\$82,000	5	\$1,000	В
		ervation, Extent		Area Affe	cted : 100%			
	Location	: Electrical Roo	m.					
	Explanati	ion : 3,000 Amp	s.					
Fused Disc Sw	50%	0-2	\$82,000	2052	* *	5	\$500	В
	Enclosure 1	Damaged, Exten	t : Moderate	Area Af	fected : 100%			
	Location	: Electrical Roo	m.					
	Other Obse	ervation, Extent	: Moderate, A	Area Affe	cted : 100%			
	Location	: Electrical Roo	m.	00				
	Explanati	ion : 3,000 Amp	s.					
Transformers	<u> </u>	<u>*</u>						
Dry Type	75%			2027	* *	5	\$1,300	В
Dry Type	25%	0-2	\$6,200	2042	* *	5	\$200	В
	Enclosure 1	Damaged, Exten	t : Moderate	Area Aj	fected : 100%			
	Location	: Mechanical Ro	oom.					
Switchgear / Switchboard								
Fused Disc Sw	50%			2022	\$266,700	5	\$1,000	В
Fused Disc Sw	50%			2042	* *	5	\$1,000	В
Raceway								
Conduit	50%			2022	\$361,400	1		В
Conduit	50%			2032	* *	1		В
Panelboards								
Molded Case Bkrs	80%			2021	\$582,100	5	\$9,800	В
Molded Case Bkrs	20%			2038	* *	5	\$2,500	В

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

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

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

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.

Asset #: 2046

Mechanical	Current Repair		Futur	e Replacement	М				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment	50 0/	NI	¢15 000	2025	* *	1	ΦΩΩ ΩΩΩ	D	
Heat Exchanger	50%		\$15,800 Ioderate, Area Affe	2025		1	\$80,900	В	
			ioderdie, Ared Ajje it Steam Room	ciea . 70	/0				
Pres. Reducing Valve/LP			\$11,500	2025	* *	5	\$5,400	В	
	Leak Evia	lent, Extent	: Severe, Area Affe	ected : 5%	6				
	Location : Basement Steam Room								
	Other Observation, Extent : Moderate, Area Affected : 3%								
			ıt Steam Room						
	Explana	tion : Insul	ation Damaged Or	Missing					
Distribution	1000/		41.11.5.000	2020	de de		φ1 π 000	-	
Hot Wtr Piping/Pump	100%		\$1,116,000	2038	* *	4	\$17,900	В	
		, Extent : Se n : Through	evere, Area Affecte	a : 100%					
		_	oui Extent : Light, Are	a Affacta	A · 30%				
				и Ајјесте	a. 50/0				
	Location : Steam Room Other Observation, Extent : Moderate, Area Affected : 2%								
			Mechanical Rooms		cica . 270				
			ral Hot Water Pum		f Service				
Terminal Devices	<i>_</i>			<u>r~ ~ ~,</u>	, ~				
Air Handler	19%			2022	\$758,700	1	\$42,700	В	
Air Handler	1%			2032	* *	1	\$2,300	В	
	Recent Re	place Evid	ent, Extent : Light,	Area Affe	ected : 100%				
	Location	n : Clinic U	nits						
Convector/Radiator	2%	Now	\$2,800	2020	\$139,900	1	\$2,100	В	
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 1%				
	Location: Throughout								
	Explana	tion : Conv	ector Air Holes Pa	inted Shi	ut Restricting Air F	Flow			
Convector/Radiator	78%	ı		2027	* *	1	\$91,600	В	
Air Conditioning									
Energy Source	1000/			2020	* *	1		D	
Electricity	100%	1		2030	* *	1		В	
Conversion Equipment	20%			2022	\$692.700	2	\$4.500	D	
Ext Pkg Unit - Cooling			tont : Light Area A		\$683,700	2	\$4,500	В	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location			11,500000	. 100,0				
		-	es Control Areas						
No Component	70%							D	
Under Construction	10%							D	
	Other Observation, Extent : Light, Area Affected : 0%							~	
		n : Basemer	_						
	Explana	tion : New	Chiller For Clinic	Area					

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.

Asset #: 2046

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
air Conditioning								<u> </u>
Distribution								
Chilled Wtr Pipe/Pump	10%			2048	* *	4	\$1,800	В
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	10%			2022	\$94,400	1	\$22,500	В
No Component	90%							D
Heat Rejection								
Water Cool Tower	10%			2023	\$63,800	2	\$36,500	В
No Component	90%							D
Tentilation Tentilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$202,300	В
Exhaust Fans								
Interior	20%			2022	\$163,700	2	\$2,200	В
Roof	80%		\$47,100	2022	\$471,100	2	\$7,200	В
			ere, Area Affected :	10%				
	Location	ı : Roof						
lumbing								
H/C Water Piping	1000			2022	de de			
Brass/Copper	100%			2032	* *	1		В
HW Heat Exchanger	0.004			2022	\$20 < 000		#22 100	
Low Temp	90%		\$4,100	2022	\$206,800	4	\$32,400	В
			Extent : Light, Area	Affected	: 1%			
		ı : Basemer		1	D			
			its, One Needs Circ				Φ2 500	
Low Temp	10%			2048	**	4	\$3,600	В
			Extent : Light, Area	Affected	: 100%			
		ı : Basemer		771.	,			
<u> </u>	Explana	tion: 2 Ins.	tantaneous Units S	erve Kitc	hen			
Sanitary Piping	1.000/	NT	Φ0.6 7.2 00	TIPE	* *	1		ъ
Cast Iron	100%		\$965,200	LIFE		1		В
	Corroded, Extent : Severe, Area Affected : 100% Location : Basement And Under Floor							
					10/			
		ent, Extent 1 : Kitchen	: Severe, Area Affe	стеа : 20	1%0			
Charma David Bini	ьосано	ı. Kuchen	ı ıpıng					
Storm Drain Piping	1000/			LIDE	* *	1		D
Cast Iron	100%			LIFE	-1- 4	1		В
Sump Pump(s)	1000/			2017	¢10 £00	4	¢1 200	D
Rigid Piping	100%			2017	\$18,500	4	\$1,300	В
Sewage Ejector(s)	1000/	Na	¢2 400	2022	¢47.600	4	¢1 200	D
Compressed Air	100%		\$2,400 nt : Moderate, Area	2022	\$47,600	4	\$1,300	В
	-	oning, Exie 1 : Basemer		л Ајјесте	u. 100/0			
Eintung	ьосиног	i . Dusemer						
Fixtures	1000/							D
Generic	100%							В

Vertical Transport

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.

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

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

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



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

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

Asset #: 2792

rchitecture	Current	Repair	Future	e Replacement	M	aintenance			
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
kterior									
Exterior Walls									
Concrete Masonry Unit		\$79,500	LIFE	**	5	\$39,900	A		
	Caulking Deteriora		te, Area A	Affected : 2%					
	Location: Buildin								
Metal Panel	70% Now	\$211,400	2042	**	5	\$279,600	Α		
	Broken/Missing Elements, Extent: Light, Area Affected: 2%								
	Location: Metal Fascia On Exterior Recreation Courtyard Walls.								
	Deformed/Dented, I	=		2%					
		g Dock Area Buildin	_	cc 1 50/					
	Staining/Discoloring		, Area A <u>f</u>	fected: 5%					
	Location : East Fo	icaae.							
Windows	5 0/ N	Φ24.000	2020	* *	-	Φ 7 00			
Aluminum	5% Now	\$24,800 Extent: Moderate A	2038		5	\$700	A		
	Water Penetration, Extent : Moderate, Area Affected : 15% Location : Window Heads Throughout								
M . 1/D		Tiedas Throughoui		* *		ФОО ООО			
Metal/Detention Type	95%		2042	* *	5	\$99,800	A		
Parapets	400/ NI	ΦΩ ΩΩΩ	20.42	* *	_	¢2.000			
Metal Panel	40% Now	\$8,000	2042		5	\$2,000	A		
	Corrosion/Rusting, Location: J Build		rea Ajjec	ciea : 20%					
	Loose/Miss Fastene	=	a Araa A	floated · 200/					
		rs, Extent . Moderat hout Mechanical Bu							
Marala Cara /Farra		пош теспатса Ва		**	<i>5</i> 10	¢2.000	Α		
Metal: Cage/Fence	10%		2035	* *	5-10	\$2,000	A		
No Component	50%						D		
Roof Single Ply Membrane	97% Now	\$177,400	2027	* *			A		
Single Ply Memorane	Adhesion Failure, E						А		
		_	ујестеи.	2/0					
	Location : E Building. Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%								
		riss, Extent . Modert Locations Through		00					
Skylight Dlagtic	3%		2035	* *	1		Λ		
Skylight, Plastic	3%		2033		1		A		

Interior

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

Asset #: 2792

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors						_		_
Cast in Place Concrete	45%		\$79,700	LIFE	**	5	\$319,500	C
	_	_	Extent : Light, Are	ea Affect	ed : 2%			
			ical Room J.					
Ceramic Tile	10%		\$128,700	2025	* *	5	\$16,200	C
			Extent: Moderate		ffected : 15%			
	Location	ı : Women's	s Housing Shower	Facility.				
Quarry Tile	2%	Now	\$18,500	2035	* *	5	\$4,900	C
			: Moderate, Area	Affected	: 10%			
	Location	n : Kitchen						
Raised Access Floor	3%	Now	\$492,900	2037	* *	5	\$18,300	С
	Loose/De	lam Surface	, Extent : Moderat	e, Area A	Affected : 60%			
	Location	ı: Through	out Control Bubble	es.				
	Other Obs	servation, E	Extent : Severe, Are	a Affecte	ed: 100%			
	Location	ı: Through	out Control Bubble	es.				
	Explana	tion : Worn	And Eroded Surfa	ce.				
Traffic Topping	5%	Now	\$391,900	2022	\$783,800	5	\$10,100	С
11 0	Deteriora	ted Finish,	Extent : Severe, Ar	ea Affeci	ted : 100%			
	Location	n : Mess Ha	ıll Kitchen.					
Vinyl Tile	35%	Now	\$193,800	2022	\$1,938,000	3	\$42,600	С
			Extent : Severe, A				, ,	
	Location	ı : Transitio	on To Connecting C	Corridor	To C-37			
Interior Walls								
Ceramic Tile	15%	Now	\$258,400	2025	* *	5	\$24,500	С
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 10%			
	Location	ı : Women's	s Housing Shower	Facilities	S.			
Concrete Masonry Unit	7%	Now	\$31,000	LIFE	* *	5	\$9,100	С
Concrete Mason y Cint		Water Penetration, Extent: Light, Area Affected: 2%						
		Location: West Corridor.						
Concrete Masonry Unit	73%			LIFE	* *	5	\$95,400	C
Gypsum Board	5%			LIFE	* *	5	\$9,800	C
Sypsum Dourd	3 70			LIIL			Ψ2,000	

