DEPARTMENT OF CORRECTION - FY 2017 Print Date: 14-Dec-2016

Asset Name	: BROOKLYN HOUSE OF DETENTION								
Address	: 275 ATLANTIC AVENUE @ BOERUM PL.								
Borough	: BROOKLYN	Agency's Number	: N/A						
Program / Asset #	: DOC0003.000 / 129	Yr Built/Renovated	: 1957 / 2005						
Area Sq Ft	: 161,765	Project Type	: CORRECTION						
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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$15,957,800	\$341,200
Interior Architecture	\$934,800	\$566,800
Electrical		\$2,340,200
Mechanical	\$238,600	\$742,000
Total	\$17,131,300	\$3,990,000
Importance Code A	\$15,957,800	\$341,200
Importance Code B	\$807,600	\$3,596,300
Importance Code C	\$365,900	\$52,600
Total	\$17,131,300	\$3,990,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$69,800			
Interior Architecture	\$73,500		\$10,000	\$9,000
Electrical	\$55,600	\$12,800	\$16,000	\$21,800
Mechanical	\$41,100	\$32,200	\$33,600	\$22,200
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Total	\$316,000	\$121,000	\$135,500	\$129,000
	. ,		. ,	, , , , , , , , , , , , , , , , , , , ,
Importance Code A	\$69,800		\$4,100	
Importance Code A Importance Code B	\$69,800 \$217,300	\$121,000	\$4,100 \$131,400	\$129,000
1	1 9	\$121,000	, ,	



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.

Asset # : 129

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	\$76,800	
Masonry: Brick	80%			LIFE	* *	5	\$262,200	
Granite Panels	15%			LIFE	* *	5	\$36,900	
Windows								
Glass Block	15%		\$678,300	LIFE	* *	5	\$8,300	
	0		ked, Extent : Mode	rate, Are	ea Affected : 50%			
		n : Through			A (C / 1 500/			
		r Miss/Eroo 1 : Through	d, Extent : Moderat	e, Area A	Affected : 50%			
		-	oui Extent : Moderate, A	Area Affe	noted , 750/			
		servation, E 1 : Through		Area Ajje	ciea : 75%			
		8	red With Protection	1 Nottina				
Metal/Detention Type	<u> </u>		\$15,110,000	2057	* *	5	\$135,000	
Meta/Detention Type	Corrosion		xtent : Moderate, A			5	\$155,000	
	Deteriora	0	Extent : Moderate,	Area Afj	fected : 50%			
	Thermally	-	, Extent : Moderate	e, Area A	ffected : 50%			
	0	Deteriorate 1 : Through	ed, Extent : Modera out	te, Area	Affected : 50%			
			Extent : Moderate, A acade, South Facad		ected : 100%			
			red With Protection					
Metal Louvers	1%		\$27,000	2042	* *			
	Broken/M	issing Elen	nents, Extent : Mod	erate, Ar	ea Affected : 100%	6		
	Location	1 : Through	out					
Parapets								
Masonry: Brick	60%			LIFE	* *	5-10	\$8,800	
Masonry: Limestone	5%		\$2,300	LIFE	* *	5	\$100	
		r Miss/Eroo 1 : Coping	d, Extent : Moderat	e, Area A	Affected : 25%			
Metal: Cage/Fence	25%			2032	* *	5-10	\$4,200	
Granite Panels	10%			LIFE	* *	5-10	\$2,600	

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

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

Asset # : 129

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost			Driamit
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
xterior								
Roof	20/			2055	* *	10	¢1 200	
Copper/Terne Metal Panel	2% 5%		\$800	2055 2044	* *	10	\$1,300	
Metal Pallel			۵۵۵۵ Extent : Light, Area					
		ierration, L i : Through	-	Ајјестей	. 1070			
Modified Bitumen	30%			2032	* *	10	\$8,000	
Modified Bitumen	20%		\$9,500	2032	* *			
	-	en/Split, E: 1 : Through	xtent : Moderate, A out	rea Affec	eted : 10%			
	Water Per	netration, E	Extent : Moderate, A	Area Affe	cted : 20%			
	Location	1 : Through	out					
Plaza Roof: Stone Panel	s 3%			2053	* *			
Single Ply Membrane	40%	Now	\$1,800	2027	\$36,700			
	Punct/Tea	r/Impact L	amage, Extent : M	oderate,	Area Affected : 5%	ó		
	Location	1 : Through	out					
	Water Per	netration, E	Extent : Light, Area	Affected	: 5%			
	Location	1 : Through	out					
iterior								
Floors								
Cast in Place Concrete	37%		\$163,100	LIFE	* *	5	\$166,900	
	-	-	, Extent : Light, Ar	ea Affecte	ed : 10%			
	Location	1 : Through	out					
Ceramic Tile	5%			2036	* *	5	\$10,300	
Marble Panels	5%			LIFE	* *	5	\$15,500	
Quarry Tile	10%	Now	\$60,900	2040	* *	5	\$15,500	
	Cracking/	Crumbling	Extent : Moderate	e, Area Aj	ffected : 25%			
	Location	1 : Through	out					
Terrazzo	25%	Now	\$123,200	LIFE	* *	5	\$40,300	
	Cracking/	Crumbling	, Extent : Light, Ar	ea Affecte	ed : 10%			
	Location	1 : Through	out					
Vinyl Tile	15%			2027	\$270,300	3	\$15,500	
Wood	3%			2055	* *	5	\$11,600	
Interior Walls							+,	
Concrete Masonry Unit	10%	Now	\$40,000	LIFE	* *	5	\$14,000	
			Extent : Moderate		ffected : 10%		, ,	
	Location	1 : Through	out					
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5-10	\$59,600	
Plaster	15%			LIFE	* *	5-10	\$44,700	
SGFT/Glazed Masonry	35%		\$244,300	LIFE	* *	0 10	<i>,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
			, Extent : Light, Ar		ed : 20%			
	-	1 : Through	-	55				
Steel Plate	25%		\$42,900	LIFE	* *	5	\$52,600	
Sicci i lat			542,900 Extent : Light, Area			5	φ52,000	
	Corrosion	, rusiing, L	мсті . ыдпі, ліей	ijjecieu	. 10/0			

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.

Asset # : 129

			Asset π .	23				
Architecture		Current	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								
Ceilings	250/	Now	¢07.200	2032	* *	F	¢26 600	
AcousTileConcealSpLn			\$97,300 Extent : Light, Ard			5	\$36,600	
	Location	ı : Through	out					
AcousTileSusp.Lay-In	5%			2040	* *	5	\$8,400	
Exposed Concrete	45%	0-2	\$124,400	LIFE	* *	5	\$11,800	
	-	Crumbling, 1 : Through	, Extent : Light, Are out	ea Affecte	ed : 10%			
	Water Pen	etration, E	Extent : Light, Area	Affected	: 20%			
	Location	ı : Through	out					
Metal Panel	5%			LIFE	* *	5	\$20,900	
Plaster	10%	Now	\$22,600	LIFE	* *	5	\$10,500	
	Cracking/	Crumbling,	, Extent : Light, Are	ea Affect	ed : 10%			
		ı : Through						
			Extent : Light, Area	Affected	: 10%			
	Location	ı : Through	out					
lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2047	* *	5	\$100	
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Electrice						
	Evolana	tion · One	1200 Main Discom	noot Swit	ch			

	Bootanion i Broom four ficom				
	Explanation : One 1200 Main	Disconnect Switch			
Molded Case Bkrs	30%	2047	* *	5	\$1,300
	Other Observation, Extent : Mod	lerate, Area Affecte	ed : 100%		
	Location : Electrical Room				
	Explanation : One 2000 Amps	Main Disconnect S	witch		
Molded Case Bkrs	50%	2027	\$21,600	5	\$2,100
	Other Observation, Extent : Moa	lerate, Area Affecte	ed : 100%		
	Location : Electrical Room				
	Explanation : Two 3000 Amps	Main Disconnect S	witch		
Transformers					
Dry Type	100%	2040	* *	5	\$600
	Other Observation, Extent : Mod	lerate, Area Affecte	ed : 100%		
	Location : Electrical Room				
	Explanation : One 75 Kva 480/	/277v Pri - 208/120	lv Sec		
Switchgear / Switchboard					
Fused Disc Sw	20%	2047	* *	5	\$100
Molded Case Bkrs	80%	2027	\$140,600	5	\$3,400
Raceway					
Conduit	90%	2027	\$180,400	1	
Conduit	10%	2047	* *	1	

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.

