Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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

Borough : BROOKLYN Agency's Number : N/A

Date of Survey : 12-Jul-2016 Landmark Status : NONE

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

Block : 175 Lot : 1 BIN : 3000605

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,402,900	\$634,900
Interior Architecture	\$1,079,600	\$595,000
Electrical	\$1,549,300	\$1,009,700
Mechanical	\$1,057,400	\$1,018,700
Total	\$9,089,200	\$3,258,200
Importance Code A	\$5,402,900	\$656,900
Importance Code B	\$3,235,800	\$2,530,400
Importance Code C	\$450,500	\$70,900
Total	\$9,089,200	\$3,258,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$30,200	_	\$18,100	
Interior Architecture	\$39,100	\$8,900		
Electrical	\$28,400	\$24,400	\$60,600	\$13,300
Mechanical	\$49,800	\$22,700	\$54,000	\$25,500
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Total	\$223,500	\$132,100	\$208,700	\$114,800
Importance Code A	\$35,000		\$19,900	
Importance Code B	\$188,500	\$132,100	\$188,800	\$114,800
Importance Code C				
Total	\$223,500	\$132,100	\$208,700	\$114,800



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	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
vstem Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Glazed Ceramic Panel	5%		LIFE	* *	5	\$59,900	
Masonry: Brick	80%		LIFE	* *	5	\$204,300	
Granite Panels	15%		LIFE	* *	5	\$28,700	
Windows							
Glass Block	Location : Th Jnt Mortar Mis Location : Th Other Observal Location : Th	n/Cracked, Extent: Mode roughout s/Erod, Extent: Moderat roughout tion, Extent: Moderate, 2 roughout	e, Area A Area Affe	Affected : 50%	5	\$2,700	
		Covered With Protection		<u> </u>			
Metal/Detention Type	Location : Th Deteriorated F Location : Th	ting, Extent : Moderate, A roughout inish, Extent : Moderate, roughout ficient, Extent : Moderate	Area Aff	Sected : 50%	5	\$44,800	
		riorated, Extent : Modera	te, Area	Affected : 50%			
	Location : No	tion, Extent : Moderate, 2 orth Facade, South Facad Covered With Protection	le				
Metal Louvers	1% No Broken/Missing Location : Th	g Elements, Extent : Mod	2042 erate, Ar	* * ea Affected : 100%	6		
Parapets							
Masonry: Brick	60%		LIFE	* *	5	\$1,800	
Masonry: Limestone	5% No Int Mortar Mis Location : Co	s/Erod, Extent : Moderat	LIFE e, Area A	* * Affected : 25%	5	\$200	
Metal: Cage/Fence	25%		2032	* *	5-10	\$5,800	
Granite Panels	10%		LIFE	* *	5	\$300	

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

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

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Asset #: 129

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Copper/Terne	2%			2055	* *	10	\$2,400	
Metal Panel		Now	\$1,500	2044	* *	10	Ψ=,	
		etration, Exte : Throughou	ent : Light, Area	Affected	: 10%			
Modified Bitumen	30%			2032	* *	10	\$14,700	
Modified Bitumen	20%	Now	\$41,900	2032	* *			
	_	~	nt : Moderate, A	rea Affec	ted : 10%			
		: Throughou						
			ent : Moderate,	Area Affe	cted : 20%			
		: Throughou	t					
Plaza Roof: Stone Panel				2053	* *			
Single Ply Membrane		Now	\$16,300	2027	\$325,800			
		-	-	oderate, .	Area Affected : 5%	ó		
		: Throughou						
			ent : Light, Area	Affected	: 5%			
	Location	: Throughou	t					
nterior								
Floors	270/	N	¢165 200	LIEE	* *	5	¢1 <i>(5 5</i> 00	
Cast in Place Concrete		Now	\$165,300 xtent : Light, Ar	LIFE		5	\$165,500	
	-	: Throughou	-	еи Ајјеси	zu . 10/0			
C		. Inroughou		2026	* *	-	¢10.200	
Ceramic Tile Marble Panels	5%			2036	* *	5	\$10,200	
	5%	Now	\$61,700	LIFE 2040	* *	5 5	\$7,700	
Quarry Tile			\$61,700 xtent : Moderat			3	\$15,300	
	_	: Throughou		z, 111 cu 11 <u>j</u>	jecieu . 2570			
Terrazzo		Now	\$124,800	LIFE	* *	5	\$39,900	
Terrazzo			\$124,600 xtent : Light, Ar			3	\$39,900	
	0	: Throughou	_	eu mjeen	.u . 1070			
Vi1 Til.	15%	. Thi oughou		2027	\$274,000	2	\$11,500	
Vinyl Tile Wood	3%			2027	\$2/4,000	3 5	\$11,500 \$11,500	
Interior Walls	370			2033		3	\$11,300	
Concrete Masonry Unit	100/	Now	\$55,100	LIFE	* *	5	\$18,900	
Concrete Masoniny Onit			xtent : Moderat		ffected · 10%	3	\$10,700	
	-	: Throughou		o, 111 ca 11 ₉	jeeteu . 1070			
Glass: Special Gauge	5%		-	LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	\$28,300	
Plaster	15%			LIFE	**	5	\$28,300	
SGFT/Glazed Masonry	35%	0-2	\$336,300	LIFE	* *	3	Ψ21,300	
501 1/01azed Masolli y			xtent : Light, Ar					
		: Throughou		2,,, 0010				
Steel Plate		Now	\$59,100	LIFE	* *	5	\$70,900	
Sicci i late			\$39,100 ent : Light, Area			5	\$ / 0,900	
		: Throughou	-	11,,0000	. 10/0			

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 #: 129

Architecture		Current F	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	35%	Now	\$121,600	2032	* *	5	\$44,700	
	_	Crumbling, : Througho	Extent : Light, Are	ea Affecto	ed : 30%			
AcousTileSusp.Lay-In	5%			2040	* *	5	\$10,200	
Exposed Concrete	45%	0-2	\$155,500	LIFE	* *	5	\$14,400	
•	U	Crumbling, : Throughe	Extent : Light, Are	ea Affecte	ed : 10%			
	Water Pen	etration, Ex	ctent : Light, Area	Affected	: 20%			
	Location	: Through	out					
Metal Panel	5%			LIFE	* *	5	\$12,800	
Plaster	10%	Now	\$28,200	LIFE	* *	5	\$12,800	
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%		. ,	
	Location	: Through	out					
		_	ctent : Light, Area	Affected	: 10%			
		: Through	-	-				

lectrical	Current Repair	Future R	Replacement	М	aintenance	
vstem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Fused Disc Sw	20%	2047	* *	5	\$100	
	Other Observation, Extent : Mo	oderate, Area Affecte	d : 100%			
	Location : Electrical Room					
	Explanation: One 1200 Ampo	ere Main Disconnect	Switch			
Molded Case Bkrs	30%	2047	* *	5	\$1,300	
	Other Observation, Extent : Mo	oderate, Area Affecte	d : 100%			
	Location : Electrical Room					
	Explanation: One 2000 Ampo	ere Main Disconnect	Switch			
Molded Case Bkrs	50%	2027	\$22,100	5	\$2,100	
	Other Observation, Extent : Mo	oderate, Area Affecte	d : 100%			
	Location : Electrical Room					
	Explanation: Two 3000 Amp	ere Main Disconnect	Switch			
Transformers						
Dry Type	100%	2040	* *	5	\$600	
	Other Observation, Extent : Mo	oderate, Area Affecte	d : 100%			
	Location : Electrical Room					
	Explanation: One 75 Kilo-vo	lt-ampere 480/277v l	Primary - 208/1	20v Seco	ondary	
Switchgear / Switchboard						
Fused Disc Sw	20%	2047	* *	5	\$100	
Molded Case Bkrs	80%	2027	\$143,800	5	\$3,400	
Raceway						
Conduit	90%	2027	\$184,500	1		
Conduit	10%	2047	* *	1		

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

Asset #: 129

Electrical		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
Under 600 Volts	•					<u> </u>		
Panelboards								
Fused Disc Sw	10%			2026	\$15,700	5	\$400	
Molded Case Bkrs	80%			2026	\$125,600	5	\$3,400	
Molded Case Bkrs	10%			2043	* *	5	\$400	
Wiring								
Thermoplastic	90%			2027	\$284,200	1		
Thermoplastic	10%			2047	* *	1		
Motor Controllers								
Locally Mounted	30%			2025	\$100,200	5	\$300	
Motor Control Center	25%			2040	* *	5	\$1,100	
Motor Control Center	40%			2025	\$121,000	5	\$1,800	
Variable Frequency	5%			2044	* *			
Drive								
Ground								
Grounding Devices	1000/	2.4	#10.000		ale ale	_	Φ2 400	
Generic	100%		\$10,000	LIFE	**	5	\$2,400	
			xtent : Severe, Are	a Affecte	ed: 90%			
		: Water M						
3. 11 P	Ехріапа	tion : Corre	paea					
Stand-by Power								
Transfer Switches Automatic	40%			2040	* *	1	\$19,900	
Automatic	60%			2040	\$28,400	1	\$29,900	
Generators	0070			2023	\$20,400	1	\$29,900	
Diesel	50%			2036	* *	1	\$31,300	
Diesei		ervation F	xtent : Moderate, .		ected · 100%	1	\$31,300	
	Location		aichi . Moderaic,	11 cu 21jj c	. 10070			
		tion : One 2	250 Kw					
Diesel	50%			2023	\$183,600	1	\$31,300	
Diesei		ervation F	xtent : Moderate, .			1	\$51,500	
		: Outside	aichi . Moderaic,	11 cu 21jj c	. 10070			
		tion : One 4	100 Kw					
Batteries	zapiana							
Lead/Acid	50%			2021	\$800	5	\$3,000	
Lead/Acid	50%			2020	\$800	5	\$3,000	
Fuel Storage	20,0				4000	-	+2,000	
Day Tank	50%			2026	\$6,200	5	\$15,000	
,		ervation, E	xtent : Moderate, .			-	4-2,000	
			or Room - Roof An					
			150 Gallon Tanks					
Main Tank	50%			2030	* *	5	\$2,400	
THE THIN		ervation. E	xtent : Moderate, .		ected : 100%	2	Ψ2,100	
		: Basemen		-5,5				
			3000 Gallon Tank					

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 #: 129

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	73%	2032	* *	10	\$108,300	
	Other Observation, Extent: Light, Ar		: 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	20%	2022	\$558,800	10	\$29,700	
	Other Observation, Extent : Light, Ar		' : 100%			
	Location : Throughout The Building	-				
	Explanation: T-12 Lamps					
Fluorescent	2%	2032	* *	10	\$3,000	
	Other Observation, Extent : Light, Are		1: 100%			
	Location: Kitchen And Some Bathro	oom				
	Explanation: T-5 Lamps					
Fluorescent	5%	2032	* *	10	\$7,400	
	Compact Fluorescent Light, Extent : 1	Moderate, 2	Area Affected : 100)%		
	Location : Throughout The Building	7				
Egress Lighting						
Emergency, Service	20%	2022	\$16,700	1		
Emergency, Service	30%	2032	* *	1		
Emergency, Battery	10%	2022	\$22,900	10	\$3,900	
Exit, Service	30%	2022	\$17,000	1		
Exit, Service	10%	2032	* *	1		
Exterior Lighting						
HID	100%	2022	\$641,900	10	\$500	
Alarm						
Security System						
No Component	90%					
Generic	10%	2032	* *	1	\$6,000	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$10,300	

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2037	* *	1		
PRV						
	Other Observation, Extent: Sever	e, Area Affected : 100	%			
	Location : Opposite Side Of Stre	et				
	Explanation : From Nearby Cou	rt House				
Conversion Equipment						
Pres. Reducing	100%	2030	* *	5	\$9,600	
Valve/LP Steam						

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Asset #: 129

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Distribution Central Plant Steam Piping/Pmp	100%	2037	* *	4	\$12,000	
Terminal Devices Air Handler	90% Now S Obsolete Equipment, Extent Location : Throughout	\$604,400 2032 : Moderate, Area Af	* * fected : 100%	1	\$81,000	
Convector/Radiator	3%	2032	* *	1	\$1,600	
Unit Heater - Steam	7%	2027	\$39,800	4	\$1,000	
ir Conditioning					·	
Energy Source Electricity	100%	2043	* *	1		
Conversion Equipment Interior Pkg Unit -	5%	2028	\$297,600	2	\$500	
Cooling Exterior Pkg Unit - Cooling	15%	2032	* *	2	\$1,500	
	R-22 Refrigerant, Extent : L Location : Roof, Condense		100%			
	Other Observation, Extent : Location : Roof			erant 41	0a	
No Component	Other Observation, Extent : Location : Roof Explanation : Newer Air C			erant 41	0a	
No Component Ventilation	Other Observation, Extent : Location : Roof			erant 41	0a	
	Other Observation, Extent : Location : Roof Explanation : Newer Air C			erant 41	0a	
entilation	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80%			2-5	<i>0a</i> \$85,700	
entilation Distribution	Other Observation, Extent: Location: Roof Explanation: Newer Air C	Condenser Units Are LIFE Light, Area Affected	Served With Refrig			
entilation Distribution Ductwork/Diffusers No Component	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent:	Condenser Units Are LIFE Light, Area Affected y Entrance	Served With Refrig * * : 0%	2-5	\$85,700	
entilation Distribution Ductwork/Diffusers	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho	Condenser Units Are LIFE Light, Area Affected y Entrance ave Ventilation - Ven	Served With Refrig * * : 0% tilation Needed At	2-5	\$85,700	
entilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho	LIFE Light, Area Affected y Entrance ave Ventilation - Ven	* * : 0% tilation Needed At \$453,100	2-5 This Loc	\$85,700 eation \$4,000	
entilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho	Condenser Units Are LIFE Light, Area Affected y Entrance ave Ventilation - Ven	Served With Refrig * * : 0% tilation Needed At	2-5	\$85,700	
entilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho	LIFE Light, Area Affected y Entrance ave Ventilation - Ven	* * : 0% tilation Needed At \$453,100	2-5 This Loc	\$85,700 eation \$4,000	
entilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho 80% 20%	LIFE Light, Area Affected v Entrance ave Ventilation - Ven 2022 2032	* * : 0% tilation Needed At \$453,100	2-5 This Loc 2 2	\$85,700 eation \$4,000	
Exhaust Fans Interior Roof H/C Water Piping Brass/Copper	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho 80% 20%	LIFE Light, Area Affected w Entrance ave Ventilation - Ven 2022 2032	** : 0% tilation Needed At \$453,100 **	2-5 This Loc	\$85,700 eation \$4,000	
entilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho 80% 20%	LIFE Light, Area Affected w Entrance ave Ventilation - Ven 2022 2032 2037 \$33,200 2032	** : 0% tilation Needed At \$453,100 **	2-5 This Loc 2 2	\$85,700 eation \$4,000	
Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Galvanized Steel HW Heat Exchanger	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not He 80% 20% 5% 95% Now Corroded, Extent: Moderat	LIFE Light, Area Affected w Entrance ave Ventilation - Ven 2022 2032 2037 \$33,200 2032	** : 0% tilation Needed At \$453,100 **	2-5 This Loc 2 2	\$85,700 eation \$4,000	
Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof H/C Water Piping Brass/Copper Galvanized Steel	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho 80% 20% 5% 95% Now Corroded, Extent: Moderat Location: Throughout	LIFE Light, Area Affected v Entrance ave Ventilation - Ven 2022 2032 2037 \$33,200 2032 e, Area Affected : 10	** ** 1: 0% tilation Needed At \$453,100 ** ** ** ** ** ** ** ** **	2-5 This Loc 2 2	\$85,700 eation \$4,000	
entilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping Brass/Copper Galvanized Steel HW Heat Exchanger	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho 80% 20% 5% 95% Now Corroded, Extent: Moderat Location: Throughout 100% Other Observation, Extent:	LIFE Light, Area Affected v Entrance ave Ventilation - Ven 2022 2032 2037 \$33,200 2032 e, Area Affected : 10	** ** 1: 0% tilation Needed At \$453,100 ** ** ** ** ** ** ** ** **	2-5 This Loc 2 2 1	\$85,700 Sation \$4,000 \$1,000	
entilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof lumbing H/C Water Piping Brass/Copper Galvanized Steel HW Heat Exchanger	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho 80% 20% 5% 95% Now Corroded, Extent: Moderat Location: Throughout 100% Other Observation, Extent: Location: Basement	LIFE Light, Area Affected v Entrance ave Ventilation - Ven 2022 2032 2037 \$33,200 2032 e, Area Affected : 10	** ** 1: 0% tilation Needed At \$453,100 ** ** ** ** ** ** ** ** **	2-5 This Loc 2 2 1	\$85,700 Sation \$4,000 \$1,000	
Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Galvanized Steel HW Heat Exchanger	Other Observation, Extent: Location: Roof Explanation: Newer Air C 80% 95% 5% Other Observation, Extent: Location: 1st Floor Lobby Explanation: Does Not Ho 80% 20% 5% 95% Now Corroded, Extent: Moderat Location: Throughout 100% Other Observation, Extent:	LIFE Light, Area Affected v Entrance ave Ventilation - Ven 2022 2032 2037 \$33,200 2032 e, Area Affected : 10	** ** 1: 0% tilation Needed At \$453,100 ** ** ** ** ** ** ** ** **	2-5 This Loc 2 2 1	\$85,700 Sation \$4,000 \$1,000	

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

Mechanical	Current Repair	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2037	* *	4	\$5,100	
	Recent Installation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$9,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	85%	LIFE	* *			
	Other Observation, Extent Location : (4) Basement I Explanation : 6 Units			or, (1) 1s	t To 2nd Floor	
Hydraulic	15%	LIFE	* *			
·	Other Observation, Extent Location : Basement To 3 Explanation : 1 Unit	0 00	: 15%			
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$81,600	
Sprinkler						
No Component	75%					
Generic	25%	2027	\$389,700	1-2	\$11,300	
Fire Pump						
Generic	100%	2036	* *	1	\$30,200	
Chemical System Generic	100%	2025	\$27,500	1-3	\$3,700	
Generic	100/0	2023	Ψ21,500	1.5	Ψ3,700	

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

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

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Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

Asset Name : MANHATTAN HOUSE OF DETENTION NORTH TOWER

Address : 138-40 CENTRE STREET @ WHITE ST.

Borough : MANHATTAN Agency's Number : N/A

Program / Asset # : DOC0009.000 / 2013 Yr Built/Renovated : 1989 / 2005

Area Sq Ft : 163,072 Project Type : CORRECTION

Date of Survey : 14-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4,7,9

Block : 198 Lot : 1 BIN : 1002364

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,564,400	\$307,800
Interior Architecture	\$611,200	\$1,071,100
Electrical	\$1,326,800	\$1,072,500
Mechanical	\$295,000	\$4,324,800
Total	\$4,797,300	\$6,776,200
Importance Code A	\$2,564,400	\$307,800
Importance Code B	\$2,054,400	\$6,407,200
Importance Code C	\$178,500	\$61,200
Total	\$4,797,300	\$6,776,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$5,400			
Interior Architecture	\$40,700			\$10,500
Electrical	\$15,900	\$26,400	\$44,300	\$12,600
Mechanical	\$85,200	\$63,700	\$111,500	\$54,800
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$209,300	\$152,300	\$218,000	\$140,000
Importance Code A	\$10,300		\$1,400	
Importance Code B	\$199,100	\$152,300	\$216,600	\$140,000
Importance Code C				
Total	\$209,300	\$152,300	\$218,000	\$140,000



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.

rchitecture		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
terior								
Exterior Walls	• • •					_	01=000	
Cast in Place Concrete	3%			LIFE	* *	5	\$17,900	
Concrete Masonry Unit	7%		04.66.400	LIFE	* *	5	\$5,200	
Granite Panels	25%		\$166,100	LIFE	**	5	\$22,400	
	_		d, Extent : Modera ion Of South Wall 2		00	o South	Tower	
Pre-Cast Concrete	65%	Now	\$134,600	LIFE	* *	5	\$251,900	
	Water Per	netration, E	xtent : Severe, Are	a Affecte	d : 5%			
	Location	ı : Intake C	orridor In Basemei	nt				
Windows								
Glass Block	10%	Now	\$53,700	LIFE	* *	5	\$2,100	
	Water Per	netration, E.	xtent : Severe, Are	a Affecte	d : 20%			
	Location	ı : Connecti	ing Bridge					
Metal/Detention Type	90%	Now	\$1,921,000	2037	* *	5	\$55,900	
	Air Infiltration, Extent : Moderate, Area Affected : 50% Location : Throughout							
	Caulking Deteriorated, Extent: Moderate, Area Affected: 50%							
			ck Windows	,	55			
	Water Per	netration, E.	xtent : Moderate, A	Area Affe	ected : 30%			
		ı : Cells At						
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$15,500	
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Metal Rail	5%	4+	\$600	2040	* *	5	\$1,500	
		n/Rusting, E. n : Over Gy	xtent : Moderate, A	Area Affe	ected : 10%			
Mataly Cana/Ears				2040	* *	5 10	\$0.200	
Metal: Cage/Fence	25%			2040	* *	5-10	\$8,300	
Pre-Cast Concrete	25%			LIFE	* *	5	\$6,700	

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.

Asset # : 2013

Architecture		Current I	Repair	Futur	e Replacement	N	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority	
xterior Roof									
IRMA/Protected Membrane	35%	Now	\$138,400	2037	*	*		1	
		Paver Block Ballast, Extent : Moderate, Area Affected : 100% Location : Over 9th Floor							
	Vegetation Growth, Extent : Moderate, Area Affected : 15% Location : Over 9th Floor								
			xtent : Severe, Are Floor Cells, Mech			m			
IRMA/Protected Membrane	5%			2035	*	* 10	\$2,400		
			ent, Extent : Light, vator Equipment F		ected : 100%				
Paver: Asphalt	10%			2036	*	* 10	\$7,100		
Traffic Topping		Now	\$150,700	2037	*		. ,		
11 0	_	_	Extent : Moderate Activity Area		ffected : 25%				
		-	Extent : Severe, A Activity Area	lrea Affe	cted : 30%				
	_	d/Bulging, a : At Roof	Extent : Moderate, Drains	Area Af	fected : 15%				
			: Moderate, Area Activity Area	Affected	: 35%				
	Location	: Outdoor	xtent : Moderate, . Activity Area	Area Affe	ected : 100%				
.	Explana	tion : Recei	nt Repair Failure						
terior Floors									
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$65,400 Extent : Light, Are out	LIFE ea Affect	* ed : 10%	* 5	\$261,700		
Ceramic Tile			\$73,100 Extent : Light, Are	2030 ea Affect		* 5	\$6,000		
	Worn/Ero	_	: Moderate, Area	Affected	: 35%				
Quarry Tile	0		\$144,500 Extent : Light, Are	2040 ea Affect	* ed : 40%	* 5	\$9,000		
Terrazzo	5%			LIFE	*	* 5	\$9,300		
Vinyl Tile	_		\$149,600 Extent : Severe, A	2027 rea Affed	\$748,20 cted : 30%	0 3	\$31,400		

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 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
Interior								
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	55%	Now	\$178,500	LIFE	* *	5	\$61,200	
	Water Pen	etration, E.	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: Gymnasi	um Walls					
Glass: Single Pane	5%			LIFE	* *	5	\$10,400	
Gypsum Board	5%			LIFE	* *	5	\$8,300	
Metal Security Bars	10%			LIFE	* *		. ,	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$20,300	2032	* *	5	\$15,000	
-	Cracking/0	Cracking/Crumbling, Extent : Light, Area Affected : 20%						
	Location	: Through	out					
AcousTileSusp.Lay-In	10%	0-2	\$20,300	2032	* *	5	\$12,000	
	Cracking/0		Extent : Moderate		ffected : 20%		¥,***	
	_	: Through			•			
Exposed Concrete	55%			LIFE	* *	5	\$20,600	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	10%			LIFE	* *	5	\$29,900	
Plaster	10%			LIFE	* *	5	\$15,000	

1 145101	1070	LII L			\$15,000	
ectrical	Current Repair	Future F	Replacement	М	laintenance	
ctem Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Prior
ler 600 Volts		•				
Service Equipment						
Fused Disc Sw	40%	2027	\$17,700	5	\$300	
	Other Observation, Extent: Moderal Location: Electrical Room Explanation: Two 5000 Amperes	te, Area Affecte	ed : 100%			
Molded Case Bkrs	60%	2027	\$26,500	5	\$2,600	
	Other Observation, Extent : Moderat Location : Electrical Room Explanation : Three 3000 Ampere 1					
Transformers						
Dry Type	100%	2025	\$16,600	5	\$600	
	Other Observation, Extent : Moderat Location : Electrical Room	te, Area Affecte	ed : 100%			
	Explanation: Two 1500 Kilo-volt-o	ampere 208v P	Pri - 480/277v Se	c		
Switchgear / Switchboard						
Air Circuit Breaker	30%	2027	\$53,900	5	\$300	
Molded Case Bkrs	70%	2027	\$125,800	5	\$3,000	
Raceway						
Busway	2%	2025	\$4,100	1		
Conduit	93%	2027	\$190,600	1		
Conduit	5%	2053	* *	1		

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 Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%		2026	\$15,700	5	\$400	
Molded Case Bkrs	85%		2026	\$133,500	5	\$3,700	
Molded Case Bkrs	5%		2049	**	5	\$200	
Wiring						*= **	
Busway	2%		2025	\$6,300	1		
Thermoplastic	93%		2027	\$293,600	1		
Thermoplastic	5%		2053	**	1		
Motor Controllers							
Locally Mounted	10%		2025	\$33,400	5	\$100	
Motor Control Center	80%		2025	\$241,900	5	\$3,600	
Variable Frequency	10%		2044	* *		·	
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,400	
Stand-by Power							
Transfer Switches							
Automatic	70%		2025	\$33,100	1	\$35,100	
Automatic	30%		2044	* *	1	\$15,100	
Generators							
Diesel	100%		2023	\$367,200	1	\$63,200	
		ervation, Extent : Moderate, A		ected : 100%			
		: Generator Room - 3rd Floo					
	Explanai	ion: Two 650 Kilo-volt-ampe	re				
Batteries	1000/		2021	01 600	_	A (0 0 0	
Lead/Acid	100%		2021	\$1,600	5	\$6,000	
Fuel Storage	500/		2026	0.000	~	015 100	
Day Tank	50%		2026	\$6,200	5	\$15,100	
		ervation, Extent : Moderate, A	33	ected: 100%			
		: Generator Room - 3rd Floo	r				
		ion : 100 Gallons					
Main Tank	50%		2030	* *	5	\$2,400	
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Basement					
	Explanai	ion: One 5000 Gallon					

Lighting

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2013

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2032	* *	10	\$134,600	
	Other Observation, Extent : Light, A	Area Affected .	100%			
	Location: Throughout The Building	ng				
	Explanation: T-8 Lamps					
Fluorescent	6%	2022	\$169,000	10	\$9,000	
	Other Observation, Extent: Light, Area Affected: 100%					
	Location: Basement					
	Explanation: T-12 Lamps					
HID	2%	2022	\$8,400	10	\$100	
LED	2%	2035	* *			
Egress Lighting						
Emergency, Service	60%	2032	* *	1		
Exit, Service	35%	2022	\$20,000	1		
Exit, Service	5%	2035	* *	1		
Exterior Lighting						
HID	100%	2022	\$647,000	10	\$500	
Alarm						
Security System						
Under Construction	100%					
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$10,400	

Mechanical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2037	* *	1		
	Other Observation, Extent : Seve	re, Area Affected :	100%			
	Location: Basement					
	Explanation : Steam Is Provide	d From 100 Centre	e Street			
Conversion Equipment						
Pres. Reducing	100%	2030	* *	5	\$9,700	
Valve/LP Steam						
Distribution						
Central Plant Steam	100%	2037	* *	4	\$12,100	
Piping/Pmp						
Terminal Devices						
Air Handler	95%	2027	\$2,143,700	1	\$95,800	
Convector/Radiator	5%	2025	\$43,000	1	\$2,600	
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		

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

Mechanical		Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	Location	efrigerant, Extent : Light, Ar a : Chillers servation, Extent : Light, Arc			1	\$141,200	
N. C.	Explana	a: Chiller Room, Basement tion: 2 Units					
No Component	20%						
Distribution CW & CHW Wtr Pipe/Pump	100%		2037	* *	4	\$12,100	
Terminal Devices Air Handler/Cool/Ht	100%		2027	\$1,439,800	1	\$100,800	
Heat Rejection Water Cooling Tower	100% Recent Ins Location	stallation, Extent : Light, Are	2032 ea Affected	**	2	\$164,100	
Ventilation Distribution Ductwork/Diffusers	Needs Cle	Now \$147,900 aning, Extent : Moderate, A a : Throughout		* * 1 : 100%	2-5	\$90,900	
Exhaust Fans							
Interior	100%		2027	\$570,900	2	\$5,000	
Plumbing H/C Water Piping Galvanized Steel	Not Insula	Now \$70,400 nted, Extent : Severe, Area A n : Basement		* *	1		
		Now \$76,700 xtent : Severe, Area Affected n : Basement		**	4	\$16,100	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2021	\$5,400	4	\$5,200	
Sewage Ejector(s) Electric	100%		2027	\$46,200	4	\$6,500	
Backflow Preventer Generic	100%		2027	\$40,800	1	\$10,000	

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.

Mechanical	Current Repair	Future Re	placement	М	aintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Fixtures									
Generic	100%								
	Other Observation, Extent : Severe, Location : Throughout								
	Explanation : About 80% Stainless	s Steel For Inmate	es And 20% P	orcelain	For Others				
Vertical Transport									
Elevators									
Geared Traction	80%	LIFE	* *						
	Other Observation, Extent : Light, A		%						
	Location: Basement To 10th Floor	r							
	Explanation: 5 Units								
Hydraulic	20%	LIFE	* *						
	Other Observation, Extent: Light, Area Affected: 20%								
	Location: Basement To 1st Floor								
	Explanation: 2 Units								
Fire Suppression									
Standpipe									
Generic	100%	2047	* *	1-5	\$85,300				
Sprinkler									
Generic	100%	2047	* *	1-2	\$45,700				
Fire Pump						•			
Generic	100%	2036	* *	1	\$30,500				
Chemical System									
Generic	100%	2025	\$27,500	1-3	\$3,700				

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.

Page: 17

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

Asset Name : MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Address : 125 WHITE STREET @ CENTRE ST.

Borough : MANHATTAN Agency's Number : N/A

Program / Asset # : DOC0005.000 / 2033 Yr Built/Renovated : 1941 / 2005

Area Sq Ft : 224,729 Project Type : CORRECTION

Date of Survey : 14-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,7,8,11

Block : 167 Lot : 1 BIN : 1079000

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,148,400	\$951,400
Interior Architecture	\$1,189,500	\$1,595,800
Electrical	\$1,675,400	\$2,429,200
Mechanical	\$548,300	\$5,228,600
Total	\$5,561,600	\$10,205,000
Importance Code A	\$2,148,400	\$1,033,900
Importance Code B	\$3,105,400	\$9,021,400
Importance Code C	\$307,700	\$149,600
Total	\$5,561,600	\$10,205,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$78,300			
Interior Architecture	\$29,200			\$14,300
Electrical	\$37,100	\$28,600	\$57,500	\$17,400
Mechanical	\$105,400	\$118,500	\$103,400	\$107,500
Elevators/Escalators	\$65,100	\$65,100	\$65,100	\$65,100
Total	\$315,000	\$212,200	\$226,000	\$204,300
Importance Code A	\$87,500	\$9,000	\$9,500	\$9,000
Importance Code B	\$227,500	\$203,200	\$216,500	\$195,300
Total	\$315,000	\$212,200	\$226,000	\$204,300



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.

rchitecture	Current Repair	Future Replacement	Maintenance				
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated (Yrs)	Cost Priority			
terior							
Exterior Walls	00/ 37	2047 **					
Copper/Terne	3% Now \$205,200	2047					
	Deformed/Dented, Extent: Moderate, Location: East And West Service En						
	Deteriorated Finish, Extent: Severe, A						
	Location: East And West Service En						
	Staining/Discoloring, Extent: Modera						
	Location: East And West Service En						
Masonry: Limestone	70% 4+ \$914,700	LIFE **	5 \$119,5	200			
Masonry. Limestone	Cracking/Crumbling, Extent: Modera		3 \$119,5	00			
	Location: Sallyport	ic, mea myceica . 570					
	Jnt Mortar Miss/Erod, Extent : Moder	ate. Area Affected : 10%					
	Location: Wall Facing Third Floor						
	Staining/Discoloring, Extent: Modera						
	Location : Sallyport And 2nd Floor						
Metal Panel	10%	2037 **	5-10 \$156,5	000			
Metal Coiling Doors	2%	2044 **	5 \$14,2	.00			
Granite Panels	15% Now \$76,100	LIFE **	5 \$25,6	500			
	Jnt Mortar Miss/Erod, Extent: Moder	ate, Area Affected : 25%					
	Location: North Entrance						
Windows		d. d.	- 00				
Glass Block	5%	LIFE **	5 \$3,8				
Metal/Detention Type	45%	2037	5 \$200,9	000			
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Various Cells						
	Water Penetration, Extent: Moderate	Area Affected : 15%					
	Location: Detention Cells	Area Affectea . 15/0					
Steel	50% Now \$766,700	2035 **	5 \$382,9	000			
	Broken/Missing Elements, Extent : Sev	vere, Area Affected : 10%					
	Location: Spandrel Panels - Variou						
	Glazing Clouded, Extent : Severe, Are Location : Common Eating Areas In						
	Water Penetration, Extent : Moderate						
	Location: Common Eating Areas In						

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

Architecture		Current Rep	oair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•					•		
Parapets								
Masonry: Brick	Location Staining/D Location Worn/Eroo	: Throughou Discoloring, E : Roof Top A	xtent : Moderato ctivity Areas Moderate, Area	e, Area A <u>j</u>	fected : 20%	* 5	\$1,200	
Masonry: Limestone	Spalling, E Location Other Obs Location	: Interior Pa	ent : Moderate, ctivity Area			* 5	\$1,500	
Metal: Cage/Fence	Corrosion	Now /Rusting, Exte	\$5,000 ent : Severe, Are	2032 ea Affected	* d : 40%	* 5	\$1,900	1
Roof								
Built-Up (BUR)	Miss/Dama Location Vegetation Location Water Pen	: Over Third a Growth, Ext a : Over 9th Fl aetration, Exte	\$31,500 gs, Extent : Moa Floor Locker R ent : Moderate, loor nt : Moderate, . Floor Locker R	ooms Area Affe Area Affe	cted : 15%			
Cast in Place Concrete	Cracking/0		\$42,600 ctent : Moderate		* fected : 10%	*		
	Water Pen	etration, Exte	est Housing Are int : Moderate, 2	Area Affe				
			est Housing Are			Sallyport		
	Other Observation, Extent : Moderate, Area Affected : 50% Location : Roof Top Recreation Areas And Sally Port Explanation : Repair Failure							
IRMA/Protected	25%	non . Kepair 1	чиште	2027	\$77,10	0 10	\$9,200	
Membrane	23/0			2021	\$77,10	10	\$3,200	
IRMA/Protected Membrane	5%	Now	\$15,400	2037	*	*		1
	-	Int Failure, I : Over Conn	Extent : Severe,	Area Affe	ected : 25%			
			ecung Briage nt : Severe, Are	a Affected	d : 20%			
	Location	: Over Conn	ecting Bridge					

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

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
nterior								
Floors								
Cast in Place Concrete	Cracking/O Location Water Pen	: Through etration, E	\$313,100 Extent : Light, Areout xtent : Severe, Areout cal Room Above Lo	a Affected	: 5%	5	\$313,400	
Ceramic Tile		0-2 Crumbling, : Through	\$29,200 Extent : Light, Arc out	2036 ea Affecte	* * d : 10%	5	\$7,200	
Quarry Tile	Cracking/0	Now Crumbling, : Basemen	\$86,500 Extent : Moderate t	2040 , Area Aff	* * Pected : 25%	5	\$10,700	
Vinyl Tile	Worn/Eroo		\$204,800 : Severe, Area Affa t, Corridors, Conn			3 ljacent Te	\$43,000 o Sally Port	
Interior Walls						-		
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	58%			LIFE	* *	5	\$113,100	
Glass: Single Pane		ervation, E	\$307,700 Extent : Moderate, A	LIFE Area Affec	* * ted : 40%	5	\$36,600	
		: Control . tion : Glazi	Rooms ng Clouded					
Metal Security Bars	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Ceilings	270			EII E				
AcousTileConcealSpLn		0-2 Crumbling, : Through	\$79,000 Extent : Light, Are out	2032 ea Affecte	* * d : 50%	5	\$29,000	
AcousTileConcealSpLn	5%	Now	\$98,700	2047	* *	5	\$7,300	
·	Location Water Pen	: Cashier . etration, E	ents, Extent: Seve / Property Offices xtent: Severe, Area / Property Offices					
Exposed Concrete	-	0-2 Crumbling, : Through	\$58,900 Extent : Light, Ard out	LIFE ea Affected	* * d : 10%	5	\$5,400	
Metal Panel			\$40,800 extent : Light, Area out	LIFE Affected :	**	5	\$29,000	
		_						

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

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2033

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%		2027	\$49,500	5	\$600		
		ation, Extent : Moderate,	Area Affe	cted : 100%				
		Electrical Room	ъ.	. G . I. I				
		: One 4000 Ampere Mair						
Fused Disc Sw	40%		2027	\$33,000	5	\$400		
		ation, Extent : Moderate,	Area Affe	cted : 100%				
		Clectrical Room	D:	. G 1				
T. C	Explanation	: One 2000 Ampere Mair	n Disconn	ect Switch				
Transformers	100%		2025	\$16,600	5	\$800		
Dry Type		ation, Extent : Moderate,			S	\$800		
		ation, Extent : Moderate, Electrical Room	лиси лује	cica . 100/0				
		: One 75 Kva 480/277v F	Pri - 208/	120v Sec				
Switchgear / Switchboard	Espianation	. 5.00 / 5 11/4 / 100/2// / 1	200/1	20, 500			-	
Fused Disc Sw	80%		2027	\$287,500	5	\$800		
Molded Case Bkrs	20%		2027	\$71,900	5	\$1,200		
Raceway				· ,				
Busway	2%		2025	\$8,200	1			
Conduit	93%		2027	\$381,200	1			
Conduit	5%		2047	* *	1			
Panelboards								
Fused Disc Sw	10%		2026	\$37,700	5	\$500		
Molded Case Bkrs	88%		2026	\$331,700	5	\$5,200		
Molded Case Bkrs	2%		2043	* *	5	\$100		
Wiring				***				
Busway	2%		2025	\$12,600	1			
Thermoplastic	93%		2027	\$587,300 * *	1			
Thermoplastic	5%		2047	· · ·	1			
Motor Controllers	100/		2025	\$79,600	_	\$200		
Locally Mounted Motor Control Center	10% 70%		2025 2025	\$78,600 \$521,100	5 5	\$200 \$4,300		
Variable Frequency	20%		2023	\$521,100 **	3	\$4,300		
Drive	2070		2044					
Ground								
Grounding Devices								
Generic	100%	0-2 \$10,000	LIFE	* *	5	\$3,300		
	Other Observe	ation, Extent : Moderate,		cted : 100%		. ,		
	Location: W	Vater Main - Basement						
	Explanation	: Corroded						
Stand-by Power								
Transfer Switches								
Automatic	70%		2025	\$49,600	1	\$48,400		
Automatic	30%		2040	* *	1	\$20,700		

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.

Asset #: 2033

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2023	\$550,800	1	\$87,000	
	Other Observation, Extent: Me	**	cted : 100%			
	Location : Generator Room -	Basement				
	Explanation: Two 500 Kw					
Batteries						
Lead/Acid	100%	2020	\$1,600	5	\$8,300	
Fuel Storage		• • • • • • • • • • • • • • • • • • • •	4- 4 00	_	4. - 000	
Day Tank	50%	2026	\$7,300	5	\$17,800	
	Other Observation, Extent: Mo	**	cted : 100%			
	Location: Generator Room -					
	Explanation: One 250 Gallo					
Main Tank	50%	2030	* *	5	\$2,800	
	Other Observation, Extent : Mo	oderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: One 5000 Gall	on				
Lighting						
Interior Lighting	0.50/	2022	* *	1.0	#1 (() 0 0 0	
Fluorescent	95%	2032		10	\$166,800	
	Other Observation, Extent : Lig Location : Throughout The B	_	: 100%			
	_	uiiaing				
	Explanation: T-8 Lamps		****			
HID	3%	2022	\$14,800	10	\$200	
Incandescent	2%	2022	\$66,100	2	\$100	
Egress Lighting	600/	2022				
Emergency, Service	60%	2032	**	1		
Exit, Service	35%	2022	\$23,500	1		
Exit, Service	5%	2032	* *	1		
Exterior Lighting	1000/	2022	#001 = 00	1.0	45.	
HID	100%	2022	\$891,700	10	\$700	
Alarm						
Security System	1000/					
Under Construction	100%					
Fire/Smoke Detection	000/					
No Component	90%	2022	* *	1.2	Φ14. 2 00	
Generic, Digital	10%	2032	* *	1-3	\$14,300	

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

Heating

Energy Source

Utility Steam 100% 2047 ** 1

Other Observation, Extent: Severe, Area Affected: 100%

Location : Basement

Explanation: Steam Is Provided From 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 Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating			•				•
Conversion Equipment Heat Exchanger, Plate & Frame	95%		2030	* *	1	\$89,900	
	Other Observation, Location : Baseme	ent	Affected	: 100%			
_	Explanation: One	Unit					
Pres. Reducing Valve/LP Steam	5%		2030	* *	5	\$600	
Distribution							
Hot Wtr Piping/Pump	95% Now Corroded, Extent : I Location : Throug		2035 cted : 509	**	4	\$9,000	
Central Plant Steam Piping/Pmp	5% Now	\$8,000	2037	* *	4	\$500	
	Corroded, Extent: Location: Baseme Insul. Deteriorating Location: Baseme	ent , Extent : Severe, Ai					
Terminal Devices	Location . Buseme						
Air Handler	90%		2027	\$2,384,200	1	\$106,600	
Convector/Radiator	10% Now Other Observation, Location : Throug Explanation : Tern under Constructio	hout nostats / Traps Not		* * d : 20%	1	\$5,600	
Air Conditioning	under Constructio	n.					
Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	95% R-134a Refrigerant, Location : Baseme	-	2030 a Affected	* * ! : 100%	1	\$196,800	
No Component	5%						
Distribution CW & CHW Wtr	100%		2037	* *	4	\$14,200	
Pipe/Pump Terminal Devices Air Handler/Cool/Ht	100% Now Other Observation, Location : Air Har Explanation : In F	_			1	\$106,600	
Heat Rejection	Explanation . In 1	rocess of opauling	The Con	or or system			

Ventilation

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 Replacement		Maintenance			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution			****					
Ductwork/Diffusers	100% Needs Clear Location :	ning, Exte	\$86,800 nt : Moderate, Are out	LIFE a Affecte	* * ed : 10%	2-5	\$106,800	
Exhaust Fans								
Interior	80%			2032	* *	2	\$4,700	
Roof	20%			2027	\$62,600	2	\$1,200	
lumbing								
H/C Water Piping Galvanized Steel	100%			2032	* *	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$60,000	2037	* *	4	\$18,900	
			t : Severe, Area Afj					
		-	`2 Unit Not Workir	_				
			xtent : Light, Area	Affected	: 100%			
	Location:							
	Explanation	on : 2 Uni	ts					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2021	\$7,500	4	\$7,100	
Sewage Ejector(s) Electric	100%			2032	* *	4	\$13,400	
Backflow Preventer								
Generic	100%			2027	\$47,900	1	\$11,700	
Fixtures								
Generic	100%							
			xtent : Severe, Are	a Affecte	d: 100%			
	Location :	_						
		on : Stain	less Steel Fixtures	For Inmo	ites - 80%, Porcelo	ain Fixtu	res For Others -	
7	20%							
Vertical Transport Elevators								
Geared Traction	80%			LIFE	* *			
Geared Traction		rvation F	xtent : Light, Area		. 80%			
	Location :			11,5,00000	. 00,0			
	Explanation	-	its					
Hydraulic	20%			LIFE	* *			
Trydraunc		rvation. E	xtent : Light, Area					
	Location :		3, 111 00	-,,,				
	Explanation		t					
ire Suppression	2pianan	1 Om	-					
Standpipe								
	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.

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DEPARTMENT OF CORRECTION - 072 MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Mechanical	С	Current Repair		Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	30%						
Generic	70%		2047	* *	1-2	\$37,500	
Fire Pump							
Generic	100%		2036	* *	1	\$35,800	

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: 26

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : QUEENS HOUSE OF DETENTION

Address : 126-02 82ND AVENUE

Borough : QUEENS Agency's Number : N/A

 Program / Asset #
 : DOC0006.000 / 2034
 Yr Built/Renovated
 : 1960 / 2006

 Area Sq Ft
 : 208,887
 Project Type
 : CORRECTION

Date of Survey : 11-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,6,7,8,pen

Block : 9653 Lot : 1 BIN : 4458616

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$36,100	\$695,800
Interior Architecture	\$1,611,000	\$1,003,600
Electrical	\$1,549,400	\$4,748,200
Mechanical	\$4,495,800	\$7,468,000
Total	\$7,692,200	\$13,915,500
Importance Code A	\$172,200	\$737,000
Importance Code B	\$7,520,100	\$13,131,200
Importance Code C		\$47,300
Total	\$7,692,200	\$13,915,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$87,400	\$1,200	\$42,100	
Interior Architecture	\$71,600	\$4,700	\$28,400	
Electrical	\$67,400	\$36,200	\$36,700	\$37,900
Mechanical	\$57,700	\$29,200	\$69,400	\$36,600
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$323,600	\$110,700	\$216,000	\$114,000
Importance Code A	\$87,400	\$1,200	\$43,700	\$6,200
Importance Code B	\$214,100	\$109,500	\$172,300	\$107,800
Importance Code C	\$22,100			
Total	\$323,600	\$110.700	\$216,000	\$114,000



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 #: 2034

Architecture		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
xterior								
Exterior Walls	100/	3.7	#10.000		* *	_	Φ	
Masonry: Brick	Effloresce Location Jnt Mortan	: West Fac Miss/Eroc	\$18,900 : Moderate, Area cade d, Extent : Moderat r Recreation Yard		: 15%	5	\$6,000	
	C	<u>.</u>	Extent : Severe, A cade - Penthouse A	55				
Masonry: Brick	83%			LIFE	* *	5	\$49,600	
Masonry: Granite	2%			LIFE	* *	5	\$900	
Masonry: Limestone	5%	Now	\$34,300	LIFE	* *	5	\$2,200	
	Misaligned Location Staining/D	: South Ed	Extent : Moderate, ast Corner . Extent : Moderate					
Windows								
Aluminum	20%			2035	* *	5	\$300	
Glass Block	15%			LIFE	* *	5	\$100	
Metal/Detention Type	Location Deteriorat Location Glazing Bi Location Thermally	: Through ed Finish, : Through roken/Crac : Receivin	Extent : Moderate, out ked, Extent : Mode g Area, Kitchen, D , Extent : Severe, A	Area Aff erate, Are ay Room	fected : 50% va Affected : 20%	5	\$1,100	
Steel	-	ution, Exter : Through	nt : Severe, Area A <u>j</u> out	2026 Jected : :	\$10,400	5	\$2,400	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$13,500	
Masonry: Limestone	_	4+ Deteriorate : Coping S	\$3,300 ed, Extent : Light, A Stone	LIFE Irea Affe	* * cted : 10%	5	\$1,900	

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 #: 2034

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
Exterior								
Roof								
Built-Up (BUR)	30%			2032	* *	10	\$36,100	
Copper/Terne	4%			2042	* *	10	\$12,000	
IRMA/Protected Membrane	9%	0-2	\$4,500	2027	\$90,600			
	_		Extent : Moderate, . h Water Tank	Area Aff	ected : 20%			
Modified Bitumen	25%			2032	* *	10	\$30,000	
Paver: Asphalt	25%			2036	* *	10	\$45,100	
Skylight, Metal/Glass	2%			2027	\$373,200	10	\$8,000	
Skylight, Plastic	5%			2040	* *	1		
nterior								
Floors Cast in Place Concrete	40%			LIFE	* *	5	\$272,600	
Cast in Place Concrete Cast in Place Concrete	40% 5%	Now	\$34,000	LIFE	* *	5 5	\$34,100	
Cast in Place Concrete			\$34,000 ents, Extent : Mod			3	\$34,100	
			enis, Extent : Mou Loading Platform	cruic, 211	ей Пуссией . 2070			
		-	Extent : Moderate	Area A	ffected · 20%			
	_	_	Loading Platform	, 111 001 11	geerea . 2070			
Ceramic Tile	5%			2030	* *	5	\$15,600	
Quarry Tile	8%			2032	* *	5	\$37,400	
Terrazzo	20%			LIFE	* *	5	\$48,700	
Traffic Topping	5%			2027	\$203,000	5	\$19,500	
Vinyl Tile	12%			2027	\$334,000	3	\$14,000	
Wood	5%		\$108,000	2042	* *	5	\$14,600	
	•	-	it : Moderate, Area		d : 25%			
			on Room On Eighti					
	•		: Moderate, Area . on Room On Eighti		: 25%			
Interior Walls								
Concrete Masonry Unit		Now	\$22,100	LIFE	**	5	\$18,900	
		Cracks, Ext : Roof Stat	tent : Moderate, Ar ir	ea Affec	ted : 5%			
		l Cracks, E. : Stair Bul	xtent : Moderate, A khead	1rea Affe	ected : 10%			
Glass: Single Pane	3%			LIFE	* *	5	\$7,100	
		ervation, E : Through	xtent : Light, Area out	Affected	! : 100%			
	Explana	tion : Lami	nated Security Gla	SS				
Metal Security Bars	5%			LIFE	* *			
Plaster	17%			LIFE	* *	5	\$16,100	
SGFT/Glazed Masonry	35%			LIFE	* *			
Steel Plate	25%			LIFE	* *	5	\$47,300	

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.