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

Asset #: 2792

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2027	* *	5	\$40,600	В
AcousTileSusp.Lay-In	10%	Now	\$7,800	2027	* *	5	\$16,200	В
	Water Penetration, Extent: Light, Area Affected: 2%							
	Location	: Where 5,0	6,7 Control Ceilin	g Meets	The Main Corrido	r.		
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	15%	Now	\$55,100	LIFE	* *	5	\$60,900	В
• 1	Broken/Missing Elements, Extent: Light, Area Affected: 5%							
		: Women's n Facility.	Housing Facilities	s And Wh	nere Main Hall Abi	uts Hall '	To Temporary	
Metal Panel	60%	Now	\$3,399,500	LIFE	* *	5	\$243,400	В
	Corrosion/Rusting, Extent: Light, Area Affected: 5%							
	Location	: East Corr	ridor.					
	Staining/Discoloring, Extent: Severe, Area Affected: 90%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location	: Between	Buildings 2-4 And	1-3.				

ectrical	Current	Repair	Futur	e Replacement	Maintenance			
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2022	\$109,300	5	\$1,100	В	
	Location : Electri	Extent : Moderate, A cal Room. o Electrical Service R	33					
Transformers	Explanation: Two) Electrical Service R	aiea Ai	1,000 Amps.				
Dry Type	80%		2027	* *	5	\$700	В	
Dry Type	20%		2020	\$5,000	5	\$200	В	
Switchgear / Switchboard				1-7		,		
Fused Disc Sw	70%		2032	* *	5	\$800	В	
Molded Case Bkrs	30%		2032	* *	5	\$2,000	В	
Raceway								
Conduit	80%		2032	* *	1		В	
Conduit	20%		2022	\$96,400	1		В	
Panelboards								
Molded Case Bkrs	70%		2030	* *	5	\$4,600	В	
Molded Case Bkrs	30%		2021	\$145,500	5	\$2,000	В	
Wiring								
Thermoplastic	100%		2032	* *	1		В	
Motor Controllers								
Locally Mounted	10%		2027	* *	5	\$200	В	
Motor Control Center	50%		2027	* *	5	\$3,400	В	
Motor Control Center	40%		2035	* *	5	\$2,700	В	

Ground

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

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

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

Asset #: 2792

Electrical	Current Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimat Total (Years)	ed 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	В			
Generators									
Diesel	100%	2025	* *	1	\$95,300	В			
	Other Observation, Extent : Li	ght, Area Affected	: 100%						
	Location: First Floor.								
=	Explanation: 800 Kw								
Batteries	1000/	2017	#1 100	_	0.100	D			
Lead/Acid	100%	2017	\$1,100	5	\$9,100	В			
	Recent Installation, Extent: Light, Area Affected: 100%								
7.10	Location : First Floor.								
Fuel Storage	200/	2020	* *	~	ΦΩ 100	В			
Day Tank	20% 2030 ** 5 \$9,100 Other Observation, Extent: Light, Area Affected: 100%								
	Location : First Floor.								
		n Both Consustan							
M : T 1	Explanation: 250 Gallons for				Φ				
Main Tank	80%	2037	**	5	\$5,800	В			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Underground.								
T totato	Explanation: 10,000 Gallon	S.							
Lighting Lighting									
Interior Lighting Fluorescent	85%	2022	\$2,221,100	10	\$191,800	В			
Puolescent	Other Observation, Extent : M			10	\$191,000	Ь			
	Location: Throughout.	оистине, Атей Ајје	cieu . 10070						
	Explanation: Using T-12 La	mne							
HID	15%	2022	\$275 800	10	¢1 200	D			
	13%	2022	\$275,800	10	\$1,200	В			
Egress Lighting Exit, Service	100%	2017	\$72 100	1		В			
Exterior Lighting	100%	2017	\$73,100	1		Д			
Exterior Lighting HID	100%	2022	\$183,800	10	\$800	В			
Alarm	100%	2022	\$100,000	10	\$600	D			
Security System									
Generic	100%	2017	\$1,519,600	1	\$92,100	В			
Fire/Smoke Detection	100/0	2017	ψ1,519,000	1	Ψ92,100	ט			
Generic	100%	2017	\$5,201,500	1-3	\$156,500	В			
Ocheric	100/0	2017	φ3,201,300	1-3	φ150,500	ъ			

30	Repair	Futur	e Replacement	Ma	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
100%		2032	* *	1		В
		Total (Years)	Total (Years) FY	Total (Years) FY	Total (Years) FY (Yrs)	

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

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

Asset #: 2792

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2025	* *	1	\$38,900	В
Pres. Reducing Valve/LF Steam	P 50%	Now	\$2,000	2025	* *	5	\$2,300	В
			: Light, Area Affec					
			ressure Reducing S					
			Extent : Light, Area		: 2%			
			ressure Reducing S					
-	Explana	tion : Insul	ation Damaged Or	Missing				
Distribution	400		***				*= 000	_
Hot Wtr Piping/Pump	-		\$32,200 nt : Moderate, Ared on Tank	2030 a Affecte	* * d : 2%	4	\$7,800	В
Terminal Devices								
Air Handler	60%			2022	\$1,037,100	1	\$58,400	В
Convector/Radiator	4%		\$2,400	2027	* *	1	\$1,800	В
	Location	n : Convecto				7.		
			ector Air Holes Pa					
Convector/Radiator	36%			2027	* *	1	\$18,300	В
Air Conditioning								
Energy Source	1.000/			2020	* *	1		D
Electricity	100%			2030	* *	1		В
Conversion Equipment	5 0/			2022	¢54.400	1	¢2.600	D
Reciprocating	5%			2022	\$54,400	1	\$3,600	В
Compr/Chiller		igerant, Ext n : Chiller	tent : Light, Area A	ffected :	100%			
Ext Pkg Unit -	10%			2022	\$211,400	2	\$1,000	В
Heating/Cooling	1070			2022	Ψ211,400	2	φ1,000	Ь
Treating Cooling	R-22 Refr Location	_	tent : Light, Area A	ffected :	100%			
No Component	85%							D
Distribution								
Chilled Wtr Pipe/Pump	5%			2042	* *	4	\$600	В
No Component	95%							D
Terminal Devices								
Fan Coil - Cooling	5%			2022	\$18,500	1	\$2,500	В
No Component	95%							D
Heat Rejection								
Remote Air Cond	15%			2022	\$43,100	2	\$16,400	В
No Component	85%							D
Ventilation								
Distribution					_	_		_
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$87,600	В

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.

Asset #: 2792

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans	10-1					_	44.000	_
Interior	40%			2022	\$141,800	2	\$1,900	В
Roof	60%	Now	\$3,100	2022	\$153,000	2	\$2,300	В
	Malfunctio Location		nt : Light, Area Aff	ected : 2	%			
Plumbing	Location	. Rooj						
H/C Water Piping								
Brass/Copper	20%			2022	\$191,500	1		В
Galv Iron/Steel	80%	Now	\$15,300	2020	\$766,000	1		В
Garv Hon/Steel			Extent : Moderate, A			1		2
		: Various		33				
			ng Valves Malfuncti	oning				
HW Heat Exchanger	1		<u> </u>					
Low Temp	100%			2032	* *	4	\$15,600	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%			2022	\$18,500	4	\$2,000	В
Fixtures								
Generic	100%							В
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$82,300	В
Sprinkler								
No Component	75%							D
Generic	25%			2032	* *	1-2	\$11,000	В
Fire Pump								
Generic	100%			2025	* *	1	\$29,400	В

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



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.

Asset #: 4129

Architecture	Current	Current Repair Future I		placement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls Cast in Place Concrete	5% Now	\$16,500	LIFE	* *	5	\$14,300	A
	Broken/Missing Elen Location: Exterior Leaving Bottom Of Cracking/Crumbling Location: At Exter	Fire Exit Stair Foo Stair Hanging In T , Extent : Moderate	otings Discon The Air.	nected From 1	Lower Sto	uir Rail Posts	
Metal Panel	80%		2042	* *	5-10	\$314,800	A
Metal Panel	10% Now Corrosion/Rusting, I Location: At Exten			* *	5	\$10,700	A
Weathering Steel	5% Now Worn/Eroded, Exten Location : Exterior			**	1		A
Windows	400-1				_	47.5 00	
Aluminum	100%		2038	* *	5	\$5,300	A
Parapets Metal: Cage/Fence	100% Now Corrosion/Rusting, I Location: Through		2027 Area Affected	* *	5	\$11,500	A
Roof Spray-on Foam	100% 4+ Blisters, Extent: Mo Location: Through Ponding, Extent: Mo Location: Through	out oderate, Area Affec		* *	5	\$88,900	A
Interior							
Floors Carpet	10% Recent Replace Evid Location : Offices.	ent, Extent : Light,	2021 Area Affected	\$95,700 l: 100%	3	\$13,600	С
Ceramic Tile	5% Now Worn/Eroded, Exten Location : Toilet R			* *	5	\$2,300	С
Raised Access Floor	20%		2035	* *	5	\$67,900	С
Vinyl Tile	40% Other Observation, 1 Location : Through Explanation : Viny	out	2027 Affected : 10	* *	3	\$13,600	С
Vinyl Tile	25% Now Worn/Eroded, Exten Location : Through			\$385,900	3	\$8,500	С
Interior Walls							
Gypsum Board	100%		LIFE	* *	5	\$41,400	С