Asset # : 129

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%			2026	\$15,400	5	\$400	
Molded Case Bkrs	80%			2026	\$122,900	5	\$3,400	
Molded Case Bkrs	10%			2043	* *	5	\$400	
Wiring								
Thermoplastic	90%			2027	\$278,000	1		
Thermoplastic	10%			2047	* *	1		
Motor Controllers								
Locally Mounted	30%			2025	\$98,000	5	\$300	
Motor Control Center	25%			2040	* *	5	\$1,100	
Motor Control Center	40%			2025	\$118,300	5	\$1,800	
Variable Frequency	5%			2044	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,800	LIFE	* *	5	\$2,400	
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d : 90%			
	Location	n : Water M	ain Area					
	Explana	tion : Corre	oded					
tand-by Power								
Transfer Switches								
Automatic	40%			2040	* *	1	\$19,900	
Automatic	60%			2025	\$27,700	1	\$29,900	
Generators								
Diesel	50%			2036	* *	1	\$31,300	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	e:Roof						
	Explana	tion : One 2	250 Kw					
Diesel	50%			2023	\$179,600	1	\$31,300	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
		ı : Outside						
	Explana	tion : One -	400 Kw					
Batteries	1							
Lead/Acid	50%			2021	\$800	5	\$3,000	
Lead/Acid	50%			2018	\$800	5	\$3,000	
Fuel Storage	/ •				,		, - , - , - , - , - , - , - , - , -	
Day Tank	50%			2026	\$5,100	5	\$12,800	
		ervation, E	xtent : Moderate, A			-	,,	
			or Room - Roof And					
			150 Gallon Tanks					
Main Tank	50%			2030	* *	5	\$2,000	
		ervation F	xtent : Moderate, A			5	φ2,000	
		i : Basemen		пси пур	cica . 100/0			

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.

Asset # : 129

lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
vstem Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting								
Interior Lighting								
Fluorescent	73%			2032	* *	10	\$92,300	
	Location		Extent : Moderate, A out The Building amps	Area Affe	ected : 100%			
Fluorescent	20%			2022	\$465,600	10	\$25,300	
	Location		Extent : Moderate, A out The Building Lamps	Area Affe	ected : 100%			
Fluorescent	2%		Lamps	2032	* *	10	\$2,500	
	Other Ob Location	servation, E	Extent : Moderate, 1 And Some Bathroo amps	Area Affe		10	φ2,500	
Fluorescent	5%			2032	* *	10	\$6,300	
	Compact	Fluorescent	t Light, Extent : Mo out The Building		Area Affected : 100			
Egress Lighting								
Emergency, Service	20%			2022	\$13,900	1		
Emergency, Service	30%			2032	* *	1		
Emergency, Battery	10%			2022	\$19,100	10	\$3,300	
Exit, Service	30%			2022	\$14,200	1		
Exit, Service	10%			2032	* *	1		
Exterior Lighting								
HID	100%			2022	\$627,800	10	\$500	
arm								
Security System								
No Component	90%							
Generic	10%			2032	* *	1	\$6,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	* *	1-3	\$10,000	
echanical		Current I		Futur	e Replacement		aintenance	
vstem Component	% of		Estimated Cost		Estimated Cost	-	Estimated Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
ating								
Energy Source								
Campus Steam	100%			2037	* *	1		
	Other Ob Location	servation, E n : Opposite	Extent : Severe, Are e Side Of Street e Nearby Court Hou	a Affecte	d : 100%	-		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2030	* *	5	\$8,200	
Distribution Steam Piping/Pump	100%			2037	* *	4	\$6,800	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 129

		A5561 # . I					
Mechanical	Current Re	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Terminal Devices							
Air Handler	90% Now	\$206,200	2032	* *	1	\$69,000	
	Obsolete Equipment, E Location : Throughou		Area A <u>f</u>	fected : 100%			
Convector/Radiator	3%		2032	* *	1	\$1,300	
Unit Heater-Stm/HW	7%		2027	\$159,400	4	\$1,300	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Interior Pkg Unit - Cooling	5%		2028	* *	2	\$400	
Exterior Pkg Unit - Cooling	15%		2032	* *	2	\$1,300	
	R-22 Refrigerant, Exte	nt : Light, Area A	ffected :	100%			
	Location : Roof, Con	denser Units					
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Roof						
	Explanation : Newer	Air Condenser U	nits Are	Served With Refrig	erant 41	0a	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	95%		LIFE	* *	2-5	\$115,600	
No Component	5%						
	Other Observation, Ex	-	Affected	1:0%			
	Location : 1st Floor	Lobby Entrance					
	Explanation : Does N	lot Have Ventilat	ion - Ven	tilation Needed At	This Loc	cation	
Exhaust Fans							
Interior	80%		2022	\$125,200	2	\$3,400	
Roof	20%		2032	* *	2	\$800	
Plumbing							
H/C Water Piping							
Brass/Copper	5%		2037	* *	1		
Galv Iron/Steel	95% Now	\$20,100	2032	* *	1		
	Corroded, Extent : Mo		cted : 10	%			
	Location : Throughout	ut					
HW Heat Exchanger							
Low Temp	100%		2027	\$43,900	4	\$20,400	
	Other Observation, Ex	tent : Light, Area	Affected	! : 100%			
	Location : Basement						
	Explanation : 5 Units	5					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		

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.

Asset # : 129

Mechanical	Current Repair	Future Re	eplacement	M		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2037	* *	4	\$1,600	
	Recent Installation, Extent : Li	ght, Area Affected : 10	00%			
	Location : Basement					
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	85%	LIFE	* *			
	Other Observation, Extent : Li		5%			
	Location : (4) B-11, (1) B-1	, (1) 1-2				
	Explanation : 6 Units					
Hydraulic	15%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected : 15	5%			
	Location : B-3					
	Explanation : 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$69,500	
Sprinkler						
No Component	75%					
Generic	25%	2027	\$413,400	1-2	\$9,600	
Fire Pump						
Generic	100%	2036	* *	1	\$25,700	
Chemical System						
Generic	100%	2025	\$26,900	1-3	\$50,600	

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.

DEPARTMENT OF CORRECTION - FY 2017 Print Date: 14-Dec-2016

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,619,900	\$673,800
Interior Architecture	\$1,017,200	\$952,800
Electrical		\$2,341,000
Mechanical	\$194,700	\$1,732,700
Total	\$3,831,900	\$5,700,300
Importance Code A	\$2,619,900	\$673,800
Importance Code B	\$679,200	\$4,922,600
Importance Code C	\$532,700	\$103,900
Total	\$3,831,900	\$5,700,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$28,500		\$3,400	
Interior Architecture	\$175,300			\$8,900
Electrical	\$27,200	\$12,400	\$15,900	\$23,400
Mechanical	\$97,200	\$57,200	\$101,300	\$66,900
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$390,400	\$131,700	\$182,700	\$161,400
Importance Code A	\$28,500		\$8,200	
Importance Code B	\$296,900	\$131,700	\$174,500	\$161,400
Importance Code C	\$64,900			
	\$01,900			



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.

Asset # : 2013

						_		
rchitecture		Current Repair		Futur	e Replacement	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$76,600	
Concrete Masonry Unit	7%			LIFE	* *	5	\$22,400	
Granite Panels	25%	Now	\$348,100	LIFE	* *	5	\$47,900	
	Caulking I	Deteriorate	ed, Extent : Modera	te, Area	Affected : 15%			
	Location	ı : At Junct	ion Of South Wall A	And Con	necting Corridor T	o South T	Tower	
Pre-Cast Concrete	65%	Now	\$282,000	LIFE	* *	5	\$539,600	
	Water Per	etration, E	xtent : Severe, Are	a Affecte	d : 5%		. ,	
			orridor In Basemer					
Windows								
Glass Block	10%	Now	\$45,100	LIFE	* *	5	\$1,800	
		tetration, E 1 : Connect	xtent : Severe, Area ing Bridge	a Affecte	d : 20%			
Metal/Detention Type	90%	Now	\$1,613,100	2037	* *	5	\$48,000	
51	e e	ation, Exter 1 : Through	nt : Moderate, Area	Affected	l : 50%		. ,	
	0		ed, Extent : Modera ck Windows	te, Area	Affected : 50%			
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 30%			
		n : Cells At						
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$21,800	
Concrete Masonry Unit	10%			LIFE	* *	5-10	\$1,700	
Metal Rail	5%	4+	\$400	2040	* *	5	\$1,100	
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	ı : Over Gy	mnasium					
Metal: Cage/Fence	25%			2040	* *	5-10	\$5,800	
Pre-Cast Concrete	25%			LIFE	* *	5	\$9,500	

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.