Asset #: 2034

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
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$131,700	2040	* *	5	\$19,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location	: At Entran	ce					
	Staining/Di	taining/Discoloring, Extent : Moderate, Area Affected : 50%						
	Location	: First Floo	r					
	Worn/Erod	led, Extent :	Moderate, Area	Affected	: 50%			
	Location	: First Floo	r					
AcousTileSusp.Lay-In	5%			2040	* *	5	\$15,500	
Exposed Concrete	40%			LIFE	* *	5	\$19,400	
Exposed Struc: Steel	2%	Now	\$1,371,400	LIFE	* *			
•	Corrosion/	Rusting, Ex	tent : Severe, Are	a Affecte	d : 30%			
	Location	: 8th Floor	Outdoor Recreat	ion Yard				
Gypsum Board	5%			LIFE	* *	5	\$19,400	
71	Other Observation, Extent: Moderate, Area Affected: 25%							
	Location	: Recreation	n Room	00				
	Explanati	ion : Repair	s In Progress					
Metal Panel	5%			LIFE	* *	5	\$19,400	
Plaster	33%			LIFE	* *	5	\$63,900	

ectrical	Current Repair	Future	Replacement	M	aintenance			
stem Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Air Circuit Breaker	50%	2027	\$41,300	5	\$500			
	Other Observation, Extent : Moderat	e, Area Affec	eted : 100%					
	Location: Electrical Room 1							
	Explanation : No Available Namep	late Ratings						
Molded Case Bkrs	50%	2037	* *	5	\$2,800			
	Other Observation, Extent: Moderat	e, Area Affec	cted : 100%					
	Location: Electrical Room 2							
	Explanation: Main Service Power	Breaker Rate	ed At 2000 Amper	es				
Transformers								
Dry Type	100%	2044	* *	5	\$800			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Elevator Control Room							
	Explanation : 3- 51kva, 208/120 Va	olts						
Switchgear / Switchboard								
Air Circuit Breaker	80%	2027	\$287,500	5	\$900			
Molded Case Bkrs	20%	2037	* *	5	\$1,100			
Raceway								
Conduit	80%	2027	\$327,900	1				
Conduit	20%	2037	* *	1				

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 I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2035	* *	5	\$200	
Molded Case Bkrs	15%			2035	* *	5	\$800	
Molded Case Bkrs	80%			2026	\$301,500	5	\$4,400	
Wiring								
Braided Cloth	80%		\$505,200	2052	* *	1		
		_	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	20%			2037	* *	1		
Motor Controllers								
Locally Mounted	5%			2032	* *	5	\$100	
Locally Mounted	10%			2025	\$78,600	5	\$100	
Locally Mounted	5%	2-4	\$39,300	2047	* *	5		
		led Life, Ex ı : Mechani	tent : Moderate, A. cal Room	rea Affec	cted : 100%			
Locally Mounted	5%			2044	* *	5	\$100	
Motor Control Center	75%			2025	\$558,300	5	\$4,300	
Ground								
Grounding Devices								
Generic	100%		\$10,000	LIFE	* *	5	\$3,100	
	Other Observation, Extent : Severe, Area Affected : 100% Location : Mechanical Room In The Basement Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	50%			2025	\$23,600	1	\$32,100	
Automatic	50%			2032	* *	1	\$32,100	
Generators								
Diesel	50%			2023	\$183,600	1	\$40,500	
			Extent : Moderate, 2	Area Affe	ected : 100%			
		i : Generato						
	Explana	tion : Emer	gency Generator H	ated At	400kw			
Diesel	50%			2030	* *	1	\$40,500	
	Other Obs	servation, E	Extent : Moderate, 2	Area Affe	ected : 100%			
		i : Generate						
	Explana	tion : Emer	gency Generator F	ated At	750kw			
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$7,700	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2034

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Fuel Storage	500/	2025	* *	-	Ø10 400	
Day Tank	50%	2035		5	\$19,400	
	Other Observation, Extent: Moderate, Location: Basement	Area Ajje	ciea : 100%			
	Explanation: 275 Gallons Capacity					
Main Tank	50%	2030	* *	5	\$3,100	
Walli Talik	Other Observation, Extent: Moderate,		cted : 100%	3	ψ3,100	
	Location: Underground Explanation: 5000 Gallons Capacity	,				
ighting	T 2300 Sunons Supucity					
Interior Lighting						
Fluorescent	68%	2027	\$2,453,300	10	\$130,300	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	10%	2027	\$360,800	10	\$19,200	
	Other Observation, Extent: Moderate,	Area Affe	cted: 100%			
	Location: Throughout The Building	r				
DI .	Explanation: Compact Fluorescent I		* *	1.0	Ø10 2 00	
Fluorescent	10% T-8 Lamps And Fixtures, Extent : Ligh	2035		10	\$19,200	
	Location: Hallways, Kitchen, Visitor		естей . 100/0			
Incandescent	2%	2022	\$72.200	2	\$100	
LED	10%	2022	\$72,200 * *	2	\$100	
Egress Lighting	1070	2033				
Emergency, Service	45%	2022	\$48,600	1		
Emergency, Battery	5%	2027	\$14,800	10	\$2,500	
Exit, Service	50%	2022	\$36,600	1	4 %	
Exterior Lighting			•			
HID	20%	2027	\$165,800	10	\$100	
No Component	80%					
larm						
Security System	1000/	2022			07 0.000	
Generic	100%	2022	\$664,000	1	\$78,000	
	Other Observation, Extent: Moderate, Location: Throughout The Building	Area Affe	cted: 100%			
	Explanation: CCTV Surveillance Ca	maras				
Fire/Smoke Detection	Explanation . CC1 v Surveillance Ca	merus				
Generic, Digital	100%	2035	* *	1-3	\$132,600	
Contino, Digital	Other Observation, Extent : Light, Area		: 100%		ψ1 <i>52</i> ,000	
	Location: Throughout The Building					
	Explanation: Strobe Lights, Manual	Pull Statio	ons, Alarm Bells, H	orns. Sn	noke Detectors	

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

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 Repair Future Replacement Maintenance							
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2037	* *	1		
	Location	Other Observation, Extent: Light, Area Affected: 100% Location: Adjacent D C A S Building Explanation: Steam Supplied From Adjacent Queens Borough Hall Building						
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		**	2023	\$136,100	5	\$12,400	
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$1,043,700	2027	\$3,479,000	4	\$10,300	
		Extent : Se : Through	evere, Area Affecte out	d : 30%				
	Location	: Condens	nt : Severe, Area A ate Return System,	Through	hout			
	Location Steam Traj	: Vacuum	Extent : Severe, Ar	o. Basen	nent Mechanical E	quipmen	t Room	
Terminal Devices Air Handler	Corroded,	Now Extent : Se : Various	\$1,734,300 evere, Area Affecte	2037 d : 40%	* *	1	\$69,800	
		ed Life, Ex : Various	tent : Severe, Area	Affectea	l : 60%			
Air Handler	15%			2032	* *	1	\$19,400	
Convector/Radiator	Corroded,	Now Extent : Se : Various	\$16,500 evere, Area Affecte	2025 d : 15%	\$165,100	1	\$9,100	
Unit Heater - Steam	10%			2022	\$73,500	4	\$1,900	
Air Conditioning Energy Source	1000/			2025				
Electricity	100%			2035	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	5%			2022	\$128,700	2	\$600	
<u> </u>	-	_	ent : Light, Area A Visiting Area	ffected :	5%			
Split Unit		ervation, E : Various	xtent : Light, Area	2035 Affected	* *			
	Explanat	ion : R-410	Оа					
Window/Wall Unit No Component	5% 85%			2020	\$21,400	1		

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 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	Priori
ir Conditioning								
Terminal Devices Fan Coil - 2 Pipe No Component	5% 95%			2035	* *	1	\$3,400	
Heat Rejection Evaporative Condenser No Component	5% 95%			2035	* *	2	\$7,300	
entilation	9370							
Distribution								
Ductwork/Diffusers	Damaged, Location	: Various	\$265,200 evere, Area Affecte		* *	2-5	\$81,500	
	Location	: Basemen	xtent : Severe, Are t, 1st Floor lation Does Not Ex			d Variou	s Offices	
No Component	30%							
Exhaust Fans Interior	On Extend	Now led Life, Ex	\$511,900 tent : Severe, Area	2037 Affected	**	2	\$3,600	
No Component	30%	. Inrough	<i>Oui</i>					
lumbing	2070							
H/C Water Piping Brass/Copper	Corroded,		\$306,500 Toderate, Area Affe Tain And Various L		\$1,532,300 %	1		
HW Heat Exchanger								
Steam Fired Steam Fired	Leak Evid Location On Extend	: Basemen led Life, Ex	\$163,700 : Severe, Area Affe at Mechanical Equi tent : Severe, Area Casement Mechanic	pment Ro Affected	oom ': 50%	4 4	\$10,300 \$10,300	
Sanitary Piping	Locuitor	. 1 Onu. L	asemeni Wechanic	и Бүшр	meni Room			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	On Extend	-	\$7,000 tent : Severe, Area it Next To Vacuum		\$7,000 1:100%	4	\$4,400	
Fixtures				T				
Generic		Fixtures, Ex	etent : Severe, Area	Affected	l : 100%			

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		e Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Vertical Transport									
Elevators									
Geared Traction	70%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 70%								
	Location: Basement To 8th Floor								
	Explanation: 3 Units								
Hydraulic	30%	LIFE	* *						
•	Other Observation, Extent : Light, Are	a Affected	1:30%						
	Location: (1) Basement To 2nd Floo	r, (1) 1st	To 2nd Floor						
	Explanation: 2 Units								
Fire Suppression									
Standpipe									
Generic	100%	2027	\$856,700	1-5	\$105,300				
Sprinkler									
No Component	40%								
Generic	60%	2027	\$1,207,700	1-2	\$35,100				
Fire Pump									
Generic	100%	2023	\$132,300	1	\$39,000				
Chemical System									
Generic	100%	2025	\$27,500	1-3	\$3,700				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: 2nd Floor Kitchen								
	Explanation: 1 Uncompleted Set								

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: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 23-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$423,400	\$1,053,800
Interior Architecture	\$618,000	\$262,300
Electrical	\$2,151,100	\$3,228,800
Mechanical	\$661,100	\$2,119,200
Total	\$3,853,500	\$6,664,200
Importance Code A	\$423,400	\$1,162,200
Importance Code B	\$3,394,700	\$5,462,300
Importance Code C	\$35,400	\$39,700
Total	\$3,853,500	\$6,664,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture	\$39,800	\$1,500		
Electrical	\$7,700	\$10,500	\$7,700	\$7,700
Mechanical	\$46,300	\$25,800	\$24,600	\$14,300
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$117,500	\$61,500	\$56,000	\$45,700
Importance Code A	\$3,300	\$2,000	\$2,000	\$2,000
Importance Code B	\$108,500	\$59,400	\$54,000	\$43,700
Importance Code C	\$5,800			
Total	\$117,500	\$61,500	\$56,000	\$45,700



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.

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

Asset #: 4246

Architecture System Component Type		Current Repair	Future Replacement		Maintenance		
	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior			•				•
Exterior Walls Pre-Cast Concrete	100%		LIFE	**	5	\$421,400	
	-	pair Evident, Extent : Light, A : Recaulking Of Exterior Joi		ctea : 25%			
Windows	Location	. Recalling of Exertor vol					
Metal/Detention Type	100%		2046	* *	5	\$72,100	
Parapets							
Metal Rail	40%		2039	* *	5-10	\$110,900	
Pre-Cast Concrete Roof	60%		LIFE	~ ~ ~	5	\$57,900	
Roll Roofing		Now \$387,300	2028	\$387,300	5	\$40,200	1
		xtent : Moderate, Area Affect : : Various Locations Through					
		: . various Locaiions Througr Crumbling, Extent : Severe, A		eted · 40%			
	_	: [a] Side Of Building	1 64 21,566	. 1070			
	Drains Inad/Misposn, Extent: Severe, Area Affected: 85%						
	Location: Throughout						
	Ponding, Extent: Moderate, Area Affected: 35%						
	Location: Various Locations Throughout, Ice Ponds Forming						
	Other Observation, Extent : Light, Area Affected : 50% Location : [b] Side Of Building						
		tion : Repairs In Progress					
terior	Бхрини	tion : Repairs in 1 rogress					
Floors							
Cast in Place Concrete		Now \$34,000	LIFE	* *	5	\$184,000	
		etration, Extent : Severe, Are	a Affecte	d : 5%			
	-	: Basement - Steam Leak					
Raised Access Floor		Now \$296,500	2041	**	5	\$11,600	
		am Surface, Extent : Moderat : Detention Control Rooms	te, Area A	Iffected: 40%			
		ervation, Extent : Severe, Are	na Affacta	od · 100%			
		: Detention Control Rooms	и луесте	a . 100/0			
		tion : Worn Surfaces					
Terrazzo	25%	J	LIFE	* *	5	\$24,200	
Traffic Topping	2%		2031	* *	5	\$3,100	
Interior Walls							
Cast in Place Concrete		Now \$35,400	LIFE	* *			
	Diagonal Cracks, Extent: Light, Area Affected: 10%						
		: Various Locations In Mech					
Ceramic Tile	8%		2035	**	5	\$11,500	
Concrete Masonry Unit	69%		LIFE	* *	5	\$39,700	
Glass: Single Pane	5%		LIFE	* *	5	\$5,400	
Metal Security Bars	8%		LIFE	4º W			

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	Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
Exposed Concrete	55% Now	\$85,200	LIFE	* *	5	\$10,600		
-	Broken/Missing Elen	Broken/Missing Elements, Extent : Light, Area Affected : 5%						
	Location : Various	Locations Through	out Baser	nent				
	Exposed Reinforcem	ent, Extent : Light,	Area Affe	cted : 2%				
	Location : Various	Locations In Baser	nent Mech	nanical Space				
Metal Panel	25% Now	\$200,900	LIFE	* *	5	\$38,600		
	Staining/Discoloring	, Extent : Severe, A	rea Affect	ted : 60%		. ,		
	Location : Various	Locations Through	out					
Plaster	20%		LIFE	* *	5	\$15,500		

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Transformers							
Dry Type	100%		2031	* *	5	\$300	
	Other Obser	rvation, Extent : Moderate, 2	Area Affe	ected : 100%			
	Location:	Mechanical Room / Pentho	use				
	Explanatio	on : 1- 75 Kva, 1- 15 Kva 48	0/208/12	20 Volts			
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Fused Disc Sw	5%		2034	* *	5	\$100	
Molded Case Bkrs	95%		2034	* *	5	\$2,100	
Wiring							
Thermoplastic	100%		2036	* *	1		
Motor Controllers							
Locally Mounted	10%		2031	* *	5	\$100	
Motor Control Center	90%		2031	* *	5	\$2,000	
Lighting							
Interior Lighting							
Fluorescent	95%		2026	\$2,510,300	10	\$72,000	
	T-12 Lamps	And Fixtures, Extent: Mod	erate, Ar	ea Affected : 100%	ó		
	Location:	Throughout The Building					
HID	5%		2026	\$19,700	10	\$100	
Egress Lighting							
Emergency, Service	50%		2026	\$39,500	1		
Exit, Service	50%		2026	\$26,800	1		
Exterior Lighting							
HID	100%		2026	\$607,000	10	\$300	

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 #: 4246

Electrical	Current Repair	Current Repair Future		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	100%	2021	\$486,300	1	\$30,900	
	Other Observation, Extent: Moderate,	Area Affec	cted : 100%			
	Location : Throughout The Building					
	Explanation : CCTV Surveillance Can	neras				
Fire/Smoke Detection						
Generic, Analog	100%	2021	\$1,664,800	1-3	\$50,900	
,	Other Observation, Extent: Moderate,	Area Affec	cted : 100%			
	Location : Throughout The Building					
	Explanation : Smoke Detectors, Manu	al Pull Sto	ations And Alarm	Bells		

l echanical		Current R	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
eating								
Energy Source Plant Campus Steam / PRV	100%			2046	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2029	\$108,400	1	\$20,400	
Pres. Reducing Valve/LP Steam	50%			2035	* *	5	\$2,500	
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$4,100	
Terminal Devices								
Air Handler	80%			2026	\$1,693,600	1	\$40,900	
Convector/Radiator	10%	Now	\$1,600	2031	* *	1	\$2,400	
	Location	: Through						
_		tion : Conve	ectors Vent Holes		Shut Restricting Air	r Flow		
Convector/Radiator	10%			2031	* *	1	\$2,700	
r Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	10%			2026	\$121,900	2	\$500	
Cooling								
No Component	90%							
			xtent : Light, Area	Affected	! : 0%			
		: Adjacent	0					
	Explana	tion : Serve	d By Offsite Chille	er				
Distribution								
CW & CHW Wtr	90%			2046	* *	4	\$3,700	
Pipe/Pump								
No Component	10%							

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		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
Air Conditioning								
Terminal Devices	100/			2021	* *	1		
Air Handler/Dir Expansion	10%			2031	* *	1		
Air Handler/Cool/Ht	90%			2026	\$152,000	1	\$46,000	
Heat Rejection	7070			2020	ψ13 2 ,000	-	\$ 10,000	
Air Cooled Condenser	10%			2026	\$3,000	2	\$5,800	
Unit								
No Component	90%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,100	
Exhaust Fans	10070			LII E			Ψ10,100	
Interior	100%			2031	* *	2	\$2,500	
Plumbing								
H/C Water Piping	1000/	3.7	#22 1 00	2046	d. d.			
Brass/Copper		Now	\$22,400 t : Moderate, Area	2046	**	1		
			i . Moderdie, Ared Booster Pumps	Ајјестеи	. 570			
		-	Extent : Moderate, 1	Area Affe	ected : 1%			
			ervice Entry					
	Explana	tion : Strain	ner Needed					
HW Heat Exchanger								
Steam Fired		Now	\$4,800	2036	* *	4	\$8,200	
			: Light, Area Affec Connections	ted : 1%				
Sanitary Piping	Locuitor	i . Fiping C	onnections					
Cast Iron	100%	Now	\$661,100	LIFE	* *	1		
Cust Iron			ere, Area Affected :			•		
	Location	: Various	Locations Under S	lab				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2021	יל ילי		01.500	
Non-Submersible	100%			2031	* *	4	\$1,700	
Sewage Ejector(s) Electric	100%	0-2	\$2,200	2026	\$43,400	4	\$3,300	
Electric			nt : Severe, Area A			4	\$5,500	
		0			g In The Basement			
Fixtures		-						
Generic	100%							
Vertical Transport								
Elevators	10007			TIPP	* *			
Geared Traction	100%		Sytant : Light Auga	LIFE Affacted				
Other Observation, Extent : Light, Area Affected : 10 Location : (2) Basement To 2nd Floor, (2) Baseme						se		
		tion : 4 Uni		, (2) Dus	emem 101 emilou			
Fire Suppression	· F · · · · · · ·							

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 200 BED FACILITY (GRVC)

Mechanical	С	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$41,700	
Sprinkler							
No Component	90%						
Generic	10%		2036	* *	1-2	\$2,300	

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.

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

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 : 23-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$441,400	\$1,179,600
Interior Architecture	\$918,500	\$351,700
Electrical	\$2,813,900	\$4,602,100
Mechanical		\$1,589,900
Total	\$4,173,800	\$7,723,300
Importance Code A	\$441,400	\$1,321,400
Importance Code B	\$3,732,400	\$6,348,400
Importance Code C		\$53,400
Total	\$4,173,800	\$7,723,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture	\$6,400			
Electrical	\$22,500	\$24,900	\$17,800	\$17,600
Mechanical	\$55,400	\$69,000	\$45,500	\$52,800
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$111,900	\$121,500	\$90,900	\$98,000
Importance Code A	\$15,800	\$4,200	\$2,700	\$2,700
Importance Code B	\$96,100	\$117,300	\$88,300	\$95,400
Importance Code C				
Total	\$111,900	\$121,500	\$90,900	\$98,000



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

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

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

Asset #: 4245

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	5	\$492,200	
Windows								
Metal/Detention Type	100%			2046	* *	5	\$108,000	
Parapets								
Cast in Place Concrete	60%			LIFE	* *	5	\$95,000	
Metal Rail	40%			2039	* *	5-10	\$110,900	
Roof								
Roll Roofing	100%	Now	\$387,300	2028	\$387,300	5	\$40,200	1
	Blisters, E	xtent : Mode	erate, Area Affect	ed : 15%				
	Location	: Various L	ocations Through	out				
	Cracking/	Crumbling, 1	Extent : Severe, A	rea Affec	ted : 35%			
	Location	: Througho	ut					
	Drains Inc	ıd/Misposn,	Extent : Severe, A	lrea Affe	cted : 100%			
	Location	: Througho	ut					
	Ponding, I	Extent : Seve	ere, Area Affected	: 25%				
	Location	: Various L	ocations Through	out - Ice	Build Up			
terior								
Floors								
Cast in Place Concrete	70%	Now	\$229,100	LIFE	* *	5	\$247,700	
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 10%		* . ,	
		: Througho	-	55				
	Explana	tion : Basem	ent Floor Is Cake	ed With T	oxic Material - Ma	acerator .	Exploded - In	
	Need Of	Cleaning Ar	nd Sealing					
Raised Access Floor	5%	Now	\$193,900	2035	* *	5	\$15,200	
	Loose/Del	am Surface,	Extent : Severe, 2	Area Affe	cted : 100%			
	Location	: Througho	ut Control Rooms	7				
Terrazzo	25%			LIFE	* *	5	\$31,600	
Interior Walls	2570			EII E			Ψ31,000	
Ceramic Tile	10%			2039	* *	5	\$17,300	
Concrete Masonry Unit	77%			LIFE	* *	5	\$53,400	
Glass: Single Pane	5%			LIFE	* *	5	\$6,500	
Glass. Single I and	_	ervation Ex	tent : Light, Area		. 100%	5	φ0,500	
		: Througho		11,,0000	. 100/0			
		tion : Contro						
M. 4.1 C '4 P.		ion . Contro	n Rooms	LIEE	* *			
Metal Security Bars	8%			LIFE	r *			

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	oair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings							
AcousTileSusp.Lay-In	5% Now	\$6,400	2031	* *	5	\$4,000	
	Broken/Missing Elemen	ts, Extent : Mod	erate, Area	Affected : 5%			
	Location : Housing Co	ontrol Room Are	as				
	Staining/Discoloring, E.	xtent : Moderate	, Area Affe	cted : 5%			
	Location : Housing Co	ontrol Room Are	as				
Exposed Concrete	50% Now	\$101,300	LIFE	* *	5	\$12,600	
•	Broken/Missing Elemen	ts, Extent : Ligh	t, Area Affe	cted : 10%			
	Location : Throughou	t Basement					
	Exposed Reinforcement,	Extent : Light,	Area Affect	ed : 5%			
	Location : In Basemen	t Below Inmate	Shower Are	ea And Various I	Locations	S.	
	Water Penetration, Exte	ent : Light, Area	Affected : 2	2%			
	Location : In Basemen						
Metal Panel	25% Now	\$394,100	LIFE	* *	5	\$50,600	
5.53.515.5	Staining/Discoloring, E.	. ,		d : 60%		420,000	
	Location : Throughou		3,5				
Plaster	20%		LIFE	* *	5	\$20,200	

Electrical	Current Repair	Future Repla	cement	М	aintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ated Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2036	* *	3	\$300			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : No Namepla	e Ratings Available						
Transformers								
Dry Type	100%	2031	* *	3	\$600			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: 300 Kva, 416	60/480/277 Volts						
Feeders								
Cable	100%	2034	* *	1				
Raceway								
Conduit	100%	2036	* *	1				
Jnder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2036	* *	5	\$2,800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service	Switch Rated At 2000 Amp	eres					

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	Future	Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Transformers	1000/	2021	* *	-	Ф.400			
Dry Type	100% Other Observation, Extent: Moderate,	2031		5	\$400			
	Location: Basement	Агеи Ајјес	iea . 100/0					
	Explanation : 1- 112.5 Kva, 2- 45 Kv	va. 1- 30 Kv	a. 1- 15 Kva 480/	2018/120	0 Volts			
Switchgear / Switchboard		.,	.,					
Molded Case Bkrs	100%	2036	* *	5	\$2,800			
Raceway								
Conduit	100%	2036	* *	1				
Panelboards								
Fused Disc Sw	5%	2034	* *	5	\$100			
Molded Case Bkrs	95%	2034	* *	5	\$2,700			
Wiring	1000/	2026	* *	1				
Thermoplastic Motor Controllers	100%	2036		1				
Locally Mounted	5%	2031	* *	5				
Motor Control Center	90%	2031	* *	5	\$2,700			
Variable Frequency	5%	2031	* *	J	Ψ2,700			
Drive		2001						
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$1,600			
Stand-by Power								
Transfer Switches	1000/	2021	* *	1	#22.200			
Automatic	100%	2031	T T	1	\$33,300			
Generators Diesel	100%	2029	\$343,200	1	\$41,900			
Diesei	100% 2029 \$343,200 1 \$41,900 Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation: 2- Diesel Gensets Rate	ed At 625 K1	w And 900 Kw					
Batteries								
Lead/Acid	100%	2020	\$2,900	5	\$4,000			
Fuel Storage								
Day Tank	50%	2034	* *	5	\$10,000			
	Other Observation, Extent: Moderate,	Area Affec	ted : 100%					
	Location: Generator Room		<i>C</i> ,					
	Explanation: 275 Gallon Capacity S		Generators **		#1 600			
Main Tank	50%	2041		5	\$1,600			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
	Explanation: 7500 Gallon Capacity							
Lighting	2pranation . 7000 Ganon Capacity							
Interior Lighting								
Fluorescent	95%	2026	\$3,283,900	10	\$94,200			
	T-12 Lamps And Fixtures, Extent : Mo	derate, Are		ó				
	Location: Throughout The Building							
HID	5%	2026	\$25,700	10	\$200			

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	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2026	\$51,700	1		
Exit, Service	50%	2026	\$35,000	1		
Exterior Lighting						
HID	100%	2026	\$794,100	10	\$300	
Alarm						_
Security System						
Generic	100%	2021	\$636,200	1	\$40,400	
	Other Observation, Extent : Mo	oderate, Area Affected	d: 100%			
	Location : Throughout The Bi	uilding				
	Explanation : CCTV Surveilla	ınce Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2021	\$2,177,800	1-3	\$66,600	
	Other Observation, Extent : Mo	oderate, Area Affected	d: 100%			
	Location : Throughout The Bi	ıilding				
	Explanation : Smoke Detector	s, Manual Pull Statio	ons And Alarm	Bells		

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2046	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	50%	2-4	\$14,200	2029	\$141,800	1	\$24,000	
		Extent : M : Mechani	oderate, Area Affe cal Room	cted : 2%	6			
Pres. Reducing Valve/LP Steam	50%			2035	* *	5	\$3,200	
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$5,300	
Terminal Devices								
Air Handler	90%			2031	* *	1	\$60,200	
Fan Coil Unit/Heat	10%			2031	* *	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	100%			2039	* *	1	\$117,000	
Distribution CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	\$8,000	
Terminal Devices Air Handler/Cool/Ht	100%			2031	* *	1	\$66,800	

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

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
Air Conditioning								
Heat Rejection	1000/			2027	Ф 7.47. 400	2	#100 000	
Water Cooling Tower	100%			2027	\$747,400	2	\$108,800	
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,300	
Exhaust Fans	10070			LIIL			Ψ00,500	
Interior	100%			2026	\$700,700	2	\$3,300	
Plumbing					* * * * * * * * * * * * * * * * * * * *		+ -)	
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
HW Heat Exchanger								
Steam Fired		Now	\$6,300	2036	* *	4	\$10,700	
			: Light, Area Affec	ted : 1%				
	Location	: Piping C	Connections					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2024	* *		#2.200	
Non-Submersible	100%	·· F		2034		4	\$2,300	
			Extent : Light, Area	Ајјестеа	: 100%			
		: Basemen						
Fixtures	Ехріапа	tion : Duple	ex Units					
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			
Genea Traction		ervation. E	Extent : Light, Area		: 100%			
			ment To 2nd Floor,			se		
		tion : 4 Uni						
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$54,500	
Sprinkler								
No Component	20%							
Generic	80%			2036	* *	1-2	\$24,200	

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

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Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 14-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$35,939,400	\$96,855,800
Interior Architecture	\$11,199,100	\$5,131,600
Electrical	\$11,884,600	\$11,472,100
Mechanical	\$6,107,100	\$4,415,500
Total	\$65,130,200	\$117,875,000
Importance Code A	\$36,533,300	\$96,913,100
Importance Code B	\$27,167,900	\$20,786,900
Importance Code C	\$1,429,000	\$175,000
Total	\$65,130,200	\$117,875,000

Total	\$182,100	\$248,100	\$279,200	\$227,900
Importance Code C				
Importance Code B	\$182,100	\$238,000	\$264,000	\$227,900
Importance Code A		\$10,100	\$15,100	
Total	\$182,100	\$248,100	\$279,200	\$227,900
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Mechanical	\$51,400	\$76,300	\$126,700	\$85,200
Electrical	\$91,200	\$114,200	\$113,000	\$80,200
Interior Architecture		\$9,200		\$23,000
Exterior Architecture		\$8,900		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

Asset #: 2045

chitecture	C	urrent Repair	Futur	e Replacement	M	aintenance					
tem Component Type		nil Date Estimated Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
erior											
Exterior Walls											
Concrete Masonry Unit		4+ \$447	*	**	5	\$34,900					
	-	aces, Extent : Mode		ed: 20%							
		Peeling In Basemen									
Glass Block	1%		LIFE	* *	5	\$5,800					
Masonry: Brick	80% 1		,	**	5	\$744,100	1				
		Broken/Missing Elements, Extent : Severe, Area Affected : 35% Location : Along Upper Floor And Parapets - Buildings 3-5									
		acks, Extent : Mode									
	Location : 1		гиге, ягей язјест	.ea . 15/0							
		e, Extent : Light, Ar	ea Affected · 159	V ₀							
		Building 20 And Thi									
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
		Location: Bulkheads, Above Windows									
	Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 35%										
	Location : Along Second Floor Windows Buildings 1-5, K-Dormitory Facades										
	Misaligned/Bulging, Extent: Moderate, Area Affected: 55%										
	Location : Bulkheads, Corners, Above 2nd Floor Window Heads										
	Water Penetration, Extent : Severe, Area Affected : 35%										
	Location: K-Dorms 1-4, Upper Level Cells Buildings 1-5 - Various Locations, Buildings 1-2										
	Baseboard Height - Lower Level. Other Observation, Extent : Light, Area Affected : 100%										
	Location : T		t, Area Ajjectea	: 100%							
		i nrougnoui 1 : Brick Cavity Wa	11								
Metal/Glass Curt Wall	2% 1	-		* *	5	\$34,900					
Metal/Glass Curt wall		· ·	. 100 17166		3	\$34,900					
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35% Location : Stairs At End Of Day Rooms - East And North Facades										
		O	erate, Area Affe		25						
	Location : S	Stairs At End Of Da	erate, Area Affe y Rooms - East A	And North Facade	es:						
	Location : S Deteriorated	Stairs At End Of Da Finish, Extent : Mo	erate, Area Affe y Rooms - East A derate, Area Aff	And North Facade ected : 50%							
Matal Panal	Location : S Deteriorated Location : S	Stairs At End Of Da Finish, Extent : Mo Stairs At End Of Da	erate, Area Affe y Rooms - East A derate, Area Aff y Rooms - East A	And North Facade ected : 50%	es.	\$87.200					
Metal Panel	Location : S Deteriorated Location : S 5% 1	Stairs At End Of Da Finish, Extent : Mo Stairs At End Of Da Now \$195	erate, Area Affe y Rooms - East A derate, Area Aff y Rooms - East A 5,200 2036	And North Facade ected : 50% And North Facade **		\$87,200					
Metal Panel	Location : S Deteriorated Location : S 5% I Corrosion/Ru	Stairs At End Of Da Finish, Extent : Mo Stairs At End Of Da Now \$195 usting, Extent : Moa	erate, Area Affe y Rooms - East A derate, Area Aff y Rooms - East A ,200 2036 erate, Area Affe	And North Facade ected : 50% And North Facade **	es.	\$87,200					
Metal Panel	Location: S Deteriorated Location: S 5% N Corrosion/Ru Location: S	Stairs At End Of Da Finish, Extent : Mo Stairs At End Of Da Now \$195 Isting, Extent : Moa South Facade Of Gy	erate, Area Affe y Rooms - East A derate, Area Aff y Rooms - East A 2,200 2036 erate, Area Affe ymnasium	And North Facade fected : 50% And North Facade * * cted : 30%	es.	\$87,200					
Metal Panel	Location: S Deteriorated Location: S 5% N Corrosion/Ru Location: S	Stairs At End Of Da Finish, Extent : Mo Stairs At End Of Da Now \$195 usting, Extent : Moa South Facade Of Gy ented, Extent : Mode	erate, Area Affe y Rooms - East A derate, Area Aff y Rooms - East A 2,200 2036 erate, Area Affe ymnasium	And North Facade fected : 50% And North Facade * * cted : 30%	es.	\$87,200					
Metal Panel Pre-Cast Concrete	Location: S Deteriorated Location: S 5% 1 Corrosion/Ru Location: S Deformed/De	Stairs At End Of Da Finish, Extent : Mo Stairs At End Of Da Now \$195 usting, Extent : Moa South Facade Of Gy ented, Extent : Mode	erate, Area Affe y Rooms - East A derate, Area Aff y Rooms - East A 2,200 2036 erate, Area Affe ymnasium	And North Facade fected : 50% And North Facade * * cted : 30%	es.	\$87,200 \$90,700					

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.

Asset #: 2045

Architecture	Current F	Repair	Future	Replacement	M		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Windows							
Metal/Detention Type	97% Now Air Infiltration, Exten Location: Through		2026 ffected : 70	\$73,333,500 %	5	\$346,100	
	Corrosion/Rusting, E. Location : Cell Bloc Deteriorated Finish, A	xtent : Moderate, 2 eks Throughout. Extent : Moderate,					
	Location: Cell Blocks Throughout. Glazing Broken/Cracked, Extent: Moderate, Area Affected: 50% Location: Cell Block 14 And Various Locations Throughout. Caulking Deteriorated, Extent: Severe, Area Affected: 30%						
	Location: Through Unit Inoperable, Exte Location: Through	nt : Moderate, Are out					
	Water Penetration, E. Location: Through						
Metal Louvers	3%		2035	* *	10	\$36,700	
Parapets	250/		LIEE	* *	-	¢222 100	
Cast in Place Concrete Masonry: Brick Cavity	35% 40% Now	\$660,100	LIFE LIFE	* *	5 5	\$332,100 \$36,800	1
masoniy. Bick Cavity	Broken/Missing Elem Location: Buildings	ents, Extent : Seve		ffected : 30%	3	\$30,800	1
Metal Panel	5%		2036	* *	5	\$17,800	
Metal Rail	20% Now Corrosion/Rusting, E. Location: Over Cel		2024 Area Affect	\$954,000 red: 5%	5	\$130,500	
Roof							
Panel/Paver: Cer/Brk	7% Other Observation, E Location: Main Kit Explanation: New S	chen And Kitchen		**	10	\$67,300	
Single Ply Membrane	93% Now Blisters, Extent : Seve Location : All Build	ings			1		
	Expansion Int Failure Location: Main Co.	rridor, T- Post, An					
	Water Penetration, E. Location: Elevator	Bulkhead - K-Dor					
	Other Observation, E. Location: Through	out					
terior	Explanation : Impro	per Pitch, Drains	At High P	oint			

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.Note: 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.

Architecture	Current F	Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior									
Floors									
Cast in Place Concrete	22% Now	\$164,000	LIFE	**	5	\$354,500			
	Other Observation, E. Location: Basemen		Area Affec	ted : 10%					
	Explanation: Grou		ion						
Ceramic Tile	5% Now	\$69,400	2029	\$1,388,700	5	\$18,400			
Ceranne The	Broken/Missing Elem				3	\$10,400			
	Location : Dormitor		cruic, mrc	a 1135ccica . 570					
Terrazzo	23% Now	\$766,200	LIFE	* *	5	\$132,400			
Terruzzo	Cracking/Crumbling,			ected : 10%	J	ψ13 2 ,100			
	Location : Corridor		. 00						
Traffic Topping	15% Now	\$133,300	2026	\$2,666,600	5	\$69,100			
	Worn/Eroded, Extent	: Moderate, Area	Affected :						
	Location : Gymnasia	um							
Vinyl Tile	25% Now	\$913,900	2021	\$3,046,400	3	\$69,100			
	Broken/Missing Elements, Extent: Severe, Area Affected: 5% Location: Mens Locker Room And 1st Floor Entry, Chapel And Control Room On First Floor.								
	Misaligned/Bulging, I	Extent : Severe, Ar	ea Affecte	d : 10%					
	Location: Maintena	ınce Corridor							
	Patching Evident, Extent: Moderate, Area Affected: 30% Location: Throughout								
	Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Main Corridors								
	Worn/Eroded, Extent Location : Through		Affected :	50%					
Vinyl Tile 9" X 9"	10%		2021	\$1,578,700	3	\$27,600			
villyl Tile 9 A 9	Other Observation, E.	xtent : Severe. Are			3	\$27,000			
	Location: Buildings		-55 - 2000						
	Explanation: 9x9 F								

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

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
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$199,400	LIFE	* *			
		ing, Extent : Generato	: Moderate, Area or Room.	Affected	: 10%			
Concrete Masonry Unit	54%	Now	\$945,400	LIFE	* *	5	\$175,000	
,			ent : Severe, Area		: 10%		+,	
			s Between Building					
Glass: Single Pane	3%	Now	\$284,200	LIFE	* *	5	\$18,200	
C	Glazing Bi	roken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 20%			
	Location	: Control I	Rooms Throughout	:				
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d : 30%			
	Location	: Control I	Rooms Throughout					
	Explanai	tion : Fogg	v/scratched					
Metal Security Bars	3%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$24,300	
SGFT/Glazed Masonry	10%			LIFE	* *			
SGFT/Glazed Masonry	5%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Main Kit	chen And Kitchen	Corridor	•			
	Explanai	tion : Recen	nt Installation Evid	ent				
Steel Plate	5%			LIFE	* *	5	\$24,300	

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.

Asset #: 2045

Architecture	Current Re	Current Repair		lacement	Maintenance				
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior									
Ceilings	25% Now	¢960 500	2031	* *	5	\$02.100			
AcousTileSusp.Lay-In	Broken/Missing Elemen Location: Control Ro Staining/Discoloring, E	om.	re, Area Affect	ed : 20%	3	\$92,100			
	Location : Control Ro		33						
	Water Penetration, Exte Location: Control Ro		Area Affected :	5%					
Exposed Concrete	25% 0-2	\$576,400	LIFE	* *	5	\$28,800			
1	0	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Corridors And Stairwells - Buildings 1, 2, 4 And K-Dorms							
	Water Penetration, Exte	ent : Severe, Are	a Affected : 15	%					
	Location : Corridors L Corridor And Building		, 4 And K-Dori	ns, At Expar	ision Joir	its Between			
Exposed Struc: Steel	5% Now	\$754,600	LIFE	* *					
•	Corrosion/Rusting, Exte	ent : Moderate, A	Area Affected :	20%					
	Location : Lower Hou Room	sing 6 And 8 An	d Various Loca	ations Throu	ghout, M	ain Electrical			
Metal Panel	10% Now	\$239,300	LIFE	* *	5	\$92,100			
	Corrosion/Rusting, Exte	ent : Moderate, A	Area Affected :	15%					
	Location : Throughout Corridors								
	Deformed/Dented, Exte	nt : Light, Area .	Affected : 10%						
	Location: Clinic.								
Plaster	35% Now	\$658,400	LIFE	* *	5	\$161,200			
	Water Penetration, Exte			100%		. , ,			
	Location: K-Dorms 1	-4 Upper Level,	Cell Blocks 11	And 16 Upp	oers,				

lectrical	Current Repair	Future Replacemen	nt	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co		Cycle Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	3	\$1,600	
	Other Observation, Extent: Moderate	, Area Affected : 100%				
	Location : Kitchen Main Electrical F	Room				
	Explanation: 600 Amperes, 4160 Vo	olts				
Transformers						
Dry Type	100%	2039	* *	3	\$2,700	
7 71	Other Observation, Extent: Moderate	, Area Affected : 100%				
	Location : Kitchen Main Electrical I	Room				
	Explanation : 2- 1500 Kva, 4160/480	0/277 Volts				
Feeders						
Cable	100%	2042	* *	1		
Raceway						
Conduit	100%	2046	* *	1		

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 #: 2045

Electrical	Current Repair	Future Replacement	N		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Air Circuit Breaker	50%	2046 **	5	\$1,300	
	Other Observation, Extent: Mod				
	Location : Kitchen Main Elect				
	Explanation : 2- Main Service	Switches Rated At 3000 Amperes			
Air Circuit Breaker	25%	2026 \$57,300	5	\$600	
	Other Observation, Extent: Mod				
	Location : Old Electrical Room				
	Explanation : Main Service Sw				
Fused Disc Sw	25%	2046 **	5	\$500	
	Other Observation, Extent : Mod				
	Location: Old Electrical Room				
-	Explanation : Main Service Sw	ritch Rated At 2000 Amperes			
Transformers	1000/	2024 #20.700	-	#1 000	
Dry Type	100%	2024 \$30,700	5	\$1,800	
	Other Observation, Extent: Mod Location: Old Electrical Room				
Switcheson / Switchboard	Explanation: 150 Kva, 480/20	o rous			
Switchgear / Switchboard Fused Disc Sw	20%	2026 \$190,100	5	\$400	
Molded Case Bkrs	40%	2026 \$380,300	5	\$5,200	
Molded Case Bkrs	40%	2026 \$360,300	5	\$5,200	
Raceway	1070	2010		Ψυ,200	
Conduit	70%	2036 **	1		
Conduit	30%	2026 \$341,600	1		
Panelboards					
Fused Disc Sw	10%	2025 \$104,700	5	\$1,100	
Molded Case Bkrs	50%	2025 \$523,400	5	\$6,500	
Molded Case Bkrs	35%	2034 **	5	\$4,500	
Molded Case Bkrs	5%	2042 **	5	\$600	
Wiring					
Braided Cloth	20% 2-4 \$350),800 2051 **	1		
	Other Observation, Extent : Mod	-			
	Location : Throughout The Bu	ilding			
	Explanation : Insulation Aged				
Thermoplastic	50%	2026 \$877,000	1		
Thermoplastic	25%	2036 **	1		
Thermoplastic	5%	2046 **	1		
Motor Controllers					
Locally Mounted	10%	2024 \$34,200	5	\$300	
Locally Mounted	10%	2031 **	5	\$300	
Motor Control Center	40%	2031 **	5	\$5,400	
Motor Control Center	40%	2024 \$827,100	5	\$5,400	
Ground					
Grounding Devices	1000/	THE ''	-	AF 5 C C	
Generic Stand-by Power	100%	LIFE **	5	\$7,200	

Stand-by Power

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 Ro	Current Repair Future Replacement		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Transfer Switches	500/		2020	* *		Φ 7 5 7 00	
Automatic	50%		2039	**	1	\$75,700	
Automatic Automatic	25% 25%		2031 2024	\$76,600	1 1	\$37,900 \$37,900	
Generators	2370		2024	\$70,000	1	\$37,900	
Diesel	50% Other Observation, Ex Location: W 17, 18, Explanation: Rated	19	2035 Area Affe	* * cted : 100%	1	\$95,300	
Diesel	25% Other Observation, Ex Location: Outside O Explanation: Rated	f Main Kitchen A		* * cted : 100%	1	\$47,700	
Diesel	25% Now Not in Service, Extent Location : Old Main		2041 Affected	* * : 100%	1	\$42,900	
Batteries							
Lead/Acid Lead/Acid	75% 25%		2020 2020	\$2,200 \$700	5 5	\$13,700 \$4,600	
Fuel Storage				<u>`</u>		· · · · · · · · · · · · · · · · · · ·	
Day Tank	25% Other Observation, Ex Location: W17, 18.	19	2042 Area Affe	* * cted : 100%	5	\$22,800	
Day Tank	Explanation: 275 Ga 25% Other Observation, Ex Location: Outside Q Explanation: 250 Ga	tent : Light, Area f Main Kitchen A		**	5	\$22,800	
Underground Storage	50% Other Observation, Ex Location: Undergrow Explanation: 20000	tent : Moderate, . und	LIFE Area Affe	* * cted : 100%	5	\$15,200	
Lighting							
Interior Lighting Fluorescent	65% T-12 Lamps And Fixtu Location : Througho		2021 lerate, Ar	\$10,231,700 ea Affected : 100%	10	\$293,400	
Fluorescent	25% T-8 Lamps And Fixture Location : Througho		2031 rate, Area	* * a Affected : 100%	10	\$112,900	
Fluorescent	8% Compact Fluorescent Location: Throughout	_	2026 oderate, A	\$1,259,300 Area Affected : 100	10	\$36,100	
HID	1%		2021	\$23,400	10	\$200	
Incandescent	1%		2021	\$157,400	2	\$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 #: 2045

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2026	\$235,500	1		
Exit, Service	45%	2021	\$143,600	1		
Exit, Service	5%	2026	\$16,000	1		
Exterior Lighting						
HID	100%	2026	\$3,616,200	10	\$1,500	
Alarm						
Security System						
Generic	100%	2026	\$2,896,900	1	\$183,800	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Throughout The Building	g				
	Explanation : CCTV Surveillance (Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2034	* *	1-3	\$303,300	
	Other Observation, Extent : Moderat	te, Area Affe	cted : 100%			
	Location : Throughout The Buildin	g				
	Explanation: Strobe Lights, Manua	al Pull Statio	ons, Alam Bells, Sn	noke Det	ectors, Horns	

Mechanical		Current R	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2022	\$593,900	5	\$29,200	
Distribution								
Hot Wtr Piping/Pump	60%			2034	* *	4	\$14,600	
Central Plant Steam Piping/Pmp	40%			2036	* *	4	\$14,600	
Terminal Devices								
Air Handler	Broken, Ex		\$378,300 re, Area Affected : r Dampers / Tempe		\$3,783,300 Controls	1	\$82,200	
Convector/Radiator	Other Observation	: Building			* * ed : 100% nd Is On Extended	1 Life	\$100,200	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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

Mechanical	Current Repair			Future	Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	40%			2036	* *	2	\$12,100	
-		gerant, Extent : Lig	ht, Area A	ffected : .	100%			
	Location	•	. 1 . 4	1.00 . 1	1000/			
	Location	•		Affected	: 100%			
		ion : Under Constr	uction					
Window/Wall Unit	20%			2020	\$373,800	1		
No Component Terminal Devices	40%							
Air Handler/Cool/Ht	40%			2021	\$2,414,000	1	\$121,800	
No Component	60%			2021	Ψ2,111,000	•	Ψ121,000	
Heat Rejection								
Dry Cooler	40%			2021	\$1,170,600	2	\$137,100	
No Component	60%							
Ventilation Ventilation								
Distribution 1/D:cc	1000/			LIEE		2.5	#274 500	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$274,500	
Exhaust Fans Roof	100%			2031	* *	2	\$15,100	
Plumbing	10070			2031			\$15,100	
H/C Water Piping								
Brass/Copper	20%			2036	* *	1		
Galvanized Steel	80%			2031	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2036	* *	4	\$73,000	
Sanitary Piping	1000/			LIEE	* *			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	0-2	593,400	LIFE	* *	1		
Cast from	Leak Evide	vnt, Extent : Severe, : Throughout	-			1		
Sump Pump(s)	Localion	. Inrougnout						
Non-Submersible	100%			2026	\$136,700	4	\$10,400	
Tion Suchiefficie		ervation, Extent : L	ight, Area			•	Ψ10,100	
		: Basement						
	Explana	ion : Duplex Unit						
Sewage Ejector(s)								
Electric	100%			2026	\$258,300	4	\$19,600	
		ervation, Extent : L	ıght, Area	Affected	: 100%			
		: Basement ion : Duplex Unit						
Fixtures	Елріипаі	ion . Dupiex Onli						
Generic	100%							
/ertical 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.