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

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

Asset #: 4129

Architecture	C	Current R	lepair	Futur	e Replacement	M	aintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Ceilings									
AcousTileSusp.Lay-In	90%	Now	\$48,700	2035	* *	5	\$40,700	В	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location:	Personne	el Room And Open	Admin A	reas.				
	Staining/Dis	coloring,	Extent : Light, Are	ea Affect	ed : 20%				
	Location:	Location : Administration, Kitchen And Locker Room Areas.							
	Other Observation, Extent : Severe, Area Affected : 90%								
	Location: Throughout Ceilings.								
	Explanatio	n : Fiber	glass Reinforced P	anels.					
Gypsum Board	10%			LIFE	* *	5	\$11,300	В	

lectrical	Current Repair	Futur	e Replacement	M	aintenance		
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
er 600 Volts							
Service Equipment	400-			_		_	
Fused Disc Sw	100%	2032	**	3		В	
	Other Observation, Extent : Moderate, Location : Outside	Area Affe	cted : 100%				
Transformers	Explanation: 4160/480/277 Volts Se	rvice					
Dry Type	100%	2027	* *	3		В	
Dry Type	Other Observation, Extent: Moderate,		cted : 100%	3		Б	
	Location : Outside	mea mje	ciea . 100/0				
	Explanation : 300 Kva						
Feeders	Explanation : 500 RVa						
Not Accessible	100%					D	
Raceway							
Not Accessible	100%					D	
der 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2042	* *	5	\$200	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Outside						
	Explanation: Two 2,000 Amps. Mair	ı Disconne	ect Switch				
Transformers	400-		de de	_		_	
Dry Type	100%	2035	**	5		В	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%				
	Location: Outside						
Conital again / Conital had and	Explanation: Two 112.5 Kva						
Switchgear / Switchboard Molded Case Bkrs	100%	2042	* *	5	\$200	В	
Molueu Case DKIS				3	\$200	Б	
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room						
	Explanation: 1,600 Amps.						
	Ехрипапоп : 1,000 Amps.						

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

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

Asset #: 4129

Electrical	Current Rep	Current Repair Future		Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•	•				•
Raceway						
Conduit	80%	2032	* *	1		В
Conduit	20%	2048	* *	1		В
Panelboards						
Molded Case Bkrs	80%	2030	* *	5	\$100	В
Molded Case Bkrs	20%	2044	* *	5		В
Wiring	0004	2022	de de			
Thermoplastic	80%	2032	* *	1		В
Thermoplastic	20%	2048	* *	1		В
Motor Controllers	1000/	2027	* *	~		ъ
Locally Mounted	100%	2027	* *	5		В
Ground						
Grounding Devices Not Accessible	1000/					D
	100%					D
Stand-by Power Transfer Switches						
Automatic	100%	2027	* *	1	\$2,100	В
Generators	10070	2021		1	\$2,100	ь
Diesel	100%	2035	* *	1	\$2,700	В
Batteries	100/0	2033		1	Ψ2,700	
Lead/Acid	25%	2017	\$300	5	\$100	В
Lead/11eta	Other Observation, Exten			3	Ψ100	Б
	Location : Generator H					
	Explanation: For Gen	erator Use.				
Nickel Cadmium	75%	2017	\$900	5	\$1,100	В
Tylekel Cudillium	Other Observation, Exte			3	φ1,100	Ъ
	Location : Batteries Ro					
	Explanation: Using Bo	atteries Bank For Back	Up Power.			
Fuel Storage	1 0		1			
Main Tank	100%	2057	* *	5	\$200	В
	Other Observation, Exter	nt : Light, Area Affected	: 100%		,	
	Location: Outside					
	Explanation: 650 Gall	ons				
Lighting						
Interior Lighting						
Fluorescent	15%	2030	* *	10	\$900	В
Fluorescent	65%	2022	\$17,800	10	\$4,100	В
	Other Observation, Exten	nt : Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-	12 Lamps				
Fluorescent	5%	2030	* *	10	\$300	В
	Other Observation, Exten		: 5%			
	Location: Server Room	n				
	Explanation: Using T-	8 Lamps.				
HID	15%	2027	* *	10		В

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

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

Asset #: 4129

Electrical	Current Ro	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Exit, Service	20% Now	\$400	2032	* *	1		В
	Not Functioning, Exte	a Affecte	ed : 100%				
	Location: Througho	ut					
Exit, Service	80%		2022	\$1,600	1		В
Alarm							
Security System							
Generic	100%		2022	\$42,400	1	\$2,600	В
Fire/Smoke Detection							
Generic	100%		2030	* *	1-3	\$4,200	В

Mechanical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2032	* *	1		В
Conversion Equipment							
Heat Exchanger	100%		2025	* *	1	\$3,400	В
Distribution							
Hot Wtr Piping/Pump	100%		2030	* *	4	\$500	В
Terminal Devices							
Air Handler	90%		2022	\$68,000	1	\$3,800	В
Convector/Radiator	10%		2027	* *	1	\$200	В
Air Conditioning							
Energy Source							
Electricity	100%		2030	* *	1		В
Conversion Equipment							
Under Construction	100%						D
	Other Observatio	n, Extent : Light, Area	Affected	!: 0%			
	Location: Roof						
	Explanation: R	ooftop Package Units I	Being Ins	stalled			
Distribution							
Under Construction	100%						D
Heat Rejection							
Under Construction	100%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,800	В
Exhaust Fans						· · ·	
Roof	90%		2027	* *	2	\$200	В
Wall Unit	10%		2030	* *	2	,	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		В

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

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

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset #: 4129

Mechanical Current Repair			Future	e Replacement	Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Water Heater							
Electric	100%		2021	\$2,200	4		В
	Other Observation, Ext	ent : Light, Area Aj	ffected	: 100%			
	Location: 1st Floor						
	Explanation : 1 - 30 (Gallon Unit					
Sanitary Piping							
Cast Iron	100%]	LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%]	LIFE	* *	1		В
Backflow Preventer							
Generic	100%		2030	* *	1	\$400	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%]	LIFE	* *			C
	Other Observation, Ext	ent : Light, Area A	ffected	: 100%			
	Location: 1st And 2n	d Floor.					
	Explanation: 1 Unit						
Fire Suppression							
Sprinkler							
No Component	80%						D
Generic	20%		2052	* *	1-2	\$400	В
	Other Observation, Ext	ent : Light, Area A	ffected	: 100%			
	Location: 1st Floor						
	Explanation : Clean A	Agent System Being	Install	led To Protect Con	ımunicat	ion Equipment	

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

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



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.

Asset #: 2031

chitecture	Current Repair	Futur	Future Replacement		Maintenance				
stem Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod			
erior									
Exterior Walls				_					
Masonry: Brick		154,900 LIFE	**	5	\$51,500	A			
	Corrosion/Rusting, Extent : M Location : South Facade At								
	Int Mortar Miss/Erod, Exten		_						
	Location : North Facade.								
	Vertical Cracks, Extent : Mod	lerate Area Affecte	d · 5%						
	Location : Second Floor We		u . 570						
Metal Coiling Doors	10% Now	\$62,800 2027	* *	5	\$8,900	A			
Wictai Colling Doors	Corrosion/Rusting, Extent: I	. ,	. 5%	3	ψ0,700	Λ			
	Location : Various Location								
Windows		0							
Steel	100% Now	\$55,500 2030	* *	5	\$33,200	A			
	Air Infiltration, Extent: Ligh	t, Area Affected : 5%	%						
	Location: Throughout								
	Corrosion/Rusting, Extent : L								
	Location: Various Lintel Locations Throughout Garage.								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location: Officers' Locker Room								
	Weather Strip Missing, Extent: Moderate, Area Affected: 50%								
	Location : Officers' Locker	Room							
Parapets	0.007	LIE	* *	~	Φ2.000				
Masonry: Brick	80%	\$2,800 LIFE \$2,800	**	5	\$2,900	A			
Metal Rail	20% Now Corrosion/Rusting, Extent: I	. ,		5	\$5,100	A			
	Location: Throughout.	agni, Area Ajjeciea	. 10/0						
Roof	Locuiton : Throughour.								
Built-Up (BUR)	100% Now \$	129,100 2022	\$1,290,800			Α			
or (- o)	Blisters, Extent : Moderate, A	· /	7-,-, 0,000						
	Location: Various Location	ns Throughout Roof	•						
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location: Various Location		ding Garage Spac	es And S	econd Floor				
rior	Corridor Near Communica	tions Area.							

Interior

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

Asset #: 2031

rchitecture	Current Re	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Floors	650/ NI	Φ1.CO 400	LIPE	* *	~	Ф1 2 0 7 00	C
Cast in Place Concrete	65% Now Horizontal Cracks, Ex. Location: Tire Shop Water Penetration, Ex. Location: Mechanic	And Various Loc tent : Light, Area	ations Throi Affected : 10	% ughout. 9%	5 e Service	\$128,700 * Area.	С
Ceramic Tile	3% Now Broken/Missing Eleme Location : Men's Toi			* * Affected : 10%	5	\$1,400	С
Raised Access Floor	5% Now Loose/Delam Surface, Location : Dispatch		2025 e, Area Affeo	* * cted : 20%	5	\$8,500	С
Vinyl Tile	22%		2022	\$339,600	3	\$7,500	С
Vinyl Tile	5% Now Worn/Eroded, Extent: Location: Various L			\$77,200	3	\$1,700	С
Interior Walls							
Concrete Masonry Unit	85% Now Diagonal Cracks, Exte Location: Room M-5 Vertical Cracks, Exten Location: Room M-5	3. t : Light, Area Afj	fected : 5%		5	\$23,500	С
Gypsum Board	15%		LIFE	* *	5	\$6,200	С
Ceilings							
AcousTileSusp.Lay-In	15% Now Broken/Missing Eleme Location: Main Cor Water Penetration, Ex- Location: Corridor	ridor First Floor. tent : Moderate, A	Area Affected	d : 100%	5 , And Dis	\$6,800 spatch Room.	В
AcousTileSusp.Lay-In	10%		2027	* *	5	\$9,000	В
Exposed Concrete	5% Now Cracking/Crumbling, I Location: Radio Sho Staining/Discoloring, I Location: Radio Sho	p. Extent : Light, Arc	LIFE ea Affected :		5	\$700	В
Exposed Struc: Steel	68% Now Corrosion/Rusting, Ex. Location: Men's Loc	\$2,505,000 tent : Severe, Ared ker Room And Vo			o North	Wall In Service	В
Matal Danal	Area Of Garage Abo	ve winaows.	LIEE	* *	5	\$2.200	D
Metal Panel	2%		LIFE	4· 4·	5	\$2,300	В

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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.