Asset # : 2013

A			A3561 # . 2			_		
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof								
IRMA/Protected Membrane	35%	Now	\$140,400	2037	* *			1
	Paver Block Location :		Extent : Moderate, Floor	Area Afj	fected : 100%			
	Vegetation Location :		Extent : Moderate, 1 Floor	Area Affe	ected : 15%			
	Water Pene	tration, E	xtent : Severe, Are	a Affecte	d : 20%			
	Location :	Over 9th	Floor Cells, Mech	anical R	oom, Gymnasium			
IRMA/Protected Membrane	5%			2035	* *	10	\$2,400	
	-		ent, Extent : Light, . evator Equipment K		ected : 100%			
Paver: Asphalt	10%			2036	* *	10	\$7,300	
Traffic Topping	50%	Now	\$153,000	2037	* *			
	0	0	Extent : Moderate Activity Area	, Area Aj	ffected : 25%			
	Drains Inad	l/Misposn	, Extent : Severe, A Activity Area	rea Affe	cted : 30%			
		Bulging,	Extent : Moderate,	Area Afj	fected : 15%			
		-	: Moderate, Area	Affected	: 35%			
			Activity Area	55				
			Extent : Moderate, A	Area Affe	cted : 100%			
	Location :	Outdoor	Activity Area					
	Explanatio	on : Recei	nt Repair Failure					
nterior Floors								
Cast in Place Concrete	50%	Now	\$54,600	LIFE	* *	5	\$223,600	
			Extent : Light, Are	ea Affecto	ed : 10%			
Ceramic Tile	Location : 5%	$\frac{1}{0-2}$	\$61,100	2030	* *	5	\$5,100	
Ceranne The	Cracking/C	rumbling,	Extent : Light, Are			5	\$5,100	
	Location :	-		A (C	. 250/			
	Location :		: Moderate, Area ms	Ајјестеа	: 55%			
Quarry Tile	5%	0-2	\$120,800	2040	* *	5	\$7,700	
	Cracking/C Location :		Extent : Light, Are out	ea Affecto	ed : 40%			
Terrazzo	5%			LIFE	* *	5	\$16,000	
Vinyl Tile	35% Cracking/C	0-2 rumbling,	\$125,100 Extent : Severe, A	2027 rea Affec	\$625,300 ted : 30%	3	\$26,800	
	Location :	-		55				

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.

Asset # : 2013

			Asset # : 20	013				
rchitecture		Current I	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
terior								
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	10	\$236,200	
Concrete Masonry Unit		Now	\$296,500	LIFE	* *	5	\$103,900	
			Extent : Moderate, A	rea Affe	cted : 5%			
	Location	: Gymnas	ium Walls					
Glass: Single Pane	5%			LIFE	* *	5	\$35,400	
Gypsum Board	5%			LIFE	* *	5-10	\$40,100	
Metal Security Bars	10%			LIFE	* *	10	\$9,400	
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$11,800	
Ceilings								
AcousTileConcealSpL		0-2	\$17,000	2032	* *	5	\$12,800	
			, Extent : Light, Are	a Affecte	ed : 20%			
	Location	: Through	out					
AcousTileSusp.Lay-In	10%	0-2	\$17,000	2032	* *	5	\$10,200	
	Cracking/	Crumbling,	, Extent : Moderate	Area Af	ffected : 20%			
	Location	: Through	out					
Exposed Concrete	55%			LIFE	* *	5-10	\$140,600	
Exposed Struc: Steel	5%			LIFE	* *	10	\$20,400	
Metal Panel	10%				ale ale			
	1070			LIFE	* *	5	\$51,100	
Plaster	10%			LIFE LIFE	* *	5 5-10	\$51,100 \$35,100	
Plaster				LIFE	* *	5-10	\$35,100	
Plaster		Current I	Repair	LIFE		5-10		
Plaster lectrical ystem Component	10%		Repair Estimated Cost	LIFE Futur	* *	5-10 M	\$35,100	Priority
Plaster ilectrical ystem Component Type	10%	Fail Date	-	LIFE Futur Year	* * e Replacement	5-10 M Cycle	\$35,100 aintenance	Priority
Plaster ilectrical ystem Component Type nder 600 Volts	10%	Fail Date	-	LIFE Futur Year	* * e Replacement	5-10 M Cycle	\$35,100 aintenance	Priorit
Plaster ilectrical ystem Component Type	10%	Fail Date	-	LIFE Futur Year	* * e Replacement	5-10 M Cycle	\$35,100 aintenance	Priorit
Plaster Component Type nder 600 Volts Service Equipment	10% % of Total 40%	Fail Date (Years)	-	LIFE Futur Year FY 2027	* * e Replacement Estimated Cost \$17,300	5-10 M Cycle (Yrs)	\$35,100 aintenance Estimated Cost	Priorit
Plaster Component Type nder 600 Volts Service Equipment	10% % of Total 40% Other Obs	Fail Date (Years)	Estimated Cost	LIFE Futur Year FY 2027	* * e Replacement Estimated Cost \$17,300	5-10 M Cycle (Yrs)	\$35,100 aintenance Estimated Cost	Priorit
Plaster Component Type nder 600 Volts Service Equipment	10% % of Total 40% Other Obs Location	Fail Date (Years) ervation, E	Estimated Cost	LIFE Futur Year FY 2027	* * e Replacement Estimated Cost \$17,300	5-10 M Cycle (Yrs)	\$35,100 aintenance Estimated Cost	Priorit
Plaster electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	10% % of Total 40% Other Obs Location	Fail Date (Years) ervation, E	Estimated Cost Extent : Moderate, A al Room	LIFE Futur Year FY 2027	* * e Replacement Estimated Cost \$17,300 cted : 100%	5-10 M Cycle (Yrs)	\$35,100 aintenance Estimated Cost \$300	Priorit
Plaster Component Type nder 600 Volts Service Equipment	10% % of Total 40% Other Obs Location Explanation 60%	Fail Date (Years) ervation, E : Electrica tion : Two	Estimated Cost Extent : Moderate, A al Room	LIFE Futur Year FY 2027 area Affe 2027	* * e Replacement Estimated Cost \$17,300 cted : 100% \$25,900	5-10 M Cycle (Yrs) 5	\$35,100 aintenance Estimated Cost	Priorit
Plaster electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	10% % of Total 40% Other Obs Location Explanat 60% Other Obs	Fail Date (Years) ervation, E : Electrica tion : Two	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A	LIFE Futur Year FY 2027 area Affe 2027	* * e Replacement Estimated Cost \$17,300 cted : 100% \$25,900	5-10 M Cycle (Yrs) 5	\$35,100 aintenance Estimated Cost \$300	Priority
Plaster electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	10% % of Total 40% Other Obs Location Explana 60% Other Obs Location	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A	LIFE Futur Year FY 2027 vrea Affe 2027 vrea Affe	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100%	5-10 M Cycle (Yrs) 5	\$35,100 aintenance Estimated Cost \$300	Priorit
Plaster electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	10% % of Total 40% Other Obs Location Explana 60% Other Obs Location	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room	LIFE Futur Year FY 2027 vrea Affe 2027 vrea Affe	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100%	5-10 M Cycle (Yrs) 5	\$35,100 aintenance Estimated Cost \$300	Priorit
Plaster Electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Molded Case Bkrs	10% % of Total 40% Other Obs Location Explana 60% Other Obs Location	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room	LIFE Futur Year FY 2027 vrea Affe 2027 vrea Affe	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100%	5-10 M Cycle (Yrs) 5	\$35,100 aintenance Estimated Cost \$300	Priorit
Plaster Electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Molded Case Bkrs Transformers	10% % of Total 40% Other Obs Location Explana 60% Other Obs Location Explana 100% Other Obs	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica tion : Threa	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room e 3000 Amps Main Extent : Moderate, A	LIFE Futur Year FY 2027 rea Affe 2027 rea Affe Disconne 2025	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100% ect Switch \$16,200	5-10 M Cycle (Yrs) 5 5	\$35,100 aintenance Estimated Cost \$300 \$2,600	Priorit
Plaster Electrical ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Molded Case Bkrs Transformers	10% % of Total 40% Other Obs Location Explana 60% Other Obs Location Explana	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica tion : Three	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room e 3000 Amps Main Extent : Moderate, A al Room	LIFE Futur Year FY 2027 vrea Affe 2027 vrea Affe Disconne 2025 vrea Affe	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100% ect Switch \$16,200 cted : 100%	5-10 M Cycle (Yrs) 5 5	\$35,100 aintenance Estimated Cost \$300 \$2,600	Priorit
Plaster Plaster	10% % of Total 40% Other Obs Location Explana 60% Other Obs Location Explana	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica tion : Three	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room e 3000 Amps Main Extent : Moderate, A	LIFE Futur Year FY 2027 vrea Affe 2027 vrea Affe Disconne 2025 vrea Affe	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100% ect Switch \$16,200 cted : 100%	5-10 M Cycle (Yrs) 5 5	\$35,100 aintenance Estimated Cost \$300 \$2,600	Priorit
Plaster Plaste	10% % of Total 40% Other Obs Location Explanat 00% Other Obs Location Explanat	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica tion : Three	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room e 3000 Amps Main Extent : Moderate, A al Room	LIFE Futur Year FY 2027 trea Affe 2027 trea Affe 2025 trea Affe 2025	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100% ect Switch \$16,200 cted : 100% 7v Sec	5-10 M Cycle (Yrs) 5 5 5	\$35,100 aintenance Estimated Cost \$300 \$2,600 \$600	Priorit
Plaster Plaste	10% % of Total 40% Other Obs Location Explana 60% Other Obs Location Explana 100% Other Obs Location Explana	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica tion : Three	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room e 3000 Amps Main Extent : Moderate, A al Room	LIFE Futur Year FY 2027 vrea Affe 2027 vrea Affe 2025 vrea Affe 2025 vrea Affe 2025	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100% ect Switch \$16,200 cted : 100% 7v Sec \$52,700	5-10 M Cycle (Yrs) 5 5 5 5	\$35,100 aintenance Estimated Cost \$300 \$2,600 \$600 \$300	Priorit
Plaster Plaste	10% % of Total 40% Other Obs Location Explanat 00% Other Obs Location Explanat	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica tion : Three	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room e 3000 Amps Main Extent : Moderate, A al Room	LIFE Futur Year FY 2027 trea Affe 2027 trea Affe 2025 trea Affe 2025	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100% ect Switch \$16,200 cted : 100% 7v Sec	5-10 M Cycle (Yrs) 5 5 5	\$35,100 aintenance Estimated Cost \$300 \$2,600 \$600	Priorit
Plaster Plaster Pl	10% % of Total 40% Other Obs Location Explana 60% Other Obs Location Explana 100% Other Obs Location Explana 30% 70%	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica tion : Three	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room e 3000 Amps Main Extent : Moderate, A al Room	LIFE Futur Year FY 2027 rea Affe 2027 area Affe 2025 rea Affe 2025 rea Affe 2025 rea Affe 2027 2027	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100% ect Switch \$16,200 cted : 100% 7v Sec \$52,700 \$123,000	5-10 M Cycle (Yrs) 5 5 5 5 5 5	\$35,100 aintenance Estimated Cost \$300 \$2,600 \$600 \$300	Priorit
Plaster Plaster Pl	10% % of Total 40% Other Obs Location Explana 100% Other Obs Location Explana 30% 70%	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica tion : Three	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room e 3000 Amps Main Extent : Moderate, A al Room	LIFE Futur Year FY 2027 rea Affe 2025 rea Affe 2025 rea Affe 2027 2027 2027 2027 2027 2027 2027 2027	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100% ect Switch \$16,200 cted : 100% 7v Sec \$52,700 \$123,000 \$4,000	5-10 M Cycle (Yrs) 5 5 5 5	\$35,100 aintenance Estimated Cost \$300 \$2,600 \$600 \$300	Priorit
Plaster Plaster Pl	10% % of Total 40% Other Obs Location Explana 60% Other Obs Location Explana 100% Other Obs Location Explana 30% 70%	Fail Date (Years) ervation, E : Electrica tion : Two ervation, E : Electrica tion : Three	Estimated Cost Extent : Moderate, A al Room - 5000 Amperes Extent : Moderate, A al Room e 3000 Amps Main Extent : Moderate, A al Room	LIFE Futur Year FY 2027 rea Affe 2027 area Affe 2025 rea Affe 2025 rea Affe 2025 rea Affe 2027 2027	** e Replacement Estimated Cost \$17,300 cted : 100% \$25,900 cted : 100% ect Switch \$16,200 cted : 100% 7v Sec \$52,700 \$123,000	5-10 M Cycle (Yrs) 5 5 5 5 5 5	\$35,100 aintenance Estimated Cost \$300 \$2,600 \$600 \$300	Priorit