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

Mechanical	C	Current Repair Fut		e Replacement	Maintenance				
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport									
Elevators									
Hydraulic	100%		LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (9	9) 1-2, (1) 1-3							
	Explanation	: 10 Units							
Fire Suppression									
Standpipe									
Generic	100% N	Now \$74,800	2052	* *	1-5	\$174,600			
	Leak Evident,	Extent : Severe, Area Affe	cted : 5%	6					
	$Location: \lambda$	lext To Main Entrance							
Sprinkler									
No Component	60%								
Generic	40%		2052	* *	1-2	\$55,200			
Chemical System									
Generic	100%		2024	\$50,800	1-3	\$3,700			

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.

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

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 : 12-Jan-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$39,000	\$40,900
Interior Architecture		\$35,800
Total	\$39,000	\$76,700
Importance Code A	\$39,000	\$40,900
Importance Code B		\$35,800
Total	\$39,000	\$76,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,300	\$13,400	\$2,800	
Interior Architecture	\$16,700			
Electrical	\$1,400	\$11,300	\$1,700	\$1,400
Mechanical	\$100	\$200	\$200	\$200
Total	\$33,500	\$24,900	\$4,800	\$1,600
Importance Code A	\$15,300	\$13,600	\$2,800	\$100
Importance Code B	\$18,200	\$11,300	\$2,000	\$1,500
Importance Code C				
Total	\$33,500	\$24,900	\$4,800	\$1,600



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 CENTRAL FREEZER WAREHOUSE

Asset #: 13661

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
xterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,900	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,700	
Metal Panel		Now	\$15,300	2046	**	5	\$40,900	
	-		tent : Light, Area	Affected	: 10%			
			d East Facades	. 4	100			
			, Extent : Moderat		Affected: 10%			
		: Overhan	g Above Loading I					
Metal Coiling Doors	5%			2039	* *	5	\$4,300	
Window Wall	1%			2046	* *	5	\$1,000	
Windows								
Steel	100%			2042	* *	5	\$5,700	
Parapets								
Metal Panel	100%			2046	* *	5	\$25,800	
Roof								
Metal Panel		Now	\$39,000	2039	* *			
			ss, Extent : Severe	, Area A <u>j</u>	ffected : 15%			
	Location	: Roof Gu	ters - Built-up Ice					
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	ected: 3%			
	Location	: Above O	verhead Doors At A	Loading	Dock			
nterior								
Floors								
Cast in Place Concrete		Now	\$16,500	LIFE	* *	5	\$35,800	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%							
	Location	Location : At South Freezer Door Threshold						
	Horizonta	l Cracks, E	xtent : Light, Area	Affected	: 2%			
	Location	: Loading	Dock And Electric	al Room				
	Uneven Sı	ırface, Exte	nt : Severe, Area A	Iffected :	10%			
	Location	: Trench L	Prains Cracking Ar	id Settlin	g Below Slab			
Ceramic Tile	2%			2035	* *	5	\$300	
Interior Walls							* - · · ·	
Glass: Single Pane	5%			LIFE	* *	5	\$700	
Metal Panel	60%			LIFE	* *		* * * *	
SGFT/Glazed Masonry	20%			LIFE	* *			
Steel Plate	15%			LIFE	* *	5	\$1,700	
		ervation. F	xtent : Moderate, 2		ected : 100%	-	Ψ2,, σ	
		: Freezer		55 -				
		tion : Struc						
Ceilings	7							
Exposed Struc: Steel	20%			LIFE	* *			
Fiber Board	20%			2031	* *			
Metal Panel	60%			LIFE	* *	5		
1,10,001 1 01101	0070			-11 1				

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

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE

Asset #: 13661

Electrical	Current Repair	Future Replace	ment	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Moderate Location : Electrical Room Explanation : Main Service Switch K			5	\$300	
Transformers Dry Type	100% Other Observation, Extent : Moderate Location : Electrical Room Explanation : No Available Nameplo		**	5		
Switchgear / Switchboard Molded Case Bkrs Raceway	100%	2046	* *	5	\$300	
Conduit Panelboards Fused Disc Sw Molded Case Bkrs	100% 2% 98%	2046 2042 2042	* * * * * * *	5 5	\$300	
Wiring Thermoplastic Motor Controllers	100%	2046	* *	1		
Ground Grounding Devices Generic	100%	2039 LIFE	* *	5	\$100 \$200	
Stand-by Power Transfer Switches Automatic	100%	2039	* *	1	\$3,400	
Generators Not Accessible Batteries	100%					
Not Accessible Fuel Storage Underground Storage	100% Other Observation, Extent: Moderate Location: Underground Explanation: 2500 Gallon Capacity		**	5	\$700	
Lighting Interior Lighting Fluorescent	80% Other Observation, Extent : Light, Are Location : Office And Inside Freezer Explanation : T-8 Lamps	2031 ea Affected : 100%	* *	10	\$8,200	
HID	20%	2031	* *	10	\$100	
Egress Lighting Emergency, Battery Exit, Service	50% 50%	2031 2031	* *	10 1	\$1,300	

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 CENTRAL FREEZER WAREHOUSE

Asset #: 13661

Electrical	Current Repair	Future Replacemen			Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting HID	100%	2031	* *	10				
Alarm								
Security System								
Generic	100%	2031	* *	1	\$4,200			
	Other Observation, Extent: Moderate,	Area Affected: 10	0%					
	Location: Throughout The Building							
	Explanation : CCTV Surveillance Car	meras						
Fire/Smoke Detection								
Generic, Digital	100%	2031	* *	1-3	\$6,900			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation: Strobe Lights, Manual	Pull Stations, Smo	ke Detecto	ors And A	Alarm Bells			

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
Heating								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	10%			2027		2	\$300	
No Component	90%							
Terminal Devices								
Induction Unit	10%			2035	* *	1	\$400	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$4,200	1		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater								
Electric	100%			2024	\$17,900	4	\$100	
	Other Obs	ervation, E	xtent : Light, Area	Affected	1: 100%			
	Location	: Closet						
	Explanat	ion : 1 - 12	20 Gallon Unit					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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 CENTRAL FREEZER WAREHOUSE

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Sump Pump(s)						
Non-Submersible	100%	2034	* *	4	\$200	
	Other Observation, Extent : Light	, Area Affected : 100	%			
	Location: Mechanical Room					
	Explanation: Duplex Unit					
Backflow Preventer						
Generic	100%	2031	* *	1	\$700	
Fixtures						
Generic	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.

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

Asset Name : RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Address : 17-19 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.095 / 14781 Yr Built/Renovated : 2015 /

Area Sq Ft : 13,769 Project Type : CORRECTION

Date of Survey : 13-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2118476

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$68,600	\$182,800
Total	\$68,600	\$182,800
Importance Code A	\$68,600	\$182,800
Total	\$68,600	\$182,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$27,900	
Interior Architecture			\$13,900	
Electrical	\$2,100	\$1,700	\$5,200	\$2,100
Mechanical	\$3,700	\$4,600	\$6,600	\$4,000
Total	\$5,800	\$6,300	\$53,500	\$6,100
Importance Code A	\$1,400	\$1,400	\$29,200	\$1,400
Importance Code B	\$4,400	\$4,900	\$23,400	\$4,700
Importance Code C			\$900	
Total	\$5,800	\$6,300	\$53,500	\$6,100



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 #: 14781

Architecture		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
Exterior							
Exterior Walls							
Cement-Fiber Panel	5%		2037	* *	10	\$7,100	
Concrete Masonry Unit	5%		LIFE	* *	5	\$1,400	
Metal/Glass Curt Wall	5%		LIFE	* *	5	\$4,300	
Metal Panel	80%		2057	* *	5-10	\$251,400	
Metal Coiling Doors	5%		2047	* *	5	\$7,100	
Windows							
Aluminum	90%		2052	* *	5	\$6,900	
Metal Louvers	10%		2042	* *	10	\$4,800	
Parapets						·	
Metal Panel	100%		2057	* *	5	\$32,000	
Roof						·	
Single Ply Membrane	100%		2037	* *	10	\$30,400	
nterior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,300	
Ceramic Tile	10%		2042	* *	5	\$2,100	
Traffic Topping	85%		2037	* *	5	\$21,900	
Interior Walls							
Ceramic Tile	5%		2042	* *	5	\$1,800	
Concrete Masonry Unit	5%		LIFE	* *	5	\$700	
Gypsum Board	5%		LIFE	* *	5	\$1,100	
No Component	85%						
Ceilings							
AcousTileSusp.Lay-In	10%		2047	* *	5	\$2,000	
Exposed Struc: Steel	90%		LIFE	* *			

lectrical	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
ver 600 Volts				
Service Equipment				
Air Circuit Breaker	100%	2053 **	3 \$100	
	Other Observation, Extent : Light, An	rea Affected : 100%		
	Location: Electrical Room			
	Explanation : Main Service Cutout	Switch Rated 3000 Amperes,	5kv	
Transformers				
Dry Type	100%	2044 **	3 \$100	
	Other Observation, Extent : Light, An	rea Affected : 100%		
	Location: Electrical Room			
	Explanation : 2- 3000kva ,4160/480	0/277 Volts		
Switchgear / Switchboard				
Air Circuit Breaker	100%	2053 **	3 \$100	
Feeders				
Busway	100%	2044 **	1	

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 #: 14781

Electrical	Current Repa	air Fu	ture Replac	cement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Ye	ar Estima Y	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts							
Raceway							
Tray	100%	20-	14	* *	1		
Under 600 Volts							
Service Equipment	1000/	20	- 2	* *	-	#100	
Air Circuit Breaker	100% Other Observation, Exter	20: nt: Light Area Affai	-		5	\$100	
	Location : Electrical Re		ieu . 100/0				
	Explanation: 2- Main I		od At 4000 A	Imneres F	ach		
Transformers	Explanation . 2- Main 1	ower breakers Kun	и лі 4000 л	imperes L	исп.		
Dry Type	100%	204	14	* *	5	\$100	
Diy Type	Other Observation, Exter				3	Ψ100	
	Location : Electrical Ro						
	Explanation: 112.5kva	, 30kva, 480/277 Va	lts				
Switchgear / Switchboard	*						
Air Circuit Breaker	100%	20:	53	* *	5	\$100	
Raceway							
Conduit	100%	20:	53	* *	1		
Panelboards							
Fused Disc Sw	1%	20-		* *	5		
Molded Case Bkrs	99%	20-	19	* *	5	\$400	
Wiring							
Thermoplastic	100%	20:	53	* *	1		
Motor Controllers	1000/	20		ala ala	-	0.400	
Motor Control Center	100%	204	14	* *	5	\$400	
Ground							
Grounding Devices Not Accessible	100%						
tand-by Power	10076						
Transfer Switches							
Automatic	100%	204	14	* *	1	\$4,200	
Generators	10070	20	•		-	ψ1,200	
Diesel	100%	204	10	* *	1	\$5,300	
	Other Observation, Exter					42,200	
	Location : Generator R	oom / Outside					
	Explanation : Emergen	cy Generator Rated	At 500 Kw				
Batteries							
Lead/Acid	100%	202	22	\$2,900	5	\$500	
Fuel Storage							
Day Tank	50%	20		* *	5	\$1,300	
	Other Observation, Exter		ted : 100%				
	Location: Generator R						
	Explanation: 550 Galle						
Main Tank	50%	200		* *	5	\$200	
	Other Observation, Exter		ted : 100%				
	Location: Underground						
	Explanation: 20,000 G	attons Rated Capac	ty				

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 #: 14781

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	70%	2035	* *	10	\$8,800	
	T-8 Lamps And Fixtures, E.		fected : 100%			
	Location: Offices, Confer	rence Rooms				
Fluorescent	30%	2035	* *	10	\$3,800	
	Compact Fluorescent Light	, Extent : Light, Area	Affected: 100%			
	Location : Gas Turbine G	enerator Area				
Egress Lighting						-
Emergency, Service	50%	2035	* *	1		
Exit, Service	50%	2035	* *	1		
Exterior Lighting						
HID	10%	2035	* *	10		
LED	10%	2035	* *			
No Component	80%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2062	* *	5	\$400	
	Other Observation, Extent	: Light, Area Affected	1: 100%			
	Location : Stack Only					
	Explanation: Steel					
Alarm						
Security System						
Under Construction	100%					
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$8,700	
	Other Observation, Extent		1: 100%			
	Location: Throughout Th	- C				
	Explanation : Strobe Ligh	ts, Manual Pull Statio	ons, Alarm Bells, H	lorns An	d Smoke Detectors	

Mechanical	Current Repa	ir Future Ro	eplacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	80%	2057	* *	1		
Natural Gas	20%	2057	* *	1		
Conversion Equipment						
Steam Boiler	100%	2047	* *	1	\$13,600	
	Recent Installation, Exten	t : Light, Area Affected : 90	0%			
	Location: 2 Units, Boile	r Room				
Distribution						
Central Plant Steam	100%	2057	* *	4	\$1,000	
Piping/Pmp						
Terminal Devices						
Air Handler	90%	2037	* *	1	\$7,700	
Fan Coil Unit/Heat	10%	2037	* *	1	\$400	

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	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2052	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	50%		2032	* *	2	\$400	
No Component	50%						
Terminal Devices							
Air Handler/Cool/Ht	100%		2037	* *	1	\$8,500	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,700	
Exhaust Fans							
Roof	100%		2037	* *	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2057	* *	1		
Water Heater							
Electric	100%		2027	\$22,100	4	\$100	
Sanitary Piping				•			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2037	* *	1	\$800	
Fixtures						,	
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2057	* *	1-5	\$6,900	
Sprinkler						+ - , - 0 0	
Generic	100%		2057	* *	1-2	\$3,900	
Generic	10070		2001		1 4	Ψ3,700	

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

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

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

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER

Address : RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 03-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$99,100
Total		\$99,100
Importance Code B		\$99,100
Total		\$99,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$600		\$300	
Interior Architecture	\$1,400		\$400	
Electrical	\$300	\$200	\$200	\$300
Mechanical	\$800	\$900	\$800	\$900
Total	\$3,100	\$1,100	\$1,700	\$1,200
Importance Code A	\$800	\$100	\$400	\$100
Importance Code B	\$2,300	\$1,000	\$1,300	\$1,100
Importance Code C		•	·	•
Total	\$3,100	\$1,100	\$1,700	\$1,200



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

rchitecture		Current Repai	r Futu	re Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date Estin (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Masonry: Brick	20%		LIFE		5	\$1,300	
Stucco Cement	80%		2039	* *	5	\$13,300	
			: Light, Area Affecte	d : 100%			
		: Throughout					
-	Explanat	ion : Referring T	To An Eifs Product				
Windows	1000/		• • • •	* *	_		
Aluminum	100%		2042	* *	5	\$500	
Roof	000/		2025	* *	1.0	¢1.200	
Asphalt Shingle	90%		2035		10	\$1,200	
Roll Roofing	10%		2025	\$6,200	5	\$1,300	
		ervation, Extent : Throughout	: Moderate, Area Aff	ectea : 100%			
		. 1nrougnoui ion : Snow Presi	ont				
erior	Блринии	ion . Show 1 rese	zni				
Floors							
Carpet	30%		2025	\$14,600	3	\$900	
Cast in Place Concrete	20%		LIFE		5	\$900	
Ceramic Tile	5%		2035	* *	5	\$100	
Raised Access Floor	15%		2035	* *	5	\$1,100	
Vinyl Tile	30%		2031	* *	3	\$200	
Interior Walls			<u>``</u>			<u> </u>	
Concrete Masonry Unit	15%		LIFE	* *	5	\$500	
Gypsum Board	85%		LIFE	* *	5	\$4,000	
••	Water Pen	etration, Extent	: Moderate, Area Aff	ected : 2%		•	
	Location	: 2nd Floor Cor	ference Room - Sout	h Wall			
Ceilings							
Gypsum Board	100%	Now	\$800 LIFE	* *	5	\$2,400	
		-	Extent : Light, Area .	Affected : 15%			
	Location	: Basement - Ex	posed Insulation				

lectrical	Current Repair	Future Replacement	Maintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
nder 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2036 **	5	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Outside			
	Explanation : Main Service Switch Ra	ted At 200 Amperes		
Switchgear / Switchboard				
Not Accessible	100%			
Raceway				
Conduit	100%	2036 **	1	
Panelboards				
Fused Disc Sw	100%	2034 **	5 \$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 EMERGENCY COMMAND CENTER

Asset #: 13709

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2036	* *	1		
Motor Controllers	10070					
Locally Mounted	100%	2031	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		
Stand-by Power						
Transfer Switches						
Not Accessible	100%					
Generators						
Not Accessible	100%					
Batteries						
Not Accessible	100%					
Fuel Storage						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	90%	2026	\$43,800	10	\$2,100	
	T-12 Lamps And Fixtures, Exter Location : Throughout The Bu	-	ffected : 100%	ó		
Fluorescent	10%	2026	\$4,900	10	\$200	
	Compact Fluorescent Light, Ext Location : Throughout The Bu		Affected : 100)%		
Egress Lighting						
Emergency, Service	50%	2026	\$1,200	1		
Exit, LED	50%	2041	* *	1		
Exterior Lighting						
HID	100%	2026	\$18,400	10		
Alarm						
Security System						
Generic	50%	2026	\$7,400	1	\$500	
	Other Observation, Extent : Lig	ht, Area Affected : 50	%			
	Location : Outside					
	Explanation : Wall Mounted C	Cameras				
Generic	50%	2026	\$7,400	1	\$500	
	Other Observation, Extent : Mo	derate, Area Affected	: 100%			
	Location: Inside And Outside					
	Explanation : CCTV Surveilla	nce Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2026	\$50,400	1-3	\$1,600	
	Other Observation, Extent: Mo		: 100%			
	Location : Throughout The Bu					
	Explanation : Strobe Lights, M	Ianual Pull Stations, 2	Alarm Bells, F	Horns And	d Smoke Detectors	

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		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
	Location	: Basement	tent : Light, Area		: 100%			
Conversion Equipment	Explanat	ion : Steam	From Adjacent B	uilding				
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2039	* *	1	\$1,200	
	Location	ervation, Ex : Basement ion : 1 Unit	tent : Light, Area	Affected	: 100%			
Distribution								-
Hot Wtr Piping/Pump	100%			2048	* *	4	\$200	
Terminal Devices								
Air Handler	50%			2034	* *	1	\$800	
Convector/Radiator	50%			2043	* *	1	\$400	
Air Conditioning								
Energy Source	100%			2048	* *	1		
Electricity Conversion Equipment	100%			2048		1		
Reciprocating Compr/Chiller	100%			2031	* *	1	\$1,200	
- -	Location	: Side Of Th						
			tent : Light, Area	Affected	: 100%			
		: Side Of Bi ion : 3 Split	-					
Terminal Devices	Ехріанаі	ion . 3 spiii	Type Oniis					
Air Handler/Cool/Ht	100%			2034	* *	1	\$1,600	
Heat Rejection								
Dry Cooler	100%			2031	* *	2	\$1,700	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,400	
Exhaust Fans	10070			LIIL			ψ1,100	
Interior	100%			2034	* *	2	\$100	
Plumbing								
H/C Water Piping	1000/							
Brass/Copper	100%			2052	* *	1		
HW Heat Exchanger Steam Fired	100%			2052	* *	1	\$400	
Sanitary Piping	100%			2032		4	\$400	
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	10070			<u> </u>				
Generic	100%			2034	* *	1	\$200	
-			-		-			

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 EMERGENCY COMMAND CENTER

Mechanical	nical Current Repair		nt Maintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estimated Co FY	OST Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
No Component	50%			
Generic	50%	2052	* * 1-2 \$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.

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Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 08-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$64,065,100	\$614,900
Interior Architecture	\$8,213,100	\$5,618,200
Electrical	\$14,845,800	\$4,056,400
Mechanical	\$9,452,500	\$2,384,900
Total	\$96,576,500	\$12,674,400
Importance Code A	\$64,065,100	\$921,100
Importance Code B	\$26,868,600	\$11,626,600
Importance Code C	\$5,642,800	\$126,700
Total	\$96,576,500	\$12,674,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,200	\$1,300	\$12,700	
Interior Architecture	\$48,000		\$688,100	\$17,000
Electrical	\$95,200	\$39,300	\$32,000	\$32,000
Mechanical	\$43,600	\$29,200	\$60,000	\$22,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$220,900	\$81,600	\$804,700	\$83,000
Importance Code A	\$29,200	\$3,400	\$12,700	
Importance Code B	\$191,700	\$78,100	\$792,000	\$83,000
Importance Code C				
Total	\$220,900	\$81,600	\$804,700	\$83,000



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 #: 2026

Architecture	Current Repa	air Fu	ure Replacement	М	aintenance	
ystem Component Type	% of Fail Date Est Total (Years)	timated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls Cast in Place Concrete	3% Now Broken/Missing Elements Location: Main Loadin	-		5	\$46,700	
Masonry: Brick Cavity	91% Now Expansion Jnt Failure, Ex Location : Above 3rd Fl		a Affected : 15%	5	\$283,000	
Metal Panel	2% Now Broken/Missing Elements Location : Academy But Deformed/Dented, Extent Location : Academy But	ilding : Moderate, Area A <u>j</u>	Affected : 2%	5	\$11,700	
Slate Panels	1% Now Spalling, Extent : Severe, Location : Window Sills	**		5	\$2,300	
Window Wall	3% Now Corrosion/Rusting, Exten Location: Emergency E Other Observation, Exten Location: Stairwells In Explanation: Unsafe C	Enclosed Stairwells T at : Severe, Area Affe State Of Major Disr	eted : 60% hroughout. cted : 100%	5 gress	\$17,500	
Windows						
Metal/Detention Type	Corrosion/Rusting, Exten Location: Throughout Deteriorated Finish, Exte Location: Throughout Glazing Broken/Cracked, Location: Throughout. Thermally Inefficient, Ext Location: Throughout	nt : Moderate, Area Extent : Moderate, Area	ffected : 35% Affected : 50% Irea Affected : 70% Affected : 70%	5	\$240,500	
Metal/Detention Type	5%	205	2 **	5	\$25,300	
Parapets Masonry: Brick Cavity Metal Panel Metal Rail	67% 4% 25%	LIF 203 203	* *	5 5 5-10	\$10,900 \$2,500 \$73,800	
Metal: Cage/Fence	4%	203		5-10	\$5,100	

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 #: 2026

Architecture		Current F	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	000/	3.7	ф11 211 700	2026	* *			
Built-Up (BUR)		Now	\$11,311,700	2036	* *			
		xtent : Seve : Through	re, Area Affected .	40%				
		_	nı. nt : Moderate, Are	a Affact	ad · 100/			
		: Various I		и Ајјесте	zu . 10/0			
			derate, Area Affec	ted · 20%	6			
	_	: Through	**	ca . 207	o .			
Metal Panel		Now	\$191,900	2046	* *			1
Wictai i anci			stent : Severe, Are		d · 100%			1
			Academy Building		. 100/0			
terior			, ,					
Floors								
Carpet	5%			2022	\$674,500	3	\$40,700	
Cast in Place Concrete	10%	Now	\$55,000	LIFE	* *	5	\$118,800	
			ctent : Severe, Are	a Affecte	d : 10%			
			or Below Kitchen.					
Ceramic Tile	_	Now	\$51,200	2029	\$1,024,100	5	\$13,600	
			Extent : Moderate					
	Location	: Dormitor	y Shower Areas T	hroughoi	ut			
Quarry Tile		Now	\$30,400	2039	* *	5	\$20,400	
			Extent : Moderate	, Area Aj	ffected : 10%			
		: Kitchen A	1rea					
Terrazzo	30%			LIFE	* *	5	\$127,300	
Traffic Topping	20%			2026	\$2,621,900	5	\$135,800	
Vinyl Tile		Now	\$404,400	2026	\$1,348,000	3	\$30,600	
			Extent : Moderate					
					ic, And Corridors.			
		aea, Extent : Througho	: Moderate, Area .	4]]естеа	: 35%			
77' 1 T'1 - 0 37 0				2026	* *		#20 400	
Vinyl Tile 9" X 9"		Now	\$1,164,200 ents, Extent : Seve	2036		3	\$20,400	
		_	ents, Extent : Seve out Housing Areas	re, Area	Ајјества : 40%			
			: Severe, Area Aff	ected · A	0%			
			out Housing Areas		07 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 #: 2026

Architecture	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Concrete Masonry Unit	55% Nov	* /	LIFE	**	5	\$126,700	
	_	Elements, Extent : Ligi	it, Area Ą	ffected: 1%			
		12 Block Stair Area.	1.00	. 1 10/			
		/Erod, Extent : Light, A	lrea Affec	ted : 1%			
	-	12 Block Stair Area.					
Glass: Special Gauge	5% Nov	. , ,	LIFE	* *	1		
		on, Extent : Severe, Ar					
		oughout Housing Cont		Areas.			
		Glass Steel Frames Ru					
Metal Security Bars	5%		LIFE	* *			
Metal: Cage/Fence	5%		LIFE	* *			
Plaster	10%		LIFE	* *	5	\$17,300	
SGFT/Glazed Masonry	20%		LIFE	* *			
Ceilings							
AcousTile,Adhered	30% Nov	+ ,	2031	* *	5	\$81,500	
		Elements, Extent : Sev	ere, Area	Affected: 35%			
		And New Clinics					
Exposed Concrete	35% Nov	. ,	LIFE	* *	5	\$29,700	
	0	oling, Extent : Moderat		ffected : 10%			
		st Floor Under Kitchen					
		cement, Extent : Light,		ected: 2%			
		st Floor, Above Water					
		on, Extent : Moderate, st Floor Under Kitchen		cted : 10%			
Metal Panel	5% Nov	w \$17,600	LIFE	* *	5	\$34,000	
	Water Penetration	on, Extent : Light, Area	Affected	: 2%			
	Location: Gyn	nnasium.					
Plaster	30%		LIFE	* *	5	\$101,900	
		bling, Extent : Light, Ai		ed : 5%	-	¥ - 3- 9-	
	-	st Floor Corridor.	50				

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

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 #: 2026

lectrical	Current Repair	Futu	re Replacement	M	laintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	35% Other Observation, Extent : Light, Are	2026 a Affected	\$53,500 l: 100%	5	\$500	
	Location : Electrical Room Explanation : One 5,000 Ampere Ma	in Discon	nect Switch			
Fused Disc Sw	30% Other Observation, Extent : Moderate, Location : Electrical Room	2026 Area Affa	\$45,900 ected : 100%	5	\$500	
	Explanation : One 1200 Ampere Mai	n Disconi	nect Switch For Em	ergency		
Molded Case Bkrs	35% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: One 4500 Ampere Mai			5	\$3,300	
Transformers	Explanation . One 4500 Ampere Mai	n Disconi	ieci swiich			
Dry Type	25% Other Observation, Extent: Moderate,	2024 Area Affa	\$7,700 Sected : 100%	5	\$300	
	Location : Electrical Room Explanation : One 500 Kva 480hv-20	08/120by				
Dry Type	25%	2024	\$7,700	5	\$300	
	Other Observation, Extent: Moderate, Location: Electrical Room		ectea : 100%			
D T	Explanation : One 300 Kva 480hv-20 50%	$\frac{18/120iv}{2024}$	\$15.400	5	\$700	
Dry Type	Other Observation, Extent : Moderate, Location : Mechanical Room And Ele	Area Affe ectrical C	losets	3	\$700	
~	Explanation: Different Ratings On K	va 480hv	-208/120lv Supply			
Switchgear / Switchboard Fused Disc Sw	30%	2026	\$199,600	5	\$500	
Molded Case Bkrs	70%	2026	\$465,800	5	\$6,700	
Raceway	7070	2020	ψ+05,000		ψ0,700	
Conduit	100%	2026	\$759,000	1		
Panelboards						
Fused Disc Sw	10%	2034	* *	5	\$800	
Fused Toggle Switch	2% 2-4 \$14,000 On Extended Life, Extent: Moderate, A	2051 Area Affed	* * cted : 100%	5	\$100	
14 1 1 G . DI	Location : Electrical Room	2025	0.014.100		Φο 400	
Molded Case Bkrs	88%	2025	\$614,100	5	\$8,400	
Wiring Braided Cloth	50% 2-4 \$584,600 Insulation Aged, Extent : Moderate, Ar	2051 ea Affecto	* * ed : 100%	1		
	Location: Throughout					
Thermoplastic	50%	2026	\$584,600	1		

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	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Motor Controllers Locally Mounted Locally Mounted	70% 30% 2-4 \$436,600 On Extended Life, Extent : Moderate, A Location : Mechanical Room	2024 2046 Irea Affect	\$1,018,800 * * ed : 100%	5 5	\$1,700 \$400	
Ground						
Grounding Devices Generic	100% 0-2 \$18,500 Other Observation, Extent: Moderate, Location: Water Main Explanation: Corroded	LIFE Area Affeo	* * cted : 100%	5	\$5,300	
Stand-by Power						
Transfer Switches Automatic	100%	2024	\$218,800	1	\$111,700	
Generators Diesel	100% Other Observation, Extent: Moderate, Location: Outside And First Floor Explanation: Two 250 Kilowatts	2022 Area Affec	\$1,699,600 sted: 100%	1	\$140,600	
Batteries						
Lead/Acid	100%	2020	\$2,900	5	\$13,400	
Fuel Storage Day Tank	50% Other Observation, Extent : Light, Area Location : Generator Room Explanation : Two 30 Gallon	2025 a Affected	\$25,700	5	\$33,700	
Main Tank	50% Other Observation, Extent: Moderate, Location: First Floor Explanation: One 2,200 Gallon	2029 Area Affed	\$42,700 eted: 100%	5	\$5,300	
Lighting						
Interior Lighting Fluorescent	65% T-12 Lamps And Fixtures, Extent : Mod Location : Throughout The Building	2021 derate, Are	\$7,545,400 va Affected : 100%	10	\$216,400	
Fluorescent	30% T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	2031 erate, Area	* * Affected : 100%	10	\$99,900	
HID	3%	2021	\$51,900	10	\$400	
Incandescent	2%	2021	\$232,200	2	\$200	
Egress Lighting Emergency, Service Emergency, Service	50% 20%	2021 2031	\$173,700	1		
Exit, Service Exterior Lighting	30%	2021	\$70,600	1		

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.

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

Asset #: 2026

Electrical		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
Alarm							
Security System							
No Component	50%						
Generic	50%		2021	\$1,068,200	1	\$67,800	
Fire/Smoke Detection							
Under Construction	100%						

l echanical		Current Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source Plant Campus Steam / PRV	100%		2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	65%		2035	* *	5	\$14,000	
Pres. Reducing Valve/LP Steam	35%		2029	\$153,300	5	\$7,500	
Distribution Central Plant Steam Piping/Pmp	30%		2052	* *	4	\$8,100	
r iping/r inp		tallation, Extent : Light, Area : Various Mechanical Room		l : 100%			
Central Plant Steam Piping/Pmp	70%		2036	* *	4	\$18,800	
Terminal Devices Air Handler		ed Life, Extent : Moderate, A : First Floor Mechanical Ro		\$465,000 sted: 100%	1	\$11,200	
Convector/Radiator	30% Malfunctio	0-2 \$53,100 oning, Extent : Moderate, Are : Throughout, Malfunctionin	2024 a Affecte		1	\$31,700	
Fan Coil Unit/Heat	Location On Extend	0-2 \$321,900 ming, Extent: Moderate, Are : Throughout, Malfucntionin ed Life, Extent: Moderate, A : Dormitories And Other Loo	g Steam rea Affec	Traps	1	\$68,600	
ir Conditioning							
Energy Source Electricity	100%		2042	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	2%		2026	\$107,100	2	\$400	
cooming	R-22 Refri Location	gerant, Extent : Light, Area A : Roof	Iffected :	100%			
No Component	98%						

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 R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$202,400	
Exhaust Fans						
Interior	5%	2026	\$117,700	2	\$600	
Roof	95% On Extended Life, Extent : Mo Location : Roof	2021 derate, Area Affected	\$1,043,200 : 100%	2	\$10,600	
Plumbing						
H/C Water Piping						
Galvanized Steel	100% 0-2 \$5 Other Observation, Extent: M Location: 7 Lower Dormitor Explanation: Repiping Of Bo	y	* * d : 5%	1		
HW Heat Exchanger						
Steam Fired	100%	2052	* *	4	\$53,800	
	Recent Replace Evident, Exten Location : Steam Driven Inst					
Sanitary Piping						
Cast Iron		68,100 LIFE	* *	1		
	Corroded, Extent : Moderate, Location : Dormitory Toilet .	***	ilet Chair Carri	iers		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	2026	\$100,800	4	\$7,700	
Sewage Ejector(s)						
Electric	100%	2026	\$190,500	4	\$14,400	
Fixtures						
Generic	100%					
	Leaking Connections, Extent:		! : 100%			
	Location : Dormitory Toilet					
	Obsolete Fixtures, Extent: Sev		00%			
-	Location : Throughout Dorm	itory Toilet Rooms				
Vertical Transport						
Elevators	1000/	TIPE	* *			
Hydraulic	100%	LIFE				
	Other Observation, Extent : Li Location : (2) 1st To 3rd Flo					
	· /	or, (1) 1st 10 2na Fic	oor			
Eiro Cumprossion	Explanation: 3 Units					
Fire Suppression						
Standpipe Generic	100%	2036	* *	1-5	\$183,000	
Sprinkler	10070	2030		1-3	\$185,000	
±	00%					
No Component Generic	90% 10%	2036	* *	1-2	\$10,200	
	10/0	2030	· •	1-2	\$10,200	
Chemical System Generic	100%	2024	\$50,800	1-3	\$3,700	
Generic	10070	2024	\$30,800	1-3	\$3,700	

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 ERIC M. TAYLOR CENTER (EMTC)

Asset #: 2026

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Address : RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.280 / 13662 Yr Built/Renovated : 1940 / 2011

Area Sq Ft : 3,600 Project Type : CORRECTION

Date of Survey : 29-Dec-2014 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$48,500	
Total	\$48,500	
Importance Code A	\$48,500	
Total	\$48,500	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,300		\$7,500	\$300
Interior Architecture	\$9,900	\$100	\$100	
Electrical	\$200	\$300	\$200	\$300
Mechanical	\$100	\$6,100	\$100	\$300
Total	\$33,500	\$6,500	\$8,000	\$800
Importance Code A	\$23,300	\$200	\$7,600	\$400
Importance Code B	\$6,300	\$6,300	\$400	\$400
Importance Code C	\$3,900			
Total	\$33,500	\$6,500	\$8,000	\$800



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 FIRE COMMAND CENTER

Asset #: 13662

Architecture	Current R	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
Exterior							
Exterior Walls	100/ 37	#16500			_	Φ2.000	
Cast in Place Concrete	10% Now	\$16,500	LIFE	**	5	\$3,800	
	Broken/Missing Eleme						
	Location: Above The Cracking/Crumbling,	-					
	Location: Upper We			•			
	Exposed Reinforcement						
	Location : Upper Wo						
Masonry: Brick	55% Now	\$48,500	LIFE	**	5	\$4,100	
Masomy. Brick	Cracking/Crumbling, Location: Corners			fected : 10%	3	Ψ1,100	
	Jnt Mortar Miss/Erod,	, Extent : Modera	te, Area A	Affected : 25%			
	Location : Througho	out					
	Vertical Cracks, Exter		fected : 2	%			
	Location : South Fac	cade					
Metal Panel	20%		2052	* *	5-10	\$10,300	
	Staining/Discoloring,	-	ea Affecto	ed : 25%			
	Location : Througho	out					
Metal Sect. OHD	15% Now	\$6,800	2031	* *	5	\$1,800	
	Other Observation, Ex		ea Affecte	d : 25%			
	Location: South / Ed		1 . 41	411.0		7	
	Explanation : Corro Deteriorated	ded Jambs And Li	intels Abo	ove All Overhead L	Joors, Se	verely	
Windows	1000/		2010	di di	_	D. CO. O.	
Aluminum	100%		2048	* *	5	\$600	
Roof	1000/		2034	* *	10	\$6,800	
Single Ply Membrane Interior	100%		2034		10	\$6,800	
Floors							
Cast in Place Concrete	75% Now	\$6,000	LIFE	* *	5	\$6,500	
	Cracking/Crumbling,	. ,		fected : 20%	-	40,000	
	Location : Apparatu	s Floor					
Quarry Tile	5%		2031	* *	5	\$300	
Vinyl Tile	20%		2034	* *	3	\$300	
Interior Walls							
Ceramic Tile	2%		2039	* *	5		
Concrete Masonry Unit	58%		LIFE	* *	5	\$500	
Gypsum Board	10%		LIFE	* *	5	\$100	
Plaster	5% Now	\$100	LIFE	**	5		
	Paint Peeling, Extent Location: Througho	out					
	Water Penetration, Ex Location: East Wali		Affected	: 2%			
SGFT/Glazed Masonry	25% Now	\$3,800	LIFE	**			
	Broken/Missing Eleme			ea Affected : 10%			
	Location : Various I	ocations Inrough	юш				

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 FIRE COMMAND CENTER

Asset #: 13662

Architecture	Current F	Repair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
Exposed Concrete	75%	LIFE	* *	5	\$500	
Gypsum Board	25%	LIFE	* *	5	\$1,200	

Electrical		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
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2052	* *	5	\$100	
		ervation, Extent : Moderate, . : Electrical Room	Area Affe	ected : 100%			
	Explanat	ion : One 200 Amperes Main	Disconn	ect Switch			
Raceway							
Conduit	100%		2052	* *	1		
Panelboards							
Molded Case Bkrs	5%		2048	* *	5		
Molded Case Bkrs	95%		2048	* *	5	\$100	
Wiring							
Thermoplastic	100%		2052	* *	1		
Motor Controllers							
Locally Mounted	100%		2043	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	100%		2034	* *	10	\$3,300	
	T-8 Lamps	And Fixtures, Extent: Mode	rate, Are	a Affected : 100%			
	Location	: Throughout The Building					
Egress Lighting							
Emergency, Service	60%		2034	* *	1		
Exit, Service	40%		2034	* *	1		
Exterior Lighting							
HID	100%		2034	* *	10		
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2036	* *	1-3	\$2,200	

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

Heating

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 FIRE COMMAND CENTER

Asset #: 13662

Mechanical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Plant Campus Steam / PRV	40%	2036	* *	1		
	Other Observation, Extent : Lig Location : Throughout		9%			
	Explanation: Steam From Po-					
Electricity	60%	2046	* *	1		
Conversion Equipment	200/	2027		2	#200	
Heat Pump Air Sourced		2027	·/	2	\$300	
	Other Observation, Extent : Lig Location : Trailer Section	ni, Area Ajjeciea : 007	0			
	Explanation: 3 Package Units	5				
Radiant Heater	30%	2031	* *	2	\$500	
Radiant Heater	Other Observation, Extent : Lig			2	\$300	
	Location: Trailer Section	m, m ca nyecica . 507	·			
	Explanation : 8 Electrical Rad	liant Heaters				
No Component	40%					
The component	Other Observation, Extent : Lig	ht, Area Affected : 0%				
	Location:	, 33				
	Explanation : Low Pressure S	team Provided From A	djacent Build	ding		
Distribution						
Central Plant Steam Piping/Pmp	40%	2026	\$26,600	4	\$100	
No Component	60%					
Terminal Devices						
Fan Coil Unit/Heat	40%	2026	\$23,600	1	\$500	
Induction Unit	30%	2035	* *	1	\$400	
No Component	30%					
Air Conditioning						
Energy Source	600/	2042	* *	1		
Electricity	60%	2042	~ ~	1		
No Component	40%					
Conversion Equipment Heat Pump Air Sourced	30%	2027	\$19,500	2	\$100	
Heat I ump All Sourced	R-22 Refrigerant, Extent : Light		\$19,500	2	\$100	
	Location: 3 Package Units, T	***				
Window/Wall Unit	30%	2024	\$4,100	1		
No Component	40%	2024	\$4,100	1		
Plumbing	4070					
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater						
Electric	100%	2021	\$5,800	4		
	Other Observation, Extent : Lig					
	Location: Closet					
	Explanation: 1-40 Gallon Un	nit				

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 FIRE COMMAND CENTER

Asset #: 13662

Mechanical	Current Repair	Future Replacemen	t Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Co FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Sanitary Piping				
Cast Iron	100%	LIFE *	* * 1	
Storm Drain Piping				
Cast Iron	100%	LIFE *	** 1	
Fixtures				
Generic	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.

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 22-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2097042

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$30,907,500	\$67,310,800
Interior Architecture	\$8,254,100	\$7,958,200
Electrical	\$15,806,200	\$7,701,000
Mechanical	\$597,400	\$10,530,400
Total	\$55,565,100	\$93,500,400
Importance Code A	\$30,907,500	\$68,573,100
Importance Code B	\$24,068,700	\$22,638,800
Importance Code C	\$589,000	\$2,288,600
Total	\$55,565,100	\$93,500,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$16,300	\$23,000	\$373,200	\$32,200
Electrical	\$94,800	\$48,300	\$46,000	\$41,400
Mechanical	\$77,400	\$79,700	\$127,300	\$59,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$200,400	\$162,900	\$558,500	\$145,300
Importance Code A	\$16,300	\$17,300	\$16,300	\$16,300
Importance Code B	\$167,800	\$145,600	\$542,200	\$129,000
Importance Code C	\$16,300			
Total	\$200,400	\$162,900	\$558,500	\$145,300



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.

Asset #: 2025

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$465,000	
Masonry: Brick		Now	\$7,097,200	LIFE	**	5	\$604,600	
		_	ents, Extent : Ligh At Loading Dock.	t, Area A	ffectea : 2%			
			ti Louding Dock. Extent : Moderate	Area A	ffected : 15%			
	_	: Through		, 111 cu 11,	yecieu . 1570			
		_	d, Extent : Light, A	rea Affec	eted: 15%			
			ds Between All Ho					
			d, Extent : Modera					
	_		ds Between All Ho		**			
	Vertical C	racks, Exte	nt : Light, Area Af	fected : 2	2%			
	Location	: Exterior	Wall Of Clinic.					
			xtent : Moderate, 2					
			evation Between A					
			xtent : Light, Area	Affected	' : 100%			
		: Through						
16 - 1D - 1			Cavity Walls	2026	* *	5.10	#210.700	
Metal Panel	5%	Now	¢4.794.000	2036	* *	5-10	\$319,700	1
Pre-Cast Concrete			\$4,784,900 Extent : Severe, Ar	LIFE		5	\$604,600	1
			ls Above Windows	ей Ајјесі	eu . 3370			
			Severe, Area Affec	eted · 259	V ₀			
		: At Windo			•			
			d, Extent : Light, A	lrea Affe	cted : 20%			
		: Through						
	Staining/L	Discoloring,	Extent : Moderate	, Area Ą	ffected : 20%			
	Location	: Main En	trance Facade.					
Windows								
Aluminum		Now	\$135,700	2034	**	5	\$16,600	
			t : Light, Area Affo	ected: 29	%			
			rridor East Side. kad, Extent i Light	1400 1	Gastad . 20/			
	_		ked, Extent : Light rridor East Side.	, Area Aj	jeciea : 276			
			d, Extent : Modera	ite Area	Affected · 10%			
			out Courtyard Area					
Metal/Detention Type		Now	\$3,024,100	2026	\$60,481,300	5	\$285,400	
Wietal/Detention Type			ked, Extent : Mode			3	\$205,400	
	_		rea, Throughout					
				rea Affe	cted : 100%			
	Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout							
		_	ent : Moderate, Are	ea Affecte	ed : 25%			
	Location	: Lounge,	Conference Rooms	And Va	rious Locations Th	roughoui	·.	
			xtent : Light, Area	Affected	: 2%			
	Location	: Intake A	rea, Corridors					
Metal Louvers	3%			2029	\$340,800	10	\$36,700	

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.