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

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

Asset #: 2031

Electrical		Current Repair		Futur	e Replacement	Maintenance		
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	1.000/			2020	#24.000	~	Φ200	D
Dry Type	100%			2020	\$24,900	5	\$200	В
Switchgear / Switchboard	1.000/			2022	Φ 52 200	~	Ф200	D
Fused Disc Sw	100%			2022	\$53,300	5	\$300	В
Raceway Conduit	100%			2022	¢cc 100	1		D
	100%			2022	\$66,100	1		В
Panelboards Molded Case Bkrs	95%			2021	\$49,000	5	\$1,500	В
Molded Case Bkrs	93% 5%			2021	\$48,000 * *	5 5	\$1,300	В
Wiring	3%			2030		3	\$100	Б
Thermoplastic	90%			2022	\$44,100	1		В
Thermoplastic	10%			2032	**	1		В
Motor Controllers	1070			2032		1		D
Locally Mounted	100%			2020	\$60,700	5	\$400	В
Ground	10070			2020	Ψ00,700		φ100	
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Manual	100%			2022	\$19,400	5	\$300	В
	Other Obs	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	ı : Outside						
	Explana	tion : Miss	ing Rating Tag.					
Lighting								
Interior Lighting								
Fluorescent	40%			2017	\$96,200	10	\$22,200	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Through						
		tion : Usin	g T-12 Lamps					
HID	50%			2017	\$33,400	10	\$1,000	В
HID	10%	0-2	\$6,700	2032	* *			В
	_	_	nt : Moderate, Ared	a Affecte	d : 100%			
	Location	ı : Garage	Area.					

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.

Asset #: 2031

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
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	80%			2017	\$14,400	1		В
Exit, Service	20%	0-2	\$3,600	2032	* *	1		В
	Not Functi	oning, Ext	ent : Moderate, Are	ea Affecto	ed : 100%			
	Location	: Through	out					
Exterior Lighting								
HID	100%			2022	\$6,700	10	\$200	В
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	* *	5	\$1,800	В
Alarm								
Security System								
Generic	100%			2017	\$373,400	1	\$22,600	В
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$639,000	1-3	\$19,200	В

Mechanical	Current l	Repair	Future	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
leating								
Energy Source								
Campus Steam	99%		2032	* *	1		В	
Electricity	1%		2032	* *	1		В	
Conversion Equipment								
Furnace	1%		2022	\$1,500	1	\$300	В	
	Other Observation, I	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Roof							
	Explanation : Elect	ric Heating / Coolii	ng Packa	ge Unit On Roof				
Not Accessible	99%						D	
Distribution								
Hot Wtr Piping/Pump	80% Now	\$49,600	2030	* *	4	\$2,400	В	
	Corroded, Extent: Severe, Area Affected: 100%							
	Location: Throughout							
	Leak Evident, Extent	: Moderate, Area A	Affected :	5%				
	Location : Garage,	Tire Shop						
Steam Piping/Pump	20% Now	\$17,200	2032	* *	4	\$600	В	
Steam Tiping, Tamp		' '		0%	•	φοσσ		
	Corroded, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Leak Evident, Extent		Affected ·	5%				
	Location : Garage		2,5,0000000					
Terminal Devices								
Convector/Radiator	30%		2027	* *	1	\$5,900	В	
Fan Coil Unit/Heat	70%		2022	\$1,293,400	1	\$13,700	В	
in Conditioning	7070		2022	Ψ1,2/3, 100	1	Ψ13,700		

Air Conditioning

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.

Asset #: 2031

Mechanical		Current l	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source	400			• • • • •				_
Electricity	100%			2038	* *	1		В
Conversion Equipment	4.504		φο. π οο	2022	ΦΩ 400	•		-
Ext Pkg Unit - Cooling	Location	oning, Exte 1 : Roof	\$8,500 int : Moderate, Are tent : Light, Area A			2	\$400	В
	Location	ı:Roof						
Window/Wall Unit	5%			2017	\$12,700	1		В
No Component	80%				, ,,,,,,			D
Ventilation								
Distribution	4.0007				ate ate	2 -	ф 22.7 00	-
Ductwork/Diffusers	Location	servation, I 1 : Garage	Extent : Light, Area cle Exhaust System		**	2-5	\$33,700	В
Exhaust Fans	Ехріана	iion . veni	cie Exnausi Sysiem					
Interior	20%			2022	\$27,300	2	\$400	В
Roof	80%		\$1,600	2022	\$78,500 \$78,500	2	\$1,200	В
Roor	Other Obs	servation, E 1 : Roof	Extent : Moderate, A	Area Affe		2	Ψ1,200	Б
	Explana	tion : Some	Fan Covers Missi	ng				
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2027	* *	1		В
HW Heat Exchanger	10070							
Not Accessible	100%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							В
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$31,700	В
Sprinkler								
Generic	100%			2032	* *	1-2	\$17,000	В
Fire Pump Not Accessible	100%							D
1.0011000001010	100/0							

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

^{**} 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 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		

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



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.

Asset #: 2864

Architecture	Cı	urrent Re	oair	Futur	e Replacement	M	aintenance	
System Component Type		il Date E Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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 Spray-on Foam	Blisters, Exter		\$186,200 cate, Area Affecte cations Through		* *	1 5	\$23,300	A A
	Ponding, Exte Location : V Punct/Tear/In	ent : Mode Various Lo npact Dan	rate, Area Affect cations Through nage, Extent : Mo	ed : 20% out.	6 Area Affected : 5%	ó		
Interior	Location : C	enter Oj 1	XOOJ.					
Floors								
Vinyl Tile	Broken/Missin Location : T Worn/Eroded,	hroughou , Extent : I	\$12,600 ts, Extent : Mode t Office Areas. Moderate, Area A t Office Areas A	Affected :		3	\$1,400	С
Vinyl Tile	Location: T	Throughou	ent : Light, Area t ubber Flooring	2027 Affected	**	3	\$4,200	С
Interior Walls								
Gypsum Board	Location: T	Throughou	ent : Severe, Ared t Walls. ass Reinforced T			5	\$9,800	С
Ceilings								
AcousTileSusp.Lay-In	Water Penetro Location : K Other Observa Location : T	Kitchen, Lo ation, Exte Throughou	ent : Severe, Are	Office- (a Affected	Cashier 1 & 2 Spac	5 ce.	\$8,600	В

Electrical	Curr	ent l	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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.

Asset #: 2864

Electrical	Current Repair	Future Re	eplacement	Ma		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Mod Location : Electrical Room Explanation : 400 Amp Main L		* * ! : 100%	5	\$300	В
Transformers Dry Type	100%	2027	* *	5		В
Switchgear / Switchboard Molded Case Bkrs	100%	2032	* *	5	\$300	В
Raceway Conduit	100%	2032	* *	1		В
Panelboards Molded Case Bkrs	100%	2030	* *	5	\$300	В
Wiring Thermoplastic	100%	2032	* *	1		В
Motor Controllers Locally Mounted Ground	100%	2027	* *	5	\$100	В
Grounding Devices Generic Stand-by Power	100%	LIFE	* *	5	\$100	В
Transfer Switches Automatic	100%	2027	* *	1	\$3,100	В
Generators Diesel	100% Other Observation, Extent : Ligh Location : Outside Explanation : 1250 Kw.	2031 nt, Area Affected : 10	**	1	\$3,800	В
Batteries Lead/Acid	100%	2016	\$1,100	5	\$400	В
Fuel Storage Main Tank	100% Other Observation, Extent : Ligh Location : Outside Explanation : 650 Gallons	2050 nt, Area Affected : 10	* *	5	\$300	В
Lighting	Explanation: 050 Gattons					
Interior Lighting Fluorescent	90% Other Observation, Extent: Mod Location: Throughout		\$94,700 ! : 100%	10	\$8,200	В
HID	Explanation: Using T-12 Lam 10%	<i>ρs</i> 2022	\$7,400	10		В
Egress Lighting Emergency, Battery Exit, Service	10% 90%	2022 2022	\$700 \$2,600	10	\$200	ВВ
Exterior Lighting HID	100%	2022	\$7,400	10		В

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.

Asset #: 2864

Electrical	С	Surrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Security System							
Generic	100%		2022	\$61,200	1	\$3,700	В
Fire/Smoke Detection							
No Component	50%						D
Generic	50%		2022	\$104,700	1-3	\$3,100	В

1							
	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
100%		2042	* *	1		В	
100%		2016	\$21,600	2	\$3,100	В	
		rea Affec	ted : 100%				
100%		LIFE	* *	2-5	\$5,500	В	
100%		2017	\$109,000	1	\$6,100	В	
On Extended L	ife, Extent : Moderate, A	rea Affec	ted : 100%				
Location: Ro	of						
100%		2038	* *	1		В	
100%		2017	\$133,300	2	\$600	В	
100%		LIFE	* *	2	\$12,900	В	
100%		LIFE	* *	2-5	\$5,500	В	
90%		2017	\$20,100	2	\$300	В	
10%		2022	\$1,600	2		В	
100%		2032	* *	1		В	
100%		2017	\$3,100	4	\$100	В	
Other Observation, Extent: Light, Area Affected: 100%							
Location: Cl	oset						
Explanation :	1 - 30 Gallon Unit						
100%		LIFE	* *	1		В	
	100% 100% 0n Extended L. Location: Ros 100%	100% 100% On Extended Life, Extent: Moderate, A Location: Roof 100% 100% On Extended Life, Extent: Moderate, A Location: Roof 100%	100% 2042 100% 2016 On Extended Life, Extent : Moderate, Area Affect Location : Roof 100% 2017 On Extended Life, Extent : Moderate, Area Affect Location : Roof 100% 2038 100% 2017 100% LIFE 90% 2017 10% 2022 100% 2032 100% 2017 Other Observation, Extent : Light, Area Affected Location : Closet Explanation : 1 - 30 Gallon Unit	100% 2042 ** 100% 2016 \$21,600 On Extended Life, Extent: Moderate, Area Affected: 100% LOCATION: Roof 100% LIFE ** 100% 2017 \$109,000 On Extended Life, Extent: Moderate, Area Affected: 100% Location: Roof 100% 2038 ** 100% 2017 \$133,300 100% LIFE ** 90% 2017 \$20,100 10% 2022 \$1,600 100% 2032 ** 100% 2017 \$3,100 Other Observation, Extent: Light, Area Affected: 100% Location: Closet Explanation: 1 - 30 Gallon Unit	100% 2042 ** 1	100% 2042 ** 1	