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.

Asset # : 2013

Electrical		Current	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
Jnder 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$15,400	5	\$400	
Molded Case Bkrs	85%			2026	\$130,600	5	\$3,700	
Molded Case Bkrs	5%			2049	* *	5	\$200	
Wiring						-		
Busway	2%			2025	\$6,200	1		
Thermoplastic	93%			2027	\$287,200	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	10%			2025	\$32,700	5	\$100	
Motor Control Center	80%			2025	\$236,700	5	\$3,600	
Variable Frequency	10%			2044	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,800	
Stand-by Power								
Transfer Switches								
Automatic	70%			2025	\$32,400	1	\$35,100	
Automatic	30%			2044	* *	1	\$15,100	
Generators								
Diesel	100%			2023	\$359,100	1	\$63,200	
			Extent : Moderate, A		ected : 100%			
			or Room - 3rd Floo	r				
	Explana	tion : Two-	650 Kva					
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$6,000	
Fuel Storage								
Day Tank	50%			2026	\$6,100	5	\$15,100	
			Extent : Moderate, A		ected : 100%			
			or Room - 3rd Floo	r				
		tion : 100 (Gallons					
Main Tank	50%			2030	* *	5	\$2,400	
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Basemen	nt					
	Explana	tion : One .	5000 Gallons					

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.

Asset # : 2013

		Asset # : 2	2013				
Electrical		Current Repair	Futu	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	90%		2032	* *	10	\$134,600	
		servation, Extent : Moderate,	Area Affe	ected : 100%			
		n : Throughout The Building					
	-	ttion : T-8 Lamps					
Fluorescent	6%		2022	\$165,300	10	\$9,000	
		servation, Extent : Moderate,	Area Affe	ected : 100%			
		n : Basement					
	-	tion : T-12 Lamps					
HID	2%		2022	\$8,200	10	\$100	
LED	2%		2035	* *			
Egress Lighting							
Emergency, Service	60%		2032	* *	1		
Exit, Service	35%		2022	\$19,500	1		
Exit, Service	5%		2035	* *	1		
Exterior Lighting							
HID	100%		2022	\$632,900	10	\$500	
larm							
Security System	1000/						
Under Construction	100%						
Fire/Smoke Detection	0.00/						
No Component	90%		2022	* *	1.2	¢10,100	
Generic, Digital	10%		2032		1-3	\$10,100	
lechanical		Current Repair	Futu	e Replacement	М	aintenance	
ystem Component	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)	FY		(Yrs)		
eating							
Energy Source							
Utility Steam	100%		2037	* *	1		
5		servation, Extent : Severe, Ar		ed : 100%			
		n : Basement					
	Explana	tion : Steam Is Provided From	n 100 Cei	ntre Street			
Conversion Equipment							
Pres. Reducing Valve/LI	P 100%		2030	* *	5	\$9,700	
Steam							
Distribution							
Steam Piping/Pump	100%		2037	* *	4	\$8,000	
Terminal Devices							
Air Handler	95%		2027	\$858,400	1	\$95,800	
Convector/Radiator	5%		2025	\$79,100	1	\$2,600	
ir Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		

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.