Asset #: 2025

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Prior	rity
Exterior				
Parapets				
Metal Panel	10% Now \$137,7		5 \$17,800	
	Broken/Missing Elements, Extent : Location : North Buildings At Pa	50		
Metal Rail	25% Now \$59,6	00 2031 **	5 \$163,100	
	Corrosion/Rusting, Extent : Moder Location : Various Locations Thi			
Metal: Cage/Fence	30%	2031 **	5-10 \$213,500	
Pre-Cast Concrete	35%	LIFE **	5 \$202,400	
Roof				
Built-Up (BUR)	75% Now \$14,270,4 Blisters, Extent: Moderate, Area A Location: Throughout Air/Water Blisters, Extent: Moderate Location: Various Locations Thr Debris on Roof, Extent: Moderate Location: Throughout. A Lot Of Grvl/Blst Miss/Disp, Extent: Mode Location: Throughout	ffected : 60% ate, Area Affected : 10% oughout. Area Affected : 30% Bird Life Evident.		1
	Ponding, Extent: Moderate, Area Location: Various Locations Th			
	Water Penetration, Extent : Severe Location : Upper North And East Stairwells, Roof Hatch		Penetrations, Buildings 2/4	
Modified Bitumen	20% Now \$76,1 Drains Clogged, Extent: Light, Ar Location: Over Kitchen.			
Single Ply Membrane	5% Now \$1,109,9 Blisters, Extent: Severe, Area Affe Location: Administration, Steppe	cted : 100%	1rea	
Interior				

Interior

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	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	2%			2022	\$365,900	3	\$22,100	
Cast in Place Concrete			\$134,100 xtent : Moderate, A nent Below Kitcher		* * ected : 5%	5	\$290,100	
Quarry Tile	2%			2039	* *	5	\$22,100	
Terrazzo	25% Horizontal		\$832,800 xtent : Moderate, 2 out Main Corridor	LIFE Area Affe	* * ected : 5% Elding Entrance Are	5	\$143,900	
Traffic Topping	3%			2026	\$533,300	5	\$27,600	
Vinyl Tile	35% Broken/Mi Location	: Through		2026 ere, Area	\$4,265,000 Affected : 15%	3	\$96,700	
	Location Worn/Erod Location	: Through led, Extent	xtent: Moderate, A out Housing Units : Moderate, Area out Housing Units	Affected				
Vinyl Tile 9" X 9"	10%			2021	\$1,578,700	3	\$27,600	
Wood	Worn/Eroc	Now led, Extent : Gymnasi	\$472,700 : Moderate, Area um	2041 Affected	* * : 20%	5	\$34,500	
Interior Walls								
Cast in Place Concrete	Water Pen		\$99,700 xtent : Light, Area at North Wall Mech					
Ceramic Tile	5%			2029	\$2,175,100	5	\$40,500	
Concrete Masonry Unit	Diagonal C Location Vertical C	: Basemen racks, Exte	\$245,100 tent : Light, Area A t Mechanical Spac nt : Light, Area A <u>f</u> t Mechanical Spac	ce. fected : 1		5	\$113,400	
Glass: Single Pane	3%			LIFE	* *	5	\$18,200	
Gypsum Board		Now	\$16,300	LIFE	* *	5	\$24,300	
71	Water Pen	etration, E	xtent : Light, Area ervice Room.		: 5%			
Masonry: Brick	13%			LIFE	* *			
Metal: Cage/Fence	8%			LIFE	* *			
SGFT/Glazed Masonry	20%	Now	\$244,200	LIFE	* *			
	Broken/Mi	ssing Elem	ents, Extent : Ligh 4 Side Shower.		ffected : 1%			
Steel Plate	6%			LIFE	* *	5	\$29,200	

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 Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior									
Ceilings									
AcousTileConcealSpLn	15% Now	\$86,900	2031	* *	5	\$69,100			
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location: Pharmacy Administration Second Floor.								
Exposed Concrete	40% Now	\$1,844,600	LIFE	* *	5	\$46,000			
-	Cracking/Crumblin	g, Extent : Light, Ar	ea Affecte	ed : 1%					
	Location : Main (
	Exposed Reinforcer	nent, Extent : Moder	ate, Area	Affected: 15%					
	Location : Electrical Main Service Room Under Loading Dock. Throughout Basement								
	Spalling, Extent: Light, Area Affected: 10%								
	Location: Main Corridor And Basement								
	Water Penetration, Extent : Severe, Area Affected : 5%								
		Kitchen Soup Kettle							
Exposed Struc: Steel	5%		LIFE	* *					
Metal Panel	30% Now	\$1,435,800	LIFE	* *	5	\$276,300			
Metal Fallel					3	\$270,300			
	Corrosion/Rusting, Extent: Moderate, Area Affected: 10%								
	Location : Law Library, School Corridor And Various Locations Throughout. Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
			Area AJJ	ectea : 60%					
	Location : Throug	дпоит.							
Plaster	10%		LIFE	* *	5	\$46,000			

Electrical	Current Repair	Future	e Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
nder 600 Volts										
Service Equipment										
Fused Disc Sw	70%	2026	\$160,500	5	\$1,400					
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Electrical Room									
	Explanation: One 4000 Ampere And O	One 5000	Ampere Main Dis	connect	Switch					
Fused Disc Sw	30%	2026	\$68,800	5	\$600					
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Electrical Room									
	Explanation : One 1200 Ampere Main	Disconn	ect Switch For Em	ergency						
Transformers	1			8 ,						
Dry Type	60%	2024	\$267,100	5	\$1,000					
J J1	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Electrical Room									
	Explanation: One 1500 Kva And One	1000 Kva	a 480hv-208/120lv	Supply						
Dry Type	40%	2024	\$178,100	5	\$700					
y -yr-	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Mechanical Room And Electrical Closets									
	Explanation: Different Ratings 480hv-208/120lv Supply									

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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•							
Switchgear / Switchboard								
Fused Disc Sw	40%			2026	\$380,300	5	\$800	
Molded Case Bkrs	60%			2026	\$570,400	5	\$7,400	
Raceway								
Conduit	95%			2026	\$1,081,600	1		
Conduit	5%			2046	* *	1		
Panelboards						_	** ***	
Fused Disc Sw	10%			2025	\$104,700	5	\$1,100	
Fused Disc Sw	5%			2042	**	5	\$500	
Molded Case Bkrs	85%			2025	\$889,800	5	\$10,500	
Wiring	(50/	2.4	Φ1 140 100	2051	* *			
Braided Cloth	65%		\$1,140,100	2051		1		
		_	ent : Moderate, Are	ra Affecte	ed: 100%			
		: Through	out					
Thermoplastic	30%			2026	\$526,200	1		
Thermoplastic	5%			2046	* *	1		
Motor Controllers						_		
Locally Mounted	30%			2024	\$170,900	5	\$1,000	
Motor Control Center	70%			2024	\$1,447,400	5	\$9,000	
Ground								
Grounding Devices Generic	100%	0-2	\$18,500	LIFE	* *	5	\$6,900	
Generic	Other Obs Location		xtent : Severe, Are t		ed : 100%	3	\$0,700	
Stand-by Power								
Transfer Switches								
Automatic	80%			2024	\$245,000	1	\$115,600	
Automatic	20%			2039	* *	1	\$28,900	
Generators								
Diesel	80% 2022 \$1,903,600 1 \$145,600 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement And Outside Explanation: Four 600 Kw							
Diesel	20%			2035	* *	1	\$36,400	
	Location		xtent : Moderate, . Floor - Kitchen 800 Kw	Area Affe	ected : 100%			
Batteries								
Lead/Acid	80%			2020	\$2,300	5	\$13,900	
Lead/Acid	20%			2020	\$600	5	\$3,500	

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.

Asset #: 2025

Electrical	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power								
Fuel Storage								
Day Tank	10%	2042	* *	5	\$8,700			
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location: Generator Room							
	Explanation: One 275 Gallons							
Day Tank	40%	2025	\$26,600	5	\$34,900			
Main Tank	50%	2029	\$55,300	5	\$6,900			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation: One 5,000 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	40%	2034	* *	10	\$172,400			
	Other Observation, Extent : Light, Area	ı Affected	: 100%					
	Location: Throughout The Building							
	Explanation: Using T-8 Lamps							
Fluorescent	58%	2021	\$8,714,500	10	\$249,900			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation: Using T-12 Lamps							
HID	2%	2021	\$44,800	10	\$300			
Egress Lighting		· · · · · · · · · · · · · · · · · · ·						
Emergency, Service	20%	2034	* *	1				
Emergency, Service	40%	2021	\$179,800	1				
Exit, Service	40%	2021	\$121,800	1				
Exterior Lighting								
HID	100%	2021	\$3,451,700	10	\$1,400			
Alarm								
Security System								
No Component	50%							
Generic	50%	2026	\$1,382,600	1	\$87,700			
Fire/Smoke Detection								
Under Construction	100%							

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%		2036	* *	1		
PRV							
Conversion Equipment							
Heat Exchanger, Plate &	70%		2029	\$862,900	1	\$162,600	
Frame							
Pres. Reducing	30%		2029	\$170,100	5	\$8,400	
Valve/LP Steam							

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 Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	70%			2034	* *	4	\$16,200	
Central Plant Steam	30%			2036	* *	4	\$10,400	
Piping/Pmp								
Terminal Devices	• • • • •		4-4 4 4 4	• • • •	**		4= 0.400	
Air Handler		Now	\$72,200	2026	\$3,611,200	1	\$78,400	
			: Moderate, Area A	Affected .	: 40%			
	Location							
Convector/Radiator	70%			2024	\$3,208,000	1	\$106,200	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Reciprocating	2%			2021	\$145,300	1	\$4,400	
Compr/Chiller								
			Extent : Light, Area	Affectea	l : 100%			
		: Basemer	•					
			es Auditorium Only					
Window/Wall Unit	15%			2021	\$267,600	1		
No Component	83%							
Distribution								
CW & CHW Wtr	2%			2036	* *	4	\$700	
Pipe/Pump								
No Component	98%							
Terminal Devices								
Air Handler/Cool/Ht	2%			2026	\$32,600	1	\$5,800	
No Component	98%							
Heat Rejection							*	
Dry Cooler	2%			2021	\$15,800	2	\$6,500	
No Component	98%							
Ventilation								
Distribution	10001			TIPE	* *	2.5	#2 *2 *2 *	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$262,000	
Exhaust Fans	2007			2021	ملد برائ	•	#2 000	
Interior	20%		Ф СС Т СС	2031	**	2	\$2,900	
Roof	80%		\$22,700	2026	\$1,137,000	2	\$9,200	
		_	t, Area Affected : I	100%				
DI 1:	Locatioi	: Fan Cov	ers					
Plumbing								
H/C Water Piping	1000/			2026	* *	1		
Brass/Copper	100%			2036	~ ^	1		
HW Heat Exchanger	1000/			2026	¢1 262 200	4	016 500	
Steam Fired	100%			2026	\$1,363,300	4	\$46,500	
Sanitary Piping	10007			TIPP	* *	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			TIPP	* *	1		
Cast Iron	100%			LIFE	<u> </u>	1		

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

	laintenance	Ma	placement	Future Rep	Current Repair		Mechanical	
ost Priority	Estimated Cost	Cycle (Yrs)	imated Cost	Year Estir FY	Fail Date Estimated Cost (Years)	% of Total	System Component Type	
							Plumbing	
							Sump Pump(s)	
)0	\$9,900	4	* *	2031			Non-Submersible	
		Other Obs						
					· Basement			
				Areas	on : Duplex Units In Several	Explana		
							Sewage Ejector(s)	
)0	\$7,100	4	**	2036			Compressed Air	
			20%	rea Affected : .	air Evident, Extent : Light, A			
					Basement			
							Backflow Preventer	
)0	\$28,800	1	* *	2031		100%	Generic	
							Fixtures	
						100%	Generic	
							Vertical Transport	
							Elevators	
			**	LIFE		100%	Hydraulic	
			0%	Affected : 100	rvation, Extent : Light, Area · Various			
	t Floor	nt To 1st	Init - Baseme	nd Floor, 1 U	on : 2 Units - Basement To 2	Explana		
							Fire Suppression	
							Standpipe	
)0	\$236,900	1-5	* *	2036		100%	Generic	
							Sprinkler	
							No Component	
)0	\$65,800	1-2	* *	2036		50%	Generic	
		Other Obs						
					: Kitchen	Location		
				king Areas	on : Ansul System Serves Co	Explana		
							Chemical System	
)0	\$3,700	1-3	\$50,800	2021		100%	Generic	
				Affected: 20%		Other Ob. Location Explana	Chemical System	

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: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 23-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029		
Exterior Architecture	\$4,342,300	\$968,000		
Interior Architecture	\$2,016,400	\$3,319,700		
Electrical	\$7,154,500	\$11,913,500		
Mechanical	\$2,492,900	\$6,735,900		
Total	\$16,006,100	\$22,937,100		
Importance Code A	\$4,342,300	\$1,491,100		
Importance Code B	\$11,565,900	\$21,285,300		
Importance Code C	\$97,900	\$160,800		
Total	\$16,006,100	\$22,937,100		

Total	\$139,900	\$98,800	\$124,300	\$99,300
Importance Code C				
Importance Code B	\$132,600	\$91,200	\$117,400	\$92,400
Importance Code A	\$7,300	\$7,500	\$6,900	\$6,900
Total	\$139,900	\$98,800	\$124,300	\$99,300
Mechanical	\$64,200	\$41,700	\$79,600	\$36,600
Electrical	\$52,800	\$57,100	\$44,800	\$44,800
Interior Architecture	\$23,000			\$18,000
Exterior Architecture				
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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	Curre	nt Repair	Futur	e Replacement	M						
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Exterior											
Exterior Walls											
Concrete Masonry Unit	30% 0-2	\$1,251,300	LIFE	**	5	\$97,600					
	0	ated, Extent : Modera	te, Area	Affected: 20%							
	Location : Throu										
Metal Panel	70% Now	\$1,020,000	2036	* *	5	\$683,300					
	Broken/Missing Elements, Extent: Light, Area Affected: 8% Location: Underside Of Overhang At Loading Dock, Throughout										
			_		t						
	-	, Extent : Moderate, A	1rea Affe	ected : 15%							
	Location : Throu	~									
		Extent : Moderate, A	rea Affec	cted: 15%							
-	Location : Throu	ghout									
Windows	- 0./		•••		_	A. 000					
Aluminum	5%		2034	* *	5	\$1,800					
Metal/Detention Type	95%		2036	* *	5	\$125,000					
Parapets	100/		LIEE	* *	_	#0.700					
Concrete Masonry Unit	10%	¢1.60.600	LIFE	* *	5	\$9,700					
Metal Panel	25% Now	\$160,600	2046		5	\$41,500					
	Location : Parap	ated, Extent : Light, A et Caps	rea Ајје	ciea : 5%							
Metal: Cage/Fence	30%		2031	* *	5-10	\$199,300					
No Component	35%										
Roof											
Single Ply Membrane	100% Now	\$1,731,600	2031	* *							
		lure, Extent : Severe,	Area Aff	ected : 5%							
	Location : At Co	rridor Connections									
		Miss, Extent : Severe		ffected : 20%							
		us Locations Through									
	-	ng, Extent : Light, Ar									
	Location: Under Bulkhead Roof Leaders On Main Roof										
		, Extent : Severe, Are									
	Location : Expar	sion Joints, Corridor	Connect	tions							
nterior											

Interior

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 F	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Cast in Place Concrete	45%		\$74,900	LIFE	* *	5	\$404,900	
			xtent : Moderate, A					
	Location :	Various .	Locations In The M	1echanic	al Space			
Quarry Tile	2%	2-4	\$23,000	2039	* *	5	\$6,200	
		_	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location :	Food Sei	vice Area					
Raised Access Floor	3%	Now	\$591,700	2041	* *	5	\$23,100	
	Loose/Dela	m Surface	, Extent : Moderat	e, Area A	Affected : 20%			
	Location:	All Deter	ntion Control Room	n Spaces				
	Other Obse	rvation, E	xtent : Severe, Are	a Affecte	ed : 100%			
	Location:	All Deter	ition Control Roon	n Spaces				
	Explanation	on : Worn	Surface.					
Traffic Topping	15%			2031	* *	5	\$77,100	
	Other Obse	rvation, E	xtent : Light, Area	Affected	l : 100%			
	Location :	Day Roo	ms, Bathrooms					
	Explanation	on : Epox	y Coating					
Vinyl Tile	35%	0-2	\$714,400	2026	\$2,381,300	3	\$54,000	
·	Broken/Mis	sing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location :	· Various	Locations Through	out				
	Worn/Erode	ed, Extent	: Moderate, Area	Affected	: 25%			
	Location :	Through	out					
Interior Walls								
Ceramic Tile	8%			2039	* *	5	\$44,700	
Concrete Masonry Unit				LIFE	* *	5	\$160,800	
Glass: Single Pane	3%	0-2	\$97,900	LIFE	* *	5	\$12,600	
			xtent : Severe, Are	a Affecte	ed: 20%			
			Room Spaces					
		on : Glass	Cloudy, Scratched					
Gypsum Board	8%			LIFE	* *	5	\$26,800	
Metal Security Bars	7%			LIFE	* *			
Plywood/Hardboard	2%			LIFE	* *			
Ceilings	100/	3.7	064.700	2020	* *	_	#20 (00	
AcousTileSusp.Lay-In	10%		\$64,700	2039		5	\$20,600	
		_	ents, Extent : Ligh		ffectea : 25%			
			Rooms Throughout		factod . 250/			
	-	_	Extent : Moderate Rooms Throughout		ffectea : 25%			
		Control	xooms 1 nrougnout					
Exposed Concrete	25%			LIFE	* *	5	\$16,100	
Metal Panel	65%	2-4	\$434,200	LIFE	**	5	\$334,200	
			Extent : Moderate,	Area Af	tected: 15%			
	Location:	_		1 100	. 1 50/			
			xtent : Moderate, A					
	Location :	main Co	rridor Connections	s, Expan	Sion Joints			

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			e Replacement	M	Maintenance					
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Under 600 Volts											
Service Equipment											
Fused Disc Sw	100%		2036	* *	5	\$1,200					
		servation, Extent : Moderate, A	Area Affe	ected : 100%							
		i : Electrical Room									
T. 0	Explana	tion : 2- Main Service Switche	s Rated	At 2000 Amperes E	iach						
Transformers	1000/		2021	* *	-	Ф1 000					
Dry Type	100%		2031		5	\$1,000					
	Other Observation, Extent: Moderate, Area Affected: 100%										
	Location : Electrical Room Explanation : 3- 45 Kva, 480/208/120 Volts										
C:4-1/ C:4-1-11	Ехріапа	tion : 3- 43 Kva, 480/208/120	voits								
Switchgear / Switchboard Fused Disc Sw	100%		2036	* *	5	\$1,200					
Raceway	10070		2030		3	\$1,200					
Conduit	100%		2036	* *	1						
Panelboards	10070		2030		1						
Fused Disc Sw	5%		2034	* *	5	\$300					
Molded Case Bkrs	95%		2034	* *	5	\$6,900					
Wiring	,,,,,		2031			\$0,700					
Thermoplastic	100%		2036	* *	1						
Motor Controllers											
Locally Mounted	10%		2031	* *	5	\$200					
Motor Control Center	90%		2031	* *	5	\$6,700					
Ground											
Grounding Devices											
Generic	100%		LIFE	* *	5	\$4,000					
Stand-by Power											
Transfer Switches											
Automatic	100%		2031	* *	1	\$84,600					
Generators											
Diesel	100%		2029	\$1,019,800	1	\$106,400					
		servation, Extent : Moderate,		ected : 100%							
		a: Mechanical / Generator Ro		0 V:1 F .1							
D. W. o'.	Explana	tion : Two Diesel Genset Rate	a At 110	U Kilowatis Each.							
Batteries Lead/Acid	100%		2020	\$2,000	5	\$10.200					
	100%		2020	\$2,900	5	\$10,200					
Fuel Storage Day Tank	50%		2034	* *	5	\$25,500					
Day Talik		servation, Extent : Moderate, A			3	φ25,500					
		ı : Mechanical / Generator Ro		. 100/0							
		tion: 275 Gallon Capacity Se		th Generators							
Main Tank	50%	* *	2041	**	5	\$4,000					
IVIGIII I GIIK		servation, Extent : Moderate, 2			5	Ψ+,000					
		ı : Outside	1. cu 11jje	. 100/0							

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 #: 4127

Electrical	Current Repair	Current Repair Future Replacement		M	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	95%	2026	\$8,349,300	10	\$239,400		
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
	Location: Throughout The Building						
HID	5%	2026	\$65,400	10	\$400		
Egress Lighting							
Emergency, Service	50%	2026	\$131,500	1			
Exit, Service	50%	2026	\$89,100	1			
Exterior Lighting							
HID	100%	2026	\$2,019,000	10	\$800		
Alarm							
Security System							
Generic	100%	2021	\$1,617,400	1	\$102,600		
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location: Throughout The Building						
	Explanation: CCTV Surveillance Ca	meras					
Fire/Smoke Detection			·				
Generic, Analog	100%	2021	\$5,537,100	1-3	\$169,400		
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location: Throughout The Building						
	Explanation : Alarm Bells, Manual P	ull Statio	ns And Smoke Dete	ctors			

lechanical	Current Repair		Futur	e Replacement	Maintenance			
stem Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating								
Energy Source								
Plant Campus Steam / PRV	99%			2036	* *	1		
Natural Gas	1%			2046	* *	1		
Conversion Equipment								
Furnace	1%			2026	\$11,800	1	\$1,400	
	Location	ervation, Extent : Roof tion : 2 Roof Mo		Ајјестей	. 100/0			
Heat Exchanger, Plate & Frame	50%	Now	\$7,200	2029	\$360,500	1	\$61,100	
	Other Obs	ervation, Extent	: Moderate, A	Area Affe	ected : 5%			
	Location	: Mechanical R	oom J					
	Explana	tion : Insulation	Damaged Or	Missing				
Pres. Reducing Valve/LP Steam	49%			2029	\$162,500	5	\$8,000	
Distribution								
Hot Wtr Piping/Pump		Now	\$39,000	2034	* *	4	\$13,500	
	Corroded,	Extent: Modera	ate, Area Affe	cted : 5%	6			
	Location	: Upper Level I	n Mechanical	Room J				

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 Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Esti (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices				• • • •			4104 000	
Air Handler	60%	N T	Φ1 COO	2026	\$4,224,700	l	\$102,000	
Convector/Radiator		Now Entant	\$1,600	2031		1	\$2,400	
		ervation, Extent : Throughout	. Moderate, 1	<i>Агеи А</i> јје	ciea . 1/0			
		-	Air Holes Po	inted Shi	at Restricting Air F	low		
Convector/Radiator	37%	on . Convector	1111 110105 1 4	2031	**	1	\$32,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating	10%			2036	* *	1	\$12,800	
Compr/Chiller	Dagant Ing	allation Extant	t : Liaht Anac	Affaatad	. 1000/			
		allation, Extent : 1st Floor	: Ligni, Area	Ајјестеа	. 100%			
Window/Wall Unit	5%	. 131 1 1001		2021	¢52.200	1		
No Component	3% 85%			2021	\$52,200	1		
Distribution	03/0							
Ductwork/Diffusers	10%			LIFE	* *	2	\$35,800	
No Component	90%						422,000	
Terminal Devices								
Air Handler/Dir	10%			2026	\$84,000	1		
Expansion								
No Component	90%							
Heat Rejection	100/			2026	#15.100	2	010 100	
Air Cooled Condenser	10%			2026	\$15,100	2	\$19,100	
Unit No Component	90%							
Ventilation	9070							
Distribution								
Ductwork/Diffusers	100%	Now	\$92,300	LIFE	* *	2-5	\$153,200	
	Inadequate	Supply, Extent	: Moderate, 2	Area Affe	cted : 10%			
	Location	: Showers						
Exhaust Fans								
Interior	60%			2026	\$1,068,900	2	\$5,100	
Roof	40%			2026	\$332,500	2	\$3,400	
Plumbing II/C Water Pining								
H/C Water Piping Brass/Copper	100%	Now	\$74,700	2036	* *	1		
Brass/Copper		tent : Moderate				1		
		: Various Mixir		. 2/0				
		ervation, Extent	-	Affected	: 100%			
		: Mechanical R	-					
	Explanat	ion : Triplex Bo	oster Pump N	lot Opera	tional			

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	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
Plumbing							
HW Heat Exchanger							
Steam Fired	100% Now	\$15,900	2036	* *	4	\$27,200	
	Leak Evident, Extent		Iffected :	2%			
	Location : Piping (Connections					
Sanitary Piping							
Cast Iron	100% Now	\$2,198,900	LIFE	* *	1		
	Broken, Extent : Seve						
	Location : Various	Locations Under Si	lab				
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2026	\$76,400	4	\$5,800	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$138,600	
Sprinkler							
No Component	15%						
Generic	85%		2036	**	1-2	\$65,400	
Fire Pump							
Generic	100%		2029	\$322,400	1	\$51,300	

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.

Page: 102

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 03-Feb-2015 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029	
Exterior Architecture	\$2,788,800	\$202,800	
Interior Architecture	\$4,763,900	\$7,106,400	
Electrical	\$12,332,600	\$18,648,100	
Mechanical	\$11,492,700	\$3,131,500	
Total	\$31,378,000	\$29,088,700	
Importance Code A	\$2,788,800	\$921,800	
Importance Code B	\$27,683,500	\$27,980,300	
Importance Code C	\$905,700	\$186,700	
Total	\$31.378.000	\$29,088,700	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,500	\$10,000		
Interior Architecture		\$36,600		\$32,500
Electrical	\$85,900	\$60,400	\$51,700	\$51,700
Mechanical	\$26,200	\$34,900	\$82,000	\$27,400
Total	\$146,700	\$141,900	\$133,700	\$111,500
Importance Code A	\$34,500	\$10,900		
Importance Code B	\$112,200	\$131,100	\$133,700	\$111,500
Importance Code C				
Total	\$146,700	\$141,900	\$133,700	\$111,500



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.

Asset #: 2027

rchitecture	С	urrent Rep	pair	Futur	e Replacement	М	aintenance	
stem Component Type		nil Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	Location : L Other Observ Location : E	umbling, Ex O Mechanic vation, Exte Building Va	\$71,200 stent : Severe, A cal Area And So ont : Severe, Are scated Condemned In .	uth Side. a Affected		5	\$64,900	
Masonry: Brick	Location: N Vegetation G Location: C Vertical Crac	liss/Erod, E Main Entra rowth, Exte Outside Kit ks, Extent	ent : Moderate, .	' Various Area Affe le-Emerg a Affecte	Locations Throug ected : 10% eency Generator C		\$137,900 Facades.	
Masonry: Limestone		ng Elemen	\$34,500 ts, Extent : Ligh ndow Sills And (-	* * ffected : 10% cations Throughou	5 <i>at</i> .	\$2,400	
Metal/Glass Curt Wall	Location : A	esting, Exte At Day Roo Finish, Ext	ent : Moderate,			5	\$15,200	
Windows								
Metal/Detention Type	60%			2036	* *	5	\$20,000	
Metal/Detention Type	Air Infiltratio Location : A Corrosion/Ru Location : V Glazing Brok	Administrat esting, Exte Various Lin en/Cracked	nt : Moderate, A tels Above Wind	2046 Affected Irea Affed lows, Vis		5	\$6,700	
Parapets Not Accessible	100%							
Roof Not Accessible	100%							

Interior

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

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Interior				
Floors Cast in Place Concrete	30% Now \$366,500 Broken/Missing Elements, Extent: Seve Location: Auditorium, Commissary, 7	th Block Area	5 \$396,300	
	Uneven Substrate, Extent: Severe, Area Location: Auditorium, Commissary, 7 Other Observation, Extent: Moderate, 2 Location: Basement Explanation: Ground Water	th Block Area		
Cast in Place Concrete	5% Now \$30,500 Cracking/Crumbling, Extent: Moderate Location: Kitchen And Storage Areas Uneven Surface, Extent: Severe, Area A Location: D Mechanical Area		5 \$66,000	
Ceramic Tile	5% Now \$113,800 Worn/Eroded, Extent : Light, Area Affect Location : Toilet Rooms.	2029 \$1,138,300 cted: 10%	5 \$15,100	
Quarry Tile	2% Now \$675,300 Broken/Missing Elements, Extent: Seve Location: Kitchen Area Cracking/Crumbling, Extent: Moderate Location: Kitchen Area Water Penetration, Extent: Moderate, A Location: Kitchen Area	e, Area Affected : 50%	5 \$9,100	
Terrazzo	10% Now \$546,100 Horizontal Cracks, Extent: Moderate, A Location: Various Locations Through		5 \$47,200	
Traffic Topping Vinyl Tile	5% 43% Now \$429,500 Cracking/Crumbling, Extent: Severe, A Location: Auditorium, Corridor(s) An		5 \$37,700 3 \$97,400 ghout Building.	
	Uneven Substrate, Extent : Severe, Area Location : Corridor(s), Return Search	00	ium	

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

rchitecture	Current Repair Future Replacement				M			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•			•				
Interior Walls								
Concrete Masonry Unit		Now	\$403,400	LIFE	* *	5	\$186,700	
		-	ents, Extent : Seve					
			Rooms Behind Au					
			ent : Severe, Area					
		_	Rooms Behind Au					
			Extent : Severe, Ar					
			Rooms Behind Au					
			nt : Moderate, Are					
		: Various I	Locations Through	iout Bloc	k Ia.			
Glass: Special Gauge	5%			LIFE	* *	1		
Plaster	10%		\$291,400	LIFE	* *	5	\$28,000	
		-	ents, Extent : Seve					
			ım And First Flooi					
	_	_	Extent : Moderate	-	-			
		: Auditorii	ım And First Floo					
SGFT/Glazed Masonry	20%			LIFE	* *			
SGFT/Glazed Masonry	15%	4+	\$211,000	LIFE	**			
	_	_	Extent : Moderate	e, Area Ą	ffected: 10%			
G :1:	Location	: 7th Block						
Ceilings	5%			2031	* *	5	\$25.500	
AcousTileConcealSpLn AcousTileConcealSpLn	5% 5%			2031	* *	5 5	\$35,500 \$35,500	
Exposed Concrete	30%			LIFE	* *	5	\$26,600	
Exposed Concrete	5%	Now	\$88,900	LIFE	* *	5	\$4,400	
Exposed Concrete			Extent : Moderate		ffected : 10%	3	Ψ1,100	
	_	_	Corridor And Mec	-	-			
	Water Per	etration, E	xtent : Moderate, 2	Area Affe	cted : 10%			
		: Visitors (
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	20%	Now	\$737,700	LIFE	* *	5	\$141,900	
	Deformed		tent : Moderate, A		cted : 20%	-	4 - 1 - 1,2	
			Extent : Moderate	e, Area A	ffected : 30%			
	0	_	And Throughout C					
Plaster	10%			LIFE	* *	5	\$35,500	
Plaster		Now	\$869,800	LIFE	* *	5	\$71,000	
2 20000	Broken/Missing Elements, Extent: Severe, Area Affected: 30% Location: 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.							
	Cracking/	Crumbling,	Extent : Moderate And Visitors Area	e, Area A				
	Water Per	etration, E	xtent : Severe, Are	a Affecte	d : 25%			
	Location	: 7th Block			cing), Commissary,	Visiting	Area And Various	

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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: Two 3000 Ampere Mai Inmates	-		5 Building	\$1,700 Is Vacant - No	
Transformers						
Dry Type	100% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: No Ratings Available	2024 Area Affec	\$30,700 sted: 100%	5	\$1,500	
Switchgear / Switchboard Fused Disc Sw	100%	2026	\$950,700	5	\$1,700	
Raceway	1000/	2026	Ø1 120 500	1		
Conduit	100%	2026	\$1,138,500	1		
Panelboards Fused Disc Sw	10%	2025	\$104,700	5	\$900	
Molded Case Bkrs	90%	2025	\$942,200	5	\$9,600	
Wiring	9070	2023	\$972,200		\$2,000	
Braided Cloth	70% 2-4 \$1,227,700 Insulation Aged, Extent : Moderate, Ar Location : Throughout	2051 rea Affected	* * l : 100%	1		
Thermoplastic	30%	2026	\$526,200	1		
Motor Controllers						
Locally Mounted	30%	2024		5	\$800	
Motor Control Center	70%	2024	\$1,447,400	5	\$7,700	
Ground						
Grounding Devices Generic	100% 2-4 \$18,500 Other Observation, Extent : Moderate, Location : Water Main Explanation : Corroded	LIFE Area Affec	* *	5	\$6,000	
Stand-by Power						
Transfer Switches Automatic	100%	2024	\$262,500	1	\$124,900	
Generators Diesel	100% Other Observation, Extent: Moderate, Location: Generator Room - Outside Explanation: Two 720 Kilowatts		\$808,400 sted: 100%	1	\$157,200	
Batteries	-de					
Lead/Acid	100%	2020	\$2,900	5	\$15,000	
Fuel Storage Main Tank	100% Other Observation, Extent : Moderate, Location : Outside	2029 Area Affec	\$95,600 sted: 100%	5	\$11,900	
	Explanation: One 2,500 Gallon					

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 Repa	Current Repair Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	97%	2026	\$12,590,000	10	\$361,100	
	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location: Throughout	The Building				
	Explanation: Using T-	12 Lamps				
HID	3%	2021	\$58,000	10	\$400	
Egress Lighting						
Emergency, Service	60%	2021	\$233,000	1		
Exit, Service	40%	2021	\$105,200	1		
Exterior Lighting						
HID	100%	2021	\$2,981,800	10	\$1,200	
Alarm						
Security System						
No Component	50%					
Generic	50%	2021	\$1,194,300	1	\$75,800	
Fire/Smoke Detection						
No Component	30%					
Generic, Analog	70%	2021	\$5,724,100	1-3	\$175,100	
_	Not in Service, Extent : S	evere, Area Affected : 1	00%			
	Location: Throughout	The Building				

Mechanical	Current Repair	Future Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
eating Energy Source Plant Campus Steam / PRV	100%	2036 **	1				
	Other Observation, Extent : Severe, Ar Location : Throughout						
	Explanation : No Access For Survey - Survey - Steam May Be Shut Off	- Data Shown In This Repor	rt Is From	March 2011			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2029 \$489,700	5	\$24,100			
	Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout						
	Explanation : Entire Building Is Unoo Systems May Have Deteriorated Furt		tions Insid	de - Mechanical			
Distribution Central Plant Steam Piping/Pmp	100% Now \$3,754,800	2036 **	4	\$20,000			
pgp	Corroded, Extent : Severe, Area Affecto Location : Throughout	ed : 100%					
	Leak Evident, Extent : Severe, Area Aff Location : Throughout	fected : 60%					

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 Repair			Future Replacement		Maintenance	
System Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Heating								
Terminal Devices								
Air Handler	40%			2021	\$4,159,400	1	\$100,400	
Convector/Radiator	60%			2024	\$2,375,400	1	\$78,700	
Air Conditioning	0070			2021	Ψ2,373,100		Ψ70,700	
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment	10070							
No Component	95%							
Not Accessible	5%							
Terminal Devices								
No Component	95%							
Not Accessible	5%							
Heat Rejection	570							
No Component	95%							
Not Accessible	5%							
Ventilation	270							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$226,300	
Exhaust Fans	10070			LII L			\$220,300	
Interior	60%			2021	\$1,578,600	2	\$7,500	
Not Accessible	40%			2021	Ψ1,570,000	_	Ψ1,200	
Plumbing	1070							
H/C Water Piping								
Galvanized Steel	100%	Now	\$1,946,900	2039	* *	1		
	Corroded,	Extent : Se	evere, Area Affecte	d : 100%				
	Location	: Through	out					
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	\$40,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$112,800	4	\$8,600	
		ervation, E					4-,	
			t Mechanical Roor					
		tion : Duple						
Sewage Ejector(s)		¥						
Sewage Ejectorisi								
Not Accessible	100%							
Not Accessible	100%							
	100%							
Not Accessible Fixtures Generic								
Not Accessible Fixtures Generic Fire Suppression								
Not Accessible Fixtures Generic				2036	**	1-5	\$204,600	
Not Accessible Fixtures Generic Fire Suppression Standpipe Generic	100%			2036	**	1-5	\$204,600	
Not Accessible Fixtures Generic Fire Suppression Standpipe	100%			2036	**	1-5	\$204,600	

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 JAMES A. THOMAS CENTER (JATC)

Asset #: 2027

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
Fire Suppression				
Fire Pump				
Not Accessible	100%			
Chemical System				
Not Accessible	100%			

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

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 14-Jan-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$332,100	\$380,500
Interior Architecture	\$105,000	\$85,000
Mechanical		\$46,300
Total	\$437,200	\$511,800
Importance Code A	\$332,100	\$380,500
Importance Code B		\$131,300
Importance Code C	\$105,000	
Total	\$437,200	\$511,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$24,900		
Interior Architecture	\$16,400		\$500	
Electrical	\$8,200	\$13,800	\$7,000	\$4,700
Mechanical	\$6,200	\$3,800	\$8,600	\$3,700
Total	\$30,700	\$42,500	\$16,100	\$8,400
Importance Code A	\$1,400	\$26,400	\$1,400	\$1,400
Importance Code B	\$29,300	\$16,100	\$14,700	\$7,000
Importance Code C				
Total	\$30,700	\$42,500	\$16,100	\$8,400



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 #: 2554

Architecture		Current F	Repair	Future Replacement		air Future Replacement Maintenand		laintenance	ce	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior										
Exterior Walls										
Concrete Masonry Unit	15%			LIFE	**	5	\$8,700			
Metal Panel	82%			2046	* *	3-10	\$523,200			
Metal Sect. OHD	3%			2039	* 1	5	\$8,700			
Windows	050/	2.4	¢127.500	2042	* *		¢7.000			
Aluminum	95%		\$127,500 Extent : Light, Are	2042		5	\$7,800			
			eling Throughout l		:a . 25/6					
M-4-1 I	5%	i. I aini I c	eiing 1111 oughoui 1		* *	10	¢5 100			
Metal Louvers Roof	3%			2035		10	\$5,100			
Built-Up (BUR)	15%			2031	* *	10	\$24,900			
Metal Panel		Now	\$61,900	2031	* *		\$24,900			
Wictar Farier			ed, Extent : Modera		Affacted : 30/					
	_		a, Extent : Modera g Above Metal Doo		00	10				
			-			ig				
			xtent : Moderate, A							
	Location	ı : Overhan	g Above Metal Doo	ors Whei	re It Meets Buildi	10				
			8		e it inteets Butter.	*8				
terior			8		<u> </u>	-8				
Floors										
	90%	Now	\$15,700	LIFE	* *	5	\$85,000			
Floors	90% Horizonta	Now l Cracks, E	\$15,700 Extent : Moderate, A	LIFE Area Affe	* *		\$85,000			
Floors Cast in Place Concrete	90% Horizonta Location	Now l Cracks, E n : Near Ga	\$15,700	LIFE Irea Affe ee.	* *	5				
Floors Cast in Place Concrete Vinyl Tile	90% Horizonta	Now l Cracks, E n : Near Ga	\$15,700 Extent : Moderate, A	LIFE Area Affe	* *	5	\$85,000 \$1,600			
Floors Cast in Place Concrete Vinyl Tile Interior Walls	90% Horizonta Location 10%	Now l Cracks, E i : Near Ga	\$15,700 xtent : Moderate, A rage Door Entrand	LIFE Area Affe ee. 2031	* * ected : 5% * *	5 3	\$1,600			
Floors Cast in Place Concrete Vinyl Tile	90% Horizonta Location 10%	Now l Cracks, E 1 : Near Ga Now	\$15,700 Extent: Moderate, A rage Door Entrance \$105,000	LIFE Area Affe ee. 2031 LIFE	* * * * * * * * * * * * * * * * * * *	5 3				
Floors Cast in Place Concrete Vinyl Tile Interior Walls	90% Horizonta Location 10% 100% Diagonal	Now l Cracks, E 1 : Near Ga Now Cracks, Exi	\$15,700 Extent: Moderate, A Trage Door Entrance \$105,000 tent: Moderate, At	LIFE Area Affe ee. 2031 LIFE tea Affec	* * * * * * * * * * * * * * * * * * *	5 3	\$1,600			
Floors Cast in Place Concrete Vinyl Tile Interior Walls Concrete Masonry Unit	90% Horizonta Location 10% 100% Diagonal	Now l Cracks, E 1 : Near Ga Now Cracks, Exi	\$15,700 Extent: Moderate, A rage Door Entrance \$105,000	LIFE Area Affe ee. 2031 LIFE tea Affec	* * * * * * * * * * * * * * * * * * *	5 3	\$1,600			
Floors Cast in Place Concrete Vinyl Tile Interior Walls Concrete Masonry Unit Ceilings	90% Horizonta Location 10% 100% Diagonal Location	Now l Cracks, E n : Near Ga Now Cracks, Ext n : Mechani	\$15,700 Extent: Moderate, A Frage Door Entrance \$105,000 Stent: Moderate, A Fical Room / Stairwe	LIFE Area Affe ee. 2031 LIFE tea Affec ell	* * * * * * * * * * * * * * * * * * *	5 3 5	\$1,600 \$19,400			
Floors Cast in Place Concrete Vinyl Tile Interior Walls Concrete Masonry Unit	90% Horizonta Location 10% 100% Diagonal Location 5%	Now l Cracks, E s: Near Ga Now Cracks, Ex s: Mechani	\$15,700 Extent: Moderate, A Trage Door Entrance \$105,000 tent: Moderate, An Track Room / Stairwe	LIFE Area Affecte. 2031 LIFE rea Affectell 2039	* * * * * * * * * * * * * * * * * * *	5 3 5	\$1,600			
Floors Cast in Place Concrete Vinyl Tile Interior Walls Concrete Masonry Unit Ceilings	90% Horizonta Location 10% 100% Diagonal Location 5% Broken/M	Now l Cracks, E n: Near Ga Now Cracks, Ex n: Mechani Now issing Elem	\$15,700 Extent: Moderate, A Trage Door Entrance \$105,000 Stent: Moderate, An Track Stairwee \$700 Stents, Extent: Ligh	LIFE Area Affecte. 2031 LIFE rea Affectell 2039	* * * * * * * * * * * * * * * * * * *	5 3 5	\$1,600 \$19,400			
Floors Cast in Place Concrete Vinyl Tile Interior Walls Concrete Masonry Unit Ceilings	90% Horizonta Location 10% 100% Diagonal Location 5% Broken/M	Now l Cracks, E s: Near Ga Now Cracks, Ex s: Mechani	\$15,700 Extent: Moderate, A Trage Door Entrance \$105,000 Stent: Moderate, An Track Stairwee \$700 Stents, Extent: Ligh	LIFE Area Affecte. 2031 LIFE rea Affectell 2039	* * * * * * * * * * * * * * * * * * *	5 3 5	\$1,600 \$19,400			
Floors Cast in Place Concrete Vinyl Tile Interior Walls Concrete Masonry Unit Ceilings	90% Horizonta Location 10% 100% Diagonal Location 5% Broken/M Location	Now l Cracks, E. : Near Ga Now Cracks, Ex. : Mechani Now issing Elem	\$15,700 Extent: Moderate, A Trage Door Entrance \$105,000 Stent: Moderate, An Track Stairwee \$700 Stents, Extent: Ligh	LIFE Area Affecte. 2031 LIFE rea Affectell 2039 t, Area A	* * * * * * * * * * * * * * * * * * *	5 3 5	\$1,600 \$19,400			
Floors Cast in Place Concrete Vinyl Tile Interior Walls Concrete Masonry Unit Ceilings	90% Horizonta Location 10% 100% Diagonal Location 5% Broken/M Location Staining/L	Now l Cracks, E. : Near Ga Now Cracks, Ex. : Mechani Now issing Elem	\$15,700 Extent: Moderate, A rage Door Entranc \$105,000 tent: Moderate, A recal Room / Stairwe \$700 tents, Extent: Ligh Room. Extent: Light, Are	LIFE Area Affecte. 2031 LIFE rea Affectell 2039 t, Area A	* * * * * * * * * * * * * * * * * * *	5 3 5	\$1,600 \$19,400			
Floors Cast in Place Concrete Vinyl Tile Interior Walls Concrete Masonry Unit Ceilings	90% Horizonta Location 10% 100% Diagonal Location 5% Broken/M Location Staining/L	Now l Cracks, E l: Near Ga Now Cracks, Ex. l: Mechani Now issing Elem l: Control I	\$15,700 Extent: Moderate, A rage Door Entranc \$105,000 tent: Moderate, A recal Room / Stairwe \$700 tents, Extent: Ligh Room. Extent: Light, Are	LIFE Area Affecte. 2031 LIFE rea Affectell 2039 t, Area A	* * * * * * * * * * * * * * * * * * *	5 5 5	\$1,600 \$19,400			

Electrical	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
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2046 **	5	\$100	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Electrical Room				
	Explanation : Main Service Switch Ra	ted At 400 Amperes			

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 #: 2554

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent : . Location : Electrical Room Explanation : 75 Kva, 45 K			5	\$100	
Switchgear / Switchboard Molded Case Bkrs	100%	2046	* *	5	\$800	
Raceway Conduit	100%	2046	* *	1		
Panelboards Molded Case Bkrs	100%	2042	* *	5	\$800	
Wiring Thermoplastic Motor Controllers	100%	2046	**	1		
Motor Controllers Locally Mounted Ground	100%	2039	* *	5	\$200	
Grounding Devices Generic	100%	LIFE	* *	5	\$400	
Stand-by Power Transfer Switches Automatic	100%	2039	* *	1	\$8,900	
Generators Diesel	100% Other Observation, Extent: Location: Generator Room	1		1	\$11,200	
Batteries	Explanation : Emergency (generator Katea At 555 Kv	<u>v</u>			
Lead/Acid	100%	2020	\$2,900	5	\$1,100	
Fuel Storage Day Tank	50% Other Observation, Extent: Location: Generator Room	1		5	\$2,700	
Main Tank	Explanation: No Available 50% Other Observation, Extent: Location: Underground Explanation: 25000 Rated	2054 Moderate, Area Affected :	* *	5	\$400	
Lighting Interior Lighting Fluorescent	30% T-8 Lamps And Fixtures, Ext Location: Throughout The	2031 ent : Moderate, Area Affed	* * cted : 100%	10	\$7,900	
HID	70%	2031	* *	10	\$700	
Egress Lighting Emergency, Service Exit, Service	50% 50%	2031 2031	* *	1 1		

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 #: 2554

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Exterior Lighting							
HID	100%	2031	* *	10	\$100		
Alarm							
Security System							
Generic	100%	2031	* *	1	\$10,800		
	Other Observation, Extent: Mod	lerate, Area Affected : 10	00%				
	Location : Throughout The Bui	lding					
	Explanation: CCTV Surveillan	ce Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2031	* *	1-3	\$17,800		
_	Other Observation, Extent: Mod	lerate, Area Affected : 10	00%				
	Location : Throughout The Bui	lding					
	Explanation : Strobe Lights, M	anual Pull Stations, Smo	ke Detecto	ors, Horn	s And Alarm Bells		

Mechanical	Current Repair Future Replacemen		Future Replacement		M			
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Furnace	100%			2031	* *	1	\$14,300	
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
No Component	90%							
Not Accessible	10%							
Terminal Devices								
Air Handler/Dir	10%			2031	* *	1		
Expansion								
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2031	* *	2	\$2,000	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%	Now	\$2,400	LIFE	* *	2-5	\$4,000	
		Extent : Mo : Warehous	derate, Area Affe e	cted : 2%	ó			
No Component	75%							
Exhaust Fans								
Interior	15%			2031	* *	2	\$100	
Roof	40%			2031	* *	2	\$400	
No Component	45%			_001		_	ψ.00	
Plumbing	,0							

Plumbing

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 #: 2554

nanical Current Repair		Future Replacement		Maintenance		
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2046	* *	1		
100%		2025	\$46,300	4	\$300	
Other Observation, I	Extent : Light, Area	Affected	1: 100%			
Location: Closet						
Explanation: 1-40	Gallon Unit					
100%		LIFE	* *	1		
100%		LIFE	* *	1		
100%		2034	* *	1	\$1,800	
100%						
100%		2052	* *	1-5	\$14,500	
100%		2052	* *	1-2	\$8,100	
100%		2039	* *	1	\$5,400	
	% of Fail Date Total (Years) 100% 100% Other Observation, It Location: Closet Explanation: 1-40 100% 100% 100% 100% 100%	% of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent: Light, Area Location: Closet Explanation: 1- 40 Gallon Unit 100% 100% 100% 100% 100%	% of Total Fail Date (Years) Estimated Cost (Year FY) Year FY 100% 2046 100% 2025 Other Observation, Extent: Light, Area Affected Location: Closet Explanation: 1- 40 Gallon Unit 100% LIFE 100% LIFE 100% 2034 100% 2052 100% 2052	Nof Total Fail Date Estimated Cost Year FY	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2046 ** 1 100% 2025 \$46,300 4 Other Observation, Extent : Light, Area Affected : 100% Location : Closet ** 1 Explanation : 1- 40 Gallon Unit LIFE ** 1 100% LIFE ** 1 100% 2034 ** 1 100% 2052 ** 1-5 100% 2052 ** 1-2	Note Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

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: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 05-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,578,500	\$270,200
Interior Architecture	\$403,400	\$540,900
Electrical		\$1,271,700
Mechanical		\$1,873,200
Total	\$1,981,900	\$3,956,100
Importance Code A	\$1,578,500	\$365,800
Importance Code B	\$276,900	\$3,531,700
Importance Code C	\$126,500	\$58,600
Total	\$1,981,900	\$3,956,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,200			
Interior Architecture	\$23,300	\$11,100		
Electrical	\$16,400	\$17,000	\$12,200	\$12,000
Mechanical	\$12,700	\$18,600	\$49,300	\$8,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$87,500	\$56,600	\$71,400	\$30,100
Importance Code A	\$25,200	\$300		
Importance Code B	\$62,300	\$56,300	\$71,400	\$30,100
Importance Code C				
Total	\$87,500	\$56,600	\$71,400	\$30,100



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 #: 4248

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls		****					
Metal Panel	100% Now Broken/Missing Elem Location: South Fa Corrosion/Rusting, E Location: South An Staining/Discoloring, Location: All Faca	cade. xtent : Light, Area d West Facades. Extent : Light, Ar	Affected	: 10%	5	\$232,900	
Windows							
Metal/Detention Type	100% Now Broken/Missing Elem Location: Corridor				5	\$37,300	
Parapets							
Metal Rail	100% 4+ Deteriorated Finish, Location: Through		2039 , Area Aff	* * Pected : 35%	5	\$17,300	
Roof							
IRMA/Protected Membrane	100% Now	\$700,900	2036	* *			
	Broken/Missing Elem Location : Through		lerate, Ar	ea Affected : 25%			
	Grvl/Blst Miss/Disp, Location: Various		, Area Aff	ected: 30%			
	Insul Miss/Displaced, Location : Through		e, Area A	ffected : 30%			
	Water Penetration, E. Location: Main Co				Location	s.	
terior							
Floors Cast in Place Concrete	15% Now Horizontal Cracks, E. Location: Mechani Paint Peeling, Extent Location: Mechani	cal Electrical Spac : Light, Area Affe	ce. cted : 5%		5	\$38,900	
Ceramic Tile	5%	ear Breen rear space	2035	* *		\$5,900	
Raised Access Floor	5% Now Loose/Delam Surface Location: Housing		2029	\$284,200	5 5	\$11,100	
	Loose/Miss Fasteners Location: Housing	, Extent : Severe,	Area Affe	cted : 40%			
Terrazzo	60%		LIFE	* *	5	\$55,600	
Traffic Topping	15%		2031	* *	5	\$22,200	

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 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
Interior								
Interior Walls								
Concrete Masonry Unit	65%	Now	\$126,500	LIFE	* *	5	\$58,600	
	Vertical Ci	racks, Exten	it : Light, Area Afj	fected : 5	·%			
	Location	: Stairwells	r					
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Security Bars	5%			LIFE	* *			
Steel Plate	25%			LIFE	* *	5	\$33,800	
Ceilings								
Exposed Concrete	20%			LIFE	* *	5	\$3,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%	Now	\$2,300	LIFE	* *	5	\$7,400	
71	Broken/Mi.	ssing Eleme	ents, Extent : Ligh	t, Area A	ffected : 2%			
	Location	: Maintena	nce Department H	lallway.				
Metal Panel	70%	Now	\$134,800	LIFE	* *	5	\$103,700	
	Corrosion/	Rusting, Ex	tent : Light, Area	Affected	: 10%		+,	
		_	s, Corridors	55				
	Water Pen	etration. Ex	tent : Light, Area	Affected	: 5%			
			To Fifth Floor Ele					

Electrical	Current Repair	Future Replacem	ent	M	aintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority		
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2036	* *	3	\$300			
	Other Observation, Extent : Modera Location : Outside	ite, Area Affected : 100%						
	Explanation: One 600 Amperes M	Main Disconnect Switch						
Transformers								
Dry Type	100%	2031	* *	3	\$400			
	Other Observation, Extent: Modera Location: Outside	ite, Area Affected : 100%						
	Explanation: One 1,000 Kva 4160	0pri - 480/277 Sec						
Feeders								
Cable	100%	2034	* *	1				
Raceway								
Conduit	100%	2036	* *	1				
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2036	* *	5	\$400			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room							
	Explanation: One 2500 Amperes And One 1600 AAmperes mps Main Disconnect Switch							

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 F	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent : Moderate Location : Electrical Closet Explanation : Two 30 Kva	2031 e, Area Affecto	* * ed : 100%	5	\$300	
Switchgear / Switchboard Molded Case Bkrs	100%	2036	* *	5	\$2,100	
Raceway Conduit	100%	2036	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2034 2034	* *	5 5	\$200 \$1,900	
Wiring Thermoplastic	100%	2036	* *	1		
Motor Controllers Locally Mounted	100%	2031	* *	5	\$500	
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$1,200	
Stand-by Power Transfer Switches Automatic	100%	2031	* *	1	\$24,400	
Generators Diesel	100% Other Observation, Extent: Moderate Location: Outside Explanation: One 720 Kw	2029 e, Area Affecto	\$171,600 ed: 100%	1	\$30,700	
Batteries						
Lead/Acid	100%	2020	\$2,900	5	\$2,900	
Fuel Storage Day Tank	50% Other Observation, Extent: Moderate Location: At Outside Generator Explanation: One 275 Gallons	2034 e, Area Affecto	* * ed : 100%	5	\$7,300	
Main Tank	50% Other Observation, Extent: Moderate Location: Outside Explanation: 10,000 Gallons	2041 e, Area Affecto	* * ed : 100%	5	\$1,200	
Lighting Interior Lighting Fluorescent	90% Other Observation, Extent : Light, Ar Location : Throughout The Building Explanation : T-8 Lamps		**	10	\$65,400	
HID Incandescent	5% 5%	2026 2026	\$18,900 \$126,600	10 2	\$100 \$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 #: 4248

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	80%		2034	* *	1		
Exit, Service	20%		2026	\$10,300	1		
Exterior Lighting							
HID	100%		2026	\$581,900	10	\$200	
Lightning Protection							
Arresters/Cabling							
Generic	100%		2041	* *	5	\$2,300	
Alarm							
Security System							
No Component	30%						
Generic	70%		2026	\$326,300	1	\$20,700	
Fire/Smoke Detection							
Generic, Digital	100%		2036	* *	1-3	\$48,800	

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2029	\$95,600	5	\$4,700	
Distribution Central Plant Steam Piping/Pmp	100%		2046	* *	4	\$3,900	
Terminal Devices							
Air Handler	80%		2026	\$1,623,300	1	\$39,200	
Convector/Radiator	20%		2039	* *	1	\$5,100	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	2%		2027	\$61,400	2	\$100	
No Component	98%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$103,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$44,200	

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 F	Repair	Futur	Future Replacement		laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	20%			2031	* *	2	\$500	
Roof	80%	2-4	\$3,800	2031	* *	2	\$1,600	
			nt : Light, Area Afj Of 39 Units Defect		·%			
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
	* ' /		ing, Extent : Mode Iloor Mechanical I					
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	\$7,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$22,000	4	\$1,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
•	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: 1 - 5						
	Explana	tion : 2 Uni	ts					
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$39,900	
Sprinkler								
No Component	50%							
Generic	50%			2046	* *	1-2	\$11,100	
Fire Pump								
Generic	100%			2029	\$92,900	1	\$14,800	

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: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 05-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029		
Exterior Architecture	\$2,037,000	\$532,300		
Interior Architecture	\$829,800	\$918,500		
Electrical		\$7,712,200		
Mechanical	\$291,000	\$3,825,100		
Total	\$3,157,700	\$12,988,100		
Importance Code A	\$2,037,000	\$697,100		
Importance Code B	\$1,120,700	\$12,196,500		
Importance Code C		\$94,500		
Total	\$3,157,700	\$12,988,100		

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,600			
Interior Architecture	\$31,500	\$19,200		
Electrical	\$28,700	\$26,700	\$21,000	\$23,300
Mechanical	\$26,300	\$36,100	\$36,100	\$19,700
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$151,500	\$131,300	\$106,400	\$92,300
Importance Code A	\$18,900	\$400		
Importance Code B	\$101,100	\$130,900	\$106,400	\$92,300
Importance Code C	\$31,500			
Total	\$151,500	\$131,300	\$106,400	\$92,300



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.