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

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

Asset #: 2864

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							
Generic	100%		2027	* *	1	\$600	В
Fixtures							
Generic	100%						В
Fire Suppression							
Sprinkler							
Generic	100%		2032	* *	1-2	\$2,800	В

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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

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



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

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

Asset #: 2865

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls							
Fiberglass Panel	15% Now	\$165,000	2025	**	5	\$214,000	A
	Location : Refers Urgent Care And Staining/Discolori	Damage, Extent: M To Sprung Skins; Te Various Locations A ng, Extent: Light, Ar To Sprung Skins; Vo	ars At Sp t Middle ea Affect	orungs 14 And 15, 5 And Lower Section ed : 10%	Staff Dini ns Of Spr		
Fiberglass Panel	35%		2031	* *	5	\$998,700	A
Ç	Location: Throu	, Extent : Severe, Are ghout. fers To Sprung Skins.	a Affecte	ed : 100%		,	
Metal Panel	10% Now	\$107,900	2032	* *	5	\$142,700	A
1120001 2 00101		ements, Extent : Mod		rea Affected : 20%		Ψ1. = ,,σσ	
	_	Facade Of Men's Loc					
	Deformed/Dented,	Extent : Light, Area	Affected	: 20%			
	Location : West I Trailers.	Facade Of Men's Loca	ker Roon	n And Various Loco	ations Th		
Metal Panel	40%		2042	* *	5-10	\$2,092,600	A
Windows	700/		2020	ታ ታ	~	ф11 2 100	
Aluminum Metal/Detention Type	70% 30% Now	\$2,101,300	2030 2032	* *	5 5	\$112,100 \$87,600	A A
	Broken/Missing El Location : Vario	ements, Extent : Ligh us Locations Through ent, Extent : Moderate	t, Area A out.		J	φο,,σσσ	
Parapets Not Accessible	100%						D
Roof Single Ply Membrane		\$750,300 Extent : Moderate, A			wing Por	osity.	A
Not Accessible	50%	1 0 1					D
nterior	, -						
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
	_	ements, Extent : Mod nistration Trailer And			es Throu	ghout Trailers.	
Interior Walls							
Gypsum Board	50%		LIFE	* *	5	\$198,900	C
Steel Plate	50%		LIFE	* *	5	\$198,900	C

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.

Asset #: 2865

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Fiber Board	45%	Now	\$2,651,500	2022	\$4,419,100			В
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 40%			
	Location	: Refers T	o Sprung Skins Sho	wing Po	rosity At Various I	Locations	Throughout.	
Gypsum Board	25%	Now	\$341,200	LIFE	* *	5	\$188,300	В
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Various	Administrative Offi	ce Space	s Throughout Mod	lular Bui	ldings Connected	
	To Sprun	igs.						
Metal Panel	30%	Now	\$105,200	LIFE	* *	5	\$226,000	В
	Corrosion	Rusting, E	xtent : Light, Area	Affected	: 10%			
		_	ocker Room And Ad					

ectrical		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
er 600 Volts						,		
Service Equipment								
Not Accessible	100%							D
	Other Ob.	servation, I	Extent : Light, Area	Affected	: 0%			
	Location	n:						
	Explana	ition : Subs	tation					
Transformers								
Not Accessible	100%	1						D
Switchgear / Switchboard								
Not Accessible	100%							D
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
der 600 Volts								
Transformers								
Dry Type	100%			2027	* *	5	\$600	В
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room							
	Explana	tion : Each	Module Building A	And Spru	ng Contain One D	ry Type T	Transformer	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	* *	5	\$4,400	В
	Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room							
	Explana	tion : 400 L	Amp Power Distrib	ution Ra	ting For Each Mod	lule Build	ding And Sprung.	
Raceway	<u> </u>		-		-			
Conduit	100%			2032	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2030	* *	5	\$4,400	В
Wiring							, ,	
Thermoplastic	100%			2032	* *	1		В

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.

Asset #: 2865

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2027	* *	5	\$1,100	В
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	В
	Other Observation, Extent : Mo	oderate, Area Affec	ted : 100%			
	Location: Throughout					
	Explanation: Using T-12 Lan	nps				
HID	20%	2022	\$247,800	10	\$1,100	В
Egress Lighting						
Emergency, Service	30%	2022	\$14,800	1		В
Exit, Service	70%	2022	\$34,500	1		В
Exterior Lighting						
HID	100%	2022	\$123,800	10	\$500	В
Alarm						
Security System						
Generic	100%	2017	\$1,023,800	1	\$62,000	В
	Other Observation, Extent : Lig	ght, Area Affected :	100%			
	Location: Throughout					
	Explanation: Pole, Ceiling A	And Wall Mounted	Cameras.			
Fire/Smoke Detection						
Generic	100%	2017	\$3,504,700	1-3	\$105,500	В

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

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

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

Asset #: 2865

Mechanical	Current Repai	rent Repair Future Replacemen		M		
System Component Type	% of Fail Date Esti	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		В
Conversion Equipment						
Heat Pump	80%	2020	\$9,800	2	\$8,200	В
No Component	20%					D
Distribution	1000/	, me	ale ale	2	Φ 21 π 000	ъ.
Ductwork/Diffusers	100%	LIFE	* *	2	\$215,800	В
Heat Rejection	0.007	2022	Φ1 202 7 00	2	фо 2 400	ъ.
Remote Air Cond	80%	2022	\$1,293,700	2	\$92,400	В
No Component	20%					D
Ventilation						
Distribution Ductwork/Diffusers	40% Now	\$23,400 LIFE	* *	2-5	\$37,000	В
Ductwork/Diffusers	Insul. Deteriorating, Exter	· · · · · · · · · · · · · · · · · · ·		2-3	\$37,000	D
	Location : Exterior Duct		eciea . 20%			
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$37,000	В
No Component	20%					D
Exhaust Fans						
Interior	80%	2022	\$299,300	2	\$4,100	В
No Component	20%					D
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2032	* *	1		В
Water Heater						
Electric	100%	2021	\$52,500	4	\$1,000	В
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Throughout					
	Explanation: 120 Gallo	n Units In Most Modul	ar Units And Spru	ngs		
Sanitary Piping	1000/	, me	ale ale			ъ.
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	4.0007	2025	de de			-
Plastic/PVC	100%	2027	* *	1		В
Backflow Preventer	4.0007					-
Not Accessible	100%					D
Fixtures	1000/					D
Generic	100%					В
Fire Suppression						
Standpipe No. Common and	9.00/					D
No Component	80%	2022	* *	1 5	¢17.400	D
Generic	20%	2032	ጥ ጥ	1-5	\$17,400	В
Sprinkler	1000/	2022	ታ ታ	1.2	046 500	D
Generic	100%	2032	* *	1-2	\$46,500	В

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

^{**} 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 : 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



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

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

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

Asset #: 2866

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior Exterior Walls Metal Panel	100% Painted Surfaces, Extent: Moderate, Location: Throughout Other Observation, Extent: Moderate Location: Throughout		5-10	\$1,579,700	A
	Explanation: This Is Ship Construc	tion - Steel Plates Welded To	gether		
Windows Metal/Detention Type Metal Louvers	98% 2%	2033 ** 2032 **	5 10	\$448,900 \$15,700	A A
Parapets Metal Rail	100% Now \$29,300 Deteriorated Finish, Extent: Modera Location: Throughout		5	\$47,900	A
Roof					
Metal Panel	83% Now \$118,000 Corrosion/Rusting, Extent: Moderate Location: Throughout, Other Observation, Extent: Moderate Location: Throughout Explanation: This Component Is Ac	e, Area Affected : 10% e, Area Affected : 100%			A
Skylight, Metal/Glass Traffic Topping	2% 15% Now \$25,900 Cracking/Crumbling, Extent: Severe, Location: Outdoor Recreation Area	Area Affected : 25%	10	\$5,500	A A
	Recent Replace Evident, Extent: Light Location: Outdor Recreation Area Water Penetration, Extent: Moderate Location: Over 3ab And 3bb Cells Worn/Eroded, Extent: Severe, Area A Location: Outdoor Recreation Area Other Observation, Extent: Moderate Location: Outdoor Recreation Area Explanation: Steel Deck Is Covered	e, Area Affected : 10% Affected : 50% n e, Area Affected : 100%	8		
terior					
Floors Quarry Tile Raised Access Floor Steel Plate Steel Plate	2% 3% 30% 20% Now \$100,600 Corrosion/Rusting, Extent: Moderate Location: Boiler Room		5 5 1 1	\$9,700 \$36,400	C C C
Vinyl Tile	45% Now \$418,300 Cracking/Crumbling, Extent: Moderate Location: Corridors Worn/Eroded, Extent: Moderate, Are Location: Corridors	ate, Area Affected : 25%	3	\$54,600	С

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.

Asset #: 2866

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
		/Rusting, E 1 : Boiler R	Extent : Light, Area oom	Affected	: 25%			
Steel Plate	85%			LIFE	* *	5	\$561,000	С
Ceilings								
AcousTileSusp.Lay-In	15%			2028	* *	5	\$39,300	В
Exposed Struc: Steel	20%			LIFE	* *	10	\$104,900	В
Metal Panel	35%	Now	\$299,900	LIFE	* *	5	\$114,700	В
	Location Staining/L	: Through	, Extent : Moderate	55				
Metal Panel	30%			LIFE	* *	5	\$196,600	В
	Location Other Obs	n : Cells 3ai servation, E	Extent : Moderate, A	33				
		i : Inmate C tion : This	Zells Component Is Actu	ally Stee	l Plates.			