Asset # : 2013

lechanical		Current I	vebsii.		e Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
r Conditioning Conversion Equipment Centrifugal, Elec Chiller	80%			2036	* *	1	\$141,200	
	Location Other Obs Location	: Chillers ervation, E	Extent : Light, Arec Extent : Light, Area Room, Basement its					
No Component	20%							
Distribution Chilled Wtr Pipe/Pump	100%			2037	* *	4	\$8,000	
Terminal Devices Air Handler/Cool/Ht	100%			2027	\$569,500	1	\$100,800	
Heat Rejection Water Cooling Tower	100% Recent Ins Location		Extent : Light, Area	2032 Affected	* * : 100%	2	\$164,100	
entilation								
Distribution Ductwork/Diffusers		Now aning, Exte : Through	\$144,600 ent : Moderate, Are out	LIFE a Affecte	* * d : 100%	2-5	\$90,900	
Exhaust Fans Interior	100%			2027	\$185,200	2	\$5,000	
umbing H/C Water Piping Galv Iron/Steel		Now ted, Extent : Basemer	\$50,100 : Severe, Area Affa t	2032 ected : 20	* *	1		
HW Heat Exchanger Low Temp		Now xtent : Seve : Basemen	\$15,600 ere, Area Affected : t	2037 50%	* *	4	\$16,100	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2021	\$6,900	4	\$2,500	
Sewage Ejector(s) Electric	100%			2027	\$11,400	4	\$2,500	
Backflow Preventer Generic	100%			2027	\$16,200	1	\$10,000	
Fixtures Generic		ervation, E : Through	Extent : Severe, Are	a Affecte	d : 100%			

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

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

Asset # : 2013

Mechanical	Current Repair	Future Rep	placement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport Elevators							
Geared Traction	80%	LIFE	* *				
	Other Observation, Extent : Ligh	t, Area Affected : 80%	%				
	Location : B-10						
	Explanation : 5 Units						
Hydraulic	20%	LIFE	* *				
5	Other Observation, Extent : Ligh	t, Area Affected : 20%	%				
	Location : B-1						
	Explanation : 2 Units						
ire Suppression							
Standpipe							
Generic	100%	2047	* *	1-5	\$82,200		
Sprinkler							
Generic	100%	2047	* *	1-2	\$45,700		
Fire Pump							
Generic	100%	2036	* *	1	\$30,500		
Chemical System							
Generic	100%	2025	\$26,900	1-3	\$50,600		

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF CORRECTION - FY 2017 Print Date: 14-Dec-2016

Asset Name	: MANHATTAN HOUSE OF DETENTION SOUTH TOWER						
Address	: 125 WHITE STREET @ CENTRE ST.	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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,961,500	\$987,300
Interior Architecture	\$1,647,300	\$1,573,400
Electrical		\$4,018,500
Mechanical	\$397,200	\$2,075,200
Total	\$4,006,000	\$8,654,500
Importance Code A	\$1,961,500	\$1,068,100
Importance Code B	\$1,386,700	\$7,436,800
Importance Code C	\$657,800	\$149,600
Total	\$4,006,000	\$8,654,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$67,000	\$7,100		
Interior Architecture	\$40,200			\$14,300
Electrical	\$33,300	\$16,900	\$21,400	\$28,600
Mechanical	\$64,800	\$103,900	\$83,100	\$115,500
Elevators/Escalators	\$65,100	\$65,100	\$65,100	\$65,100
Total	\$270,500	\$193,000	\$169,500	\$223,600
Importance Code A	\$75,900	\$16,100	\$9,300	\$9,000
Importance Code B	¢102 000	\$176,900	\$160.300	\$214.600
Importance Code D	\$182,800	\$170,900	\$100,500	\$214,000
Importance Code D	\$182,800	\$170,900	\$100,500	\$214,000



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.

Asset # : 2033

rchitecture	Current Repair Future Replacement				Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	201		****	2015				
Copper/Terne	3% //Deformed	Now Dented, Ex	\$200,700 ctent : Moderate, A	2047 rea Affe	* * cted : 15%			
			l West Service Entr					
	Deteriorat	ed Finish,	Extent : Severe, Ar	ea Affect	ted : 10%			
	Location	: East And	l West Service Entr	ances				
	Staining/D	iscoloring,	Extent : Moderate	, Area A	ffected : 15%			
	Location	: East And	l West Service Entr	ances				
Masonry: Limestone	70%	4+	\$894,700	LIFE	* *	5	\$119,500	
·		Crumbling, : Sallyport	<i>Extent : Moderate</i>	, Area A	ffected : 5%			
	Jnt Mortar	· Miss/Eroc	l, Extent : Moderat	e, Area I	Affected : 10%			
	Location	: Wall Fac	ing Third Floor Ro	of				
			Extent : Moderate	-	ffected : 15%			
	Location	: Sallyport	t And 2nd Floor					
Metal Panel	10%			2037	* *	5-10	\$156,500	
Metal Coiling Doors	2%			2044	* *	5	\$14,200	
Granite Panels	15%	Now	\$74,500	LIFE	* *	5	\$25,600	
	Jnt Mortar	· Miss/Eroc	l, Extent : Moderat	e, Area A	Affected : 25%			
	Location	: North En	ntrance					
Windows								
Glass Block	5%			LIFE	* *	5	\$7,700	
Metal/Detention Type	45%			2037	* *	5	\$200,900	
	-	oken/Crac : Various	ked, Extent : Mode Cells	rate, Are	ea Affected : 10%			
		etration, E : Detentio	xtent : Moderate, A n Cells	rea Affe	cted : 15%			
Steel	50%	Now	\$749,900	2035	* *	5	\$382,900	
2001					Affected : 10%	2	<i><i><i>q202,00</i></i></i>	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Spandrel Panels - Various Locations On All Facades							
		-	ent : Severe, Area					
	0		Eating Areas In C	00				
			xtent : Moderate, A					
			Eating Areas In C					

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2033

Architecture		Current Repair Future Replacement				Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick			erate, Area Affect	LIFE ed : 20%	* * 2	5-10	\$8,200	
		: Througho	ut Extent : Moderate	Area	ffooted , 200/			
	0	8	Extent : Moderate Activity Areas	, Area Aj	ljecieu . 20%			
		0 1	Moderate, Area	Affected	: 15%			
			Activity Areas	ŋjeereu	1070			
Masonry: Limestone	40%	Now	\$25,800	LIFE	* *	5	\$1,500	
-			erate, Area Affect arapet Wall	ed : 20%	ý 9			
			tent : Moderate, A	Area Affe	cted : 15%			
			Activity Area					
	Explanat	ion : Repoin	ting Failure					
Metal: Cage/Fence	20%	Now	\$4,900	2032	* *	5	\$1,900	1
		Rusting, Ex : Througho	tent : Severe, Area ut	a Affecte	d : 40%			
Roof	Locuiton	. Intolagno						
Built-Up (BUR)	30%	Now	\$10,400	2027	\$52,000			
		-	ngs, Extent : Mod d Floor Locker R		ea Affected : 10%			
		Growth, Ex : Over 9th I	ctent : Moderate, 1 Floor	Area Affe	ected : 15%			
			tent : Moderate, A d Floor Locker R		cted : 10%			
Cast in Place Concrete	40%	Now	\$41,600	LIFE	* *			
	Location	: Over 11 V	Extent : Moderate Vest Housing Area	ı	-			
			tent : Moderate, A Vest Housing Area		cted : 5% Basement From So	allvnort		
			tent : Moderate, A			шуроп		
	Location		Recreation Areas					
IRMA/Protected Membrane	25%			2027	\$75,400	10	\$9,200	
IRMA/Protected Membrane	5%	Now	\$15,100	2037	* *			1
	-		, Extent : Severe,	Area Affe	ected : 25%			
			necting Bridge					
			tent : Severe, Area	a Affecte	d : 20%			
	Location	: Over Con	necting Bridge					

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2033

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
terior								
Floors								
Cast in Place Concrete	Location Water Pen	: Through etration, E	\$306,300 . Extent : Light, Are out Extent : Severe, Are ical Room Above Li	a Affected	1:5%	5	\$313,400	
Ceramic Tile	-	0-2 Crumbling : Through	\$28,500 Extent : Light, Are out	2036 ea Affecte	* * ed : 10%	5	\$7,200	
Quarry Tile	-	Now Crumbling : Basemer	\$84,600 Extent : Moderate	2040 , Area A <u>f</u>	* * fected : 25%	5	\$10,700	
Vinyl Tile			\$200,300 : Severe, Area Affe t, Corridors, Conn			3 ljacent Te	\$43,000 o Sally Port	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	10	\$243,700	
Concrete Masonry Unit	58%			LIFE	* *	5	\$226,100	
Glass: Single Pane	Location	: Control	\$301,000 Extent : Moderate, A Rooms ing Clouded	LIFE Area Affe	* * cted : 40%	5	\$36,600	
Metal Security Bars	10%			LIFE	* *	10	\$9,700	
Metal: Cage/Fence	2%			LIFE	* *	10	\$2,000	
Ceilings							. ,	
AcousTileConcealSpLn		0-2 Crumbling; : Through	\$77,200 Extent : Light, Are out	2032 ea Affecte	* * ed : 50%	5	\$29,000	
AcousTileConcealSpLn	5%	Now	\$96,600	2047	* *	5	\$7,300	
r	Broken/Mi Location Water Pen	ssing Elen : Cashier etration, E	aents, Extent : Seve / Property Offices Extent : Severe, Area / Property Offices	re, Area A			. ,	
Exposed Concrete	15%	0-2	\$57,600	LIFE	* *	5	\$5,400	
	Cracking/0		Extent : Light, Are		ed : 10%			
Metal Panel		0-2 /Rusting, E : Through	\$39,900 Extent : Light, Area	LIFE Affected	* *	5	\$29,000	
	Docunon	· Intough	011					

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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.