Asset #: 4249

Architecture		Current Repair Future Replacement			M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	1000/	N. 0150 500	2026	at. at.	_	#45 0.000	
Metal Panel	100%	. ,	2036	**	5	\$478,900	
	-	Dented, Extent : Moderate,					
		: Corridor Connecting Cen		-			
	_	scoloring, Extent : Modera	-	•	uth agat E	'a a a d a a	
W7' - 1	Locanon .	: Northwest Facades And V	arious Loc	cations On The Soi	iineasi F	acaaes.	
Windows Metal/Detention Type	100%	Now \$565,500	2036	* *	5	\$53,400	
Metal/Detention Type		tion, Extent : Moderate, Arc			3	\$33,400	
	-	: Throughout	ги Ајјестес	1.15/0			
		ssing Elements, Extent : Mo	derate Ar	rea Affected · 2%			
		: Main Corridor And Vario		**			
		oken/Cracked, Extent : Mod					
	_	: Corridors	, 11. 0	, a 11,500 co			
Parapets							
Metal Rail	100%	Now \$15,600	2031	* *	5	\$21,400	
	Deteriorate	ed Finish, Extent : Light, Ar	ea Affecte	d : 15%		. ,	
	Location .	: Throughout					
Roof							
Built-Up (BUR)	100%	. , ,	2036	* *			
		tent : Moderate, Area Affec					
		: Central Core Rooftop And			out.		
		liss/Disp, Extent : Moderat	e, Area Afj	fected : 35%			
		: All Roofs					
		ged Flashings, Extent : Mo	derate, Ar	ea Affected : 10%			
		: At Bulkhead Door					
	-	xtent : Moderate, Area Affe					
		: Over Southwest Housing			Through	iout.	
		etration, Extent : Moderate,			m.		
	Location .	: Main Corridor, Control R	ooms And	Various Locations	Through	nout.	
terior							
Floors Cast in Place Concrete	45%	Now \$186,200	LIFE	* *	5	\$201,300	
Cast III Flace Colletete		Cracks, Extent : Moderate,		cted : 15%	3	\$201,300	
		: Throughout Basement.	711 ca 11jje	cica . 1570			
		etration, Extent : Moderate,	Area Affo	cted · 10%			
		: Mechanical Room Floor I			rough To	Floor Below.	
Raised Access Floor		Now \$245,100	2029	\$490,200	5	\$19,200	
Raised Access Fi001		m Surface, Extent : Severe,			3	φ19,200	
		: In All Housing Control Ro		C.C			
Terrazzo	35%		LIFE	* *	5	\$55,900	
Traffic Topping	15%		2031	* *	5	\$38,300	
Transc Topping	13/0		2031			Ψ30,300	

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.

Asset #: 4249

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
nterior								
Interior Walls								
Cast in Place Concrete	45%			LIFE	* *			
Concrete Masonry Unit	23%			LIFE	* *	5	\$43,500	
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Panel	3%			LIFE	* *			
Metal: Cage/Fence	6%			LIFE	* *			
Steel Plate	18%	Now	\$31,500	LIFE	* *	5	\$51,000	
	Corrosion	/Rusting, E	xtent : Light, Area	Affected	: 1%			
	Location	: Exposed	Steel On Perimete	r Walls I	n Stair Shafts.			
Ceilings								
Exposed Concrete	47%			LIFE	* *	5	\$15,000	
Exposed Struc: Steel	8%			LIFE	* *			
Metal Panel	30%	Now	\$398,500	LIFE	* *	5	\$76,700	
		issing Elem : Control I	ents, Extent : Mod Rooms.	erate, Ar	ea Affected : 10%			
		/Rusting, E. : Control I	xtent : Moderate, A Rooms	Area Affe	ected : 15%			
		netration, E. : Control I	xtent : Moderate, A Rooms.	Area Affe	ected : 10%			
Plaster	15%			LIFE	* *	5	\$19,200	
1 100001			xtent : Light, Area		! : 100%	· ·	¥12,200	
			ommon Areas In C					
	Explana	tion : Spray	red Coating					

lectrical	Current Repair	Future Replacement	. N	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co	st Cycle (Yrs)	Estimated Cost	Priority	
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036 *	* 3	\$400		
	Other Observation, Extent: Moderate	Area Affected : 100%				
	Location : Electrical Room					
	Explanation: One 600 Amperes Mai	n Disconnect Switch				
Transformers	-					
Dry Type	100%	2031 *	* 3	\$800		
3 31	Other Observation, Extent: Moderate	Area Affected : 100%				
	Location : Electrical Room					
	Explanation: One 2000 Kva 4160pr	i - 480/277sec				
Feeders						
Cable	100%	2034 *	* 1			
Raceway						
Conduit	100%	2036 *	* 1			

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 #: 4249

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	5	\$600	
	Other Observation, Extent: Moderate, 2					
	Location : Electrical Room And Gener					
	Explanation: One 2500 Amperes And	Two160	0 Amperes Main D	isconnec	t Switch	
Transformers						
Dry Type	100%	2031	**	5	\$500	
	Other Observation, Extent: Moderate, A		ected : 100%			
	Location: Electrical And Generator R					
	Explanation : Two 75 Kva 480pri - 20	8/120sec	?			
Switchgear / Switchboard	1000/	2026	* *	-	Ф2 (00	
Molded Case Bkrs	100%	2036	* *	5	\$3,600	
Raceway	1000/	2026	* *	1		
Conduit	100%	2036		1		
Panelboards	100/	2024	* *	-	#200	
Fused Disc Sw	10%	2034	* *	5	\$300	
Molded Case Bkrs	90%	2034	T T	5	\$3,200	
Wiring	1000/	2026	* *	1		
Thermoplastic	100%	2036	T T	1		
Motor Controllers	1000/	2021	* *	-	¢000	
Locally Mounted	100%	2031		5	\$900	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$2,000	
Stand-by Power	10070	LIIIL			\$2,000	
Transfer Switches						
Automatic	100%	2031	* *	1	\$42,000	
Generators	10070	2031		1	\$\frac{4}{2},000	
Diesel	100%	2029	\$343,200	1	\$52,900	
Dieser	Other Observation, Extent : Moderate, A				Ψ32,700	
	Location : Mechanical Room					
	Explanation: Two 1100 Kw					
Batteries	1					
Lead/Acid	100%	2020	\$2,900	5	\$5,100	
Fuel Storage						
Day Tank	50%	2034	* *	5	\$12,700	
•	Other Observation, Extent: Moderate, 1	Area Affe	ected : 100%			
	Location: Generator Room					
	Explanation: Two 275 Gallons					
Main Tank	50%	2041	* *	5	\$2,000	
	Other Observation, Extent : Moderate, 2		ected : 100%		. ,	
	Location: Underground					
	Explanation: Using Two 2,500 Gallon	ı				

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 #: 4249

Electrical	Current F	Repair Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	65%	202	. , ,	10	\$81,400	
	Other Observation, E Location : Through	Extent : Light, Area Affect out The Building	ed : 100%			
	Explanation: T-12	· ·				
Fluorescent	30%	203	4 **	10	\$37,600	
		res, Extent : Moderate, A			¥,	
	Location : Through		55			
HID	5%	202	6 \$32,500	10	\$200	
Egress Lighting						
Emergency, Service	10%	203	4 **	1		
Emergency, Service	70%	202	6 \$91,500	1		
Exit, Service	20%	202	6 \$17,700	1		
Exterior Lighting						
HID	100%	202	6 \$1,003,600	10	\$400	
Lightning Protection						
Arresters/Cabling						
Generic	100%	204	1 **	5	\$4,000	
Alarm						
Security System						
No Component	30%					
Generic	70%	202	6 \$562,800	1	\$35,700	
Fire/Smoke Detection						
Generic, Analog	100%	202	6 \$2,752,400	1-3	\$86,700	

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
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	0-2	\$3,300	2029	\$164,800	5	\$4,100	
	Leak Evid	ent, Extent	: Light, Area Affec	ted : 100	9%			
	Location	: First Flo	or Mechanical Equ	uipment I	Room			
Distribution Central Plant Steam Piping/Pmp	100%			2046	* *	4	\$6,700	
Terminal Devices Air Handler	100%			2026	\$3,500,000	1	\$84,500	
Air Conditioning Energy Source								
Electricity	100%			2042	* *	1		

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

Asset #: 4249

Current Repair	Future Repl	acement	M	aintenance	
% of Fail Date Estim Total (Years)	nated Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
2%	2031	* *	1	\$1,300	
98%					
20/	2021	ala ala			
2%	2031	* *	1		
000/					
98%					
20/	2021	* *	2	¢1 000	
2%	2031	4-4-	2	\$1,900	
000/					
70/0					
100%	LIFE	* *	2-5	\$76,200	
10070	<u> </u>			Ψ70,200	
80%	2031	* *	2.	\$3,300	
		* *			
				4000	
100% 0-2	\$92,800 2046	* *	1		
Pump(s) Malfunctioning, Ex	tent : Severe, Area Affected	! : 65%			
Location : First Floor Med	chanical Room, 2 Of 3 Defe	ctive Pumps	8		
Other Observation, Extent:	Light, Area Affected: 100%	6			
Location: Basement					
Explanation: Triplex Boos	ster Pumps				
		* *	4	\$6,800	
Unit Inoperable, Extent : Moderate, Area Affected : 50%					
	chanical Equipment Room,	1 Of 2 Defe	ctive Inst	anteous Hot	
50%	2036	* *	4	\$10,100	
4000/		ala ala			
		* *	1		
	**	. 0 11	r.i		
Location: Observed On Bo	asement Level, Leaks Origi	nate On Up	per Flooi	rs	
1000/	I IPP	* *	1		
100%	LIFE	* *	1		
1000/	2021	* *	Α	#2 000	
100%	2031	* *	4	\$2,900	
1000/	2021	* *	1	40.400	
100% Other Observation, Extent :			1	\$8,400	
Oiner Ouservaiion, Extent :	ыдт, ягеа Ајјества : 50%				
	chanical Room				
Location : First Floor Med		stie Water C	Sunnla.		
Location : First Floor Med	chanical Room ow Preventer On The Dome.	stic Water S	Supply		
	2% 98% 2% 98% 2% 98% 100% 100% 80% 20% 100% 100% 100 O-2 Pump(s) Malfunctioning, Ex Location : First Floor Med Other Observation, Extent : Location : Basement Explanation : Triplex Book 50% Now Unit Inoperable, Extent : Med Location : First Floor Med Water Heat Exchanger 50% 100% Leak Evident, Extent : Mode Location : Observed On B 100% 100% 100%	Not Fail Date Estimated Cost Year Estimated	Now Searment Sea	Year Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Fail Date Estimated Cost FY Estimated Cost Cycle 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.

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

Asset #: 4249

Mechanical	Current Repair	Future Re	placement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 10	0%			
	Location : (2) Basement To 5th	n Floor, (3) 1st To 5t	h Floor			
	Explanation: 5 Units					
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$68,900	
Sprinkler						
Generic	100%	2046	* *	1-2	\$38,300	
Fire Pump						
Generic	100%	2029	\$160,200	1	\$25,500	

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.

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

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 : 22-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,4,6,7

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,740,500	\$2,203,700
Interior Architecture	\$1,188,200	\$3,036,800
Electrical	\$682,100	\$1,184,500
Mechanical	\$50,800	\$2,037,600
Total	\$7,661,700	\$8,462,600
Importance Code A	\$5,740,500	\$2,344,900
Importance Code B	\$1,654,300	\$4,815,100
Importance Code C	\$266,900	\$1,302,600
Total	\$7,661,700	\$8,462,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,400			
Interior Architecture	\$55,700	\$6,500		\$7,300
Electrical	\$60,100	\$23,800	\$12,400	\$10,800
Mechanical	\$52,600	\$36,500	\$16,500	\$6,600
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$216,700	\$80,700	\$42,800	\$38,600
Importance Code A	\$34,400	\$700		
Importance Code B	\$149,200	\$80,000	\$42,800	\$38,600
Importance Code C	\$33,100			
Total	\$216,700	\$80,700	\$42,800	\$38,600



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 #: 2029

rchitecture	Current Repair	Future Replacement	Maintenance			
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
terior						
Exterior Walls Cast in Place Concrete	5% Now \$70,300 Broken/Missing Elements, Extent: Mo Location: Window Sills Worn/Eroded, Extent: Moderate, Area	derate, Area Affected : 5%	5	\$32,000		
	Location : Window Sills	55				
Masonry: Brick	85% Now \$1,278,200 Repointing Failure, Extent: Moderate Location: 3rd, 4th And 6th Floors -	, Area Affected : 35%	5	\$108,900		
Metal Panel	8% Now \$14,300 Deformed/Dented, Extent : Severe, Are Location : Female Locker Room	2036 * * * ea Affected : 10%	5	\$19,200		
Metal: Cage/Fence	2% 0-2 \$5,600 Corrosion/Rusting, Extent: Moderate, Location: Exterior Egress Stairs. St Other Observation, Extent: Severe, An Location: Roof Over Stairs Explanation: Water Penetration	Area Affected : 25% air Pan And Support Beams	5	\$5,600		
Windows			_			
Metal/Detention Type	60% Now \$1,739,800 Air Infiltration, Extent: Severe, Area A Location: Various Locations Throug Broken/Missing Elements, Extent: Mo Location: Throughout Thermally Inefficient, Extent: Severe, Location: Throughout Unit Inoperable, Extent: Severe, Area Location: Throughout	thout. derate, Area Affected : 20% Area Affected : 100% Affected : 25%	5	\$41,100		
Metal/Detention Type	40% Now \$2,319,700 Air Infiltration, Extent: Moderate, Are Location: Various Locations Thermally Inefficient, Extent: Severe, Location: Throughout Other Observation, Extent: Light, Are Location: Throughout Explanation: Fixed Windows	ea Affected : 50% Area Affected : 100%	5	\$27,400		
Parapets						
Masonry: Brick Metal Panel	50% 15% Now \$10,500 Seams Open/Split, Extent : Moderate,	LIFE ** 2046 ** <i>Area Affected : 20%</i>	5 5	\$4,700 \$2,700		
	Location: 6th Floor Roof, 7th Floor	Roof				

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 Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Roof Built-Up (BUR)	65% Now \$126,400	2026 \$1,264,500		
	Grvl/Blst Miss/Disp, Extent : Moderate Location : Throughout			
	Miss/Damaged Flashings, Extent : Mod Location : 6th Floor Roof	lerate, Area Affected : 15%		
	Water Penetration, Extent: Moderate, Location: At Pitch Pockets	Area Affected : 15%		
Modified Bitumen	10% Now \$3,900 Water Penetration, Extent : Moderate, Location : Above Day Rooms On North			
Single Ply Membrane	25% Now \$170,200 Ponding, Extent : Moderate, Area Affect Location : 7th Floor Roof	2026 \$567,400 eted: 20%		1
	Water Penetration, Extent : Severe, Are Location : Female Locker Room And			
Interior				
Floors Cast in Place Concrete	10% Now \$13,200 Horizontal Cracks, Extent : Light, Area Location : Basement	LIFE ** Affected: 5%	5 \$28,500	
Ceramic Tile	5% Now \$49,200 Cracking/Crumbling, Extent: Moderate Location: At Detention Area Showers	**	5 \$3,300	
Terrazzo	25% Now \$295,000 Cracking/Crumbling, Extent: Moderate Location: All Floors And At Expansion Horizontal Cracks, Extent: Moderate, Location: Various Locations Through	on Joints Area Affected : 20%	5 \$25,500	
Traffic Topping	15% Now \$9,400 Worn/Eroded, Extent : Moderate, Area Location : Detention Dormitory Show		5 \$12,200	
Vinyl Tile	45% Now \$485,600 Broken/Missing Elements, Extent: Mod Location: Area 3b, First Floor Infirm Worn/Eroded, Extent: Moderate, Area Location: Throughout	ary, Staff Area	3 \$22,000	

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 Re	pair	Future Replacement		Maintenance			
System Component Type		Tail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Ceramic Tile	10%		\$63,200	2029	\$1,264,900	5	\$11,800		
			nts, Extent : Ligh						
					us Locations Throu				
Concrete Masonry Unit			\$203,600	LIFE	* *	5	\$37,700		
			its, Extent : Ligh						
			on Showers And						
	-		nt : Light, Area A	lffected :	5%				
	Location:	Basement	Walls						
Glass: Single Pane	4%			LIFE	* *	5	\$7,100		
	_				ea Affected : 10%				
	Location:	Throughou	ıt / Control Roon	ıs					
Metal Security Bars	10%			LIFE	* *				
Plaster	18%		\$33,100	LIFE	* *	5	\$12,700		
	_	_	Extent : Moderate	, Area A	ffected : 20%				
			es And Staircase						
			ent : Light, Area	Affected	: 10%				
	Location :	At Various	Dormitories						
SGFT/Glazed Masonry	18%			LIFE	* *				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location:	Basement							
Ceilings									
AcousTileSusp.Lay-In	10%			2031	* *	5	\$13,000		
Exposed Concrete	25%			LIFE	* *	5	\$5,100		
			ent : Light, Area	Affected	! : 100%				
	Location:								
		on : Cells C	n Floors 2-3 Are		d To Be Cast-in-pl				
Metal Panel	10%			LIFE	* *	5	\$16,300		
Plaster	55%		\$91,600	LIFE	* *	5	\$44,800		
	_	_	Extent : Moderate						
	Location:	Mental He	alth 1 And 2, Thi	rd Floor	Showers				

Electrical	Current Repair	Future l	Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%	2026	\$36,000	5	\$200		
	Other Observation, Extent : Moderate, A Location : Electrical Room	Area Affecto	ed : 100%				
	Explanation : Main Service Switch Ra	ted At 1200) Amperes				
Molded Case Bkrs	50%	2036	* *	5	\$1,100		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Room						
	Explanation : Main Service Switch Ra	ted At 500	Amperes				

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

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

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

Asset #: 2029

Electrical		Current Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Transformers Dry Type	50%		2031	* *	5	\$200		
	Location	ervation, Extent : Moderate, : Electrical Room tion : 150 Kva, 480/208/120		ected : 100%				
Dry Type	50%	1011. 100 1114, 100, 200, 120	2024	\$15,400	5	\$200		
Біў Турс	Other Obs Location	ervation, Extent : Moderate, : Electrical Room tion : 37.5 Kva And 75 Kva, 4	Area Affe	ected : 100%	3	Ψ200		
Switchgear / Switchboard	Елриании	ion : 57.5 Kva Ana 75 Kva, 4	700/200/1	20 10113				
Fused Disc Sw	50%		2026	\$118,800	5	\$200		
Molded Case Bkrs	50%		2036	**	5	\$1,100		
Raceway								
Conduit	85%		2026	\$163,800	1			
Conduit	15%		2036	* *	1			
Panelboards	50/		2025	¢0.700	-	¢100		
Fused Disc Sw Molded Case Bkrs	5% 25%		2025 2034	\$8,700 * *	5 5	\$100 \$600		
Molded Case Bkrs	70%		2025	\$122,100	5	\$1,600		
Wiring	7070		2023	Ψ122,100		Ψ1,000		
Braided Cloth	10%	2-4 \$29,900	2051	* *	1			
		Aged, Extent: Moderate, Ard: Throughout	ea Affecte	ed : 100%				
Thermoplastic	70%		2036	* *	1			
Thermoplastic	20%		2046	* *	1			
Motor Controllers								
Locally Mounted	20%		2039	* *	5	\$100		
Motor Control Center	70%		2024	\$150,800	5	\$1,700		
Variable Frequency Drive	10%		2039	* *				
Ground								
Grounding Devices								
Generic		0-2 \$18,500 ervation, Extent : Moderate, : Water Main	LIFE Area Affe	* * ected : 100%	5	\$1,300		
	Explanat	ion : Corroded						
Stand-by Power								
Transfer Switches	1000/		2021	* *	1	\$26,800		
Automatic Batteries	100%		2031		1	\$26,800		
No Component	50%							
No Component	50%							
Lighting	2070							
Interior Lighting								
Fluorescent	100%		2034	* *	10	\$79,900		
	_	And Fixtures, Extent: Mode: Throughout The Building	erate, Are	ea Affected : 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 #: 2029

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2021	\$41,700	1		
Exit, Service	20%	2021	\$11,300	1		
Exit, Service	30%	2031	* *	1		
Exterior Lighting						
HID	100%	2021	\$640,400	10	\$300	
Alarm						
Security System						
Generic	100%	2026	\$513,000	1	\$32,600	
	Other Observation, Exte	nt : Moderate, Area Affe	ected : 100%			
	Location : Throughout	The Building				
	Explanation: CCTV St	ırveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2034	* *	1-3	\$53,700	
	Other Observation, Exte	nt : Moderate, Area Affe	ected : 100%			
	Location: Throughout	The Building				
	Explanation: Strobe L	ights, Smoke Detectors,	Manual Pull Static	ons, Horn	s And Alarm Bells	

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
Heating							
Energy Source Plant Campus Steam / PRV	100%		2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2029	\$105,200	5	\$5,200	
Distribution							
Hot Wtr Piping/Pump	10%		2042	* *	4	\$400	
Central Plant Steam Piping/Pmp	90%		2036	* *	4	\$5,800	
Terminal Devices							
Air Handler	5%		2031	* *	1	\$2,700	
Convector/Radiator	50%		2031	* *	1	\$14,100	
Fan Coil Unit/Heat	45%		2026	\$1,070,400	1	\$12,700	
Air Conditioning							
Energy Source							
Electricity	100%		2042	**	1		

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

/lechanical		Current Re	pair	Future Replacement Maintenance				
ystem Component Type		Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment	5 0/			2024	#206.000	2	#200	
Interior Pkg Unit -	5%			2024	\$296,900	2	\$300	
Cooling Split Unit	10%			2036	* *			
Spiit Oilit		allation, Ext	ent : Light, Area		: 100%			
	Location :		3 /	55				
Window/Wall Unit	5%			2021	\$16,500	1		
No Component	80%				4-0,200			
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,600	
Exhaust Fans								
Interior	100%			2026	\$565,100	2	\$2,700	
lumbing								
H/C Water Piping	100%	Now	\$23,700	2036	* *	1		
Brass/Copper			\$25,700 lerate, Area Affe			1		
		Water Mai		eica . 25)	. 0			
HW Heat Exchanger	200000000	,, 6000, 1,1000	•					
Steam Fired	50%			2046	* *	4	\$4,300	
		rvation, Ext	ent : Light, Area	Affected	: 100%		¥ ,/=	
	Location: Basement							
		on : Instanta	aneous Heaters I	Installed T	To Replace Heat E	Exchange	rs With Storage	
	Tanks							
Steam Fired	50%			2036	**	4	\$6,500	
			ent : Light, Area		: 100%			
		-	rea In Basement		taugaa Tauka			
Sanitary Piping	Expianatio	оп : минири	e Heat Exchang	ers with S	storage Tanks			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LII L				
Cast Iron	100%	Now	\$16,500	LIFE	* *	1		
5.12.7.22.22			, Area Affected .					
	Location :	Roof Drain	i Piping					
Sump Pump(s)								
Non-Submersible	100%			2036	* *	4	\$2,800	
			ent : Light, Area	a Affected	: 100%			
	Location :							
			ent : Light, Area	Affected	: 100%			
		Basement	G .					
Findana -	Explanation	on : 2 Duple	ex Sets					
Fixtures Generic	100%							
ertical Transport	10070							

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.

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

Asset #: 2029

Mechanical	Current Repa	ir Futu	re Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exten	t : Light, Area Affected	d : 100%			
	Location: (1) Basement	To 7th Floor, (1) 1st	To 6th Floor			
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$44,000	
Sprinkler						
No Component	90%					
Generic	10%	2056	* *	1-2	\$2,400	
Fire Pump						
Generic	100%	2035	* *	1	\$16,300	
Chemical System						
Generic	100%	2021	\$50,800	1-3	\$3,700	

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.

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 / 1985

 Area Sq Ft
 : 78,100
 Project Type
 : CORRECTION

Date of Survey : 22-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : Lot : BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,357,300	\$4,291,700
Interior Architecture	\$1,115,900	\$2,073,700
Electrical	\$2,190,200	\$1,330,800
Mechanical		\$1,382,300
Total	\$5,663,400	\$9,078,500
Importance Code A	\$2,357,300	\$4,394,400
Importance Code B	\$3,142,900	\$4,645,600
Importance Code C	\$163,200	\$38,400
Total	\$5,663,400	\$9,078,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$300			
Interior Architecture	\$30,100	\$4,800		\$8,000
Electrical	\$9,800	\$8,800	\$10,300	\$8,800
Mechanical	\$9,500	\$18,900	\$19,600	\$6,200
Total	\$49,800	\$32,500	\$29,800	\$22,900
Importance Code A	\$300			
Importance Code B	\$49,500	\$32,500	\$29,800	\$22,900
Importance Code C				
Гotal	\$49,800	\$32,500	\$29,800	\$22,900



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 #: 14636

rchitecture	Current Repair	Future Replacement	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
terior				
Exterior Walls				
Cast in Place Concrete	15% Now \$36,600	LIFE **	5 \$83,400	
	Exposed Reinforcement, Extent : Light Location : East Facade	t, Area Affected : 2%		
Exposed Struc: Steel	5%	LIFE **	5 \$17,400	
Masonry: Brick	80% Now \$522,000	LIFE **	5 \$88,900	
	Broken/Missing Elements, Extent : Lig Location : All Facades	ht, Area Affected : 10%		
	Jnt Mortar Miss/Erod, Extent: Moder	ate, Area Affected : 25%		
	Location : All Facades			
	Vegetation Growth, Extent: Light, Are	ea Affected : 10%		
	Location : North Facade			
Windows	0.70/ 3.7	2026 **		
Metal/Detention Type	95% Now \$640,300 Air Infiltration, Extent: Severe, Area	2036	5 \$5,000	
	Location: Throughout	1 . 4 . 400 . 1 . 100/		
	Broken/Missing Elements, Extent: Mo Location: Various Locations Through			
	Thermally Inefficient, Extent: Modera			
	Location: Throughout	ne, Area Affectea . 5576		
	Unit Inoperable, Extent: Moderate, A	rea Affected : 35%		
	Location: Throughout	ea Hyeerea . 3370		
Steel	5% Now \$300	2034 **	5 \$900	
Steel	Broken/Missing Elements, Extent: Lig	2034	3 \$900	
	Location: Gymnasium	, ii, iii ea iijjeetea . e , o		
Parapets	·			
Metal Rail	10%	2031 **	5-10 \$58,200	
No Component	90%			
Roof				
Single Ply Membrane	70%	2026 \$3,931,000	10 \$127,600	
Single Ply Membrane	20% Now \$1,123,100	2036 **		
	Water Penetration, Extent: Severe, Ar			
	Location : Dormitory 4, Various Loc			
Skylight, Metal/Glass	10%	2036 **	10 \$60,800	

Interior

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 I	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
nterior								
Floors								
Cast in Place Concrete	Horizonta		\$45,100 Extent : Moderate, A Fum And Dormitori		* * cted : 20%	5	\$97,600	
Ceramic Tile	10%	Now	\$48,000	2029	\$480,400	5	\$6,400	
	Broken/Mi	issing Elem	ents, Extent : Mod ry Showers Throug	'erate, Ar	·	-	40,000	
Sheet Vinyl/Rubber	5%			2026	\$367,800	5	\$9,600	
Vinyl Tile	50%	Now	\$526,900	2026	\$1,053,800	3	\$23,900	
	Location Worn/Eroc	: Through	: Severe, Area Aff					
Interior Walls								
Concrete Masonry Unit	Horizonta	Now l Cracks, E : Dormito	\$83,000 extent : Moderate, A ry 3	LIFE Area Affe	* * cted : 10%	5	\$38,400	
Glass: Single Pane	Glazing B	Now roken/Crac : Through	\$80,200 ked, Extent : Mode out	LIFE erate, Are	* * ea Affected : 35%	5	\$5,100	
Gypsum Board	10%			LIFE	* *	5	\$8,200	
Masonry: Brick	5%			LIFE	* *		, , , , , ,	
Metal Security Bars	5%			LIFE	* *			
Plywood/Hardboard	5%			LIFE	* *			
Ceilings								
Acous TileSusp.Lay-In	Staining/L		\$30,100 Extent : Moderate Room And Clinic	2031 e, Area Ą	* * ffected : 10%	5	\$19,100	
Exposed Concrete	5%	Now	\$39,900	LIFE	* *	5	\$1,000	
1	_	_	Extent : Moderate out Gymnasium		ffected : 30%		. ,	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	15%			LIFE	* *	5	\$23,900	
Plaster		Now	\$292,800	LIFE	* *	5	\$35,800	
	Location	: Dormito	ents, Extent : Mod ries 1 And 2 And V e, Extent : Moderat	arious L	ocations Througho	ut		
			ries 1 And 2	с, лгеи А	уусскей . 2 <i>5</i> 70			

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2026	\$192,700	1		

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

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

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

Asset #: 14636

Electrical		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
Inder 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2025	\$130,900	5	\$2,100	
Wiring								
Braided Cloth	30%	2-4	\$89,700	2051	**	1		
		_	ent : Moderate, Are	a Affecte	d: 100%			
		: Ihrough	out The Building					
Thermoplastic	70%			2036	* *	1		
tand-by Power								
Transfer Switches	1000/			2021	* *	1	¢24.000	
Automatic	100%			2031		1	\$24,000	
Generators Not Accessible	100%							
Batteries	100%							
Not Accessible	100%							
Fuel Storage	10070							
Not Accessible	100%							
ighting	10070							
Interior Lighting								
Fluorescent	75%			2021	\$2,041,900	10	\$58,600	
	_		ures, Extent : Mode out The Building	erate, Ar			. ,	
Fluorescent	25%			2034	* *	10	\$19,500	
	-	And Fixtu : Dormito	res, Extent : Modei ry 3	rate, Are	a Affected : 100%		. ,	
Egress Lighting								
Emergency, Battery	50%			2026	\$111,700	10	\$10,300	
Exit, Service	50%			2026	\$27,600	1		
Exterior Lighting								
HID	100%			2026	\$573,800	10	\$200	
larm								
Security System	•							
No Component	30%			• • • •	***		4.00	
Generic	70%			2026	\$321,800	1	\$20,400	
			Extent : Moderate, A	Area Affe	cted: 100%			
		: Dormito	•					
Eina/Cmalta D-tti	Expianat	ion : CCI	V Surveillance Can	ieras				
Fire/Smoke Detection	100%			2034	* *	1-3	\$48,100	
Generic, Digital		ervation L	Extent : Moderate, A			1-3	\$40,100	
			xient : Moderaie, A out The Building	теи Ајје	ией . 100/0			
			oui The Building e Lights, Manual F	Pull Statio	ons Smoke Detecte	ore Hore	s And Alarm Rolls	
-	Елріиниі	wii . Sirot	e Lignis, Munual F	un Stutte	ms, smoke Detection	,, 110//	is Ana Aiarm Dells	

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

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 #: 14636

Mechanical	Current R	tepair F	uture	Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%	20	036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	20)29	\$102,700	5	\$5,100	
Distribution Central Plant Steam Piping/Pmp	100%	20	036	**	4	\$6,300	
Terminal Devices							
Convector/Radiator	50%		031	**	1	\$13,800	
Fan Coil Unit/Heat	50%	20)26	\$1,161,500	1	\$13,800	
Air Conditioning							
Energy Source	1000/	20	22.4	* *			
Electricity	100%	20)34	* *	1		
Conversion Equipment No Component Not Accessible	80% 20%						
Not Accessible		xtent : Light, Area Affe	ected	: 0%			
	Explanation: No Ro	of Access					
Distribution		-					
Ductwork/Diffusers	20%	LI	IFE	* *	2	\$22,200	
No Component	80%						
Terminal Devices							
Fan Coil - 2 Pipe	20%	20)26	\$118,000	1	\$5,500	
No Component	80%						
Heat Rejection							
No Component	80%						
Not Accessible	Location: Roof	xtent : Light, Area Affe	ected	: 0%			
\$7 [1]	Explanation : No Ro	ooj Access					
Ventilation Distribution Ductwork/Diffusers	100%	TI	IFE	* *	2-5	\$47,500	
Exhaust Fans	10070	LI	II. L		2-3	\$47,300	
Not Accessible	100% Other Observation, E. Location: Roof	xtent : Light, Area Affe	ected	: 0%			
	Explanation : No Ro	oof Access					
Plumbing	•	-					
H/C Water Piping Galvanized Steel	100%	20	031	* *	1		
Sanitary Piping Cast Iron	100%	LI	IFE	* *	1		

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

Mechanical		Current Repair	Futui	re Replacement	М	aintenance	
System Component Type		Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$42,900	
Sprinkler							
No Component	20%						
Generic	80%		2036	* *	1-2	\$19,100	

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.

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 05-Jan-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029		
Exterior Architecture	\$9,217,000	\$598,000		
Interior Architecture	\$2,154,600	\$5,264,800		
Electrical	\$5,191,500	\$11,298,000		
Mechanical	\$556,700	\$3,461,100		
Total	\$17,119,900	\$20,621,900		
Importance Code A	\$9,660,900	\$750,900		
Importance Code B	\$7,293,100	\$19,765,400		
Importance Code C	\$165,900	\$105,600		
Total	\$17,119,900	\$20,621,900		

Total	\$101,900	\$158,600	\$98,900	\$89,000
Importance Code C				
Importance Code B	\$101,900	\$149,400	\$90,600	\$80,600
Importance Code A		\$9,200	\$8,400	\$8,400
Total	\$101,900	\$158,600	\$98,900	\$89,000
Mechanical	\$36,600	\$50,500	\$55,300	\$28,400
Electrical	\$45,700	\$93,200	\$43,700	\$43,200
Interior Architecture	\$19,500	\$14,900		\$17,400
Exterior Architecture				
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset #: 2028

chitecture		Current R	epair	Futur	e Replacemen	nt	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		Cycle (Yrs)	Estimated Cost	Priority
erior									
Exterior Walls Cast in Place Concrete		Now Jnt Failure	\$125,900 . Extent : Severe.	LIFE Area Affa		* *	5	\$114,800	
	Expansion Jnt Failure, Extent: Severe, Area Affected: 15% Location: At Corridor Connections								
	Vegetation Growth, Extent: Moderate, Area Affected: 10%								
	Location	: Between F	Kitchen And Lowe	r Housin	ig Block Buildii	ngs.			
Concrete Masonry Unit	3%			LIFE		* *	5	\$4,300	
Metal Panel		Now	\$279,400	2036		* *	5	\$374,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : Upper Corridor Stair Tower And South Side Of North Mechanical Electrical								
			rriaor siair 10we Courtyard Throu		uin siae Oj No	rin M	ecnanii	cai Electricai	
	Deformed/	Dented, Ext	ent : Moderate, A	rea Affec					
	Location	: Receiving	Area, Dormitory	Areas Th	hroughout				
			tent : Moderate, A	00					
	Location	: East Faca	ıde Walls, Buildin	g 1/3, 5/3	7 2nd Floor				
Windows	070/	N	¢501 400	2026	*	* *	5	¢54 000	
Metal/Detention Type	Air Infiltra	Now tion, Extent : Througho	\$581,400 : Moderate, Arec ut	2036 Affectea			3	\$54,900	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Main Corridor And Various Locations Throughout.								
	Unit Inoperable, Extent : Moderate, Area Affected : 40%								
	Location : Corridor(s), Dormitory Areas Water Penetration, Extent : Moderate, Area Affected : 20%								
		: Corridor(;		нгеи Ајје	ciea . 2076				
Metal Louvers	3%		~/	2029	\$54,0	00	10	\$5,800	
Parapets					· · · · · · · · · · · · · · · · · · ·			. ,	
Metal Panel	Broken/Mi.	_	\$77,100 ents, Extent : Seve tories 1/3, 5/7	2036 re, Area		* *	5	\$5,000	1
		Rusting, Ex : Througho	tent : Light, Area ut	Affected	: 20%				
	Deformed/Dented, Extent : Moderate, Area Affected : 5% Location : West Facade								
	Seams One	n/Split Ext	ent : Moderate, A	rea Affec	rted · 20%				
	_	_	g Throughout	. cu 11,5 cc					

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset #: 2028

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof								
Metal Panel		Now	\$8,153,300	2039	* *			
		_	xtent : Moderate, 1					
			nerator Room, Coi	trol Room	s, 2nd Floor Dor	ms And	Various Stair	
	Locations Throughout Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	-		nerator Room, Coi			ems And	Various Stair	
		s Through		aroi Room	s, 2na 1 1001 Doi	ть Апа	various siair	
				Area Affe	cted : 25%			
	Gut/DS Non Func/Miss, Extent: Severe, Area Affected: 25% Location: Perimeter Gutters Throughout							
	Seams Ope	en/Split, Ex	tent : Moderate, A	rea Affecte	ed : 25%			
	Location: Throughout							
	Water Pen	etration, E	xtent : Moderate, 2	lrea Affect	ed : 20%			
	Location	: Over Ge	nerator Room, Coi	trol Room	s, 2nd Floor Dor	ms And	Various Stair	
	Locations Throughout							
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Perimeter Gutters Throughout							
	Explanation : Storm Water Being Detained In Overhanging Soffits Because Of Debris In Gutters. Unable To Remove Debris							
terior	Gutters.	Unable 10	Remove Debris					
Floors								
Cast in Place Concrete	20%	Now	\$160,500	LIFE	* *	5	\$173,600	
Cust in I lace Concrete					red: 15%	3	φ175,000	
	Horizontal Cracks, Extent : Moderate, Area Affected : 15% Location : Mechanical Room, Commissary							
	Misaligned/Bulging, Extent: Moderate, Area Affected: 10%							
		: Commiss		33				
Ceramic Tile	5%			2029	\$747,800	5	\$19,800	
Quarry Tile	5%			2031	**	5	\$29,800	
Raised Access Floor	5%	Now	\$190,200	2029	\$951,100	5	\$37,200	
1141504 116655 11661	Loose/Delam Surface, Extent: Moderate, Area Affected: 35%							
	Location: Control Rooms Throughout							
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 15%							
	Location: Control Rooms Throughout							
Terrazzo	25%			LIFE	* *	5	\$77,500	
Traffic Topping	5%	Now	\$47,900	2026	\$478,600	5	\$12,400	
Traine Topping			Extent : Moderate			3	Ψ12,400	
	Location : At Kitchen And Dormitory Bathrooms							
Vinul Tile					\$2,296,700	2	\$52.100	
Vinyl Tile	35% Now \$459,300 2026 \$2,296,700 3 \$52,100 Broken/Missing Elements, Extent: Severe, Area Affected: 10%							
	Location: Throughout							
	Cracking/Crumbling, Extent: Severe, Area Affected: 20%							
	Cracking/Crumbling, Extent: Severe, Area Affectea: 20% Location: Corridor/Building Connections, Loading Areas, Control Rooms							
	Worn/Eroded, Extent: Moderate, Area Affected: 30%							
		iea, Extent : Through		нујества : .	00/0			
	Locuiton	. Inrough	Oui					

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

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
nterior								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$105,600	
Glass: Single Pane		Now	\$123,500	LIFE	* *	5	\$7,900	
	_	roken/Crac : Control I	ked, Extent : Mode Rooms	erate, Are	ea Affected : 15%			
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	ed : 25%			
	Location	: Control I	Rooms					
	Explanat	tion : Glazi	ng Cloudy/scratch	ed				
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	4%			LIFE	* *	5	\$8,400	
Metal Security Bars	5%			LIFE	* *			
Plaster	3%			LIFE	* *	5	\$3,200	
SGFT/Glazed Masonry	8%	Now	\$42,400	LIFE	* *			
	Broken/Mi	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Dormitor	y Bathrooms					
Ceilings								
AcousTileConcealSpLn		Now	\$99,900	2031	* *	5	\$19,800	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 20% Location: Corridor Near Dormitories 1 And 2 And Adjacent To Commissary.							
	_		tent : Light, Area A Adjacent To Com		2%			
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 5%			
			-		And Corridor Adj	acent To	Law Library.	
Exposed Struc: Steel	7%			LIFE	* *		· · · · · · · · · · · · · · · · · · ·	
Gypsum Board		Now	\$19,500	LIFE	* *	5	\$24,800	
Gypsum Bourd			xtent : Light, Area		: 10%	Ü	Ψ= .,σσσ	
			t, Below Inmate Sh					
Metal Panel	80%	0-2	\$1,030,900	LIFE	* *	5	\$396,700	
Wietar I arier			xtent : Moderate, A		ected: 35%	3	Ψ370,700	
		_	out Dormitories Ar					
		_	xtent : Moderate, A					
			f Gymnasium.	33 -				

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2036 **	3	\$900	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location: Outside				
	Explanation: One 600 Ampere Main I	Disconnect Switch			