Electrical	Current Repair Future Replacement		Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2023	\$61,400	5	\$6,700	В
	Other Observation, Extent : Mo Location : Electrical Room	derate, Area Affecte	ed : 100%			
	Explanation : Main Service P Amperes And 2-600 Amperes		- 4000 Amperes,	2- 1200	Amperes, 1- 800	
Transformers						
Dry Type	100%	2021	\$14,000	5	\$1,000	В
	Other Observation, Extent : Mo	oderate, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: 2-750 Kva, 480	0/208/120 Volts				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$209,700	5	\$6,700	В
Raceway						
Conduit	100%	2023	\$270,600	1		В
Panelboards						
Fused Disc Sw	5%	2022	\$13,600	5	\$300	В
Molded Case Bkrs	95%	2022	\$258,800	5	\$6,400	В
Wiring						
Thermoplastic	100%	2023	\$306,200	1		В

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.

Asset #: 2866

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						•
Motor Controllers						
Locally Mounted	10%	2021	\$51,300	5	\$200	В
Motor Control Center	90%	2021	\$461,900	5	\$6,200	В
Stand-by Power						
Transfer Switches Automatic	20% Now \$2,200 Not in Service, Extent : Moderate, Ar		**	1	\$14,100	В
	Location: Upper Mechanical Room	ı				
Automatic	80%	2028	* *	1	\$62,600	В
Generators Diesel	100% Other Observation, Extent : Moderate Location : Generator Room	2026 e, Area Affect	* * ted : 100%	1	\$98,200	В
	Explanation: 2-2000 Kw Air Start	And 1- 500 K	Kw Electric Start			
Batteries	400-1	•044		_	40.400	_
Lead/Acid	100%	2016	\$600	5	\$9,400	В
Fuel Storage Day Tank	50% Other Observation, Extent : Moderate	2031 e, Area Affect	* * ted : 100%	5	\$20,100	В
	Location: Generator Room Explanation: 2400 Gallons Capaci					
Main Tank	50% Other Observation, Extent: Moderate Location: Bottom Level	2038 e, Area Affect	* * ted : 100%	5	\$3,200	В
	Explanation : 2- 40000 Gallons Cap	pacity				
Lighting						
Interior Lighting Fluorescent	50% Other Observation, Extent: Moderate Location: Throughout The Facility		\$644,400 ted: 100%	10	\$99,100	В
T1	Explanation: T-12 Lamps	2022	φ.c.1.0, c.0.0	1.0	ΦΩΕ 100	
Fluorescent	48% Other Observation, Extent: Moderate Location: Throughout The Facility Explanation: T-8 Lamps		\$618,600 ted: 100%	10	\$95,100	В
HID	2%	2023	\$18,100	10	\$100	В
Egress Lighting						
Emergency, Service	60%	2023	\$21,600	1		В
Emergency, Battery	10%	2023	\$9,000	10	\$5,200	В
Exit, Service	30%	2018	\$10,800	1		В
Exterior Lighting HID	100%	2023	\$106,400	10	\$800	В

Alarm

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.

Asset #: 2866

lectrical	Current Repair	Futur	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
larm							
Security System							
Generic	100%	2023	\$879,700	1	\$94,900	В	
	Other Observation, Extent : Moderate	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	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughout The Facility						
	Explanation: Smoke Detector, Man	ıal Pull Ste	ation, Horns And A	larm Bei	lls		

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								
Fuel Oil No 2	100%			2033	* *	5	\$66,900	В
Conversion Equipment								
Steam Boiler	100%	Now	\$60,300	2021	\$1,205,800	1	\$192,800	В
			oderate, Area Affed	ted : 10	%			
	Location	: Shell Of	Boiler					
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Lower L	evel Boiler Room					
	Explanat	tion : 3 Uni	ts					
Distribution								
Steam Piping/Pump	100%	Now	\$17,500	2033	* *	4	\$10,700	В
	Corroded, Extent : Severe, Area Affected : 15%							
	Location	: Boiler A	rea, Lower Level					
Terminal Devices								
Air Handler	95%			2018	\$1,268,700	1	\$127,100	В
Unit Heater-Stm/HW	5%			2018	\$199,100	4	\$1,500	В
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Reciprocating	100%	Now	\$840,700	2033	* *	1	\$90,200	В
Compr/Chiller								
	Not in Service, Extent : Severe, Area Affected : 20%							
	Location	: 8 Out Of	48 Compressors -	Compres	ssors Keep Burning	g Out Fre	equently On Roof	
	On Extend	led Life, Ex	tent : Severe, Area	Affected	! : 100%			
	Location	: Roof						
	R-22 Refri	gerant, Ext	ent : Light, Area A	ffected :	100%			
	Location	: Roof						
Distribution								
Chilled Wtr Pipe/Pump	100%			2023	\$715,800	4	\$16,000	В

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.

Asset #: 2866

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Terminal Devices							
Air Handler/Cool/Ht Heat Rejection	100%		2018	\$1,052,100	1	\$133,800	В
Remote Air Cond	100% Now Other Observation, Location: Roof Explanation: On	\$1,479,600 Extent : Severe, Are Extended Life	2033 va Affected	* * 1 : 100%	2	\$120,500	В
Ventilation	•	J					
Distribution Ductwork/Diffusers	100% Now Corroded, Extent : I Location : Variou.	\$70,400 Moderate, Area Affe s Areas	LIFE ected : 10%	**	2-5	\$120,500	В
Exhaust Fans Interior	100%		2018	\$273,800	2	\$6,700	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2033	* *	1		В
HW Heat Exchanger Low Temp	100%		2033	* *	4	\$21,400	В
Sanitary Piping						•	
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%		2018	\$10,400	4	\$2,000	В
Sewage Ejector(s)	10070		2010	Ψ10,+00		Ψ2,000	D
Electric	100%		2023	\$10,400	4	\$2,000	В
Backflow Preventer Generic	100% Other Observation, Location : Pier Explanation : Loc	Extent : Light, Area ated On Shore	2023 Affected	\$24,000	1	\$13,300	В
Fixtures	•						
Generic	100%						В
Vertical Transport Elevators							
Geared Traction	<i>Location</i> : (2) <i>B-3</i>	Extent : Light, Area (2) 1-3 (1) B-1 assenger, 1 Freight	LIFE Affected	**: 100%			С
Fire Suppression	Елрининоп : 4 РС	ussenger, 1 Freight					
Standpipe Generic	100%		2022	\$882 000	1 5	\$112.200	В
Sprinkler			2023	\$883,900	1-5	\$113,200	
Generic Fire Prime	100%		2023	\$2,892,000	1-2	\$60,600	В
Fire Pump Generic	100%		2019	\$183,500	1	\$40,400	В
GUIGHU	10070		2019	φ103,300	1	φ 4 0,400	ъ

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

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

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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

 $Program \, / \, Asset \, \# \quad : \, \, DOC0011.100 \, / \, 14102 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

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



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

^{**} 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

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

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 :

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	



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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND CONCRETE PIER TIMBER ANDSTEEL H-PILE SUPPORTED

Piers	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
tructural						
Deck	2 004 0 2 400 000		de de	_	Φ2.100	
Concrete	20% 0-2 \$80,000 Corrosion of Reinforcement, Extent : Location : Underdeck North Half Of Spalling, Extent : Severe, Area Affecto Location : Underdeck North Half Of	Severe, Area Affe `Wharf ed : 100%	* * cted : 100%	5	\$2,100	A
Concrete	15% 4+ \$60,000 Exposed Reinforcement, Extent: Mod Location: Underdeck North Half Of Other Observation, Extent: Moderate Location: Underdeck Randomly Th Explanation: Delaminated Areas	lerate, Area Affec `Wharf r, Area Affected :		5	\$1,600	A
Concrete	40%	LIFE	* *	5	\$8,500	A
Not Accessible	25%					D
Deck Surface						
Asphalt	50% Recent Repair Evident, Extent : Light, Location : North Half Of Wharf	2038 Area Affected : I	* *	5	\$3,100	С
No Component	50%					D
Pile Caps						
Concrete	40% Cracking, Extent : Light, Area Affecte Location : Throughout Discolor & Bleeding, Extent : Light, A Location : Throughout		* *	5	\$300	A
Timber	25% Now \$34,700 Broken, Extent : Severe, Area Affected Location : At Ends Of Caps		* *	4	\$11,100	A
Timber	35% 4+ \$48,500 Excess Deflections, Extent: Moderate Location: Adjacent To Bulkhead Rotting/Splitting, Extent: Moderate, A Location: Throughout	e, Area Affected :		4	\$15,600	A

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND CONCRETE PIER TIMBER ANDSTEEL H-PILE SUPPORTED

Piers	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Structural					
Piles and Bracing	20/ 4	TIEE **	_	¢1.700	A
Steel	2% 4+ \$1,700 Corrosion, Extent : Moderate, Area Af Location : Throughout	LIFE	5	\$1,700	A
Steel	30% Corrosion, Extent: Light, Area Affecte Location: In Splash Zone Missing Coating, Extent: Light, Area A Location: In Splash Zone		5	\$52,300	A
Timber	15% Now \$49,100 Broken, Extent : Severe, Area Affected Location : Throughout	LIFE ** : 100%	4-5	\$3,800	A
Timber	15% 4+ \$32,700 Rotting/Splitting, Extent : Moderate, A Location : Throughout	LIFE ** rea Affected : 40%	4-5	\$3,800	A
Timber	18% Rotting/Splitting, Extent: Light, Area A Location: Throughout	LIFE ** Affected : 25%	4-5	\$8,500	A
Not Accessible	20%				D
Coping/Curb Timber	100% Rotting/Splitting, Extent: Moderate, A Location: Station 1+28 From South	LIFE ** rea Affected : 2%			С
Fender					
Wales and Chocks					
Timber	95%	2032 **	4	\$11,300	В
No Component	5%				D
Piles Timber	58% Rotting/Splitting, Extent : Light, Area A Location : At Tops Of Piles	2032 ** Affected : 10%	4	\$3,200	В
Timber	2% 4+ \$400 Rotting/Splitting, Extent : Moderate, A Location : At Tops Of Piles	2032 ** rea Affected : 10%	4	\$100	В
No Component	5%				D
Not Accessible	35%				D