Asset # : 2033

			ASSEL # . Z	033				
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2027	\$48,400	5	\$600	
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Electric						
		tion : One	- 4000 Amps Main					
Fused Disc Sw	40%			2027	\$32,300	5	\$400	
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Electric						
-	Explana	tion : One	2000 Amps Main D	isconnec	t Switch			
Transformers	1000/			2025	¢1< 000	~	¢000	
Dry Type	100%		Entont . Madanata	2025	\$16,200	5	\$800	
		ervation, 1 : Electric	Extent : Moderate, A	Area Ађе	ctea : 100%			
			ai Koom 75 Kva 480/277v P	: 200/	120. Saa			
Switchgoor / Switchhoord	Ехріана	non : One	/ 3 KVa 400/277V P	ri - 206/1	120V Sec			
Switchgear / Switchboard Fused Disc Sw	80%			2027	\$281,200	5	\$800	
Molded Case Bkrs	20%			2027	\$70,300	5	\$1,200	
Raceway	2070			2027	\$70,500	5	φ1,200	
Busway	2%			2025	\$8,000	1		
Conduit	93%			2027	\$372,900	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$36,900	5	\$500	
Molded Case Bkrs	88%			2026	\$324,400	5	\$5,200	
Molded Case Bkrs	2%			2043	* *	5	\$100	
Wiring								
Busway	2%			2025	\$12,400	1		
Thermoplastic	93%			2027	\$574,500	1		
Thermoplastic	5%			2047	* *	1		
Motor Controllers								
Locally Mounted	10%			2025	\$76,900	5	\$200	
Motor Control Center	70%			2025	\$509,700	5	\$4,300	
Variable Frequency	20%			2044	* *			
Drive								
Ground								
Grounding Devices	400		* • • • • •			_	** • • • •	
Generic	100%	0-2	\$9,800	LIFE	**	5	\$3,300	
			Extent : Moderate, 1	Area Affe	cted : 100%			
			lain - Basement					
Stee d her Develop	Explana	tion : Corr	paed					
Stand-by Power Transfer Switches								
Automatic	70%			2025	\$48,500	1	\$48,400	
	70% 30%			2023	\$48,300 * *	1	\$48,400 \$20,700	
Automatic	30%			2040		1	\$20,700	

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

Asset # : 2033

Electrical	Current R	ASSet # : 20		e Replacement	М	aintenance	
System Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priority
tand-by Power							
Generators							
Diesel	100% Other Observation, Ex Location : Generato Explanation : Two 5	r Room - Basemen		\$538,700 cted : 100%	1	\$87,000	
Batteries							
Lead/Acid	100%		2018	\$1,500	5	\$8,300	
Fuel Storage							
Day Tank	50% Other Observation, Ex Location : Generato Explanation : One 2	r Room - Basemen		\$7,100 cted : 100%	5	\$17,800	
Main Tank	50%		2030	* *	5	\$2,800	
	Other Observation, Ex Location : Basement Explanation : One 5			cted : 100%	5	φ2,000	
ighting	1						
Interior Lighting Fluorescent	95% Other Observation, Ex	rtent · Moderate	2032 Area Affe	* * cted • 100%	10	\$166,800	
	Location : Througho Explanation : T-8 Lo	out The Building					
HID	3%	•	2022	\$14,500	10	\$200	
Incandescent	2%		2022	\$64,700	2	\$100	
Egress Lighting				·			
Emergency, Service	60%		2032	* *	1		
Exit, Service	35%		2022	\$22,900	1		
Exit, Service	5%		2032	* *	1		
Exterior Lighting							
HID	100%		2022	\$872,200	10	\$700	
larm Security System Under Construction	100%						
Fire/Smoke Detection							
No Component	90%					* • •	
Generic, Digital	10%		2032	* *	1-3	\$13,900	
lechanical	Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Energy Source							
Utility Steam	100% Other Observation, Ex	ctent · Severe Are	2047 a Affecte	* * d · 100%	1		
	Location : Basement Explanation : Steam						

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

Asset # : 2033

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
Ieating								
Conversion Equipment								
Heat Exchanger	95%			2030	* *	1	\$89,900	
			Extent : Light, Area	Affected	: 100%			
		1 : Basemer						
		tion : One	Unit					
Pres. Reducing Valve/L Steam	P 5%			2030	* *	5	\$600	
Distribution								
Hot Wtr Piping/Pump			\$146,500 Ioderate, Area Affe out	2035 cted : 509	**	4	\$9,000	
Steam Piping/Pump	Location	Extent : M 1 : Basemer				4	\$500	
		erioraling, 1 : Basemen	Extent : Severe, Ar nt	ей Ајјесі	eu . 2070			
Terminal Devices	Locanor	i . Busemen						
Air Handler	90%			2027	\$954,700	1	\$106,600	
Convector/Radiator	10%	Now	\$36,100	2032	**	1	\$5,600	
			Extent : Severe, Are		d : 20%		1 - 7	
	Location	n : Through	out					
		tion : Term onstruction	ostats / Traps Not I	Functioni	ng.			
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille				2030	* *	1	\$196,800	
		efrigerant, 1 1 : Basemen	Extent : Light, Arec	i Affectea	l : 100%			
		i : Basemer	lt					
No Component	5%							
Distribution	1000/			2027	* *	4	¢0.400	
Chilled Wtr Pipe/Pump	100%			2037	* *	4	\$9,400	
Terminal Devices Air Handler/Cool/Ht	Location	servation, E 1 : Air Hand				1	\$106,600	
	Explana	tion : In Pr	ocess Of Updating	The Con	trol System			
Heat Rejection	1005			0005	0070 100	2		
Water Cooling Tower	100%			2025	\$279,100	2	\$192,700	
Ventilation								
Distribution Ductwork/Diffusers			\$55,900 ent : Moderate, Are	LIFE a Affecte	* * d : 10%	2-5	\$106,800	

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

Asset # : 2033

	Ass	et # : 2033				
Mechanical	Current Repair Future Replacement				aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation						
Exhaust Fans						
Interior	80%	2032	* *	2	\$4,700	
Roof	20%	2027	\$25,900	2	\$1,200	
lumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2032	* *	1		
HW Heat Exchanger						
Low Temp		\$12,200 2037	* *	4	\$18,900	
	Not in Service, Extent : Sever					
	Location : 1 Out Of 2 Unit 1	-				
	Other Observation, Extent : L	ight, Area Affected : 1	00%			
	Location : Basement					
<u> </u>	Explanation : 2 Units					
Sanitary Piping	1000/		* *	1		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/		ale ale	4		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2021	¢ < 0.00		*2 5 00	
Submersible	100%	2021	\$6,900	4	\$2,500	
Sewage Ejector(s)	1000/	2022	* *		¢1.600	
Electric	100%	2032	* *	4	\$1,600	
Backflow Preventer	1000/	2027	¢10,100	4	¢11 5 00	
Generic	100%	2027	\$19,100	1	\$11,700	
Fixtures	1000/					
Generic	100% Other Observation Extent (S	awara Arag Affacted .	1000/			
	Other Observation, Extent : S Location : Throughout	evere, Area Ajjeciea :	100%			
	Explanation : Stainless Stee	l Firtures For Inmates	s - 80% Porcela	in Firtu	res For Others -	
	20%	1 inities 1 of minutes	s - 0070, 1 07ceiu	111 1 1.7.111	es i or others -	
Vertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			
· · · · · · · ·	Other Observation, Extent : L		30%			
	Location : 1-roof					
	Explanation : 5 Units					
Hydraulic	20%	LIFE	* *			
Trydradile	Other Observation, Extent : L		20%			
	Location : 1-2	.8,	- / -			
	Explanation : 1 Unit					
ire Suppression	Experimenton 1 Onn					
Standpipe						
Generic	100%	2047	* *	1-5	\$96,500	
Sprinkler	100/0	2017			φ20,500	
No Component	30%					
Generic	70%	2047	* *	1-2	\$37,500	
Fire Pump	,0/0	2077		14	$\psi J I, J U U$	
Generic	100%	2036	* *	1	\$35,800	
	10070	2030		1	φ35,800	