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

Asset #: 2028

Electrical	Current Repair Futur		e Replacement	Maintenance		
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Dry Type	100%	2031	* *	3	\$1,500	
		ent : Moderate, Area Affe	ected : 100%			
	Location : Outside		~			
	Explanation: One 1,0	000 Kva 4160pri - 480/27	7 Sec			
Feeders	1000/	2024	* *			
Cable	100%	2034	* *	1		
Raceway	1000/	2026	* *			
Conduit	100%	2036	* *	1		
Under 600 Volts						
Service Equipment Fused Disc Sw	1000/	2026	ф1 52 000	-	Φ1 100	
Fused Disc Sw	100%	2026	\$152,800	5	\$1,100	
	Location : Electrical I	ent : Moderate, Area Affe	eciea : 100%			
			and Chuitahan			
Transformers	Explanation: 1 wo 20	00 Ampere Main Disconr	ieci Swiicnes			
Dry Type	100%	2024	\$30,700	5	\$1,000	
Dry Type		2024 ent : Moderate, Area Affe	· ·	3	\$1,000	
		em . Moderdie, Ared Affe And Mechanical Room	сей . 100/0			
		2 Kva And Two 30 Kva 4	80hv - 208/120hv			
Switchgear / Switchboard	Explanation . One 11.	z Kva ma 1 wo 50 Kva 4	00nv - 200/120iv			
Fused Disc Sw	70%	2026	\$465,800	5	\$800	
Fused Disc Sw	30%	2036	**	5	\$300	
Raceway	3070	2030			Ψ300	
Conduit	90%	2026	\$683,100	1		
Conduit	10%	2036	**	1		
Panelboards	1070	2030				
Fused Disc Sw	10%	2025	\$69,800	5	\$600	
Molded Case Bkrs	65%	2025	\$453,600	5	\$4,500	
Molded Case Bkrs	20%	2034	**	5	\$1,400	
Molded Case Bkrs	5%	2051	* *	5	\$300	
Wiring	2,0	2031			Ψ200	
Thermoplastic	85%	2026	\$993,900	1		
Thermoplastic	10%	2036	**	1		
Thermoplastic	5%	2056	* *	1		
Motor Controllers	2,0	2030		*		
Motor Control Center	75%	2024	\$1,033,800	5	\$5,400	
Motor Control Center	20%	2024	\$275,700	5	\$1,400	
Variable Frequency	5%	2046	**	-	¥2,.00	
Drive	- · -	2310				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,900	
Stand-by Power						
Transfer Switches						
Automatic	100%	2024	\$131,300	1	\$81,600	
	100%	2024	\$131,300	1	\$81,600	

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 #: 2028

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2022	\$1,019,800	1	\$102,600	
	Other Observation, Extent .	Moderate, Area Affe	ected : 100%			
	Location : Outside					
	Explanation: One 900 Ki	lowatt				
Batteries	1000/			_	40.000	
Lead/Acid	100%	2021	\$2,900	5	\$9,800	
Fuel Storage	1000/	2020	Ø 62 400	-	Φ 7 .000	
Main Tank	100%	2029	\$62,400	5	\$7,800	
	Other Observation, Extent . Location : Outside	Moaerate, Area Affe	ectea : 100%			
	Explanation: One 5,000	Gallon				
Lighting						
Interior Lighting						
Fluorescent	80%	2026	\$6,781,200	10	\$194,500	
	Other Observation, Extent . Location: Throughout Th	e Building	! : 100%			
	Explanation: T-12 Lamps					
Fluorescent	10%	2034	**	10	\$24,300	
	T-8 Lamps And Fixtures, E. Location : Hallways	xtent : Moderate, Are	a Affected : 100%			
HID	5%	2021	\$63,100	10	\$400	
Incandescent	5%	2021	\$423,800	2	\$300	
Egress Lighting						
Emergency, Service	70%	2021	\$177,500	1		
Emergency, Service	10%	2034	* *	1		
Exit, Service	20%	2021	\$34,400	1		
	Not Functioning, Extent : N Location : Corridor	Ioderate, Area Affect	ed : 100%			
Exterior Lighting						
HID	100%	2021	\$1,947,300	10	\$800	
Alarm						
Security System						
Generic	100%	2021	\$1,560,000	1	\$99,000	
Fire/Smoke Detection					-	
Generic, Digital	100%	2036	* *	1-3	\$163,300	

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

Heating

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

С	Current Repair Future		re Replacement Ma		iintenance		
		Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2036	* *	1		
Location : I	First Floor	Mechanical Eq	uipment l	Room	o Low Pi	ressure Steam	
100%	0-2	\$443,900	2041	* *	1	\$75,300	
Location : I Explanation	First Floor 1 : Steam T	Mechanical Eq	uipment l	Room	equire Re	etubing Or	
терисется							
50%			2034	* *	4	\$4,200	
50%			2036	* *	4	\$6,300	
50%			2026	\$2,167,300	1	\$52,300	
50%			2031	* *	1	\$27,300	
5%			2042	* *	1		
95%			2036	* *	1		
-							
10%			2039	* *	1	\$18,300	
90%							
10%			2052	* *	4	\$1,300	
90%							
10%			2026	\$34,600	1	\$10,500	
90%							
10%			2024	\$11.700	2	\$17,000	
			_~	Ψ11,700	-	<i>\$21,000</i>	
	% of Fa Total (1) 100% Other Observation: It is a separation in the separation in	% of Fail Date E Total (Years) 100% Other Observation, Ext. Location: First Floor Explanation: Low Proceedings 100% 0-2 Other Observation, Ext. Location: First Floor Explanation: Steam T Replacement 50% 50% 50% 50% 10% Recent Installation, Ext. Location: First Floor 90% 10% Recent Installation, Ext. Location: First Floor 90% 10% 10% 10% 90% 10%	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Light, Area Location: First Floor Mechanical Equestry Explanation: Low Pressure Steam En Regulators 100% 0-2 \$443,900 Other Observation, Extent: Severe, Area Location: First Floor Mechanical Equestry Explanation: Steam To Hot Water Here Replacement 50% 50% 50% 50% 50% Recent Installation, Extent: Light, Area Location: First Floor Mechanical Equestry 90% 10% Recent Installation, Extent: Light, Area Location: First Floor Mechanical Equestry 90% 10% Recent Installation, Extent: Light, Area Location: First Floor Mechanical Equestry 90% 10% 10% 10% 10% 10%	% of TotalFail Date Estimated Cost (Years)Year FY100%2036Other Observation, Extent: Light, Area Affected Location: First Floor Mechanical Equipment Explanation: Low Pressure Steam Enters Build Regulators100%0-2\$443,9002041Other Observation, Extent: Severe, Area Affected Location: First Floor Mechanical Equipment Explanation: Steam To Hot Water Heat Excha Replacement50%203450%203650%203650%20315%204295%203610%2039Recent Installation, Extent: Light, Area Affected Location: First Floor Mechanical Equipment 190%10%2052Recent Installation, Extent: Light, Area Affected Location: First Floor Mechanical Equipment 190%10%2052Recent Installation, Extent: Light, Area Affected Location: First Floor Mechanical Equipment 190%10%205210%202690%202610%202690%2026	100% 2036 ** 100% 2036 ** 100% 2036 ** Other Observation, Extent: Light, Area Affected: 100% Location: First Floor Mechanical Equipment Room Explanation: Low Pressure Steam Enters Building - There Are N Regulators 100% 0-2 \$443,900 2041 ** Other Observation, Extent: Severe, Area Affected: 100% Location: First Floor Mechanical Equipment Room Explanation: Steam To Hot Water Heat Exchangers Will Soon R Replacement 50% 2034 ** 50% 2034 ** 50% 2036 ** 50% 2042 ** 95% 2036 ** 10% 2039 ** Recent Installation, Extent: Light, Area Affected: 100% Location: First Floor Mechanical Equipment Room 90% 10% 2052 ** Recent Installation, Extent: Light, Area Affected: 100% Location: First Floor Mechanical Equipment Room 90% 10% 2052 ** Recent Installation, Extent: Light, Area Affected: 100% Location: First Floor Mechanical Equipment Room 90% 10% 2052 ** Recent Installation, Extent: Light, Area Affected: 100% Location: First Floor Mechanical Equipment Room 90% 10% 2026 \$34,600 90% 10% 2026 \$34,600 90% 10% 2024 \$11,700 20	No of Fail Date Estimated Cost Year Estimated Cost Cycle Total (Years)	Note Fail Date Estimated Cost Year FY Estimated Cost Cycle Cyc

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 Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	80%	2026	\$877,400	2	\$4,100	
Roof	20%	2026	\$102,400	2	\$1,000	
Plumbing						
H/C Water Piping			de de			
Brass/Copper	100% Other Observation, Extent: 1 Location: Basement	2046 Light, Area Affected .	**	1		
		allad Ianizatian Suat				
HW Heat Exchanger	Explanation: Recently Inst	iiiea ionization syste	em			
Steam Fired	100%	2052	* *	4	\$25,100	
Steam Fried	Recent Installation, Extent : 1		. 100%	7	\$23,100	
	Location : First Floor Mech					
Sanitary Piping						
Cast Iron	100% Now \$	112,800 LIFE	* *	1		
0.000 11 012	Leak Evident, Extent : Moder Location : Piping Serving S	ate, Area Affected : .		-		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : I Location : Perimeter Of Bu		100%			
	Explanation : Leaders And	Gutters				
Sump Pump(s)						
Non-Submersible	100% Other Observation, Extent : 1	2026 Light, Area Affected :	\$73,600 100%	4	\$5,600	
	Location: Basement					
	Explanation : Duplex Unit					
Backflow Preventer	1000/	2024	ate ate		44 < 400	
Generic	100%	2034	* *	1	\$16,200	
Fixtures	1000/					
Generic	100%					
Fire Suppression						
Standpipe Generic	100%	2046	* *	1.5	\$85,300	
	10070	2040		1-5	\$83,300	
Sprinkler No Component	60%					
Generic	40%	2046	* *	1-2	\$19,000	
Fire Pump	TU / U	2040		1-2	ψ19,000	
Generic	100%	2029	\$198,500	1	\$31,600	

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

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Page: 150

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 29-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,163,400	\$1,197,800
Interior Architecture	\$911,800	\$296,100
Electrical	\$1,142,300	\$2,148,700
Mechanical	\$217,300	\$738,600
Total	\$4,434,700	\$4,381,300
Importance Code A	\$2,211,100	\$1,674,800
Importance Code B	\$2,055,600	\$2,706,500
Importance Code C	\$168,100	
Total	\$4,434,700	\$4,381,300

Total	\$116,400	\$57,400	\$12,300	\$7,000
Importance Code C	\$36,800			
Importance Code B	\$34,500	\$26,300	\$8,300	\$3,000
Importance Code A	\$45,100	\$31,100	\$4,000	\$4,000
Total	\$116,400	\$57,400	\$12,300	\$7,000
Mechanical	\$19,600	\$4,100	\$7,500	\$4,100
Electrical	\$14,900	\$25,200	\$4,800	\$2,800
Interior Architecture	\$36,800	\$1,600		
Exterior Architecture	\$45,100	\$26,500		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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 Repair		Futu	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date Estimat (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Cast in Place Concrete	10%	Now \$1:	55,200 LIFE	* *	5	\$70,700		
		ssing Elements, Exte	ent : Light, Area .	Affected : 5%				
	Location	: West Facade						
	Diagonal (Cracks, Extent : Mod	lerate, Area Affe	cted : 10%				
	Location	: South Facade						
	Caulking L	Deteriorated, Extent	: Moderate, Ared	a Affected : 2%				
	Location: West Facade							
	Water Penetration, Extent: Moderate, Area Affected: 5%							
	Location	: South Facade						
	Worn/Eroa	led, Extent : Modera	ite, Area Affectea	! : 10%				
	Location	: South Facade						
Concrete Masonry Unit	5%		LIFE	* *	5	\$4,400		
Masonry: Brick	20%		LIFE		5	\$28,300		
,	Jnt Mortar	Miss/Erod, Extent :	Moderate, Area	Affected: 15%				
	Location	: Throughout						
Masonry: Brick	53%	Now \$88	80,000 LIFE	* *	5	\$75,000		
			*		-	4,2,000		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : North Facade - Spandrels At Windows							
		Miss/Erod, Extent:						
		: Throughout		33				
		-	derate. Area Affe	cted : 40%				
	Patching Evident, Extent : Moderate, Area Affected : 40% Location : Throughout							
	Repointing Failure, Extent: Severe, Area Affected: 5%							
	Location: East Facade At Hoppers							
		Extent : Severe, Area	* *					
		: North And East Fo		ng				
Metal Panel	10%		2046		5-10	\$97,200		
Metal Coiling Doors		Now \$1	15,600 2039		5	\$4,400		
Metal Colling Dools		Rusting, Extent: Lig	,		3	φ 4,4 00		
		: East Facade	5т, лген Ајјесте	л. 5/0				
-	Locanon	. Eust Fucuue						

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

rchitecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Windows	-0/ 33	0044			
Metal Louvers	5% Now \$19,700	2041 **			
	Other Observation, Extent : Severe, Are	ea Affected : 100%			
	Location : All Louvers				
G 1	Explanation: Inoperable	2071			
Steel	95% Now \$654,900	2051 **	5	\$40,300	
	Air Infiltration, Extent: Severe, Area A	ffected: 100%			
	Location: Throughout	dougto Auga Affordad , 500/			
	Broken/Missing Elements, Extent: Mod				
	Location: Various Locations Through				
	Deteriorated Finish, Extent : Moderate, Location : 1968 Wing	, Area Affectea : 55%			
	_	avata Avaa Affactad : 50/			
	Glazing Broken/Cracked, Extent: Mode Location: 1968 Wing	eraie, Area Affectea : 5%			
	Thermally Inefficient, Extent : Moderate	a Area Affected : 50%			
	Location: 1968 Wing	e, Area Affectea . 5070			
	Water Penetration, Extent: Moderate, 1	Area Affected · 8%			
	Location: East Wall - Engine Room (**			
Parapets	Lecation : Last // art Linguis Iteom (III Diceil teut Belles)			
Metal Rail	10%	2024	5-10		
1110 001 110111	Corrosion/Rusting, Extent: Moderate, A		0 10		
	Location : Throughout	00			
No Component	90%				
Roof	2070				
Modified Bitumen	85% Now \$427,600	2031 **			
	Blisters, Extent : Moderate, Area Affect				
	Location : Throughout				
	Patching Evident, Extent : Moderate, A	rea Affected : 15%			
	Location : Throughout				
	Seams Open/Split, Extent : Moderate, A	1rea Affected : 10%			
	Location : North Edge Of 1968 Additi	ion			
	Water Penetration, Extent : Severe, Are	ea Affected : 10%			
	Location : At Fresh Air Intake / Roof				
Single Ply Membrane	10% Now \$9,800	2031 **			
	Drains Clogged, Extent : Moderate, Arc	ea Affected : 40%			
	Location: Throughout				
	Gut/DS Non Func/Miss, Extent: Moder	rate, Area Affected : 40%			
	Location : Throughout				
	Ponding, Extent : Moderate, Area Affec	cted : 10%			
	Location : Throghout				
	Other Observation, Extent : Light, Area				
	Location: Over Pressure Reducing V				
	Explanation: Membrane Partially Me	-	ak		
Skylight, Metal/Glass	5% Now \$45,600	2026 \$912,800			
	Water Penetration, Extent : Severe, Are	ea Affected : 10%			
	Location : Throughout				

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	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors	050/ NI	¢272.000	LIEE	* *	-	¢207 100	
Cast in Place Concrete	95% Now Cracking/Crumbling, Location : Second L			fected : 10%	5 oughout	\$296,100	
Vinyl Tile	5% Worn/Eroded, Extent Location: Through		2021 Sected : 25	\$117,900 %	3	\$2,700	
Interior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Through		LIFE e, Area Af	* * Fected : 40%			
Concrete Masonry Unit	10% Now Diagonal Cracks, Ext Location: Basemen		LIFE rea Affect	* * ed : 5%	5	\$1,800	
Masonry: Brick	50% Now Cracking/Crumbling, Location : South Sid		LIFE e, Area Af	* * Fected : 10%			
	Vertical Cracks, Exte. Location: South Ea Water Penetration, E. Location: Engine R	st Pier - 2nd Floor xtent : Moderate, 2	r. At Upp	er Floor Window	Spandrei	ds.	
Plaster	10% Water Penetration, E. Location: Through		LIFE Area Affec	* * cted : 5%	5	\$1,300	
SGFT/Glazed Masonry	25% Diagonal Cracks, Ext Location: Engine R Staining/Discoloring, Location: Through	oom Extent : Moderate					
Ceilings							
AcousTileConcealSpLn	5%		2031	* *	5	\$1,300	
Exposed Concrete	35% Now Exposed Reinforceme Location : South Fin	re Floor / At Hopp	LIFE ate, Area ers		5	\$1,200	
	Paint Peeling, Extent Location: Through Water Penetration, E.	out, Boiler Feed P	ump Roor	n			
	Location : Througho Other Observation, E.	out					
	Location: Under Be Explanation: Partic	al Ceiling Collaps	_				
Exposed Struc: Steel	60% 4+ Corrosion/Rusting, E. Location: Through		LIFE Area Affed	* * cted : 10%			

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

lectrical	Current Repair	Future Replacement	Maintenance			
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority		
ver 600 Volts						
Service Equipment	1000/	• • • • • • • • • • • • • • • • • • •	•			
Fused Disc Sw	100%	2036 **	3 \$100			
	Other Observation, Extent: Moderate, A	Area Affected : 100%				
	Location: Outside	Discoursed Coulded				
T	Explanation: One 600 Ampere Main	Disconnect Switch				
Transformers Dry Type	100%	2031 **	3 \$200			
Dry Type	Other Observation, Extent: Moderate, 2	2031	3 \$200			
	Location: Outside	area agreeica : 10070				
	Explanation: 3000/4000 Kva 4160pri	- 480/277 Sec				
Feeders	Esspeciation : 5000/1000 Hva /100p/	700/277 500				
Cable	100%	2034 **	1			
Raceway						
Conduit	100%	2036 **	1			
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2036 **	5 \$1,100			
	Other Observation, Extent: Moderate, 1	Area Affected : 100%				
	Location: Electrical Room					
	Explanation: Two 400 Ampere Main	Disconnect Switches				
Transformers						
Dry Type	50%	2031 **	5 \$100			
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Electrical Room					
	Explanation: Two 500 Kva 480/277hv					
Dry Type	50%	2024 \$43,900	5 \$100			
	Other Observation, Extent : Moderate, .	Area Affected : 100%				
	Location : Throughout The Building					
	Explanation : Six Diferrent Ratings					
Switchgear / Switchboard	600/	0006 000	7 0100			
Air Circuit Breaker	60%	2026 \$713,600	5 \$100			
Air Circuit Breaker	20%	2052 **	5			
Fused Knife Sw	20% 2-4 \$237,900	2056 **	5			
	Obsolete Equipment, Extent: Moderate	, Area Ајјестеа : 100%				
	Location: Electrical Room.	was Affastad . 1000/				
	On Extended Life, Extent : Moderate, A Location : Mechanical Room	reu Affeciea : 100%				
Dagaway	Location : Wechanical Room					
Raceway Conduit	80%	2026 \$1,041,300	1			
Conduit	20%	2026 \$1,041,300	1			
Collunt	ZU / 0	2030	1			

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

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%		40.400	2034	* *	5	\$100	
Fused Knife Sw	5%	2-4	\$8,100	2051	**	5		
		equipment, : First Flo	Extent : Moderate	, Area Aj	fected: 100%			
			ior. tent : Moderate, A	naa Affa	etad : 1000/			
		eu Lije, Ex : Through		<i>че</i> и Ајјес	nea . 100/6			
Molded Case Bkrs	65%			2025	\$105,200	5	\$700	
Molded Case Bkrs	20%			2034	* *	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$68,700	2051	* *	1		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out					
Thermoplastic	70%			2036	* *	1		
Motor Controllers								
Locally Mounted	5%			2024	\$3,600	5		
Locally Mounted	5%			2031	* *	5		
Motor Control Center	90%			2031	* *	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches	1000/			2020	* *		Ø12 400	
Automatic	100%			2039	· · · ·	1	\$12,400	
Generators Diesel	100%			2035	* *	1	¢15 700	
Diesei		amation E	Extent : Moderate, 2			1	\$15,700	
		: First Flo		чтеи Аује	сией . 100/0			
		tion : Two						
Batteries	Блрини	ion . 1 wo .	1230 KW					
Lead/Acid	100%			2020	\$2,900	5	\$1,500	
Fuel Storage	10070				\$2,500		ψ1,e σ σ	
Day Tank	50%			2042	* *	5	\$3,800	
_ 1.0/ - 1.1.1.1	Other Obs	ervation, E : First Flo	Extent : Moderate, 2 oor		ected : 100%	-	42,000	
			100 Gallon					
Main Tank	50%	1 110		2041	* *	5	\$600	
wani i ank		ervation F	xtent : Moderate, 2		ected · 100%	3	\$000	
		: Undergr		1. Cu 11jje	. 100/0			
		_	20,000 Gallon					
Lighting	Lapiana	1 110 1	-0,000 Ganon					

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 #: 2030

Electrical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	55%	2021	\$437,500	10	\$20,400		
	Other Observation, Extent : Light, 2	Area Affected :	100%				
	Location : Throughout						
	Explanation: T-12 Lamps						
Fluorescent	5%	2034	* *	10	\$1,900		
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
	Location : Throughout The Buildi	ng					
HID	30%	2021		10	\$400		
Incandescent	10%	2021	\$101,000	2	\$100		
Egress Lighting							
Emergency, Service	100%	2026	\$76,200	1			
Exterior Lighting							
HID	100%	2021	\$297,200	10	\$100		
Lightning Protection							
Arresters/Cabling							
Generic	100%	2029	\$168,600	5	\$1,200		

lechanical		Current Rep	air	Future	e Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source	1000/			2046	* *	1		
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
	Other Obse	rvation, Exte	nt : Light, Ared	ı Affected	: 100%			
		: North End C						
	Explanati	on : 6- 40,000	0 Gallon Burie	d Tanks F	or #2 Fuel With L	eak Dete	ection System	
Conversion Equipment								
Steam Boiler	100%		\$47,700	2024	\$477,000	1	\$36,100	
			nt : Severe, Ar	ea Affecte	d : 15%			
		: Boiler Roon	•	 ,		** . //*		
		on : 8 Boilers Problems	s, Providing St	гат То Ас	ljacent Facilities -	· Unit #5	Is Off Line With	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$62,400	2036	* *	4	\$2,000	
1 5 1	Malfunction	ning, Extent :	Severe, Area	Affected:	10%			
	Location .	: Vacuum Pur	mps, Water Tre	atment Sy	stem And Water F	Feeding V	Valves, Various	
	Locations							
		•	ent : Moderate	, Area Aff	ected : 10%			
	Location .	: Various Loc	cations					
Terminal Devices								
Under Construction	100%							

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 #: 2030

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	2%			2026	\$11,900	2	\$100	
comg	R-134a Re Location		Extent : Light, Ared	ı Affected	d : 2%			
No Component	98%							
entilation								
Distribution								
Ductwork/Diffusers	Broken, E.	Now xtent : Seve : All Louv	\$67,900 ere, Area Affected : res	LIFE 20%	**	2-5	\$22,600	
Exhaust Fans								
Interior	Not in Ser	Now vice, Exten : Various	\$39,300 t : Severe, Area Aff Locations	2026 Fected : 7	\$196,700 75%	2	\$700	
Roof			\$6,100 t : Severe, Area Aff	2026 Sected : 2	\$30,600	2	\$200	
umbing		-						
H/C Water Piping								
Brass/Copper	30%			2046	* *	1		
Galvanized Steel	70%			2031	* *	1		
Water Heater								
Electric	Location	: 2nd Floo	Extent : Light, Area or Locker Room	2024 Affected	\$64,900 !: 100%	4	\$400	
IIW II F I	Explana	tion: 1 Uni	it					
HW Heat Exchanger Steam Fired	100%			2052	* *	4	\$6,000	
	100%			2032	. •	+	\$0,000	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			ти п		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070							
Non-Submersible	Not in Ser Location On Extend	: Various led Life, Ex	\$11,200 t : Severe, Area Aff Locations In Basen tent : Severe, Area Locations In Basen	nent Affected		4	\$900	
Backflow Preventer								
No Component	50%							
Generic	50%			2031	* *	1	\$1,200	
Fixtures Generic	100%						<i>\$1,200</i>	

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: 158

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION

Address : 18-01 HAZEN ST.

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.300 / 14554 Yr Built/Renovated : 2011 /

Area Sq Ft : 277,788 Project Type : CORRECTION

Date of Survey : 16-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,4,5

Block : 2605 Lot : 40 BIN : 2830817

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$828,100	\$1,285,300
Interior Architecture		\$1,311,900
Electrical		\$254,800
Mechanical	\$36,300	\$105,200
Total	\$864,400	\$2,957,100
Importance Code A	\$828,100	\$1,285,300
Importance Code B	\$36,300	\$1,477,300
Importance Code C		\$194,500
Total	\$864,400	\$2,957,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$8,200		\$4,200	\$20,800
Electrical	\$40,400	\$66,600	\$40,600	\$40,400
Mechanical	\$63,600	\$41,300	\$163,500	\$46,500
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$131,900	\$127,700	\$227,900	\$127,400
Importance Code A	\$7,200	\$7,500	\$6,900	\$7,200
Importance Code B	\$124,700	\$120,200	\$221,100	\$120,200
Importance Code C				
Total	\$131,900	\$127,700	\$227,900	\$127,400



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 #: 14554

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
xterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	* *	5	\$839,400	
Masonry: Brick Cavity	3%			LIFE	* *	5	\$7,700	
Pre-Cast Concrete	32%			LIFE	* *	5	\$268,600	
Windows								
Metal/Detention Type	100%			2052	* *	5	\$77,400	
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	\$138,500	
Roof								
Single Ply Membrane	100%	0-2	\$789,400	2034	* *			
	Drains Inc	ad/Misposn	, Extent : Moderate	e, Area A	ffected : 20%			
	Location	: Through	out					
	Ponding,	Extent : Mo	oderate, Area Affec	ted : 25%	ó .			
	Location	: 5th Floo	r And 1st Floor Ro	ofs				
	v	Surface, E. : Through	xtent : Light, Area out	Affected	: 100%			
			Extent : Light, Area	Affected	: 10%			
			r, East Facade	,,,	0, 0			
terior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	\$727,600	
			Extent : Light, Area		: 85%		4,	
		: Through	-	00				
		tion : Epox						
Traffic Topping	12%	<u>, , , , , , , , , , , , , , , , , , , </u>		2034	* *	5	\$62,400	
Tunie Topping		ervation F	Extent : Light, Area		· 100%	3	ψ02,400	
		: Housing	-	11)) cerea	. 100/0			
		tion : Grou						
Vi1 Til.		non . Grou	p spaces	2024	* *	2	¢12.500	
Vinyl Tile	8%			2034		3	\$12,500	
Interior Walls	700/			LIEE	* *	-	¢104 500	
Concrete Masonry Unit	70%			LIFE	* *	5	\$194,500	
Glass: Single Pane	4%			LIFE	**	5	\$20,800	
Metal Security Bars	4%			LIFE	* *			
Metal: Cage/Fence	4%			LIFE	* *			
SGFT/Glazed Masonry	18%			LIFE	* *			
Ceilings	4001			26.12	ale de	_		
AcousTileSusp.Lay-In	10%			2043	* *	5	\$41,600	
Exposed Struc: Steel	10%		** ***	LIFE	* *	_	.	
Gypsum Board	5%		\$8,200	LIFE	**	5	\$26,000	
			xtent : Moderate, A		cted : 2%			
	Location	: Mechani	ical Corridor, 5th I	loor				
Metal Panel	75%			LIFE	* *	5	\$389,800	-

Electrical	(Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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 #: 14554

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : One 600 Amperes Mai.		3	\$1,200	
Transformers Dry Type	100% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : One 2500 Kva 4160pri		3	\$1,500	
Feeders Cable	100%	2051 **	1		
Raceway Conduit	100%	2056 **	1		
Under 600 Volts Service Equipment Air Circuit Breaker	50% Other Observation, Extent : Moderate, Location : Electrical And Generator Explanation : Two 4000 Amperes Ma	Room	5 mergency	\$700 v	
Fused Disc Sw	50% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: Two 4000 Amperes Ma		5	\$600	
Transformers Dry Type	100% Other Observation, Extent: Moderate, Location: Electrical Closet, Mechan Explanation: One 112 Kva, Four 30	2046 ** Area Affected : 100% ical And Electrical Room	5	\$1,000	
Switchgear / Switchboard	Explanation : One 112 Rva, 1 our 30	Itva ma 1 wo 13 Itva 100m	200/120	· · ·	
Fused Disc Sw Molded Case Bkrs	90% 10%	2056 ** 2056 **	5 5	\$1,100 \$700	
Raceway Conduit Panelboards	100%	2056 **	1		
Fused Disc Sw Molded Case Bkrs	10% 90%	2051 ** 2051 **	5 5	\$600 \$6,600	
Wiring Thermoplastic	100%	2056 **	1		
Motor Controllers Locally Mounted Motor Control Center Variable Frequency Drive	10% 80% 10%	2046 ** 2046 ** 2046 **	5 5	\$200 \$6,100	
Ground Grounding Devices Generic	100%	LIFE **	5	\$4,100	

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 #: 14554

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2046	* *	1	\$85,500	
Generators	1000/	2011	* *		440- 600	
Diesel	100%	2041		1	\$107,600	
	Other Observation, Extent: Moderate	?, Area Affecte	?d : 100%			
	Location: Generator Room					
D. W. C.	Explanation: Two 2000 Kw					
Batteries Lead/Acid	100%	2021	\$2,900	5	\$10,300	
Fuel Storage	10076	2021	\$2,900		\$10,300	
Day Tank	2%	2051	* *	5	\$1,000	
Day Talik	Other Observation, Extent : Moderate			3	\$1,000	
	Location: Generator Room	г, лией пурски	za . 10070			
	Explanation: One 275 Gallons For	Roth General	tore			
Main Tank	98%	2066	* *	5	\$8,000	
Main Tank	98% Other Observation, Extent : Moderate			3	\$8,000	
	Location: Underground	:, Агеи Ајјеск	za . 100/0			
	Explanation: One 10,000 Gallon					
Lighting	Explanation . One 10,000 Galleri					
Interior Lighting						
Fluorescent	95%	2036	* *	10	\$242,000	
2 1001 0 2	T-8 Lamps And Fixtures, Extent: Mod		Affected : 100%	• •	~= ,	
	Location : Throughout The Building		55 -			
Fluorescent	5%	2036	* *	10	\$12,700	
1 Idolescent	Compact Fluorescent Light, Extent : 1		ea Affected : 100		Ψ12,700	
	Location: Throughout The Building		3,5			
Egress Lighting						
Emergency, Service	70%	2036	* *	1		
Exit, Service	30%	2036	* *	1		
Exterior Lighting						
HID	100%	2036	* *	10	\$900	
Alarm						
Security System						
No Component	50%					
Generic	50%	2036	* *	1	\$51,900	
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$171,200	

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2036	* *	1		

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 #: 14554

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment Heat Exchanger, Plate &	50%		2039	* *	1	\$68,700	
Frame Pres. Reducing Valve/LP Steam	50%		2039	* *	5	\$8,200	
Distribution							
Hot Wtr Piping/Pump	75%		2048	* *	4	\$15,400	
Central Plant Steam	25%		2052	* *	4	\$5,100	
Piping/Pmp							
Terminal Devices				d. d.		4	
Air Handler	100%		2034	**	1	\$171,800	
		servation, Extent : Light 1 : Throughout	, Area Affected	: 100%			
	Explana	i . Inrougnoui tion : Steam Pre Heat C ge Air Ductwork	Coils In Rooftop	Air Handlers With	n Reheat	Coils In The	
Air Conditioning	Dischar	Se III Ducinoin					
Energy Source							
Electricity	100%		2048	* *	1		
Conversion Equipment Exterior Pkg Unit -	100%		2034	* *	2	\$17,000	
Cooling		servation, Extent : Light 1 : Rooftop	t, Area Affected	: 100%			
		tion : 4 Packaged Rooft	op Air Conditio	oning Units			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$361,400	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$154,900	
Exhaust Fans	1000/		2024	* *	2	Φ0.700	
Roof	100%		2034	<i>~</i> *	2	\$8,500	
Plumbing H/C Water Piping							
Brass/Copper	100%		2056	* *	1		
HW Heat Exchanger	10070		2030				
HTHW/HW	100%		2052	* *			
		servation, Extent : Light		: 100%			
	Location	i : First Floor Mechanic	cal Room				
	Explana	tion : Instanteous Stean	ı To Hot Water	Heat Exchangers			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10007		I IDE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer Generic	100%		2034	* *	1	¢17 000	
Fixtures	100%		2034		1	\$17,000	
Generic	100%						
Concile	100/0						

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.

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION

Asset #: 14554

Mechanical	Current Repair	Future I	Replacement	М	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location : Throughout	33				
	Explanation: 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2056	* *	1-5	\$145,200	
Sprinkler						
Generic	100%	2056	* *	1-2	\$77,800	
Fire Pump						
Generic	100%	2039	* *	1	\$51,900	

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.

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 10-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2097042

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$34,824,000	\$21,562,200
Interior Architecture	\$5,293,800	\$2,766,000
Electrical	\$1,998,800	\$6,568,700
Mechanical	\$4,365,000	\$8,504,800
Total	\$46,481,700	\$39,401,600
Importance Code A	\$34,940,400	\$22,640,800
Importance Code B	\$10,923,700	\$16,409,100
Importance Code C	\$617,600	\$351,700
Total	\$46,481,700	\$39,401,600

Importance Code B	\$185,000	\$164,000	\$158,900	\$153,300
Importance Code A	\$13,400	\$45,000	\$11,000	\$11,000
Total	\$198,400	\$209,000	\$169,900	\$164,300
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$96,300	\$77,000	\$92,900	\$62,500
Electrical	\$54,100	\$51,200	\$41,400	\$41,400
Interior Architecture	\$12,400	\$12,400		\$24,900
Exterior Architecture		\$32,800		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

rchitecture	Current Repair	Future Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
kterior					
Exterior Walls					
Cement-Fiber Panel	5% 4+ \$39,90 Staining/Discoloring, Extent : Mode Location : Main Entrance And We	erate, Area Affected : 25%			
Masonry: Brick Cavity	95% Now \$4,015,40 Diagonal Cracks, Extent: Moderate Location: West Facade, Courtyar Expansion Jnt Failure, Extent: Mod Location: All Facades Rusting Masonry Supt, Extent: Mod Location: At Windows	e, Area Affected : 15% ds, Gymnasium, Bulkheads derate, Area Affected : 25%	5	\$550,500	
Windows					
Aluminum	20% Now \$3,560,00 Air Infiltration, Extent: Moderate, Location: Throughout Broken/Missing Elements, Extent: Location: Throughout Basement Location Clouded, Extent: Moderate Location: Various Locations Thro	Area Affected : 40% Moderate, Area Affected : 15% And Corridors e, Area Affected : 15%	5	\$21,800	
Metal/Detention Type	75% 0-2 \$25,290,50 Air Infiltration, Extent: Severe, Are Location: Throughout Housing A. Glazing Broken/Cracked, Extent: M Location: Various Locations In H Thermally Inefficient, Extent: Sever Location: Throughout Housing A. Unit Inoperable, Extent: Severe, An Location: Throughout Housing A.	a Affected : 85% reas Moderate, Area Affected : 20% Mousing Areas, Corridors re, Area Affected : 85% reas reas rea Affected : 40%	5	\$298,400	
Metal Louvers	5%	2029 \$633,300	10	\$68,200	
Parapets					
Metal Rail	95% Deformed/Dented, Extent : Modera Location : At Main Core Building		5-10	\$430,800	
Metal: Cage/Fence	5% Other Observation, Extent: Light, A Location: West Facade Explanation: Barbed Wire Fencin		5-10	\$9,700	

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.

Asset #: 2046

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof					
IRMA/Protected Membrane	5%	2031 **	10	\$32,800	
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: Kitchen Roof				
	Explanation : Asphalt Pavers				
Single Ply Membrane	95% Now \$1,918,200	2026 \$19,181,700			
	Blisters, Extent : Moderate, Area Affec	cted : 20%			
	Location : Throughout				
	Ponding, Extent : Light, Area Affected				
	Location: Roof Adjacent To Building				
	Water Penetration, Extent : Severe, Ar				
	Location : Gymnasium, Classrooms	- 49, 50, 51			
nterior					
Floors	100/ 31 #260.600		_	01.45.0 00	
Cast in Place Concrete	10% Now \$268,600	LIFE **	5	\$145,200	
	Horizontal Cracks, Extent: Moderate,	**	m.		
	Location : Mechanical Electrical Ro		s Throug	ghout First Floor.	
	Other Observation, Extent: Severe, Al				
	Location: Mechanical / Electrical R		_		
	Explanation: Completely Flooded W		•		
Ceramic Tile	5% Now \$62,600	2035 **	5	\$16,600	
	Broken/Missing Elements, Extent: Mo	oderate, Area Affected : 10%			
	Location : Staff Toilets				
Quarry Tile	3%	2039 **	5	\$29,900	
Terrazzo	40% Now \$1,200,600	LIFE **	5	\$207,400	
	Horizontal Cracks, Extent: Moderate,	**			
	Location : Throughout Main Corrido	ors, Lobby On First Floor			
Traffic Topping	10%	2031 **	5	\$83,000	
Vinyl Tile	15%	2026 \$1,646,900	3	\$49,800	
Vinyl Tile 9" X 9"	15% Now \$2,133,500	2036 **	3	\$37,300	
	Broken/Missing Elements, Extent : Mo	derate, Area Affected : 25%			
	Location: Control Rooms, Aid Static	ons, Basement Corridor			
	Worn/Eroded, Extent : Severe, Area A	ffected : 75%			
	Location: Control Rooms, Aid Static	ons, Basement Corridor			
337 1	2%	2041 **	5	\$24,900	
Wood	270	20 7 1		リムエ・ノリリ	
wooa	Repairs in Progress, Extent: Light, Ar		3	\$27,700	

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.

Asset #: 2046

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
nterior								
Interior Walls	0.50/		4.700.000		de de	_	4.40.400	
Concrete Masonry Unit		Now	\$538,300	LIFE	**	5	\$249,100	
	_		tent : Light, Area A Locations In The M			Rooms		
Gypsum Board	10%			LIFE	* *	5	\$44,000	
SGFT/Glazed Masonry	3%			LIFE	* *			
Wood	2%	Now	\$79,300	LIFE	* *	5	\$58,600	
	_		Extent : Moderate, Vall - From Steam		fected : 10%			
Ceilings								
AcousTile,Adhered	5%	0-2	\$240,100	2039	* *	5	\$16,600	
	_		Extent : Moderate, t, Various Location					
AcousTileConcealSpLn	30%	Now	\$156,700	2031	* *	5	\$124,500	
•		_	ents, Extent : Ligh y, Waiting Area	t, Area A	ffected : 5%			
Exposed Concrete	30%	Now	\$249,300	LIFE	* *	5	\$31,100	
1	Cracking/		Extent : Light, Are		ed : 5%		,,,,,	
		Extent : Lig : Water M	ht, Area Affected : eter Room	2%				
Fiber Board	5%			2031	* *			
Metal Panel		Now	\$323,400	LIFE	* *	5	\$248,900	
	Deformed		ctent : Moderate, A		eted : 60%		·	
	0	_	Extent : Moderate out Corridors	e, Area A	ffected : 20%			

ectrical	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$229,300	5	\$2,400	
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Two 4000a Main Disc	connect Swi	itch			
Transformers						
Dry Type	100%	2024	\$30,700	5	\$2,100	
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 225 Kva 480/277	pri - 208/1	20 Sec			
Switchgear / Switchboard						
Fused Disc Sw	50%	2026	\$475,300	5	\$1,200	
Fused Disc Sw	50%	2036	* *	5	\$1,200	

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

Electrical		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	
Under 600 Volts								
Raceway								
Conduit	80%		2026	\$910,800	1			
Conduit	20%		2036	* *	1			
Panelboards								
Fused Disc Sw	10%		2025	\$104,700	5	\$1,300		
Molded Case Bkrs	70%		2025	\$732,800	5	\$10,400		
Molded Case Bkrs	20%		2034	* *	5	\$3,000		
Wiring	000/		• • • •	44.40.400				
Thermoplastic	80%		2026	\$1,403,100	1			
Thermoplastic	20%		2036	* *	1			
Motor Controllers	100/		2024	0.45.200	_	# 400		
Locally Mounted	10%		2024	\$45,300	5	\$400		
Motor Control Center	90%		2024	\$601,100	5	\$13,900		
Ground								
Grounding Devices	1000/		LIEE	* *	-	#0.200		
Generic	100%		LIFE		5	\$8,300		
tand-by Power Transfer Switches								
Automatic	100%		2031	* *	1	\$174,100		
· · · · · · · · · · · · · · · · · · ·	10070		2031		1	\$174,100		
Generators Diesel	35%		2029	\$951,800	1	\$76,700		
Diesei		ervation Extent : Moderate			1	\$70,700		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room Outside							
		tion: One 800 Kw For Mod 2	And 4					
Diesel	35%	ion . One ooo Rw 1 or inou 2	2029	\$951,800	1	\$76,700		
Diesei		ervation, Extent : Moderate,			1	\$70,700		
		: Generator Room Outside	717 cu 71jje	cieu . 10070				
		tion: One 1000 Kw For Mod	1 And 3					
Diesel		Now \$815,800	2041	* *	1	\$50,200		
Diesei		ervation, Extent : Moderate,			1	\$59,200		
			лгеи лује	сей . 100/0				
		Location : Basement Explanation : One 700 Kw For Main Building						
Batteries	Блрини	non . One / OU KW I OF Mull	Bunumg					
Lead/Acid	100%		2020	\$2,900	5	\$21,000		
Fuel Storage	100/0		2020	Ψ2,700		Ψ21,000		
Main Tank	100%		2041	* *	5	\$13,000		
Widin Lank		ervation, Extent : Moderate,		ected : 100%	5	Ψ13,000		
		: Outside And Basement						
		tion: Two 4000 Gallons And	0 275	C 11				

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 #: 2046

Electrical	Current F	Repair Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	55%	2031		10	\$223,700	
	Other Observation, E.	xtent : Light, Area Affecte	ed : 100%			
	Location : Through	out The Building				
	Explanation: T-12	Lamps				
Fluorescent	40%	2036	**	10	\$162,700	
	T-8 Lamps And Fixtur	res, Extent : Moderate, Ai	rea Affected : 100%			
	Location : Through	out The Building				
HID	5%	2021	\$105,600	10	\$700	
Egress Lighting						
Emergency, Service	50%	2021	\$212,200	1		
Emergency, Service	10%	2036	**	1		
Exit, Service	35%	2021	\$100,600	1		
Exit, Service	5%	2036	**	1		
Exterior Lighting						
HID	5%	2021	\$207,800	10	\$100	
No Component	95%					
Alarm						
Security System						
No Component	90%					
Generic	10%	2021	\$333,000	1	\$21,100	
Fire/Smoke Detection						_
Under Construction	100%					

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
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger, Plate &	50%	Now	\$116,400	2029	\$581,800	1	\$98,700	
Frame								
	Corroded,	Extent: M	oderate, Area Affe	cted : 70	9%			
	Location	: Basemen	t Steam Room					
Pres. Reducing Valve/LP Steam	50%	Now	\$13,400	2029	\$267,600	5	\$6,600	
I	Leak Evide	ent, Extent	: Severe, Area Affe	cted: 59	%			
	Location	: Basemen	t Steam Room (Me	echanica	l Equipment Room	- 46)		
(Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected: 3%			
	Location	: Basemen	t Steam Room					
	Explanat	ion : Insul	ation Damaged Or	Missing				

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	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Distribution Hot Wtr Piping/Pump	Corroded, Extent: Severe, Area Location: Throughout Repairs In Progress, Extent: Lig Location: Steam Room Other Observation, Extent: Mod	ght, Area Affected : 3		4	\$21,900	
	Location: Various Mechanica					
Tin-al Di	Explanation : Several Hot Wat	er Pumps Out Of Sei	rvice			
Terminal Devices Air Handler Air Handler	19% 1% Recent Replace Evident, Extent . Location : Clinic Units	2026 2036 Light, Area Affected	\$2,158,900 * * d : 100%	1 1	\$52,100 \$2,700	
Convector/Radiator	2% Now \$1 Other Observation, Extent: Light Location: Throughout Explanation: Convector Air H			1 Ilow	\$2,600	
Convector/Radiator	78%	2031	**	1	\$111,700	
Air Conditioning Energy Source Electricity	100%	2034	* *	1		
Conversion Equipment	10070	2034		1		
Centrifugal, Elec Chiller	: 10% R-134a Refrigerant, Extent : Lig Location : Basement Recent Installation, Extent : Ligh Location : Basement			1	\$48,000	
Exterior Pkg Unit - Cooling	20%	2026	\$1,308,700	2	\$5,400	
Cooling	R-22 Refrigerant, Extent: Light, Location: Roof Other Observation, Extent: Light Location: Roof Explanation: Serves Control A	nt, Area Affected : 10				
No Component	70%					
Distribution CW & CHW Wtr Pipe/Pump	10% 90%	2052	* *	4	\$3,300	
No Component Terminal Devices	9 0 /0					
Air Handler/Cool/Ht No Component	10% 90%	2026	\$271,900	1	\$27,400	
Heat Rejection Water Cooling Tower No Component	10% 90%	2027	\$92,000	2	\$44,600	

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 #: 2046

Mechanical		Current Repair			e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$247,300	
Exhaust Fans								
Interior	20%		***-	2026	\$575,000	2	\$2,700	
Roof		Now	\$107,300	2026	\$1,073,300	2	\$8,700	
			re, Area Affected .	10%				
=, -	Location	: Roof						
Plumbing								
H/C Water Piping	1000/			2026	* *	1		
Brass/Copper	100%			2036		1		
HW Heat Exchanger Steam Fired	000/	N	\$22,200	2026	¢1 150 100	4	¢20.500	
Steam Fired		Now	\$23,200 Extent : Light, Area	2026	\$1,158,100	4	\$39,500	
		ervanon, E : Basemen	_	Ајјестеи	. 1/0			
			t ts, One Needs Circ	aulatina l	Dump Danain			
C F' 1		non . o Oni	is, One Needs Circ		* *	4	Φ	
Steam Fired	10%	amention E	butant Light Ange	2052		4	\$6,600	
		ervanon, E : Basemen	xtent : Light, Area t	Ајјестеа	. 100%			
				lamia Vita	la oue			
Sanitary Piping	Ехріини	tion . 2 inst	antaneous Units S	erve Kiic	nen			
Cast Iron	100%	Now	\$3,548,400	LIFE	* *	1		
Cast Iron			evere, Area Affecte			1		
			t And Under Floor					
			: Severe, Area Affa		0%			
		: Kitchen I		. 20	, •			
Storm Drain Piping			7					
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070							
Non-Submersible	100%			2021	\$157,200	4	\$17,900	
Sewage Ejector(s)					4-01,000		4-1,5-0	
Compressed Air	100%	Now	\$9,600	2026	\$192,100	4	\$5,700	
ı			nt : Moderate, Are		·		*- 7	
	Location	: Basemen	t					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
			xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t To 2nd Floor					
	Explana	tion : 8 Uni	ts					
Hydraulic	10%			LIFE	* *			
-	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	T	n	.T 1 . FI					
	Location	: Basemen	t To 1st Floor					

Fire Suppression

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	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
ire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$223,600	
Sprinkler						
No Component	85%					
Generic	15%	2036	* *	1-2	\$18,600	
	Other Observation, Extent: 1	Light, Area Affected : 15%	ó			
	Location : Kitchen					
	Explanation : Ansul System	Serves Cooking Areas.				
Fire Pump						
Generic	100%	2029	\$520,200	1	\$82,800	
Chemical System						
Generic	100%	2024	\$50,800	1-3	\$3,700	

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.