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

^{**} 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 :

rrogram/Asset# : DOC0001.144/165/ 17 bunt/kenovateu :

Area Sq Ft : 9,197 Project Type : CORRECTION

Date of Survey : 16-Jan-2012 Landmark Status : NONE

Areas Surveyed :

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



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

^{**} 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Structural					
Deck Concrete	40% 0-2 \$360,600 Corrosion of Reinforcement, Extent : S Location : Underdeck	LIFE ** Severe, Area Affected : 90%	5	\$5,600	A
	Exposed Reinforcement, Extent : Sever Location : Underdeck Spalling, Extent : Severe, Area Affected Location : Underdeck				
Concrete	10% 4+ \$18,000 Cracking, Extent : Moderate, Area Affa Location : Isolated Throughout Tops	ide	5	\$1,400	A
	Spalling, Extent : Moderate, Area Affection : Isolated Throughout Tops.				
Concrete	20%	LIFE **	5	\$5,600	A
Timber	25% Surface Wearing/Scaling, Extent : Ligh Location : Throughout	LIFE ** ht, Area Affected : 100%	5	\$15,800	A
Not Accessible	5%				D
Pile Caps Timber	5% Now \$39,000 Broken, Extent : Severe, Area Affected Location : Pile Cap Ends		4	\$3,000	A
Timber	10% 4+ \$7,800 Rotting/Splitting, Extent : Moderate, A Location : Pile Cap Ends		4	\$5,900	A
Timber	85% Rotting/Splitting, Extent: Light, Area A Location: Throughout	LIFE * * Affected : 20%	4	\$75,400	A
Piles and Bracing Timber	10% Now \$36,900 Broken, Extent : Severe, Area Affected Location : Isolated Throughout	LIFE **	4-5	\$3,400	A
Timber	15% 4+ \$55,300 Rotting/Splitting, Extent : Moderate, A Location : Throughout	LIFE ** rea Affected : 30%	4-5	\$5,100	A
Timber Not Accessible	25% 50%	LIFE **	4-5	\$15,700	A D
ender	5573				
Facing Timber	100% Rotting/Splitting, Extent : Moderate, A Location : At Breasting Dolphins	2032 * * rea Affected : 10%	3	\$38,100	В
	Surface Wearing/Scaling, Extent : Light Location : At Breasting Dolphins In 2				

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.

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

Piers	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fender							
Piles							
Steel	5% 4+	\$13,800	2032	* *	3-5	\$8,100	В
	Corrosion, Extent:						
	Location : At Brea	sting Dolphins In T	idal Zone	?			
Steel	20%		2032	* *	3-5	\$62,500	В
	Corrosion, Extent:	Light, Area Affected	: 50%				
	Location : At Brea	sting Dolphins Abov	e Water				
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 50%			
		sting Dolphins Abov					
	Explanation: Coa	ting Loss					
Timber	15% Now	\$31,400	2038	* *	4	\$2,700	В
	Broken, Extent : Sev		100%			, ,, , , ,	
	Location : At Offsh	nore End Of Pier					
No Component	40%						D
Not Accessible	20%						D
Deck Elements							
Railing							
Steel	90%		2021				В
	Corrosion, Extent:	Light, Area Affected	: 50%				
	Location: Through	hout					
No Component	10%						D
Coping/Curb							
Timber	70%		LIFE	* *			В
No Component	30%						D

Asset Name : RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0001.143 \, / \, 1836 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

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			



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

^{**} 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

Piers	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Do Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural							
Deck	250/		LIEE	* *	~	Φ700	
Concrete	25% Cracking, Extent Location : Thro	: Light, Area Affected ughout	LIFE : 50%	* *	5	\$700	A
Not Accessible	75%						D
Pile Caps							
Timber	80% 4+ Rotting/Splitting, Location : End	\$12,600 Extent : Moderate, Ar Of Pile Caps	LIFE ea Affect	* * ed : 5%	4	\$4,800	A
	Other Observation Location : Rana Explanation : M		Affected	: 5%			
Timber	15%		LIFE	* *	4	\$1,300	A
Timber		\$3,900 Extent : Severe, Area g Face Of Trestle	LIFE Affected .	* *	4	\$300	A
Piles and Bracing							
Timber		\$12,400 Extent : Moderate, Ar g Faces Of Trestle	LIFE ea Affect	* * ed : 20%	4-5	\$300	A
Timber	60% Rotting/Splitting, Location : Abov	Extent : Light, Area Ą e Water	LIFE ffected : 1	* * 20%	4-5	\$3,800	A
Not Accessible	30%						D
Deck Elements Railing							
Steel	100% Corrosion, Extent Location : Thro	t : Light, Area Affected ughout	2021 l: 25%				В

^{**} 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 :

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 Priority B	\$28,600			
Total	\$28,600			



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

Piers	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural						
Deck				_		
Concrete	70%	LIFE	* *	5	\$6,500	A
Timber		55,700 LIFE	* *	5	\$3,100	A
	Other Observation, Extent : Se	vere, Area Affected	l : 100%			
	Location: Throughout					
	Explanation : Completely Fa	iled And Unusable				
Pile Caps				_	4400	
Concrete		25,300 LIFE	* *	5	\$100	A
	Spalling, Extent : Moderate, A					
	Location : At Bottom Of Pier	Caps				
Timber	40% 2-4 \$10	03,600 LIFE	* *	4	\$7,800	A
	Rotting/Splitting, Extent: Mod	erate, Area Affecte	d: 50%			
	Location : At Offshore Pier					
Piles and Bracing						
Timber	30% 2-4 \$	73,300 LIFE	* *	4-5	\$3,400	A
	Rotting/Splitting, Extent: Mod	erate, Area Affecte	d : 40%			
	Location : at offshore pier					
Not Accessible	70%					D
Fender						
Wales and Chocks						
Timber	100% Now \$2	15,400 2038	* *	4	\$12,900	В
	Other Observation, Extent : Se	vere, Area Affected	<i>l</i> : 100%			
	Location: Throughout					
	Explanation : Completely Fa	iled And Unusable				
Piles						
Timber	100% Now \$34	41,400 2038	* *	4	\$5,900	В
	Other Observation, Extent : Se	vere, Area Affected	! : 100%			
	Location: Throughout					
	Explanation: Completely Fa	iled And Unusable				

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 :

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



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER TRESTLE

Piers	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural							
Deck	50% Now	¢20,400	LIEE	* *	5	Φ000	
Timber	50% NOW Broken, Extent : Severe	\$39,400	LIFE	4. 4.	3	\$900	A
	Location : At End	, Агеа Ајјесіва .	100/0				
	Missing Part, Extent : S	Severe Area Affe	cted · 10	0%			
	Location : At End	evere, mearijje	cica . 10	070			
Timber	50%		LIFE	* *	5	\$1,800	A
Pile Caps	3070		LII L			Ψ1,000	71
Timber	25% 2-4	\$5,500	LIFE	* *	4	\$800	A
	Rotting/Splitting, Exten			ed : 50%		+	
	Location : Random		00				
Timber	75%		LIFE	* *	4	\$3,700	A
Piles and Bracing						1 - 9	
Timber	40% Now	\$27,600	LIFE	* *	4-5	\$800	A
	Broken, Extent : Severe	, Area Affected :	50%				
	Location: At End Of	Pier					
	Missing Pile, Extent: S	evere, Area Affe	cted : 50	%			
	Location: At End Of	Pier					
Timber	60% 2-4	\$12,400	LIFE	* *	4-5	\$1,100	A
	Rotting/Splitting, Exten		ea Affect	ed : 50%			
	Location : Throughou	t					
Deck Elements							
Railing							_
Timber	20% 2-4	\$800	2017	\$1,500			В
	Other Observation, Ext	ent : Moderate, A	Area Affe	cted: 40%			
	Location: Random						
TT: 1	Explanation: Broken	Φ. 100	2010	ф.c.100			
Timber	80% Now	\$6,100	2018	\$6,100			В
	Other Observation, Ext Location : End Of Pie		и Ајјесте	a : 100%			
	Explanation : Missing						

Asset Name : DOC BARGE BULKHEAD BULKHEAD/ GRAVITY WALL

Address : HUNTS POINT FOOT OF HALLECK ST.

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0011.000 \, / \, 13476 \qquad \qquad Yr \, Built / Renovated \quad : \, \,$

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



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

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

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

Bulkheads	C	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Sheet Piles								
Steel	35%	4+	\$231,400	LIFE	* *			A
	Corrosion, E	Extent : Mo	derate, Area Affe	cted : 25	?%			
	Location :	Splash Zon	ne					
Not Accessible	65%							D
Pile Caps								
Concrete	15%			LIFE	* *	5	\$900	A
No Component	85%							D
Backfill								
Fill								
Topsoil	5%	Now	\$3,600	2063	* *			В
	Other Obser	vation, Ext	ent : Severe, Are	a Affecte	d : 5%			
	Location : .	At Five Lo	cations Along Th	e Bulkhe	ad			
	Explanatio	n : Sinkhol	es					
Not Accessible	95%							D
Surface								
Concrete	2%			2032	* *	5	\$200	В
Gravel	5%	Now	\$4,800	2038	* *	2-5	\$100	В
	Other Obser	vation, Ext	ent : Severe, Are	a Affecte	d : 80%			
	Location :	At Five Lo	cations Along Th	e Bulkhe	ad			
	Explanatio	n : Sinkhol	es, Loss Of Fill					
Gravel	73%			2032	* *	2-5	\$2,200	В
Topsoil	20%			2021	\$12,000	5	\$900	В

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 :

Program / Asset # : DOC0001,250 / 13509 Yr Built/Renovated : Linear Ft : 204 Project Type : 0