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Print Date : 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,703,300	\$12,684,100
Interior Architecture	\$1,751,300	\$865,300
Electrical	\$532,600	\$5,147,500
Mechanical	\$1,115,800	\$3,873,700
Total	\$6,103,100	\$22,570,600
Importance Code A	\$2,703,300	\$12,837,900
Importance Code B	\$3,210,200	\$9,664,800
Importance Code C	\$189,600	\$68,000
Total	\$6,103,100	\$22,570,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$35,400		\$11,000	
Interior Architecture	\$115,300		\$12,100	\$4,000
Electrical	\$47,700	\$34,400	\$51,800	\$36,200
Mechanical	\$59,100	\$33,800	\$51,100	\$28,300
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$297,000	\$107,700	\$165,500	\$108,000
Importance Code A	\$40,700		\$11,000	
Importance Code B	\$210,500	\$107,700	\$154,400	\$108,000
Importance Code C	\$45,700			



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2034

rchitecture		Current R	epair	Future	e Replacement	Maintenance			
stem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Masonry: Brick	Efflorescence Location :	West Fac	\$63,300 Moderate, Area A ade Extent : Moderat			5	\$20,400		
	Location :	8th Floor	Recreation Yard						
	-	-	Extent : Severe, A ade - Penthouse A						
Masonry: Brick	83%			LIFE	* *	5	\$338,900		
Masonry: Granite	2%			LIFE	* *	5	\$6,100		
Masonry: Limestone		Now	\$114,600	LIFE	* *	5	\$7,700		
	Location : Misaligned/E Location : M	South Eas Bulging, E South Eas coloring,	Extent : Moderate, st Corner Extent : Moderate	Area Affe	ected : 10%				
Windows									
Aluminum	20%			2035	* *	5	\$22,100		
Glass Block	15%			LIFE	* *	5	\$20,700		
Metal/Detention Type	Corrosion/R Location : Deteriorated Location : Glazing Brok Location :	Througho Finish, E Througho cen/Crack Receiving efficient,	Extent : Moderate, ut ed, Extent : Mode Area, Kitchen, D Extent : Severe, A	Area Aff rate, Are ay Room	ected : 50% a Affected : 20%	5	\$100,600		
Steel	15% Air Infiltratio Location : 2		: Severe, Area A <u>f</u> ut	2026 Fected : 5	\$889,400 70%	5	\$207,100		
Parapets	0.00/			LIFE		5 10			
Masonry: Brick Masonry: Limestone	90% 10% Caulking De Location :		\$800 l, Extent : Light, A	LIFE LIFE rea Affec	* * * * * ted : 10%	5-10 5	\$22,800 \$500		

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

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

Asset # : 2034

Architecture		Current F	Repair	Future Replacement Maintenance			aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Roof									
Built-Up (BUR)	30%			2032	* *	10	\$13,700		
Copper/Terne	4%			2042	* *	10	\$4,600		
IRMA/Protected	9%	0-2	\$1,700	2027	\$33,700				
Membrane	¥7•	C III			. 1 200/				
	0		Extent : Moderate, A h Water Tank	Area Affe	cted : 20%				
Modified Bitumen	25%			2032	* *	10	\$11,400		
Paver: Asphalt	25%			2036	* *	10	\$17,100		
Skylight, Metal/Glass	2%			2027	\$138,600	10	\$3,000		
Skylight, Plastic	5%			2040	* *	1			
nterior Floors									
Cast in Place Concrete	40%			LIFE	* *	5	\$466,100		
Cast in Place Concrete	5%	Now	\$28,500	LIFE	* *	5	\$29,100		
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 20%				
		-	Loading Platform						
	-	-	Extent : Moderate	, Area A <u>f</u>	fected : 20%				
	Locatior	a : Steps At	Loading Platform						
Ceramic Tile	5%			2030	* *	5	\$13,300		
Quarry Tile	8%			2032	* *	5	\$32,000		
Terrazzo	20%			LIFE	* *	5	\$83,200		
Traffic Topping	5%			2027	\$169,800	5	\$16,600		
Vinyl Tile	12%			2027	\$279,300	3	\$16,000		
Wood	5%	Now	\$90,300	2042	* *	5	\$12,500		
			ıt : Moderate, Area		l : 25%				
			on Room On Eighth		250/				
			: Moderate, Area		: 25%				
T	Location	i : Recreatio	on Room On Eightl	i Floor					
Interior Walls	150/	Now	\$21,000	LIFE	* *	5	\$27,200		
Concrete Masonry Unit	15% Diagonal		\$31,000 tent : Moderate, Ar			5	\$27,200		
		i : Roof Sta		еи Ајјесі	eu . 570				
		0	xtent : Moderate, A	rea Affe	cted · 10%				
		i Cracks, E i : Stair Bul		пей Аује	cieu. 1070				
Glass: Single Pane	3%			LIFE	* *	5	\$20,400		
Glass. Shigle I ale		ervation. E	xtent : Light, Area		: 100%	5	φ20,400		
		1 : Through	-	55					
		-	nated Security Glas	55					
Metal Security Bars	5%		,	LIFE	* *	10	\$4,500		
Plaster	17%			LIFE	* *	5-10	\$65,500		
SGFT/Glazed Masonry	35%			LIFE	* *	10	\$79,300		
Steel Plate	25%			LIFE	* *	5	\$135,900		

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

Asset # : 2034

Architecture		Current R	epair	Future Replacement Maintenance		aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings	1.00/	N	¢00 700	20.40	* *	_	¢12 500		
AcousTileConcealSpLn			\$89,700	2040		5	\$13,500		
		6		erate, Ar	ea Affected : 30%				
		: At Entran			CC 1 500/				
	0	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		: First Floc							
			Moderate, Area	Affected	: 50%				
	Location	: First Floo	0r						
AcousTileSusp.Lay-In	5%			2040	* *	5	\$10,800		
Exposed Concrete	40%			LIFE	* *	5-10	\$108,000		
Exposed Struc: Steel	2%	Now	\$934,700	LIFE	* *				
	Corrosion	Rusting, Ex	tent : Severe, Area	a Affecte	d : 30%				
	Location	: 8th Floor	Outdoor Recreati	on Yard					
Gypsum Board	5%			LIFE	* *	5-10	\$37,100		
51	Other Obs	ervation, Ex	tent : Moderate, A	Area Affe	cted : 25%		1,		
	Location	: Recreatio	n Room	00					
	Explanat	ion : Repai	rs In Progress						
Metal Panel	5%	1		LIFE	* *	5	\$27,000		
Plaster	33%			LIFE	* *	5-10	\$122,500		

lectrical	Current Repair	Future F	eplacement	Maintenance			
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	50%	2027	\$40,400	5	\$500		
	Other Observation, Extent : M	Ioderate, Area Affecte	d : 100%				
	Location : Electrical Room	1					
	Explanation : No Available	Nameplate Ratings					
Molded Case Bkrs	50%	2037	* *	5	\$2,800		
	Other Observation, Extent : M	Ioderate, Area Affecte	d : 100%				
	Location : Electrical Room	2					
	Explanation : Main Service	Power Breaker Rated	@ 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 Volts					
Switchgear / Switchboard							
Air Circuit Breaker	80%	2027	\$281,200	5	\$900		
Molded Case Bkrs	20%	2037	* *	5	\$1,100		
Raceway							
Conduit	80%	2027	\$320,800	1			
Conduit	20%	2037	* *	1			

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 vears is not included in this report.