Page: 173

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 15-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2109477

CAPITAL	FY 2020 - 2023	FY 2024 - 2029		
Exterior Architecture	\$5,253,400	\$13,151,200		
Interior Architecture	\$2,444,300	\$5,592,100		
Electrical	\$1,514,100	\$7,955,400		
Mechanical	\$39,300	\$7,430,500		
Total	\$9,251,100	\$34,129,300		
Importance Code A	\$5,253,400	\$13,880,100		
Importance Code B	\$3,948,400	\$20,010,100		
Importance Code C	\$49,400	\$239,000		
Total	\$9,251,100	\$34,129,300		

Total	\$120,600	\$111,800	\$124,700	\$93,100
Importance Code C				
Importance Code B	\$109,500	\$83,200	\$117,200	\$85,700
Importance Code A	\$11,100	\$28,600	\$7,400	\$7,400
Total	\$120,600	\$111,800	\$124,700	\$93,100
Mechanical	\$74,600	\$47,800	\$93,100	\$47,500
Electrical	\$32,300	\$43,500	\$28,800	\$28,800
Interior Architecture	\$13,700		\$2,800	\$16,900
Exterior Architecture		\$20,500		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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 I	Repair	Future	e Replacement	М	aintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls Concrete Masonry Unit	30% Now Caulking Deteriorate Location: Through Staining/Discoloring, Location: Courtyan Vegetation Growth, E Location: North Fo	out Extent : Moderate rd Perimeter, At Do Extent : Moderate, .	, Area A <u>f</u> ownspout. Area Affe	fected : 30% s Throughout	5	\$47,000		
Metal Panel	70% Now Broken/Missing Elem Location: Metal For Deformed/Dented, Ex Location: Through Staining/Discoloring, Location: East Fac	ascia On Exterior F stent : Light, Area 2 out . Extent : Moderate	Recreation Affected :	n Courtyard Walls 20% Gected : 15%	5	\$329,100		
Windows								
Aluminum	5% Now Water Penetration, E Location: Window			* * cted : 15%	5	\$2,200		
Metal/Detention Type	95%		2036	* *	5	\$309,900		
Parapets Metal Panel	60% Now Corrosion/Rusting, E Location: Through Loose/Miss Fasteners Location: Through	out s, Extent : Moderat	e, Area A	ffected : 20%	5	\$52,700		
Motal: Caga/Fanaa	10%	out 11na Weenamee	2031	**	5-10	\$35,100		
Metal: Cage/Fence No Component	30%		2031		5-10	φ33,100		
Roof Single Ply Membrane	97% Now Adhesion Failure, Ex Location : Through	out						
	Drains Clogged, Exter Location: Trough I Gut/DS Non Func/Ma Location: Various Water Penetration, E Location: 2nd Story	Behind Parapets - 2 iss, Extent : Modero Locations Through (xtent : Moderate, A	? Story Bi ate, Area out Facil Irea Affeo	uildings 1-4, 9-16 Affected : 40% lity cted : 15%				
Skylight, Plastic	3%		2039	* *	1			

Interior

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

Architecture		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
nterior								
Floors								
Cast in Place Concrete		Now	\$364,300	LIFE	* *	5	\$393,800	
			Extent: Moderate		ffected : 15%			
	Location	: Mechani	cal Rooms, Corrid	ors				
Cast in Place Concrete	8%			LIFE	* *	5	\$78,800	
Ceramic Tile	10%		\$169,700	2029	\$1,696,900	5	\$22,500	
	-	_	Extent: Moderate	-	-			
	Location	: Women's	Housing Shower I	Facilities				
Quarry Tile	2%	Now	\$50,300	2031	* *	5	\$6,800	
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Kitchen						
Traffic Topping	5%	Now	\$271,500	2026	\$543,100	5	\$14,100	
11 8	Deteriorai	ted Finish,	Extent : Severe, Ar	ea Affeci				
	Location	: Mess Ha	ll Kitchen					
Vinyl Tile	30%	Now	\$670,000	2026	\$2,233,500	3	\$50,600	
3	Cracking/	Crumbling,	Extent : Severe, A					
			rs Thoroughout					
	Patching I	Evident, Ex	tent : Light, Area A	Iffected :	20%			
	Location	: Through	out					
	Uneven Substrate, Extent : Severe, Area Affected : 15%							
	Location : At Housing / Central Corridor Connections							
	Water Pen	etration, E						
	Location : Connecting Tunnel Near J Mechanical Room							
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Through	out					
Vinyl Tile	5%			2034	* *	3	\$8,400	
•	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: 1st Floor	r Program Areas					
Interior Walls								
Ceramic Tile	15%			2035	* *	5	\$98,800	
	-		ıt, Extent : Light, A		cted : 50%			
	Location	: Women	Housing Area Bath	rooms				
Concrete Masonry Unit	72%			LIFE	* *	5	\$189,600	
Glass: Single Pane	3%			LIFE	* *	5	\$14,800	
Gypsum Board	5%			LIFE	* *	5	\$19,800	
Metal Security Bars	5%			LIFE	* *			

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

Architecture	Current Repair Future Replacement Maintenance								
System Component Type		Fail Date E (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings									
AcousTile,Adhered	10%		\$78,500	2031	* *	5	\$21,700		
	Worn/Eroded, Ex Location : Thro			Affected	: 25%				
AcousTileSusp.Lay-In	10%	Now	\$13,700	2031	* *	5	\$21,700		
1 2	Water Pene	tration, Exte	ent : Light, Area	Affected	: 2%		. ,		
	Location:	Where 5, 6	, 7 Control Ceili	ng Meets	The Main Corrid	or			
Exposed Struc: Steel	5%			LIFE	* *				
Gypsum Board	20%	Now	\$85,400	LIFE	* *	5	\$108,500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location: Main Corridor/ Connection Tunnel, Outside Of J Mechanical								
	Recent Installation, Extent : Light, Area Affected : 2%								
	Location :	Chapel							
Metal Panel	50%	Now	\$705,100	LIFE	* *	5	\$271,300		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 15%								
	Location: East Corridor, Buildings 5-7, Building 9/11								
	Staining/Discoloring, Extent: Severe, Area Affected: 90%								
	Location:	Throughou	t						
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location:	Between B	uildings 2-4 / 1-3	3					
Metal Panel	5%			LIFE	* *	5	\$27,100		

ectrical	Current Repair	Future Rep	lacement	М	aintenance				
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2026	\$152,800	5	\$1,300				
	Other Observation, Extent: Modera	ite, Area Affected :	100%						
	Location : Electrical Room								
	Explanation: Six 1600 Amperes M	lain Disconect Swi	tch						
Transformers									
Dry Type	100%	2024	\$30,700	5	\$1,100				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Electrical Closet, Electrical	rical And Mechani	cal Room						
	Explanation: Five 75 Kva, Four 3	0 Kva, Three 45 K	va And Four	15 Kva -	480hv-208/120lv				
Switchgear / Switchboard									
Fused Disc Sw	60%	2026	\$399,300	5	\$800				
Fused Disc Sw	10%	2056	* *	5	\$100				
Molded Case Bkrs	30%	2026	\$199,600	5	\$2,400				
Raceway									
Conduit	95%	2026	\$721,100	1					
Conduit	5%	2056	* *	1					
	Recent Installation, Extent : Light, A	1rea Affected : 5%							
	Location : Throughout								

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

Current Repair	- dtar	e Replacement	Maintenance			
% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
90%	2025	\$628,100	5	\$7,100		
10%	2051	* *	5	\$800		
Recent Installation, Extent : L Location : Throughout	ight, Area Affected	: 5%				
		\$1,110,800	1			
5%	2056	* *	1			
Recent Installation, Extent : L Location : Throughout	ight, Area Affected	: 5%				
10%	2024	\$145,500	5	\$200		
55%	2024	\$758,100	5	\$4,500		
30%	2039	* *	5	\$2,500		
5%	2046	* *				
Recent Installation, Extent : L Location : Throughout	ight, Area Affected	: 5%				
100%	LIFE	* *	5	\$4,400		
100%	2031	* *	1	\$92,500		
		\$1,359,700 : 100%	1	\$116,500		
Explanation: Two 800 Kw						
		· ·	5	\$11,100		
	ight, Area Affected	: 100%				
Location : First Floor						
20%	2034	* *	5	\$11,200		
Other Observation, Extent : L Location : First Floor	ight, Area Affected	: 100%				
Explanation: One 250 Gall	on For Both Genero	ators				
80%	2041	* *	5	\$7,100		
		: 100%	_	<i>\$1,100</i>		
	<i>G</i> .,,,,,,					
Explanation: 10,000 Gallor						
	90% 10% Recent Installation, Extent: L Location: Throughout 10% 55% 30% 5% Recent Installation, Extent: L Location: Throughout 10% 55% 30% 5% Recent Installation, Extent: L Location: Throughout	90% 2025 10% 2051 Recent Installation, Extent : Light, Area Affected Location : Throughout 95% 2056 Recent Installation, Extent : Light, Area Affected Location : Throughout 10% 2024 55% 2039 5% 2046 Recent Installation, Extent : Light, Area Affected Location : Throughout 10% 2024 55% 2039 5% 2046 Recent Installation, Extent : Light, Area Affected Location : Throughout 100% 2039 5% 2046 Recent Installation, Extent : Light, Area Affected Location : Throughout 100% 2031 100% 2029 Other Observation, Extent : Light, Area Affected Location : First Floor Explanation : Two 800 Kw 100% 2021 Recent Installation, Extent : Light, Area Affected Location : First Floor Explanation : Tirst Floor Explanation : One 250 Gallon For Both General Row 2041 Other Observation, Extent : Light, Area Affected Location : First Floor Explanation : One 250 Gallon For Both General Row 2041 Other Observation, Extent : Light, Area Affected Location : First Floor Explanation : One 250 Gallon For Both General Row 2041 Other Observation, Extent : Light, Area Affected 2041	90% 2025 \$628,100 10% 2051 ** Recent Installation, Extent : Light, Area Affected : 5% Location : Throughout 10% 2056 ** Posservation	Solution	No of Fail Date Estimated Cost FY Estimated Cost Cycle C	

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 #: 2792

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	75%		2031	* *	10	\$206,900	
	Other Observation, I Location : Through Explanation : Usin	nout The Building	Affected	: 100%			
Fluorescent	20%		2036	* *	10	\$55,200	
	T-8 Lamps And Fixti Location : Clinic A			a Affected : 100%		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
HID	5%		2026	\$71,600	10	\$500	
Egress Lighting							
Emergency, Service	50%		2026	\$143,900	1		
Emergency, Service	10%		2036	* *	1		
Exit, Service	35%		2021	\$68,200	1		
Exit, Service	5%		2036	* *	1		
Exterior Lighting							
HID	100%		2026	\$2,209,500	10	\$900	
Alarm							
Security System							
No Component	30%						
Generic	70%		2021	\$1,239,000	1	\$78,600	
Fire/Smoke Detection							
Under Construction	100%						

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
leating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%			2029	\$394,600	1	\$74,300	
Pres. Reducing Valve/LP Steam	50%	0-2	\$3,600	2029	\$181,500	5	\$4,500	
(Other Obs	ervation, E	xtent : Light, Area	Affected	! : 2%			
	Location	: Steam Pr	essure Reducing S	tation				
	Explanat	ion : Insul	ation Damaged Or	Missing				
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$14,800	

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 Repair		Futur	e Replacement	M				
System Component Type	% of Fail Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating									
Terminal Devices	400/		2026	#2 002 2 00	1	Φ74 400			
Air Handler	40% 10%		2026	\$3,082,200	1	\$74,400			
Air Handler Convector/Radiator	4% No	w \$2,300	2031 2031	* *	1 1	\$18,600 \$3,500			
Convector/Radiator		. ,			1	\$3,300			
		Other Observation, Extent : Light, Area Affected : 1% Location : Throughout							
	Explanation: Convector Air Holes Painted Shut Restricting Air Flow								
Convector/Radiator	46%		2031	**	1	\$44,700			
ir Conditioning	4070		2031		1	ψ++,700			
Energy Source									
Electricity	100%		2034	* *	1				
Conversion Equipment									
Int Pkg Unit -	5%		2024	\$582,700	2	\$900			
Heating/Cooling									
	Other Observati	on, Extent : Light, Ared	a Affected	l : 100%					
		n Mechanical Room							
	Explanation : Area And Cafe	'nterior Packaged Air (teria	Condition	ing Equipment Ser	ves The	Kitchen, Visitor's			
Reciprocating Compr/Chiller	10%		2026	\$465,100	1	\$14,000			
-	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : B And J Mechanical Rooms								
		on, Extent : Light, Ared nd J Mechanical Room		! : 100%					
	Explanation: Administrative	Water Cooled Chillers Office	Serve Ma	le Staff Locker Roo	om, Swite	ch Gear Room And			
Reciprocating Compr/Chiller	10%		2031	* *	1	\$14,000			
		on, Extent : Light, Area							
	Location: Court Yard Near 9, 10, 11 And 12 Quad								
	Explanation : 2 Equipment	Air Cooled Chiller Serv	ves The 9,	10, 11 And 12 Qu	ad Air H	andling			
Ext Pkg Unit - Heating/Cooling	10%		2031	* *	2	\$1,800			
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Of New Clinic / Pharmacy								
No Component	65%								
Distribution									
CW & CHW Wtr	10%		2046	* *	4	\$1,500			
Pipe/Pump						-			
No Component	90%								
Terminal Devices									
Air Handler/Cool/Ht	10%		2031	* *	1	\$18,600			
Fan Coil - 2 Pipe	5%		2026	\$182,500	1	\$4,900			
No Component	85%								

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

System Component Type	Mechanical	Current Repair			Future Replacement		Maintenance		
Heat Rejection Dry Cooler 10% 2026 \$104,300 2 \$20,900 Water Cooling Tower 10% 2027 \$72,800 2 \$30,300 No Component 80%	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
Heat Rejection Dry Cooler 10% 2026 \$104,300 2 \$20,900 Water Cooling Tower 10% 2027 \$72,800 2 \$30,300 No Component 80%	Air Conditioning								
Water Cooling Tower No Component 10% 2027 \$72,800 2 \$30,300									
No Component S0% Venilation Distribution Distribution Ductwork/Diffusers 100%	Dry Cooler	10%			2026	\$104,300	2	\$20,900	
Ventilation	Water Cooling Tower	10%			2027	\$72,800	2	\$30,300	
Distribution Ductwork/Diffusers 100% LIFE ** 2-5 \$167,700	No Component	80%							
Ductwork/Diffusers 100%	Ventilation								
Exhaust Fans	Distribution								
Interior Roof	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$167,700	
Roof 25% Now \$4,500 2026 \$227,500 2 \$1,800	Exhaust Fans								
Malfunctioning, Extent : Light, Area Affected : 2% Location : Roof	Interior	75%			2026	\$1,462,200	2	\$6,900	
Plumbing	Roof	25%	Now	\$4,500	2026	\$227,500	2	\$1,800	
H/C Water Piping Brass/Copper 20% 2036 ** * 1 Galvanized Steel 80% 2031 ** 1		-	-	nt : Light, Area Aff	fected : 2	2%			
Brass/Copper 20% 2036 ** 1	Plumbing								
Galvanized Steel 80% 2031 ** 1	H/C Water Piping								
HW Heat Exchanger Steam Fired 100% 2036 ** 4	Brass/Copper	20%			2036	* *	1		
Steam Fired 100% 2036 ** 4	Galvanized Steel	80%			2031	* *	1		
Sanitary Piping Cast Iron 100% LIFE * * 1	HW Heat Exchanger								
Cast Iron 100% LIFE ** 1	Steam Fired	100%			2036	* *	4	\$44,600	
Storm Drain Piping	Sanitary Piping								
Cast Iron 100% LIFE ** 1 Sewage Ejector(s) Electric 100% 2026 \$157,800 4 \$12,000 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Not Directly Observed Fixtures Generic 100% 2046 ** 1-5 \$151,600 Standpipe Generic 100% 2046 ** 1-5 \$151,600 Sprinkler No Component 50% 2046 ** 1-2 \$42,100 Fire Pump Generic 100% 2029 \$352,800 1 \$56,200 Chemical System	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric 100% 2026 \$157,800 4 \$12,000	Storm Drain Piping								
Electric	Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Not Directly Observed Fixtures Generic 100% Suppression Standpipe Generic 100% 2046 ** 1-5 \$151,600 Sprinkler No Component 50% 2046 ** 1-2 \$42,100 Fire Pump Generic 50% 2029 \$352,800 1 \$56,200 Chemical System Chemical System 100% 2029 \$352,800 1 \$56,200	Sewage Ejector(s)								
Location : Throughout Explanation : Not Directly Observed	Electric	100%			2026	\$157,800	4	\$12,000	
Explanation : Not Directly Observed Fixtures Generic 100%		Other Obs	servation, E	Extent : Light, Area	Affected	! : 100%			
Fixtures Generic 100% Fire Suppression Standpipe Generic 100% 2046 ** 1-5 \$151,600 Sprinkler No Component 50% Generic 50% 2046 ** 1-2 \$42,100 Fire Pump Generic 100% 2029 \$352,800 1 \$56,200 Chemical System		Location	i : Through	out					
Generic 100% Suppression Standpipe Generic 100% 2046 ** 1-5 \$151,600 Sprinkler No Component 50% 2046 ** 1-2 \$42,100 Fire Pump 300 2029 \$352,800 1 \$56,200 Chemical System		Explana	tion : Not I	Directly Observed					
Fire Suppression Standpipe Generic 100% 2046 ** 1-5 \$151,600 Sprinkler No Component 50% Generic 50% 2046 ** 1-2 \$42,100 Fire Pump Generic 100% 2029 \$352,800 1 \$56,200 Chemical System	Fixtures								
Standpipe Generic 100% 2046 ** 1-5 \$151,600 Sprinkler No Component 50% \$42,100 Generic 50% 2046 ** 1-2 \$42,100 Fire Pump \$60,200 \$56,200 \$56,200 Chemical System \$2029 \$352,800 \$56,200	Generic	100%							
Generic 100% 2046 ** 1-5 \$151,600 Sprinkler No Component 50% Generic 50% 2046 ** 1-2 \$42,100 Fire Pump Generic 100% 2029 \$352,800 1 \$56,200 Chemical System Sometiment of the component of the compo	Fire Suppression								
Sprinkler No Component 50% Generic 50% 2046 ** 1-2 \$42,100 Fire Pump Generic 100% 2029 \$352,800 1 \$56,200 Chemical System ***	Standpipe								
No Component 50% Generic 50% 2046 ** 1-2 \$42,100 Fire Pump Generic 100% 2029 \$352,800 1 \$56,200 Chemical System Step 1 \$56,200 1 \$56,200		100%			2046	* *	1-5	\$151,600	
Generic 50% 2046 ** 1-2 \$42,100 Fire Pump Generic 100% 2029 \$352,800 1 \$56,200 Chemical System Chemical System 100% <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
Fire Pump Generic 100% 2029 \$352,800 1 \$56,200 Chemical System State of the pump									
Generic 100% 2029 \$352,800 1 \$56,200 Chemical System	Generic	50%			2046	* *	1-2	\$42,100	
Chemical System	Fire Pump								
	Generic	100%			2029	\$352,800	1	\$56,200	
	Chemical System								
		100%			2024	\$50,800	1-3	\$3,700	

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.

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

Asset Name : RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Address : 14-12 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 03-Feb-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Total

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$60,000	\$71,200
Electrical		\$106,300
Mechanical		\$193,500
Total	\$60,000	\$370,900
Importance Code A	\$60,000	\$71,200
Importance Code B		\$299,800
Total	\$60,000	\$370,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,700	\$27,500		
Interior Architecture	\$21,900	\$1,400	\$600	\$800
Electrical	\$4,500	\$1,600	\$1,500	\$1,400
Mechanical	\$1,100	\$1,100	\$1,900	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,100	\$35,700	\$8,000	\$7,300
Importance Code A	\$26,100	\$28,100	\$400	\$400
Importance Code B	\$31,000	\$7,600	\$7,600	\$6,900
Importance Code C				

\$35,700

\$8,000

\$7,300



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

\$57,100

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 #: 4129

rchitecture		Current R	epair	Futur	e Replaceme	nt	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority
terior									
Exterior Walls									
Cast in Place Concrete	Broken/Mis Location Leaving I	: Exterior I Bottom Of S	\$5,100 ents, Extent : Light Fire Exit Stair Foo tair Hanging In T	otings Di he Air	sconnected Fi	** rom l	5 Lower Sta	\$4,600 air Rail Posts	
	_	_	Extent : Moderate	, Area Aj	ffected : 5%				
	Location	: At Exterio	or Stairs						
Metal Panel	77%			2046		* *	5-10	\$97,800	
Metal Panel		Now	\$5,200	2046		* *	5	\$3,500	
			tent : Moderate, A or Fire Exit Stairc		ected : 10%				
Metal: Cage/Fence	3%			2039		* *	5	\$2,400	
	Location	: At Perime	tent : Light, Area eter Windows etive Grilles	Affected	! : 100%				
Weathering Steel	5%	Now	\$12,100	LIFE		* *	1		
Windows									
Aluminum	Location	c Not Func : Througho	\$60,000 t, Extent : Severe, ut nt : Severe, Area A	00		* *	5	\$1,200	
	•	able, Exter : Office Are		ујестеа :	20%				
Parapets									
Metal Panel	20%			2046		* *	5	\$1,700	
Metal: Cage/Fence	Corrosion/	Now Rusting, Ex : Througho	\$3,400 tent : Moderate, A ut	2031 Irea Affe	ected : 10%	* *	5	\$5,700	
Roof									
Spray-on Foam	Location Other Obse	: Roof Surf	tent : Moderate, A			* *	5	\$15,800	
terior		on : Snow							

Interior

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 F	Repair	Future Replacement		М		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	10%			2025	\$31,400	3	\$1,900	
		place Evide : Offices	nt, Extent : Light,	Area Affe	ected : 100%			
Ceramic Tile	5%	Now	\$1,200	2029	\$23,800	5	\$300	
			: Light, Area Affec oms And Janitors		6			
Raised Access Floor	20%			2039	* *	5	\$9,500	
Sheet Vinyl/Rubber	15%			2031	* *	5	\$2,800	
Vinyl Tile	50%	Now	\$10,500	2031	* *	3	\$2,400	
	Worn/Ero		holds : Moderate, Area 2 out Administrative	00	10%			
Interior Walls	1000/					_	444.000	
Gypsum Board	100%			LIFE	* *	5	\$11,000	
Ceilings Acous TileSusp.Lay-In	Location Misalignee Location Staining/E Location Other Obs Location	issing Elem. : Personne d/Bulging, I : 2nd Floo Discoloring, : Administ. ervation, E. : Throughe	Extent : Light, Arc ration, Kitchen An xtent : Light, Area	Admin. A Area Aff ea Affecte d Locker Affected	Areas Pected : 15% Ped : 35% Room Areas	5	\$5,700	
Gypsum Board	10%		5.000 Henry of cear I	LIFE	* *	5	\$1,600	
Oypsuiii boaiu	1070			LIFE		J	\$1,000	

lectrical	Current Repair	Future R	eplacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts			-			
Transformers						
Dry Type	100%	2031	* *	3		
	Other Observation, Extent: Moderate,	Area Affected	d: 100%			
	Location : Electrical Room					
	Explanation: One 300 Kva 4160hv-4	80/277lv Sup	ply			
Feeders						
Cable	100%	2034	* *	1		
Raceway						
Conduit	100%	2036	* *	1		

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 #: 4129

Electrical	Current Repair	Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2036	* *	5	\$200		
	Other Observation, Extent : Moderate		100%				
	Location: Electrical Rooms - Inside						
T. 0	Explanation: Two 2,000 Amperes A	and One 1600 Amp	peres Main	Disconne	ect Switch		
Transformers	100%	2031	* *	5			
Dry Type	Other Observation, Extent: Moderate			5			
	Location : Electrical Room - Outside	**	100/0				
	Explanation: Two 112.5 Kva 480hv						
Switchgear / Switchboard	1 NO 112.0 ILVA 10000						
Molded Case Bkrs	100%	2036	* *	5	\$200		
Raceway		<u> </u>		·			
Conduit	70%	2036	* *	1			
Conduit	30%	2052	* *	1			
Panelboards							
Fused Disc Sw	5%	2034	* *	5			
Molded Case Bkrs	65%	2034	* *	5	\$100		
Molded Case Bkrs	30%	2048	* *	5	\$100		
Wiring							
Thermoplastic	70%	2036	* *	1			
Thermoplastic	30%	2052	* *	1			
Motor Controllers							
Locally Mounted	100%	2031	* *	5	\$100		
Ground							
Grounding Devices	1000/						
Not Accessible	100%						
Stand-by Power Transfer Switches							
Automatic	100%	2039	* *	1	\$2,600		
Generators	10070	2037		1	\$2,000		
Diesel	100%	2035	* *	1	\$3,300		
Bieser	Other Observation, Extent: Moderate		100%	•	ψ3,500		
	Location : Outside	-,					
	Explanation: No Access For Rating	zs.					
Batteries		<u> </u>					
Lead/Acid	100%	2020	\$2,900	5	\$300		
Fuel Storage			-				
Main Tank	100%	2054	* *	5	\$200		
	Other Observation, Extent : Light, Ar	ea Affected : 100%	6				
	Location : Outside						
	Explanation: One 650 Gallon						

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 #: 4129

Electrical	Current Rep	pair Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2034	* *	10	\$2,300	
	T-8 Lamps And Fixtures	, Extent : Moderate, Are	a Affected : 100%			
	Location : Fisrt Floor					
Fluorescent	65%	2026	\$106,300	10	\$5,000	
	Other Observation, Exte	ent : Light, Area Affectea	! : 100%			
	Location: Throughout					
	Explanation: Using T	-12 Lamps				
Fluorescent	5%	2034	* *	10	\$400	
	Compact Fluorescent Li	ght, Extent : Moderate, .	Area Affected : 100	0%		
	Location : Throughout	The Building				
Egress Lighting						
Emergency, Service	20%	2034	* *	1		
Emergency, Service	40%	2026	\$3,200	1		
Exit, LED	5%	2061	* *	1		
Exit, Service	35%	2026	\$800	1		
Alarm						
Security System						
Generic	100%	2031	* *	1	\$3,100	
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$5,200	

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%		2036	* *	1		
PRV							
Conversion Equipment							
Heat Exchanger, Plate &	100%		2029	\$22,000	1	\$4,200	
Frame							
Distribution							
Hot Wtr Piping/Pump	100%		2034	* *	4	\$400	
Terminal Devices							
Air Handler	90%		2026	\$193,500	1	\$4,700	
Convector/Radiator	10%		2031	* *	1	\$300	
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment				·			
Interior Pkg Unit -	100%		2031	* *	2	\$500	
Cooling							
I	Recent Ins	tallation, Extent : Light, Area	Affectea	l : 100%			
	Location	: Roof					

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

Mechanical		Current F	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution	1000/							
Under Construction	100%							
Heat Rejection	1000/							
Under Construction	100%							
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,700	
Exhaust Fans	10070			LIII		2-3	\$4,700	
Roof	90%			2031	* *	2	\$200	
Wall Unit	10%			2034	* *	2	Ψ200	
Plumbing	1070							
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Electric	100%			2024	\$13,500	4	\$100	
	Other Obse	ervation, E.	xtent : Light, Area	Affected	: 100%			
		: 1st Floor						
	Explanati	on: 1-30	Gallon Unit					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/							
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	1000/			2021	* *	1	Φ.5.0.0	
Generic	100%			2031		1	\$500	
Fixtures	1000/							
Generic	100%							
Vertical Transport Elevators								
Hydraulic	100%			LIFE	* *			
Trydraune		rvation E	xtent : Light, Area		· 100%			
		: 1st To 2n	-	11,500000	. 100/0			
		on : 1 Uni						
Fire Suppression	. F							
Sprinkler								
No Component	80%							
Generic	20%			2056	* *	1-2	\$500	
	Other Obse	ervation, E.	xtent : Light, Area	Affected	: 100%			
		: 1st Floor						
	Explanati	on : Clean	Agent System Bei	ng Instal	led To Protect Cor	nmunica	tion Equipment	

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: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 30-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,266,200	\$4,311,100
Interior Architecture	\$1,555,900	\$422,400
Electrical	\$2,770,000	\$612,900
Mechanical	\$710,500	\$586,200
Total	\$6,302,600	\$5,932,700
Importance Code A	\$1,266,200	\$4,788,300
Importance Code B	\$4,745,000	\$1,144,300
Importance Code C	\$291,400	
Total	\$6.302,600	\$5,932,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$8,100	\$800		
Interior Architecture	\$55,500	\$20,000		
Electrical	\$5,100	\$7,200	\$4,100	\$4,100
Mechanical	\$54,100	\$45,200	\$12,000	\$3,100
Total	\$122,800	\$73,300	\$16,100	\$7,300
Importance Code A	\$32,000	\$1,000	\$1,400	
Importance Code B	\$90,800	\$72,300	\$14,700	\$7,300
Importance Code C				
Total	\$122,800	\$73,300	\$16,100	\$7,300



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.

Asset #: 2031

chitecture		Current F	ent Repair Future Replacement Maintenance						
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior	•			•		•		•	
Exterior Walls									
Masonry: Brick	Corrosion Location Jnt Morta Location Spalling, 1	e: South Fa r Miss/Erod e: North Fa Extent: Mo	\$616,000 xtent : Moderate, A cade At Masonry S d, Extent : Light, A cade, Throughout derate, Area Affec	Supports rea Affec	Throughout sted: 20%	5	\$52,500		
	Vertical C		out nt : Moderate, Are Floor Wall At East		ed : 5%				
Metal Coiling Doors	Corrosion	-	\$96,500 xtent : Light, Area Locations Through		* *	5	\$27,300		
Windows			<u>~</u>						
Steel	Air Infiltro	Now ation, Exten : Through	\$131,800 at : Light, Area Affo out	2034 ected : 59	**	5	\$40,500		
	Location Unit Inope Location Water Pen	: Various erable, Exte : Officers	xtent : Light, Area Lintel Locations Ti ent : Moderate, Are Locker Room xtent : Moderate, A Sills	hroughoi ea Affecte	ut Garage ed : 25%				
	Weather S	trip Missin	g, Extent : Modera Locker Room	te, Area	Affected : 50%				
Parapets	700/			LIEE	* *	_	¢2 100		
Masonry: Brick Metal Panel	Location			LIFE 2046 Affected	* *	5 5	\$3,100 \$1,700		
Metal Rail	20% Corrosion	Now	\$4,500 xtent : Light, Area	2039 Affected	**	5	\$6,200		
Roof									
Built-Up (BUR)	Blisters, E Location Water Pen Location	: Various . netration, E	\$421,800 derate, Area Affect Locations Through xtent: Moderate, A Locations Through	out Rooj Area Affe	c ected : 10%	ees And 2	nd Floor Corridor		
Metal Panel	2% Water Pen	Now	\$3,600 xtent : Severe, Are	2039 a Affecte	* * d : 15%				

Interior

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

Architecture	Current R	epair	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors							
Cast in Place Concrete	65% Now Horizontal Cracks, Ex Location : Tire Shop Water Penetration, Ex Location : Mechanic	And Various Loc stent : Light, Area ss Shop M-3 And V	ations Throi Affected : 1 Various Loca	ughout 0% utions In Garag			
Ceramic Tile	5% Now Broken/Missing Elema Location: Mens Toi Worn/Eroded, Extent Location: Througho	let And Shower Fo : Moderate, Area	acilities		5	\$2,800	
Raised Access Floor	5%		2029	\$265,200	5	\$20,700	
Vinyl Tile	25%		2021	\$457,400	3	\$10,400	
Interior Walls Concrete Masonry Unit	80% 2-4 Diagonal Cracks, Extended Location: Room M-Horizontal Cracks, Extended Location: Perimeter Vertical Cracks, Extended Location: Room M-Water Penetration, Extended Location: From Location: From Location: From Location: From Location	3, Perimeter Wall stent : Moderate, A r Walls nt : Moderate, Are 3 And Various Lo stent : Moderate, A	s Area Affecte va Affected : cations Thro	d : 20% 20% pughout	5	\$27,000	
Gypsum Board	10%		LIFE	* *	5	\$5,100	
Metal: Cage/Fence	10%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	15%		2031	* *	5	\$16,600	
AcousTileSusp.Lay-In	15%		2031	* *	5	\$16,600	
Exposed Concrete	10% Now Cracking/Crumbling, Location: Radio Sh Staining/Discoloring, Location: Radio Sh	op Extent : Light, Ar			5	\$1,700	
Exposed Struc: Steel	50% Now Corrosion/Rusting, Ex Location: Mens Loc	ker Room And Va			o North	Wall In Service	
	Area Of Garage Abo	ive winaows					

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

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 #: 2031

Electrical	Current Repair	Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: One 400 Ampere, One Switch			5 mpere M	\$300 Tain Disconnect		
Transformers Dry Type	100% Other Observation, Extent : Moderate Location : Electrical Room Explanation : One 400 Kva And One			5 201v	\$300		
Switchgear / Switchboard	2.07.4.1.4.1.1.1.4.1	2001174	200,11				
Fused Disc Sw	100%	2026	\$95,100	5	\$300		
Raceway			•				
Conduit	100%	2026	\$18,200	1			
Panelboards							
Molded Case Bkrs	100%	2025	\$58,200	5	\$1,900		
Wiring	1000/	2026	¢20.700	1			
Thermoplastic Motor Controllers	100%	2026	\$39,700	1			
Locally Mounted	100%	2024	\$112,000	5	\$500		
Ground	10070	2024	\$112,000		Ψ300		
Grounding Devices Not Accessible	100%						
Stand-by Power							
Transfer Switches							
Manual	100% Other Observation, Extent: Light, Are Location: Outside Explanation: Missing Rating Tag	2026 ea Affected	\$17,300 :: 100%	5	\$300		
Lighting							
Interior Lighting	6007	2021	ф100 000	10	Φ 4 0 <i>Π</i> 0 0		
Fluorescent	60% Other Observation, Extent: Light, Are Location: Throughout The Building Explanation: T-12 Lamps		\$188,900 : 100%	10	\$40,700		
HID	40%	2021	\$469,900	10	\$1,000		
Egress Lighting				_			
Exit, Service	80%	2021	\$31,000	1			
Exit, Service	20%	2021	\$7,800	1			
Exterior Lighting HID	100%	2021	\$542,900	10	\$200		
Lightning Protection							
Arresters/Cabling Generic	100%	2029	\$307,900	5	\$2,200		
Alarm	100/0	2027	Ψ301,200	<i>J</i>	Ψ2,200		

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.

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset #: 2031

Electrical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail 1 Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
Generic, Analog	100%		2021	\$1,488,900	1-3	\$45,500	

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
Heating								
Energy Source Plant Campus Steam / PRV	80%			2036	* *	1		
Electricity	20%			2036	* *	1		
Conversion Equipment								
Radiant Heater	Not in Ser Location Other Obs	: Various ervation, E	xtent : Light, Area	•		2	\$5,500	
	Location	: Office Ai	rea					
	Explana	tion : 40 El	ectrical Radiants					
Not Accessible	80%							
Distribution Hot Wtr Piping/Pump	Corroded,	Now Extent : Se	\$16,800 evere, Area Affecte out	2034 ed : 10%	* *	4	\$2,900	
No Component	20%							
Terminal Devices								
Unit Heater - Steam	80%			2021	\$385,000	4	\$8,100	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%			2026	\$109,000	2	\$500	
Cooling	-	igerant, Ext	tent : Light, Area 2 On Roof	Affected :	10%			
Window/Wall Unit No Component	10% 80%			2021	\$28,100	1		
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,200	
Exhaust Fans								
Interior	20%			2021	\$95,800	2	\$500	
Roof	Other Obs Location	: Roof	\$8,900 Extent : Light, Area	2021 Affected	\$178,800 !:5%	2	\$1,400	
		-	Covers Missing					

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 Repa	ent Repair Future Repla		eplacement M		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	70%	2036	* *	1		
Galvanized Steel	30%	2031	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$37,300	
Sprinkler						
Generic	100%	2036	* *	1-2	\$20,700	
Chemical System						
Dry	100%	2021	\$50,800	1-3	\$3,600	
•	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location : Outside Gas	Refill Stations				
	Explanation: 2 Sets					

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: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 05-Feb-2015 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN : 2109479

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$348,700	\$120,200
Interior Architecture		\$74,900
Electrical	\$243,900	\$547,300
Mechanical	\$812,300	
Total	\$1,404,900	\$742,400
Importance Code A	\$348,700	\$120,200
Importance Code B	\$1,056,200	\$622,200
Total	\$1,404,900	\$742,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$3,700		
Interior Architecture	\$23,100	\$9,500		\$600
Electrical	\$1,500	\$2,100	\$1,500	\$1,500
Mechanical	\$2,200	\$22,100	\$3,100	\$2,600
Total	\$26,800	\$37,400	\$4,600	\$4,700
Importance Code A		\$4,600		\$700
Importance Code B	\$26,300	\$32,800	\$4,600	\$3,900
Importance Code C	\$500			
Total	\$26,800	\$37,400	\$4,600	\$4,700



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.

Asset #: 2864

Architecture	Currer	t Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Exterior Walls	1000/		2046		7 10	#165.200			
Metal Panel	100%		2046	* *	5-10	\$165,300			
Windows Metal/Detention Type	100%		2046	* *	5	\$5,000			
Parapets	10070		2040			\$5,000			
Metal Panel	100%		2046	* *	5	\$2,400			
		, Extent : Light, Area		! : 100%		, ,			
	Location : Aroun	d Perimeter							
	Explanation : Me	tal Panel Soffits / Ov	erhangs						
Roof									
Skylight, Plastic	3%		2039	* *	1	** **********************************			
Spray-on Foam	97% Now	\$303,600	2036	* *	5	\$28,500			
		Blisters, Extent: Moderate, Area Affected: 20% Location: Various Locations Throughout							
		us Locations Through Moderate, Area Affec		6					
	-	noderate, Area Ajjec is Locations Through		o					
		Damage, Extent : M		Area Affected : 5%	ó				
	Location: Center Of Roof								
	Other Observation	, Extent : Moderate, .	Area Affe	ected : 100%					
	Location: Throu	ghout							
	Explanation : Sno	ow Present							
Interior									
Floors Cast in Place Concrete	5%		LIFE	* *	5	\$2,000			
Cast III Flace Colletete		ng, Extent : Moderate		ffected · 25%	3	\$2,000			
	-	ooms / Locker Rooms	-	geerea : 2570					
Sheet Vinyl/Rubber	70%		2031	* *	5	\$19,000			
Sheet vinya reason		ent : Moderate, Area		: 15%	2	Ψ13,000			
	Location : Throu		55						
Vinyl Tile	25% Now	\$15,000	2026	\$74,900	3	\$1,700			
,		ements, Extent : Mod				4-,			
	Location : Throu	ghout Office Areas							
	Worn/Eroded, Extent : Moderate, Area Affected : 35%								
	Location : Throu	ghout Office Areas A	nd Locke	r Room					
Interior Walls									
Ceramic Tile	5%		2035	* *	5	\$1,000			
Gypsum Board	95%		LIFE	**	5	\$11,400			
		, Extent : Light, Area	Affected	1: 100%					
	Location : Through		Euro D.	ala					
-	Expianation : Fit	perglass Reinforced T	ype Pan	eis					

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	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	95% Now	\$7,600	2039	* *	5	\$10,500	
	Water Penetration, E.	xtent : Moderate,	Area Affec	cted : 5%			
	Location: Kitchen,	Locker Room And	l Office - C	Cashier 1 And 2 Sp	pace		
	Other Observation, E.	xtent : Light, Ared	a Affected	: 100%			
	Location: Throughout Ceilings						
	Explanation : Fiber	glass Reinforced	Panels.				
Plywood/Hardboard	5%		2046	* *	1		

Electrical	Current Repair	Current Repair Future Replacement		M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2036	* *	5	\$300	
	Other Observation, Extent : Modera	te, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Discor	nnect Switch Rated	At 400 Amp	eres		
Transformers						
Dry Type	100%	2031	* *	5		
	Other Observation, Extent : Modera	te, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: 75 Kilo-volt-ampere	, 45 Kilo-volt-ampe	re, 480/208	3/120 Vol	ts	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2036	* *	5	\$300	
Raceway						
Conduit	100%	2036	* *	1		
Panelboards						
Molded Case Bkrs	100%	2034	* *	5	\$300	
Wiring						
Thermoplastic	100%	2036	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Stand-by Power						
Transfer Switches						
Automatic	100%	2031	* *	1	\$3,700	
Generators						
Not Accessible	100%					
Batteries						
Not Accessible	100%					
Fuel Storage						
Not Accessible	100%					

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 #: 2864

Electrical	Current F	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	100%		2026	\$387,100	10	\$11,100	
	T-12 Lamps And Fixt Location : Through		erate, Ar	ea Affected : 100%			
Egress Lighting							
Emergency, Service	50%		2026	\$5,800	1		
Exit, Service	50%		2026	\$3,900	1		
Exterior Lighting							
HID	100%		2026	\$88,900	10		
Alarm							
Security System							
Generic	100%		2026	\$71,200	1	\$4,500	
	Other Observation, E Location: Through Explanation: CCT	out The Building	55	ected : 100%			
Fire/Smoke Detection							
Generic, Digital	100%		2021	\$243,900	1-3	\$7,500	
	Other Observation, E		Area Affe	ected: 100%			
	Location : Through Explanation : Strob	-	Pull Stati	ons, Horns And Ald	ırm Bells	· ·	

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	100%	2031	* *	2	\$3,700	
	On Extended Life, Extent: Moderate, A	Area Affecte	d : 100%			
	Location: Roof					
	Other Observation, Extent: Light, Are	a Affected :	100%			
	Location: Roof					
	Explanation: 3 Roof Top Units					
Terminal Devices						
Air Handler	100%	2021	\$310,100	1	\$7,500	
	On Extended Life, Extent : Moderate, A	Area Affecte	d: 100%			
	Location : Roof	-				
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		

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		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
Air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced				2020	\$218,200	2	\$700	
			tent : Moderate, A	rea Affec	ted: 100%			
		n: 3 Rtus, F		CC . 1	1000/			
	-	-	tent : Light, Area A	ffected :	100%			
	Location	n : Roof						
Terminal Devices	1000/			2021	#2.45 400		45.500	
Air Handler/Cool/Ht	100%	1		2021	\$247,400	1	\$7,500	
Ventilation								
Distribution	1000/				ماد ماد	2.5	46.700	
Ductwork/Diffusers	100%	1		LIFE	* *	2-5	\$6,700	
Exhaust Fans	1000			• • • • •	44.5.500			
Roof	100%	1		2021	\$36,600	2	\$400	
Plumbing								
H/C Water Piping	1000/			2026	* *			
Brass/Copper	100%)		2036	* *	1		
Water Heater	1000/			2021	Ø10.400		#100	
Electric	100%			2021	\$19,400	4	\$100	
			Extent : Light, Area	Affectea	: 100%			
			Locker Room					
G ' P' '	Explana	tion: 1 Un	tt —					
Sanitary Piping	1000/			LIFE	* *	1		
Cast Iron	100%	1		LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	100%	1		LIFE		1		
Backflow Preventer	1000/			2021	* *	1	6700	
Generic	100%	1		2031	~ ~	1	\$700	
Fixtures	1000/							
Generic	100%)						
Fire Suppression								
Sprinkler Generic	100%			2036	* *	1-2	\$3,400	
Generic	10070	1		2030		1-2	\$3,400	

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

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

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

Page: 198

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES WEST FACILITY

Address : 16-06 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.150 / 2865 Yr Built/Renovated : 1993 / 1998

Area Sq Ft : 202,636 Project Type : CORRECTION

Date of Survey : 05-Feb-2015 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$8,538,500	\$952,400
Interior Architecture	\$1,521,400	\$3,268,400
Electrical	\$1,192,600	\$10,449,100
Mechanical	\$20,651,100	\$3,665,700
Total	\$31,903,600	\$18,335,500
Importance Code A	\$8,538,500	\$952,400
Importance Code B	\$23,365,100	\$17,276,200
Importance Code C		\$106,900
Total	\$31,903,600	\$18,335,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture			\$4,500	\$20,000
Electrical	\$39,700	\$37,200	\$36,800	\$33,000
Mechanical	\$49,300	\$46,700	\$51,400	\$46,100
Total	\$89,000	\$83,900	\$92,600	\$99,100
Importance Code A	\$12,500	\$400	\$12,500	
Importance Code B	\$76,400	\$83,500	\$80,100	\$99,100
Importance Code C				
Total	\$89,000	\$83,900	\$92,600	\$99,100



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 #: 2865

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type		Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	(00/ NI 0555 (00 0	036 *:	٠ -	Φ 2. 40. 20 0	
Metal Panel	60% Now \$555,600 2 Broken/Missing Elements, Extent: Modera	030	3	\$248,200	
	Location: Various Locations Throughout	***	0		
	Deformed/Dented, Extent: Moderate, Area				
	Location: Various Locations Throughout				
	Other Observation, Extent : Severe, Area A Location : All Modules				
	Explanation : Modules Are Elevated On E Grade Is In Severe Disrepair				
Metal Panel	-	046 **	* 5-10	\$606,600	
	Other Observation, Extent: Light, Area Aff				
	Location: South East Corner Of West Fa	cuity			
Windows	Explanation : Cell Structures				
Aluminum	60% 2-4 \$4,162,800 2	051 **	* 5	\$25,500	
Titaliiia	Air Infiltration, Extent: Severe, Area Affect		J	Ψ23,300	
	Location: Various Locations Throughout	All Modules			
	Water Penetration, Extent : Moderate, Area	a Affected : 25%			
	Location : Various Locations Throughout	All Modules			
Metal/Detention Type	40% Now \$1,314,300 2	036 *	* 5	\$62,000	
	Broken/Missing Elements, Extent : Light, A	**			
	Location : Various Locations Throughout				
	Thermally Inefficient, Extent : Moderate, A	rea Affected : 25%			
	Location : Throughout				
Parapets Not Accessible	100%				
Roof	10070				
Single Ply Membrane	40%	031 **	* 10	\$201,000	
2	Other Observation, Extent : Light, Area Aff	fected : 100%			
	Location: Located At South East Corner	Of West Facility			
	Explanation: Referes To Cell Structures				
Spray-on Foam		036 *	* 5	\$201,000	
	Insul Deter/Miss, Extent : Severe, Area Affe				
	Location : Various Locations Throughout				
	Water Penetration, Extent: Moderate, Area				
	Location: Various Locations Throughout	All Modules			

Interior

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	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$77,900	
Sheet Vinyl/Rubber	35%			2031	* *	5	\$186,900	
Vinyl Tile	45%	Now	\$530,100	2026	\$2,650,300	3	\$60,100	
		_	ents, Extent : Mod		00			
			ration And Variou		-	ughout M	Iodules	
			: Moderate, Area	00				
		: Corridor	s, Offices And Lob	by Areas	Throughout			
Vinyl Tile	10%			2034	* *	3	\$13,400	
	_		ent, Extent : Light,		ected : 100%			
	Location	: Various	Locations Through	out				
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$26,700	
Gypsum Board	60%			LIFE	* *	5	\$80,200	
			xtent : Light, Area	Affected	: 100%			
	Location	_						
		on : Fiber	glass Reinforced F					
Metal Security Bars	10%			LIFE	* *			
Steel Plate	10%			LIFE	* *	5	\$13,400	
Ceilings			****			_		
AcousTileSusp.Lay-In		Now	\$606,500	2031	**	5	\$83,800	
			xtent : Moderate, A					
			Locations Through					
			xtent : Light, Area	Affectea	: 100%			
	Location	_		. 1				
			glass Reinforced F		* *		0.000	
Gypsum Board	-	Now	\$109,900	LIFE		5	\$69,800	
			xtent : Moderate, A			, ,		
		: Various .	Administrative Loc	eations T				
Gypsum Board	10%			LIFE	* *	5	\$46,500	
	_		ent, Extent : Light,	Area Aff	ected : 100%			
		: Various						
Metal Panel		Now	\$181,500	LIFE	* *	5	\$139,600	
		_	xtent : Moderate, 2	Area Affe	cted : 20%			
	Location	: Through	out					