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



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

^{**} 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	Ikheads Current Repair Future Replaceme		ement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural						
Coping/Curb	050/	LICE	* *	_	¢200	C
Timber	95%	LIFE	**	5 5	\$200	C
Timber	5% 4+ \$1,100 Rotting/Splitting, Extent : Moderate, A Location : At North End	LIFE rea Affected : 50%		3		С
Sheet Piles						
Steel	50% Corrosion, Extent: Light, Area Affecte Location: At Top Of Sheet Piles Missing Coating, Extent: Light, Area A		* *	10		A
	Location: At Top Of Sheet Piles Other Observation, Extent: Moderate, Location: Throughout	Area Affected : 5%				
	Explanation: Exposed Cut Out Hole.	s For Tie Backs				
Not Accessible	50%					D
Wales Steel	100% Corrosion, Extent : Light, Area Affecte	LIFE d : 10%	* *	5	\$7,900	A
	Location: Throughout Missing Coating, Extent: Light, Area A Location: Throughout	Affected : 10%				
Pile Caps						
Concrete	100%	LIFE	* *	5	\$1,000	A
Backfill Fill						
Topsoil	2% Now \$200 Other Observation, Extent: Severe, Ar Location: Station 1+35 From South Explanation: Settlement		* * 'urface			В
Not Accessible	98%					D
Surface	7070					D
Asphalt	5% Now \$200 Settlement, Extent : Severe, Area Affec Location : North End Station 1+90 T	ted : 15%	* *	5		В
Asphalt	5%	2032	* *	5	\$100	В
Concrete	25% Cracking, Extent : Moderate, Area Affo Location : Station 1+25 To 1+35	2032	* *	5	\$500	В
Gravel	45%	2032	* *	2-5	\$200	В
Gravel	20% Now \$1,700 Settlement, Extent : Moderate, Area Af Location : Adjacent To Bulkhead	2032 fected : 10%	* *	2-5	\$100	В
	Other Observation, Extent: Severe, Ar Location: Stations 0+00 to 0+50 Explanation: Sinkholes Adjacent To					

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

Bulkheads	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fender							
Piles							
Timber	5% 4+	\$900	2032	* *	4	\$200	В
	Worn, Extent : Modera	te, Area Affected	: 20%				
	Location: Throughou	ıt					
Timber	40%		2032	* *	4	\$1,600	В
	Worn, Extent: Light, A	rea Affected : 209	%			. ,	
	Location : Throughou	ıt					
No Component	10%						D
Not Accessible	45%						D
Wales and Chocks							
Timber	5% Now	\$4,500	2038	* *	4	\$500	В
	Broken, Extent : Severe	, Area Affected :	100%				
	Location: Throughou	ıt					
Timber	10% 4+	\$2,700	2032	* *	4	\$900	В
	Displaced Elements, Ex			fected : 50%		,,,,,,	
	Location : West Face		33				
	Worn, Extent : Modera	=	: 30%				
	Location : Throughou						
Timber	75%		2032	* *	4	\$6,800	В
No Component	10%					, ,	D

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 :

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	



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

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

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 - FY 2013 Print Date: 22-Oct-2012

: RIKERS ISLAND FACILITIES GRAVITY WALL **Asset Name**

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A Yr Built/Renovated

Program / Asset # : DOC0001.230 / 13475

Linear Ft : 287 **Project Type** : CORRECTION

Date of Survey : 17-Jan-2012 **Landmark Status** : NONE

Areas Surveyed

Block : 2605 BIN Lot

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	



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

Bulkheads		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Gravity Wall						_		
Stone	30%		\$288,500	LIFE	* *	5	\$6,000	Α
			Extent : Severe, Are	a Affecte	ed: 75%			
		ı : Random						
			ipse Of Wall					
Stone	50%			LIFE	* *	5	\$19,900	Α
Stone	10%	4+	\$144,200	LIFE	* *	5	\$2,000	Α
	•		Extent : Light, Area	a Affecte	d: 10%			
	Location	ı : Through	out					
Not Accessible	10%							D
Backfill								
Fill								
Topsoil	30%	Now	\$15,500	2058	* *			В
	Erosion, Extent : Severe, Area Affected : 50%							
	Location	ı : At Colla	psed Areas					
Not Accessible	70%							D
Surface								
Asphalt	10%	4+	\$900	2032	* *	5	\$100	В
	Cracking,	Cracking, Extent: Light, Area Affected: 5%						
	Location	ı : Random						
Topsoil	60%			2021	\$15,500	5	\$700	В
ropson			Extent : Light, Area	Affected		_	,	
		ı : Random	=	55				
	Explana	tion : Erosi	on, Settlement					
Topsoil	30%		\$3,100	2023	\$7,800	5	\$200	В
торьоп			: Severe, Area Affe			-	Ψ200	_
	_		psed Areas					

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 :

rrogram/Asset# : DOC0001.210/154/5 1r bunt/kenovated :

Linear Ft : 17,273 Project Type : CORRECTION

Date of Survey : 18-Jan-2012 Landmark Status : NONE

Areas Surveyed :

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	



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

Bulkheads	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural							
Revetment							
Concrete	30%		LIFE	* *	10		C
Stone	5% Now Missing Part, Extend Location : Isolated		LIFE cted : 10	* * 0%	5	\$4,200	С
Stone	50%		LIFE	* *	5	\$84,600	С
No Component	15%						D
Backfill							
Fill							
Topsoil	2% Now Erosion, Extent : Se Location : Isolated		2051 : 25%	* *			В
Topsoil	65% 4+	\$807,300	2051	* *			В
1	Erosion, Extent : Mo Location : Through	oderate, Area Affect					
Topsoil	1% 2-4	\$12,400	2051	* *			В
•	Erosion, Extent : Mo Location : Isolated		ed : 25%				
No Component	5%						D
Not Accessible	27%						D
Surface							
Topsoil	2% Now Erosion, Extent : Se Location : Behind Other Observation,	Revetment; Erosion	Below B	e e	5 140	\$700	В
	Location : Scarpin 134+58, 139+13,	g Of Bank Behind R	evetment	t Stations 33+10, 5			
Topsoil	28%		2021	\$435,300	5	\$18,500	В
Topsoil	65% 4+ Erosion, Extent : Mo Location : Through		2021 ed : 25%	\$1,010,600	5	\$21,500	В
No Component	5%						D

^{**} 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



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 Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Access Walkways						
Deck	1000/	2021	Φ1 < 100	~	\$400	
Timber	100% Surface Wearing/Scaling, Exter Location : Isolated Througho		\$16,100 l: 25%	5	\$400	A
Gangways						_
Aluminum	100%	2049	* *	1-3	\$3,800	В
Piles and Bracing	700/	20.42	* *	<i>5</i> 10	\$000	A
Steel	70% Corrosion, Extent : Light, Area Location : Splash Zone			5-10	\$800	A
	Missing Coating, Extent : Mode Location : Splash Zone	erate, Area Affected : 2	5%			
Not Accessible	30%					D
Floating Docks						
Anchor Piles Steel	60%	2043	* *	3-5	\$4,300	A
Steel	Corrosion, Extent : Light, Area Location : At Guide Pad Loca Missing Coating, Extent : Ligh Location : At Guide Pad Loca	n Affected : 15% ations t, Area Affected : 20%		3-3	\$4,500	A
Not Accessible	40%					D
Fenders						
Rubber	100%	2022	\$300	1-2	\$200	С
Barge						
Steel	80% Corrosion, Extent : Light, Area Location : Splash Zone	2032 a Affected : 25%	* *	5	\$900	A
Not Accessible	20%					D
Protective Structure						
Pile Cluster						
Timber	40% Other Observation, Extent : Liq Location : At Bottom Wire Ro Explanation : Corrosion		* *	4-10	\$22,500	С
Not Accessible	60%					D
Deck Elements						
Railing						
Aluminum	60%	2022				A
Steel	40% Corrosion, Extent : Light, Area Location : Isolated At Welds .					A

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.

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

^{**} 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 :

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



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

^{**} 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	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Access Walkways	•						
Gangways							
Aluminum	100%	2053	* *	1-3	\$7,400	В	
Floating Docks							
Anchor Piles							
Steel	50%	2043	* *	3-5	\$10,800	A	
	Corrosion, Extent : Light, Area Affected	l : 20%					
	Location : Splash Zone	1.00	250/				
	Other Observation, Extent: Light, Area Affected: 25%						
	Location : Splash Zone						
37	Explanation: Coating Loss						
Not Accessible	50%					D	
Deck	1000/	2026	* *	_	Φ77.200		
Concrete	100%	2036	* *	5	\$75,200	A	
Fenders	0.007	2022	¢124 100	2	Φ12. 5 00	C	
Vinyl	98%	2022	\$124,100	2	\$13,500	C	
Vinyl	2% 4+ \$300 Other Observation, Extent : Light, Area	2022	\$2,500	2	\$200	C	
	Location : At End Of Dock	Ајјестеа	: 100%				
	Explanation : Loose						
Floats/Frames	Explanation . Loose						
Polyethylene	45%	2028	* *	1-5	\$1,300	A	
Polyethylene	30% 4+ \$4,400	2028	* *	1-5	\$600	A	
1 oryenty lene	Waterlogged/Damaged Floatation, Exte		erate. Area Affecte			7.1	
	Location: South Modules		,				
No Component	25%					D	
Protective Structure	2370					ъ	
Wave Attenuator							
Steel/Timber	60%	2049	* *	5	\$55,400	A	
Steel/Timber	10% 4+ \$19,700	2049	* *	5	\$4,600	A	
2002	Corrosion, Extent : Light, Area Affected				ψ.,σσσ		
	Location : Splash Zone						
	Missing Coating, Extent : Light, Area Affected : 10%						
	Location : Splash Zone	,,,					
Not Accessible	30%					D	
Electrical	3070						
Lighting Fixture							
Incandescent	15% Now \$1,100	2017	\$5,700			A	
	Other Observation, Extent : Severe, Area Affected : 25%						
	Location : Southwest Corner Of Marina						
	Explanation: Broken Electrical Box And Missing Light Cover						
Incandescent	85%	2017	\$32,200			A	
Floatrical/Mach	55,0	-011	<i>\$32,200</i>				

Electrical/Mech.

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

Marinas/Docks	OCKS Current Repair Future Replacement		e 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
	Other Obse	ervation, E.	xtent : Severe, Are	a Affecte	ed: 100%			
	Location	: On Dock	S					
	Explanat	ion : Broke	n					

DEPARTMENT OF CORRECTION - 072

Project: CORRECTION

CAPITAL	F	Y 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

 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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