Electrical	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
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2036 **	5	\$900	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Electrical Room				
	Explanation: 4- Main Service Switch	es Rated At 4000 Amperes I	Each		

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 Re	pair Futu	re Replacement	M	laintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2031	* *	5	\$700	
	Other Observation, Exte	**	ected : 100%			
	Location : Electrical I					
G :: 1	Explanation: 45 Kva,	30 Kva 480/208/120 Vo	olts			
Switchgear / Switchboard	1000/	2026	* *	-	\$000	
Fused Disc Sw	100%	2036	7. 7.	5	\$900	
Raceway Conduit	100%	2036	* *	1		
Panelboards	10070	2030		1		
Fused Disc Sw	5%	2034	* *	5	\$200	
Molded Case Bkrs	95%	2034	* *	5	\$5,100	
	9370	2034		3	\$5,100	
Wiring Thermoplastic	100%	2036	* *	1		
Motor Controllers	10070	2030		1		
Locally Mounted	100%	2024	\$1,455,400	5	\$1,400	
Ground	10070	2021	ψ1,433,400		ψ1,400	
Grounding Devices						
Not Accessible	100%					
Stand-by Power	10070					
Transfer Switches						
Automatic	100%	2031	* *	1	\$62,300	
Generators					•	
Diesel	100%	2029	\$679,900	1	\$78,500	
	Other Observation, Exte	ent : Moderate, Area Aff	fected : 100%			
	Location: Generator	Rooms				
	Explanation : 8- Emer	gency Generator Set Ra	ited At 1150 Kilowa	tts Each		
Batteries						
Lead/Acid	100%	2020	\$2,900	5	\$7,500	
Fuel Storage						
Main Tank	100%	2041	**	5	\$6,000	
	Other Observation, Exte	ent : Moderate, Area Aff	ected : 100%			
	Location : Outside					
	Explanation : Eight M	ain Tanks, 5000 Gallon	Rated Capacity			
Lighting						
Interior Lighting	100%	2026	¢6 400 400	10	¢195 000	
Fluorescent	T-12 Lamps And Fixture	2026 es Extent : Moderate A		10	\$185,900	
	Location : Throughou		rea Affectea . 100%	o		
Egraga Lighting	Loculton . Throughou	i The Dunuing				
Egress Lighting Emergency, Service	48%	2026	\$93,100	1		
Emergency, Service Emergency, Battery	48% 2%	2026	\$93,100	1 10	\$1,000	
Exit, Service	50%	2026	\$65,700	10	\$1,000	
	JU70	2020	φυ3,/00	1		
Exterior Lighting HID	100%	2026	\$1,488,700	10	\$600	
Alarm	100/0	2020	\$1,400,700	10	\$000	

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 #: 2865

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Security System					
Generic	100%	2021 \$1,192,600	0 1	\$75,700	
	Other Observation, Extent: Moderate	, Area Affected : 100%			
	Location: Inside And Outside				
	Explanation : CCTV Surveillance Co	ameras			
Fire/Smoke Detection					
Generic, Digital	100%	2031 **	* 1-3	\$124,900	
, 2	Other Observation, Extent : Moderate	, Area Affected : 100%		ŕ	
	Location: Throughout The Building	••			
	Explanation : Alarm Bells, Horns, Si		Stations Ar	nd Smoke Detectors	

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	100%		2020		2	\$62,700	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Throughout					
	Explana	tion : Approximately 60 Units					
Terminal Devices							
Fan Coil Unit/Heat	100%		2021	\$5,529,600	1	\$65,400	
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	100%		2020	\$3,653,100	2	\$12,400	
-	R-22 Refr	igerant, Extent : Light, Area A	ffected :	100%			
	Location	: Roofs And Side Walls					
Terminal Devices							
Fan Coil - 4 Pipe	100%		2021	\$8,644,700	1	\$65,400	
Heat Rejection						·	
Dry Cooler	100%		2021	\$2,007,900	2	\$141,100	
Ventilation							
Distribution							
Ductwork/Diffusers	20%	Now \$13,600	LIFE	* *	2-5	\$22,600	
	Insul. Det	eriorating, Extent : Moderate,	Area Af	fected : 10%			
	Location	: Exterior Ducts					
Ductwork/Diffusers	80%		LIFE	* *	2-5	\$90,400	
Exhaust Fans							
Roof	80%		2021	\$490,400	2	\$5,000	
No Component	20%			, , ,		4-7	
Plumbing							

Plumbing

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 Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater						
Electric	100%	2021	\$325,300	4	\$1,800	
	Other Observation, Extent : Light, Area	Affected : 1	100%			
	Location: Throughout					
	Explanation: 120 Gallon Units In Mo	ost Modular	Units And Sprun	ıgs		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Plastic/PVC	100%	2031	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2026	\$3,615,500	1-2	\$56,800	

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: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 12-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,5

Block : 2780 Lot : 73 BIN : 2101256

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$754,300	\$1,103,000
Interior Architecture	\$7,505,300	\$2,745,100
Electrical	\$3,878,200	\$5,501,800
Mechanical	\$11,346,900	\$9,121,800
Total	\$23,484,700	\$18,471,700
Importance Code A	\$754,300	\$3,159,800
Importance Code B	\$19,428,700	\$14,830,800
Importance Code C	\$3,301,700	\$481,100
Total	\$23,484,700	\$18,471,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture		\$26,400	\$7,000	\$25,800
Electrical	\$40,000	\$51,600	\$85,400	\$33,100
Mechanical	\$104,900	\$175,900	\$185,000	\$177,800
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$169,600	\$278,600	\$302,200	\$261,400
Importance Code A	\$30,700	\$30,700	\$31,400	\$30,700
Importance Code B	\$138,900	\$247,900	\$270,700	\$230,700
Importance Code C				
Total	\$169,600	\$278,600	\$302,200	\$261,400



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	Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel		Now	\$159,400	2047	**	5	\$791,000	
	_		Extent : Severe, Ar			uth Dage	Control Cata	
			g Sea Wall At Pede tent : Moderate, Ar			un Pasy	Control Gate	
		irjaces, Ex : Through		еи Ајјес	iea . 100/o			
		_	Extent : Moderate, 2	Area Affa	ected · 100%			
		: Through		11 ca 11990	ceica . 10070			
		_	Is Ship Constructio	n - Stee	l Plates Welded To	gether		
Windows						<u> </u>		
Metal/Detention Type	98%			2037	* *	5	\$258,300	
Metal Louvers	2%			2036	* *	10	\$9,000	
Parapets								
Metal Rail		Now	\$144,400	2040	* *	5	\$182,900	
	Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout							
·	Location	: Through	out					
Roof	000/	N.T.	Φ1.C2 100	2040	* *			
Metal Panel		Now	\$163,100	2040				
	Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: 4th Floor Deck And Throughout							
	Other Observation, Extent: Moderate, Area Affected: 100%							
		: Through		11 eu 21jje	ccied . 10070			
		_	Component Is Actu	allv Pair	nted Steel Surfaces			
Skylight, Metal/Glass	2%		1	2047	**	10	\$9,200	
Traffic Topping	18%		\$158,200	2037	* *	10	45,200	
11 8			· ·		cted : 25%			
	Cracking/Crumbling, Extent : Severe, Area Affected : 25% Location : Outdoor Recreation Area							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location: Recreation Deck							
	Recent Replace Evident, Extent: Light, Area Affected: 100%							
	Location : Outdoor Recreation Area							
	Vegetation Growth, Extent: Moderate, Area Affected: 20%							
	Location: Throughout							
	Water Penetration, Extent: Moderate, Area Affected: 10%							
	Location : Over 3ab And 3bb Cells Worn/Eroded, Extent : Severe, Area Affected : 50%							
			t : Severe, Area Affe · Recreation Area	ectea : 5	U%o			
			Kecreation Area Extent : Moderate, A	Area Aff	acted · 1000/			
			xieni : Moderaie, 2 Recreation Area	теи АДС	гией . 10070			
			Deck Is Covered W	Vith Dor	-o-tex Type Coating	σ		
nterior	Блрини	ion . Dieel	Deck is Covered II	un Dex	o ien Type Couling	5		-

Interior

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

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

DEPARTMENT OF CORRECTION - 072

VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY

Asset #: 2866

rchitecture	Cu	rrent R	epair	Futui	e Replacement	M	aintenance	
vstem Component Type		Date ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior Floors								
Quarry Tile	2%			2032	* *	5	\$14,100	
Raised Access Floor	3%			2036	* *	5	\$52,900	
Sheet Vinyl/Rubber	3% No	ow	\$641,700	2037	* *	5	\$10,600	
,	Punct/Tear/Imp Location : Ki		amage, Extent : Se	vere, Ar	ea Affected : 30%			
Steel Plate	45% No	ow	\$2,027,200	LIFE	* *	1		
		_	ctent : Moderate, A com, Bathrooms, S		ected : 20% Mer Rooms, Corrid	dors		
Traffic Topping	3% No	ow	\$183,700	2037	* *	5	\$8,800	
0	Cracking/Crun Location : Gy	-	Extent : Severe, A um	rea Affe	cted: 25%			
Vinyl Tile	44% No Broken/Missing Location : Sc	g Eleme	\$738,800 ents, Extent : Seve nd Library	2027 re, Area	\$1,847,000 Affected : 10%	3	\$77,500	
	Location : Co	orridors Extent	Extent : Moderate s, School, Law Lib : Moderate, Area s	rary	-			
Interior Walls								
Fiberglass Panel	3%			LIFE	* *			
Glass: Single Pane	3%		# 2 400 2 00	LIFE	* *	5	\$21,500	
Metal Security Bars	10% No		\$2,499,200 nt : Severe, Area A	LIFE				
	-				lles Put In Place. E	Electrical	Malfunction	
Steel Plate	84% No		\$802,400	LIFE	**	5	\$481,100	
Steel I late					ected : 20%	3	Ψ+01,100	
	Corrosion/Rusting, Extent: Moderate, Area Affected: 20% Location: Corridors, Showers, Bathrooms, Mep And Janitor Closets, Kitchen							
Ceilings								
AcousTileSusp.Lay-In	15%			2032	* *	5	\$70,500	
Exposed Struc: Steel	20%			LIFE	* *			
Metal Panel	35% No		\$577,000	LIFE	**	5	\$205,600	
			Extent : Moderate,	Area Af	fected: 50%			
	Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 50%							
	Location : Th	_		e, Area A	jjeciea : 30%			
Metal Panel	30%			LIFE	* *	5	\$176,200	
			etent : Moderate, A And 3bb		ected : 10%		¥ 11, 11	
		tion, Ex	xtent : Moderate, .	Area Affe	ected : 100%			
			Component Is Actu	alla Ctac	I Diatos			

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 R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2027	\$41,300	5	\$800	
	Other Observation, Extent: Mode	**	d : 100%			
	Location: Generator Room In T					
	Explanation: 2 Main Service Pr					
Fused Disc Sw	50%	2027	\$41,300	5	\$700	
	Other Observation, Extent: Mode		d : 100%			
	Location : Con Edison Electrica					
-	Explanation: 2 Main Service Di	sconnect Switches	Rated At 4000	Amperes	S.	
Transformers	1000/	2027	4 1	_	.	
Dry Type	100%	2025	\$16,600	5	\$1,100	
	Other Observation, Extent : Mode	rate, Area Affecteo	d : 100%			
	Location : Outside	00/100 77 1				
~	Explanation : 2- 2500kva, 480/2	08/120 Volts				
Switchgear / Switchboard	1000/	2027	¢250 400	-	60.200	
Molded Case Bkrs	100%	2027	\$359,400	5	\$8,200	
Raceway	1000/	2027	¢400,000	1		
Conduit	100%	2027	\$409,900	1		
Panelboards	5%	2026	¢10 000	_	¢400	
Fused Disc Sw Molded Case Bkrs	95%	2026 2026	\$18,800	5 5	\$400 \$7,800	
	93%	2020	\$358,100	3	\$7,800	
Wiring Thermoplastic	100%	2027	\$631,500	1		
Motor Controllers	10070	2027	\$031,300	1		
Locally Mounted	5%	2025	\$39,300	5	\$100	
Motor Control Center	95%	2025	\$707,200	5	\$8,000	
Ground	9370	2023	\$707,200		\$6,000	
Grounding Devices						
Not Accessible	100%					
Stand-by Power	20070					
Transfer Switches						
Automatic	100%	2025	\$94,500	1	\$95,400	
Generators	- 4		42 - 1,2 00		4, 2, 100	
Diesel	100%	2023	\$734,300	1	\$120,100	
	Other Observation, Extent : Mode				, .,	
	Location: Generator Room					
	Explanation: 2-2000 Kw Air Sta	art And 1- 500 Kw	Electric Start			
Batteries	-					
Lead/Acid	100%	2022	\$1,600	5	\$11,500	

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.

Asset #: 2866

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power								
Fuel Storage								
Day Tank	50%	2026	\$11,800	5	\$28,800			
	Other Observation, Extent : Modera	ate, Area Affec	eted : 100%					
	Location: Generator Room							
	Explanation: 2400 And 250 Gall	ons Capacity						
Main Tank	50%	2030	* *	5	\$4,600			
	Other Observation, Extent: Modera	ate, Area Affec	eted : 100%					
	Location : Bottom Level							
	Explanation: 2-40000 Gallons C	apacity						
Lighting								
Interior Lighting	7 00/	• • • •			44.40.000			
Fluorescent	50%	2022	\$2,677,100	10	\$142,200			
		Other Observation, Extent: Light, Area Affected: 100%						
	Location: Throughout The Facility	ty						
	Explanation: T-12 Lamps							
Fluorescent	50%	2027	\$2,677,100	10	\$142,200			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Throughout The Facility	ty						
	Explanation: T-8 Lamps							
Egress Lighting	600/	2022	ΦΩζ 1ΩΩ	1				
Emergency, Service	60%	2022	\$96,100	1	Ф7 5 00			
Emergency, Battery	10% 30%	2022 2022	\$43,900	10	\$7,500			
Exit, Service	30%	2022	\$32,600	1				
Exterior Lighting HID	15%	2022	¢194 500	10	\$100			
LED	5%	2022	\$184,500 * *	10	\$100			
No Component	80%	2033						
Alarm	8070							
Security System								
Generic	100%	2035	* *	1	\$115,800			
Generic	Other Observation, Extent: Light, Area Affected: 100%							
	Uner Observation, Extent: Light, Area Affectea: 100% Location: Throughout The Facility							
	Explanation: CCTV Surveillance	-						
Fire/Smoke Detection	Table 1							
Under Construction	100%							

Mechanical	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
Heating						
Energy Source Fuel Oil No 2	100%	2037	* *	5	\$96,000	

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 #: 2866

Mechanical	Current Repair Future Re		Replacement	Maintenance				
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	Location		tent : Light, Area vel Boiler Room s	2025 Affected :	\$1,974,200 100%	1	\$307,000	
Distribution Central Plant Steam Piping/Pmp	100%		\$1,548,900	2037	* *	4	\$15,300	
	Location Malfunctio Location	: Throughor ning, Extent : Valves, Vo os Faulty, E	vere, Area Affecte ut t : Severe, Area A arious Locations xtent : Severe, Ar	ffected : 1				
Terminal Devices Air Handler		0-2 Extent : Mo : Throughou	\$407,500 derate, Area Affe ut	2022 cted : 15%	\$4,075,100	1	\$163,900	
Unit Heater - Steam	5%			2022	\$54,500	4	\$1,400	
Air Conditioning Energy Source Electricity	100%			2035	* *	1		
Conversion Equipment Centrifugal,Compressor Turbine	100%			2040	* *	1	\$335,500	
		frigerant, Ex : 6 Sets, Ro	xtent : Light, Ared of	a Affected	: 100%			
Distribution CW & CHW Wtr Pipe/Pump	100%			2027	\$372,100	4	\$15,300	
Terminal Devices Air Handler/Cool/Ht	100%			2022	\$3,421,300	1	\$191,700	
Heat Rejection Dry Cooler	100%			2035	* *	2	\$215,900	
Ventilation Distribution Ductwork/Diffusers			\$140,600 derate, Area Affe reas	LIFE cted: 10%	* *	2-5	\$172,900	
Exhaust Fans Interior	100%			2022	\$1,085,300	2	\$9,500	
Plumbing H/C Water Piping							Ψ,,,,,,,	
Brass/Copper	100%			2027	\$2,274,000	1		

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	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
HW Heat Exchanger Steam Fired	100% Now \$194,3 Corroded, Extent : Severe, Area A Location : Various Locations	ffected : 40%	* *	4	\$30,700		
	On Extended Life, Extent : Severe, Location : Various Locations	Area Affected	: 40%				
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
Sump Pump(s) Non-Submersible	100%	2022	\$46,500	4	\$6,500		
Sewage Ejector(s) Electric	100%	2022	\$87,900	4	\$12,300		
Backflow Preventer							
Generic	100% Other Observation, Extent: Light, Location: Pier Explanation: Located On Shore	2027 Area Affected	\$77,500 : 100%	1	\$19,000		
Fixtures							
Generic	100%						
Vertical Transport Elevators							
Geared Traction	100% Other Observation, Extent: Light, Location: (2) Basement To 3rd I 1st Floor Explanation: 4 Passenger, 1 Fre	Floor, (2) Mai		Floor, ((1) Basement To		
Fire Suppression	-						
Standpipe Generic	100%	2027	\$1,271,400	1-5	\$156,300		
Sprinkler Generic	100%	2027	\$2,987,200	1-2	\$86,800		
Fire Pump Generic	100%	2023	\$196,400	1	\$57,900		
Chemical System Generic	100% Other Observation, Extent : Light, Location : Kitchen Explanation : 1 Set	2022 Area Affected	\$27,500 : 100%	1-3	\$3,700		

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.

Page: 211

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : BAIN CORRECTIONAL CENTER BARGE PIER

Address : HUNTS POINT FOOT OF HALLECK ST

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0011.100 / 14102 Yr Built/Renovated :

Area Sq Ft : 4,140 Project Type : CORRECTION

Date of Survey : 29-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2780 Lot : 73 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$600	\$2,300		
Total	\$600	\$2,300		
Importance Code A				
Importance Code B	\$600			
Importance Code C		\$2,300		
Total	\$600	\$2,300		



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 BAIN CORRECTIONAL CENTER BARGE PIER

Asset #: 14102

Piers		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Deck							
Concrete	50%		LIFE	* *	5	\$3,900	
Not Accessible	50%						
Deck Surface							
Asphalt	100%		2036	* *	5	\$4,600	
	Cracking,	Extent : Light, Area A	Iffected : 5%				
	Location	: Throughout					
Pile Caps							
Concrete	100%		LIFE	* *	5	\$300	
Piles and Bracing							
Steel	50%		LIFE	* *	5	\$31,800	
	Corrosion,	Extent: Light, Area	Affected : 20%				
	Location	: At The Top 3 Ft Of	The Piles				
Not Accessible	50%						
Deck Elements							
Railing							
Fencing	5%	4+	\$600 2032	* *	3		
_	Missing Pa	art, Extent : Light, Ar	ea Affected : 50%	6			
	Location	: Fence Fabric Not (Connected To Ra	ils At North End O	f Asset		
No Component	95%						

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: 213

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES CONCRETE PIER

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.144 / 1837 Yr Built/Renovated :

Area Sq Ft : 9,197 Project Type : CORRECTION

Date of Survey : 13-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$925,600	\$35,600
Total	\$925,600	\$35,600
Importance Code A	\$853,500	
Importance Code B	\$72,100	\$35,600
Total	\$925,600	\$35,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$16,100	\$13,000		\$300
Total	\$16,100	\$13,000		\$300
Importance Code A				
Importance Code B	\$16,100	\$13,000		\$300
Total	\$16,100	\$13,000		\$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 CONCRETE PIER

Asset #: 1837

Piers	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck					
Concrete	40% 0-2 \$420,000 Corrosion of Reinforcement, Extent: See Location: Underdeck Exposed Reinforcement, Extent: Severe Location: Underdeck Spalling, Extent: Severe, Area Affected Location: Underdeck	e, Area Affected : 90%	5	\$6,900	
Concrete	10% 4+ \$21,000 Cracking, Extent: Moderate, Area Affect Location: Isolated Throughout Topsic Spalling, Extent: Moderate, Area Affect Location: Isolated Throughout Topsic	le ted : 10%	5	\$1,700	
Concrete	20%	LIFE **	5	\$3,400	
Timber	25% Surface Wearing/Scaling, Extent: Light Location: Throughout	LIFE ** t, Area Affected : 100%	5	\$9,700	
Not Accessible	5%				
Pile Caps Timber	5% Now \$45,500 Broken, Extent : Severe, Area Affected : Location : Pile Cap Ends	LIFE ** 20%	4	\$3,600	
Timber	10% 4+ \$9,100 Rotting/Splitting, Extent : Moderate, Ar Location : Pile Cap Ends	LIFE ** ea Affected : 20%	4	\$7,200	
Timber	85% Rotting/Splitting, Extent : Light, Area A Location : Throughout	LIFE ** ffected : 20%	4	\$61,400	
Piles and Bracing Timber	10% Now \$143,100 Broken, Extent : Severe, Area Affected : Location : Isolated Throughout	LIFE **	4-5	\$4,100	
Timber	15% 4+ \$214,700 Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	LIFE ** ea Affected : 30%	4-5	\$6,200	
Timber	25%	LIFE **	4-5	\$10,300	
Not Accessible	50%				
Fender					
Facing Timber	100%	2036 **	3	\$34,900	
Timoci	Rotting/Splitting, Extent: Moderate, Ar Location: At Breasting Dolphins Surface Wearing/Scaling, Extent: Light	ea Affected : 10%	3	Ψ34,700	
	Location : At Breasting Dolphins In T				

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 Replac	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fender							
Piles							
Steel	5% 2-4 \$16,1		* *	3-5	\$9,900		
	Corrosion, Extent : Severe, Area Affected : 10%						
	Location : At Breasting Dolphins In Tidal Zone						
Steel	20%	2036	* *	3-5	\$75,100		
	Corrosion, Extent : Light, Area Affected : 50%						
	Location : At Breasting Dolphins Above Water						
	Other Observation, Extent: Moderate, Area Affected: 50%						
	Location : At Breasting Dolphins Above Water						
	Explanation: Coating Loss						
Timber	15% Now \$36.6	00 2036	* *	4	\$3,300		
	Broken, Extent : Severe, Area Affec	ted : 100%					
	Location : At Offshore End Of Pier						
No Component	40%						
Not Accessible	20%						
Deck Elements							
Railing							
Fencing	90%	2025		3			
C	Corrosion, Extent : Light, Area Affected : 50%						
	Location: Throughout						
No Component	10%						
Coping/Curb							
Timber	70%	LIFE	* *				
No Component	30%						

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: 216

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

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

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.143 / 1836 Yr Built/Renovated :

Area Sq Ft : 930 Project Type : CORRECTION

Date of Survey : 13-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$33,800			
Total	\$33,800			
Importance Code A	\$33,800			
Total	\$33,800			



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	Current Repair	r Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck						
Concrete	25%	LIFE	* *	5	\$400	
	Cracking, Extent: Light, A	rea Affected : 50%				
	Location : Throughout					
Not Accessible	75%					
Pile Caps						
Timber	80% 4+	\$14,700 LIFE	* *	4	\$5,800	
	Rotting/Splitting, Extent : I	Moderate, Area Affec	ed : 5%			
	Location : End Of Pile Co	aps				
Timber	15%	LIFE	* *	4	\$1,100	
Timber	5% Now	\$4,600 LIFE	* *	4	\$400	
	Rotting/Splitting, Extent : S	Severe, Area Affected	: 50%			
	Location : Along Face O	Trestle				
Piles and Bracing						
Timber	10% 4+	\$14,500 LIFE	* *	4-5	\$400	
	Rotting/Splitting, Extent : I	Moderate, Area Affec	ed : 20%			
	Location : Along Face O	Trestle				
Timber	60%	LIFE	* *	4-5	\$2,500	
	Rotting/Splitting, Extent: 1	Light, Area Affected :	20%			
	Location : Above Water	_ "				
Not Accessible	30%					

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: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Address : RIKERS ISLAND NORTH END, WEST OF MARINA

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 : 14-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$451,500	
Total	\$451,500	
Importance Code A	\$451,500	
Total	\$451,500	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$41,500			
Total	\$41,500			
Importance Code A	\$29,600			
Importance Code B	\$9,900			
Importance Code C	\$1,900			
Total	\$41,500			



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 PILE SUPPORTED WHARF

Piers	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural					
Deck	400/ 0.2 \$120,000	1100 **	5	¢£ 200	
Concrete	40% 0-2 \$180,000 Corrosion of Reinforcement, Extent: Se Location: Underdeck North Half Of V Spalling, Extent: Severe, Area Affected Location: Underdeck North Half Of V	evere, Area Affected : 100% Wharf I : 100% Wharf	5	\$5,200	
Concrete	15% 4+ \$67,500 Exposed Reinforcement, Extent: Moder Location: Underdeck North Half Of V Other Observation, Extent: Moderate, Location: Underdeck Randomly Thro Explanation: Delaminated Areas	Wharf Area Affected : 50%	5	\$1,900	
Concrete	20%	LIFE **	5	\$2,600	
Not Accessible	25%				
Deck Surface					
Asphalt	50%	2040 **	5	\$3,800	
No Component	50%				
Pile Caps					
Concrete	35% Cracking, Extent: Light, Area Affected Location: Throughout Discolor & Bleeding, Extent: Light, Ar Location: Throughout		5	\$200	
Concrete	5% 4+ \$10,600 Spalling, Extent : Moderate, Area Affec Location : Throughout Southern Half		5		
Timber	25% Now \$39,000 Broken, Extent : Severe, Area Affected . Location : At Ends Of Caps	LIFE ** : 40%	4	\$13,600	
Timber	35% 4+ \$54,600 Excess Deflections, Extent: Moderate, Location: Adjacent To Bulkhead Rotting/Splitting, Extent: Moderate, Ar Location: Throughout		4	\$19,100	

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 PILE SUPPORTED WHARF

Asset #: 13508

Piers	Current Repai	ir	Futur	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Piles and Bracing							
Steel	5% 4+ Corrosion, Extent : Moder Location : Throughout	. ,	LIFE eted : 40	**	5	\$5,300	
Steel	25% Corrosion, Extent: Light, Location: In Splash Zon Missing Coating, Extent: Location: In Splash Zon	Area Affected : e Light, Area Aff		**	5	\$26,600	
Timber	20% Now Broken, Extent : Severe, A Location : Isolated Piles	rea Affected : I		* * ghout	4-5	\$6,200	
Timber	15% Rotting/Splitting, Extent: Location: Throughout		LIFE ected : 2	* *	4-5	\$4,700	
Timber	15% 4+ Rotting/Splitting, Extent: Location: Throughout	. ,	LIFE a Affecte	* * ed : 40%	4-5	\$4,700	
Not Accessible	20%						
Fender							
Wales and Chocks							
Timber	95%		2036	* *	4	\$20,700	
No Component	5%						
Piles	C00/		2026	* *	4	Φ.C. 0.0.0	
Timber	60% Rotting/Splitting, Extent : Location : At Tops Of Pi		2036 ected : .		4	\$6,000	
No Component	5%						
Not Accessible	35%						
Deck Elements							
Coping/Curb							
Timber	2% 4+ Rotting/Splitting, Extent: Location: Section 135 F	Moderate, Ared	LIFE a Affecte	* * ed : 100%			
Timber	98%		LIFE	* *			

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: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

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 : 15-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$237,800	
Total	\$237,800	
Importance Code A	\$189,500	
Importance Code B	\$48,300	
Total	\$237,800	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$19,300			
Total	\$19,300			
Importance Code A				
Importance Code B	\$19,300			
Total	\$19,300			



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 TIMBER TRESTLE

Piers	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Deck				
Timber	100% Now \$91,700	LIFE **	5 \$2,200	1
	Missing Part, Extent : Severe, Area Affe Location : Entire Structure	cted : 100%		
Pile Caps				
Timber	100% Now \$51,100	LIFE **	4 \$4,100	1
	Missing Part, Extent : Severe, Area Affe	cted: 75%		
	Location: Two Original Caps Remain			
Piles and Bracing				
Timber	40% Now \$32,200	LIFE **	4-5 \$900	1
	Broken, Extent : Severe, Area Affected :	50%		
	Location: At End Of Pier			
	Missing Pile, Extent : Severe, Area Affec	cted : 50%		
	Location : At End Of Pier			
Timber	60% 2-4 \$14,500	LIFE **	4-5 \$1,400	
	Rotting/Splitting, Extent : Moderate, Ard Location : Throughout	ea Affected : 50%		
Deck Elements				
Railing				
Timber	100% Now \$19,300	2022 \$48,300		
	Missing Part, Extent : Light, Area Affec	ted : 100%		
	Location : All Railing			

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: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : BAIN CORRECTIONAL CENTER BARGE BULKHEAD

Address : HUNTS POINT FOOT OF HALLECK ST.

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0011.000 / 13476 Yr Built/Renovated :

Linear Ft : 1,183 Project Type : CORRECTION

Date of Survey : 29-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2780 Lot : 2 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$333,300	
Total	\$333,300	
Importance Code A	\$333,300	
Total	\$333,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$19,500	\$900	\$200	
Total	\$19,500	\$900	\$200	
Importance Code A				
Importance Code B	\$19,500	\$900	\$200	
Total	\$19,500	\$900	\$200	



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 BAIN CORRECTIONAL CENTER BARGE BULKHEAD

Bulkheads	Current	Repair	Future R	eplacement	M	laintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Sheet Piles							
Steel	45% 4+	\$333,300	LIFE	* *			
	Corrosion, Extent:	Moderate, Area Affe	ected : 25%				
	Location : Splash 2	Zone					
Not Accessible	55%						
Pile Caps							
Concrete	15%		LIFE	* *	5	\$500	
No Component	85%						
Backfill							
Fill							
Topsoil	5% Now	\$13,400	2067	* *			
	Other Observation,	Extent : Severe, Are	ea Affected :	5%			
	Location : Three L	ocations On South	Side, Two Lo	ocations On Eas	st Side O	f Cellular Wall	
	Explanation: Sink	holes					
Not Accessible	95%						
Surface							
Concrete	2%		2036	* *	5	\$300	
Gravel	5% Now	\$5,400	2042	* *	2-5	\$100	
	Other Observation,	Extent : Severe, Are	a Affected :	80%			
	Location : At Five	Locations Along Th	ie Bulkhead				
	Explanation: Sink	holes, Loss Of Fill					
Gravel	73%		2036	* *	2-5	\$2,600	
Topsoil	20%		2025	\$13,400	5	\$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.

Print Date: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES GRAVITY WALL

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0001.230 \, / \, 13475 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 287 Project Type : CORRECTION

Date of Survey : 13-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$756,200	
Total	\$756,200	
Importance Code A	\$756,200	
Total	\$756,200	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$40,500			
Total	\$40,500			
Importance Code A				
Importance Code B	\$40,500			
Total	\$40,500			



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 GRAVITY WALL

Bulkheads		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
tructural								
Gravity Wall								
Stone		Now	\$756,200	LIFE	* *	5	\$10,900	
	•		Extent : Severe, Ar	-		Et Laux	Nouth Of Dian	
_		. Collapse	ed Portions 30 Ft L					
Stone	45%			LIFE	* *	5	\$10,900	
Not Accessible	10%							
Backfill								
Fill	150/	Now	\$21,600	2067	* *			
Topsoil			ere, Area Affected					
		: At Colla		. 50/0				
Not Accessible	55%							
Surface								
Asphalt	10%	4+	\$5,000	2042	* *	5	\$200	
	Cracking,	Extent: M	oderate, Area Affe	cted : 5%	ó			
	Location	: Random						
Topsoil	45%			2025	\$13,500	5	\$600	
_	Erosion, E	xtent : Ligi	ht, Area Affected :	10%				
	Location	: Through	out					
	Settlement	, Extent : L	ight, Area Affected	l : 10%				
	Location	: Through	out					
Topsoil	45%	Now	\$13,500	2027	\$13,500	5	\$300	
	0		: Severe, Area Affe	cted : 50	9%			
	Location	: At Colla	psed Areas					

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: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES RIP-RAP

Address : RIKERS ISLAND CIRCUMFERENCE OF ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.210 / 13473 Yr Built/Renovated :

Linear Ft : 17,273 Project Type : CORRECTION

Date of Survey : 15-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029	
Bulkheads	\$2,551,100	\$1,718,600	
Total	\$2,551,100	\$1,718,600	
Importance Code B	\$325,700	\$1,630,700	
Importance Code C	\$2,225,400	\$87,900	
Total	\$2,551,100	\$1,718,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$70,700	\$14,800		\$100
Total	\$70,700	\$14,800		\$100
Importance Code B	\$70,700	\$14,800		\$100
Total	\$70,700	\$14,800		\$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 RIP-RAP

Bulkheads		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment						_		
Stone	_	Now	\$2,225,400	LIFE	* *	5	\$15,500	
	-		: Moderate, Area A					
			Throughout; Erosi					
Stone	70%			LIFE	* *	5	\$72,400	
No Component	15%							
Backfill								
Fill								
Topsoil		Now	\$217,000	2055	* *			
			ere, Area Affected					
	Location	: Isolated	Throughout; Sloug	hing Of	Face Above Revetn	nent		
Not Accessible	85%							
Surface								
Asphalt	15%			2036	* *	5	\$29,600	
Topsoil		Now	\$108,700	2025	\$271,700	5	\$6,100	
			ere, Area Affected					
	Location	: Behind F	Revetment Isolated	Through	out; Erosion Belov	v Buildin	gs 160 And 140	
Topsoil	70%			2025	\$1,267,800	5	\$56,600	
•	Erosion, I	Extent : Lig	ht, Area Affected :	25%				
	Location	: Through	out					
Deck Elements								
Railing								
Fencing	5%	4+	\$18,200	2028	\$91,200	3	\$300	
	Progressi	ng Scour, E	xtent : Moderate, A	Area Affe	ected : 25%			
	Location	: Western	Side Of Island					
Guard Rail	10%	0-2	\$24,200	LIFE	* *			
	Progressi	ıg Scour, E	xtent : Severe, Are	a Affecte	ed : 10%			
	O	_	as Along North Sh					
No Component	85%		~		-			
	3570							

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: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

Asset Name : RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD

Address : RIKERS ISLAND NORTH END, INSHORE OF MARINA

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.250 / 13509 Yr Built/Renovated :

Linear Ft : 204 Project Type : CORRECTION

Date of Survey : 14-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$21,100	\$100		
Total	\$21,100	\$100		
Importance Code A				
Importance Code B	\$19,800	\$100		
Importance Code C	\$1,300			
Total	\$21,100	\$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 STEEL SHEET PILE BULKHEAD

Asset #: 13509

Bulkheads	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb				_	****	
Timber	95%	LIFE	**	5	\$100	
Timber	5% 4+ \$1,300	LIFE	* *	5		
	Rotting/Splitting, Extent : Moderate, Ar Location : At North End	ea Affected : 50%				
Clarat Dilar	Location : At North End					
Sheet Piles Steel	50%	LIFE	* *			
Steel	Corrosion, Extent : Light, Area Affectea					
	Location : At Top Of Sheet Piles	. 15/0				
	Missing Coating, Extent: Light, Area A	ffected · 15%				
	Location: At Top Of Sheet Piles	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Other Observation, Extent : Moderate, 2	Area Affected : 5%				
	Location: Throughout	33				
	Explanation : Exposed Cut Out Holes	For Tie Backs				
Not Accessible	50%					
Wales						
Steel	100%	LIFE	* *	5	\$4,800	
	Corrosion, Extent : Light, Area Affected	l : 10%				
	Location: Throughout					
	Missing Coating, Extent : Light, Area A	ffected : 10%				
	Location : Throughout					
Pile Caps				_	*	
Concrete	100%	LIFE	* *	5	\$600	
Backfill						
Fill	2% Now \$600	2055	* *			
Topsoil	Other Observation, Extent: Severe, Are					
	Location: Beneath Deteriorated Conc	**				
	Explanation: Settlement	rete surjuce				
Not Accessible	98%					
Surface	2070					
Asphalt	5% Now \$600	2036	* *	5	\$100	
7.10p.11411	Settlement, Extent : Severe, Area Affecte				\$100	
	Location : North End					
Asphalt	5%	2036	* *	5	\$100	
Concrete	25% 0-2 \$6,100	2040	* *	5	\$300	
	Cracking, Extent : Severe, Area Affected				45.0	
	Location: 130 Ft From South					
Gravel	45%	2036	* *	2-5	\$300	
Gravel	20% Now \$1,200	2036	* *	2-5	\$100	
	Settlement, Extent : Moderate, Area Affa			-	,	
	Location : Adjacent To Bulkhead					
	Other Observation, Extent : Severe, Are	a Affected : 10%				
	Location : South End					
	Explanation: Sinkholes Adjacent To E	Bulkhead				

Fender

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 STEEL SHEET PILE BULKHEAD

Bulkheads	Current Repair	Future Replacem	ent	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender						
Piles						
Timber	45%	2036	* *	4	\$3,300	
	Worn, Extent : Light, Area Affected : 20 Location : Throughout	0%				
No Component	10%					
Not Accessible	45%					
Wales and Chocks						
Timber	5% Now \$2,000 Broken, Extent : Severe, Area Affected Location : Throughout	2036 : 100%	* *	4	\$600	
Timber	10% 4+ \$4,000	2036	* *	4	\$1,100	
	Displaced Elements, Extent : Moderate	, Area Affected : 50%				
	Location : Along Face Of Bulkhead					
	Worn, Extent : Moderate, Area Affected	d : 30%				
	Location : Throughout					
Timber	75%	2036	* *	4	\$12,500	
No Component	10%					

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: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES TIMBER BULKHEAD
Address : RIKERS ISLAND NORTH END, UNDER ASSET 13508

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.147 / 4161 Yr Built/Renovated :

Linear Ft : 231 Project Type : CORRECTION

Date of Survey : 14-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$130,000	
Total	\$130,000	
Importance Code A	\$51,700	
Importance Code B	\$78,200	
Total	\$130,000	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$4,100	\$1,200		
Total	\$4,100	\$1,200		
Importance Code A Importance Code B Importance Code C	\$4,100	\$1,200		
Total	\$4,100	\$1,200		



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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER BULKHEAD

Bulkheads	Currer	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
Structural							
Revetment							
Stone	100%		LIFE	* *	5	\$1,400	
Sheet Piles							
Timber	10% 4+	\$51,700	LIFE	* *	4	\$400	
		Extent : Moderate, Ar	ea Affecte	ed : 20%			
	Location : Throu	ghout					
Timber	90%		LIFE	* *	4	\$3,900	
Backfill						•	
Fill							
Not Accessible	100%						
Surface							
Asphalt	90%		2036	* *	5	\$2,400	
-	Settlement, Extent	: Light, Area Affected	d: 30%				
	Location: North	Half Of Bulkhead					
Asphalt	10% 2-4	\$4,100	2042	* *	5	\$100	
1	Settlement, Extent	: Moderate, Area Aff	ected: 10	00%		*	
	Location: 30 Ft.	Long From Southwes	t Corner				
Fender							
Piles							
Steel	50%		2023	\$78,200	10		
	Corrosion, Extent .	Severe, Area Affecte	ed : 30%				
	Location : Abana	loned Soldier Piles In	Front O	f Sheeting			
No Component	50%			-			
110 Component	5070						

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: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES MARINA

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0012.000 \, / \, 13603 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Area Sq Ft : 1,208 Project Type : CORRECTION

Date of Survey : 14-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks	\$108,700	\$141,800
Total	\$108,700	\$141,800
Importance Code A	\$108,700	
Importance Code C		\$141,800
Total	\$108,700	\$141,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$35,300	\$5,500	\$34,400	\$9,700
Total	\$35,300	\$5,500	\$34,400	\$9,700
Importance Code A	\$32,000	\$2,100	\$34,200	\$4,300
Importance Code B	\$2,100	\$100	\$100	\$2,100
Importance Code C	\$1,100	\$3,300	\$100	\$3,300
Total	\$35,300	\$5,500	\$34,400	\$9,700



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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MARINA

Asset #: 13603

Marinas/Docks	Current Repair	Future Re	placement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways						
Gangways	1000/	• • • •	ats ats		40.400	
Aluminum	100%	2047	* *	1-3	\$9,100	
Floating Docks						
Anchor Piles Steel	50%	2047	* *	3-5	\$17,400	
Sicci	Corrosion, Extent : Moderate, Area A <u>f</u> Location : Splash Zone			3-3	\$17,400	
	Missing Coating, Extent : Light, Area L Location : Splash Zone	Affected : 25%				
Not Accessible	50%					
Fenders						
Vinyl	98%	2025	\$139,000	2	\$16,500	
Vinyl	2% 4+ \$1,100 Other Observation, Extent: Light, Are Location: At End Of Dock Explanation: Loose	2025 va Affected : 10	\$2,800	2	\$300	
Floats/Frames	•					
Concrete	60%	2036	* *	5	\$4,200	
Polyethylene	30% 4+ \$9,800 Waterlogged/Damaged Floatation, Ex. Location : South Modules	2032 tent : Moderate	* * e, Area Affecte	1-5 ed : 100%	\$700	
Steel	10% 0-2 \$3,100 Damaged/Missing Pile Guide, Extent : Location : One Location	2032 Moderate, Ar	* * ea Affected : 2	5	\$100	
Protective Structure						
Wave Attenuator						
Steel/Timber	60%	2047	* *	5	\$67,800	
Steel/Timber	10% 4+ \$66,300 Corrosion, Extent: Moderate, Area Ag Location: 2 Ft High Band In Splash Missing Coating, Extent: Moderate, A Location: Splash Zone	Zone	**	5	\$5,600	
Not Accessible	30%					
Electrical						
Lighting Fixture						
Incandescent	25% Now \$3,200 Other Observation, Extent: Severe, An Location: Southwest Corner Of Mar Explanation: Two Broken Fixtures		\$10,600 25%			
Incandescent	75%	2021	\$31,800			
Electrical/Mach	1070	2021	Ψ51,000			

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 FACILITIES MARINA

Asset #: 13603

Marinas/Docks	Current Repair	Future Replaceme	nt Maintenance
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estimated C FY	Cost Cycle Estimated Cost Priority (Yrs)
Electrical/Mech.			
Power Supply/Bollards			
Plastic	20%	2025 \$4.	900

Plastic 20% 2025 \$4,900 Plastic 80% Now \$11,700 2025 \$19,600

Other Observation, Extent : Severe, Area Affected : 100%

Location: Four Out Of Five On Floating Docks

Explanation: Broken

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

Print Date: 25-Oct-2018 DEPARTMENT OF CORRECTION - FY 2019

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 : 13-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks	\$3,183,700	\$730,200
Total	\$3,183,700	\$730,200
Importance Code A	\$3,183,700	\$730,200
Total	\$3,183,700	\$730,200

EXPENSE

Total

Importance Code

Total



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

Marinas/Docks	Current Rep	pair	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
Fender							
Facing	1000/ 37	*		4-4 0 4 00			
Timber	100% Now	\$730,200	2027	\$730,200			
	Other Observation, Exte		a Affecte	d: 100%			
	Location : Fender Rac						
D''	Explanation: Missing	Part					
Piles	1000/ 37	0.7.40.600	2022	* *			
Timber	100% Now	\$548,600	2032				
	Other Observation, Exte		а Ајјесте	a:100%			
	Location : Fender Rac	ks Broken					
W.1 1.01 1	Explanation: Broken						
Wales and Chocks	1000/ 1	¢102 000	2022	* *			
Timber	100% Now Other Observation, Exte	\$102,800	2032				
	Location : Fender Rac		а Ајјесте	a : 100%			
	Explanation: Missing						
Gallows Frames	Explanation . Missing	rari					
Tower Frames							
Steel	100% 4+	\$900,100	2036	* *			
Steel	Other Observation, Exte	. ,		cted · 100%			
	Location: Throughout		11 eu 1155 e	ciea . 10070			
	Explanation : Deflecte		orrrosion	1			
Movable Ramps	inpranation . Deficete	a ziemenis a e		<u>- </u>			
Bearings							
Steel	100% Now	\$312,300	2042	* *			
5001	Other Observation, Exte			d : 100%			
	Location : Movable Ro		33				
	Explanation: Broken						
Deck and Railing							
Timber Deck on Steel	100% Now	\$589,800	2042	* *			
	Other Observation, Exte		a Affecte	d : 100%			
	Location : Movable Ro						
	Explanation: Broken	- ^					

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: 25-Oct-2018 **DEPARTMENT OF CORRECTION - FY 2019**

Asset Name : RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Address : RIKERS ISLAND NORTH END, WEST OF 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 : 15-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Marinas/Docks		\$89,700
Total		\$89,700
Importance Code C		\$89,700
Total		\$89 700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Marinas/Docks	\$21,200	\$600	\$200	\$3,100
Total	\$21,200	\$600	\$200	\$3,100
Importance Code A	\$9,200	\$600	\$100	\$1,700
Importance Code B	\$3,500	\$100	\$100	\$1,400
Importance Code C	\$8,500			
Total	\$21,200	\$600	\$200	\$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 SMALL FERRY DOCK

Asset #: 13510

Marinas/Docks	Current Repair	Futur	e Replacement	M	laintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Access Walkways							
Deck Timber	100%	2025	\$18,100	5	\$500		
Timber	Surface Wearing/Scaling, Extent : Ligh Location : Isolated Throughout			5	\$300		
Gangways	0004		4.4		A		
Aluminum	90%	2053	* *	1-3	\$5,500		
Aluminum	10% Now \$2,200 Other Observation, Extent: Severe, Ar. Location: At Barge Gangway Interfa Explanation: Toe Plate Broken			1-3	\$500		
Piles and Bracing	1						
Steel	70% Corrosion, Extent : Light, Area Affected Location : Splash Zone Missing Coating, Extent : Moderate, And Location : Splash Zone		* * ed : 25%	5-10	\$1,000		
Not Accessible	30%						
Floating Docks Anchor Piles							
Steel	60% Corrosion, Extent: Light, Area Affected Location: At Guide Pad Locations Missing Coating, Extent: Moderate, And Locations Location: At Guide Pad Locations		* * ed : 5%	3-5	\$7,000		
Not Accessible	40%						
Fenders							
Rubber	100%	2025	\$400	1-2	\$200		
Barge Steel	80% Corrosion, Extent : Light, Area Affecte Location : Splash Zone	2036 d : 25%	* *	5	\$1,100		
Not Accessible	20%						
Protective Structure Pile Cluster							
Timber	40% Other Observation, Extent: Light, Area Location: At Bottom Wire Ropes Explanation: Corrosion	2028 a Affected	\$89,700 !: 20%	4-10	\$29,300		
Timber	10% 0-2 \$6,700 Loose Wrapping, Extent : Severe, Area Location : At Southwest Cluster	2031 Affected	**	4	\$900		
Not Accessible	50%						

Deck Elements

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

Marinas/Docks	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements							
Railing							
Aluminum	30%		2026	\$7,300			
Aluminum	30% Now	\$7,300	2027	\$7,300			
	Broken, Extent : Seve	re, Area Affected :	100%				
	Location : 12 Ft Of	Broken Rail Due T	Го Ітрас	t From Gangway			
Steel	40%		2025	\$25,400			
	Corrosion, Extent : L	Corrosion, Extent : Light, Area Affected : 5%					
	Location: Isolated	Location : Isolated At Welds And Joints					

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

Project: CORRECTION

CAPITAL		FY 2020 - 2023		FY 2024 - 2029
Special Systems		56,000,000		0
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Special Systems	2,300,000	2,300,000	2,300,000	2,300,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
4275	RIKERS ISLAND DOMESTIC/FIRE WATER SERVICE		7,000,000	1,800,000
4276	RIKERS ISLAND SANITARY SYSTEM		14,000,000	2,000,000
4277	RIKERS ISLAND STORM SYSTEM		7,000,000	1,800,000
4278	RIKERS ISLAND ELECTRICAL		14,000,000	1,800,000
4280	RIKERS ISLAND UNDERGROUND STEAM TUNNEL		14,000,000	1,800,000

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.