Asset # : 2034

Electrical		Current I	Repair	Future Replacement Maintenance			aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Panelboards								
Fused Disc Sw	5%			2035	* *	5	\$200	
Molded Case Bkrs	15%			2035	* *	5	\$800	
Molded Case Bkrs	80%			2026	\$294,900	5	\$4,400	
Wiring								
Braided Cloth	80%		\$494,200	2052	* *	1		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
			out The Building					
Thermoplastic	20%			2037	* *	1		
Motor Controllers						_	* 4 9 9	
Locally Mounted	5%			2032	* *	5	\$100	
Locally Mounted	10%		¢20,400	2025	\$76,900 * *	5	\$100	
Locally Mounted	5% On Eastern		\$38,400	2047		5		
		iea Life, Ex 1 : Mechani	tent : Moderate, Ai cal Room	rea Ађес	tea : 100%			
Locally Mounted	5%			2044	* *	5	\$100	
Motor Control Center	75%			2025	\$546,100	5	\$4,300	
round								
Grounding Devices								
Generic	Location	servation, E	\$9,800 Extent : Severe, Are Ical Room In The B Doded		* * d : 100%	5	\$3,100	
tand-by Power								
Transfer Switches								
Automatic	50%			2025	\$23,100	1	\$32,100	
Automatic	50%			2032	* *	1	\$32,100	
Generators								
Diesel	50%			2023	\$179,600	1	\$40,500	
		servation, E 1 : Generate	Extent : Moderate, A or Room 1	Area Affe	ected : 100%			
	Explana	tion : Emer	gency Generator R	ated @ 4	400kw			
Diesel	50%			2030	* *	1	\$40,500	
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Generat	or Room 2					
	Explana	tion : Emer	gency Generator R	ated @ 2	750kw			
Batteries						_		
Lead/Acid	100%			2020	\$1,500	5	\$7,700	
Fuel Storage	500/			2025	* *	-	¢1 < 700	
Day Tank	50%	annation T	utout . Madauata	2035		5	\$16,500	
		servation, E 1 : Basemen	Extent : Moderate, A	area Ajje	clea . 100%			
			a Gallons Capacity					
Moin Tanl			sanons Capacity	2020	* *	5	¢0 <00	
Main Tank	50% Other Ob	servation E	Extent : Moderate, A	2030 Area Affe		5	\$2,600	
		servation, E 1 : Undergr		ııeu A∬€	cieu. 10070			
		-	Gallons Capacity					
lote : All component repairs \$ esti			s and are not escala	10				

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.

Asset # : 2034

Current Repair	Futur	e Replacement	Μ	aintenance			
% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
			10	\$111,000			
		cted : 100%					
		. ,	10	\$16,300			
		cted : 100%					
			10	\$16,300			
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
· · · · · · · · · · · · · · · · · · ·							
			2	\$100			
10%	2035	* *					
			1				
				\$2,100			
50%	2022	\$30,500	1				
	2027	\$162,100	10	\$100			
80%							
1000/	2022	¢C40 500	1	¢79.000			
			1	\$78,000			
	, Area Ajje	clea : 100%					
	Camora S	ustom					
Explanation : C C I V Surveitlance	Camera s	ystem					
100%	2025	* *	13	\$128.700			
			1-3	\$128,700			
		. 10070					
		ons Alarm Rolls F	torns Sn	noke Detectors			
Explanation : Shobe Eights, Hanaa	i un siun	<i>Shis, Huanni Dettis, 1</i>	101113, 511	ione Delectors			
Current Repair	Futur	e Replacement	М	aintenance			
% of Fail Date Estimated Cos	t Year	Estimated Cost	Cycle	Estimated Cost	Priori		
70 of T an Date Estimated Cos	FY	Listimuteu Cost	(Yrs)	Lotinuted Cost			
Total (Years)	1.1						
Total (Years)	r i						
Total (Years)	F 1						
100%	2037	**	1				
100% Other Observation, Extent : Light, Ard	2037 ea Affected				<u> </u>		
100% Other Observation, Extent : Light, Arc Location : Adjacent D C A S Buildin	2037 ea Affected g	: 100%	1				
100% Other Observation, Extent : Light, Ard	2037 ea Affected g	: 100%	1	ing			
100% Other Observation, Extent : Light, Arc Location : Adjacent D C A S Buildin	2037 ea Affected g	: 100%	1	ing \$10,600			
-	Location : Throughout The Building Explanation : T-12 Lamps 10% Other Observation, Extent : Moderate Location : Throughout The Building Explanation : Compact Fluorescent 10% T-8 Lamps And Fixtures, Extent : Ligh Location : Hallways, Kitchen, Visito 2% 10% 45% 5% 50% 20% 80% 100% Other Observation, Extent : Moderate Location : Throughout The Building Explanation : C C T V Surveillance 100% Other Observation, Extent : Light, Are Location : Throughout The Building Explanation : Strobe Lights, Manual	Other Observation, Extent : Moderate, Area Affe Location : Throughout The Building Explanation : T-12 Lamps10%2027Other Observation, Extent : Moderate, Area Affe Location : Throughout The Building Explanation : Compact Fluorescent Lamps10%2035T-8 Lamps And Fixtures, Extent : Light, Area Affe Location : Hallways, Kitchen, Visitors Area2%202210%203545%20225%202750%202220%202780%2022100%20220ther Observation, Extent : Moderate, Area Affe Location : Throughout The Building Explanation : C C T V Surveillance Camera S 100%100%20350ther Observation, Extent : Light, Area Affected Location : Throughout The Building Explanation : C C T V Surveillance Camera S 100%100%20350ther Observation, Extent : Light, Area Affected Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Station	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps10%2027\$300,600Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Compact Fluorescent Lamps10%10%2035**T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Hallways, Kitchen, Visitors Area2%2%2022\$60,10010%2035**45%2022\$60,1005%2027\$12,30050%2022\$30,50020%2022\$30,50020%2022\$30,50020%2027\$162,10080%2022\$649,5000ther Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : C C T V Surveillance Camera System100%2035**00%2035**00%2035**100%2035**100%2035**100%2035**100%2035**100%2035**100%2035**00%2035**100%2035**100%2035**100%2035**100%2035**100%2035**100%2035**100%2035**100%2035**100%2035** <td>Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps 10% 2027 \$300,600 10 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Compact Fluorescent Lamps 10% 2035 ** 10 T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Hallways, Kitchen, Visitors Area 2% 2022 \$60,100 2 10% 2035 ** 45% 2022 \$40,500 1 5% 2027 \$12,300 10 50% 2022 \$30,500 1 20% 2027 \$162,100 10 80% 2022 \$649,500 1 00% 2022 \$649,500 1 00% 2022 \$649,500 1 00% 2035 ** 1-3 0ther Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building ** 1-3 0ther Observation, Extent : Light, Area Affected : 1</td> <td>Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps10%2027\$300,60010\$16,300Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Compact Fluorescent Lamps10%\$16,300Throughout The Building Explanation : Compact Fluorescent Lamps10%2035**10\$16,300Tes Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Hallways, Kitchen, Visitors Area2%2022\$60,1002\$10010%2035**1\$2,10010%2022\$40,5001\$2,1005%2027\$12,30010\$2,10050%2022\$30,5001\$78,00000%2022\$649,5001\$78,00000%2022\$649,5001\$78,00000%2022\$649,5001\$78,00000%2022\$649,5001\$78,00000%2022\$649,5001\$78,00000%2023\$649,5001\$78,00000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**</td>	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps 10% 2027 \$300,600 10 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Compact Fluorescent Lamps 10% 2035 ** 10 T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Hallways, Kitchen, Visitors Area 2% 2022 \$60,100 2 10% 2035 ** 45% 2022 \$40,500 1 5% 2027 \$12,300 10 50% 2022 \$30,500 1 20% 2027 \$162,100 10 80% 2022 \$649,500 1 00% 2022 \$649,500 1 00% 2022 \$649,500 1 00% 2035 ** 1-3 0ther Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building ** 1-3 0ther Observation, Extent : Light, Area Affected : 1	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps10%2027\$300,60010\$16,300Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Compact Fluorescent Lamps10%\$16,300Throughout The Building Explanation : Compact Fluorescent Lamps10%2035**10\$16,300Tes Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Hallways, Kitchen, Visitors Area2%2022\$60,1002\$10010%2035**1\$2,10010%2022\$40,5001\$2,1005%2027\$12,30010\$2,10050%2022\$30,5001\$78,00000%2022\$649,5001\$78,00000%2022\$649,5001\$78,00000%2022\$649,5001\$78,00000%2022\$649,5001\$78,00000%2022\$649,5001\$78,00000%2023\$649,5001\$78,00000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**1-3\$128,70000%2035**		

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.

Asset # : 2034

lechanical		Current F	Repair	Future Replacement Maintenance			aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating									
Distribution									
Steam Piping/Pump	100%	Now	\$77,700	2027	\$258,900	4	\$8,800		
			evere, Area Affecte	d : 30%					
		: Through							
	-	-	nt : Severe, Area A	-					
			ate Return System,	-					
		-	tent : Severe, Area						
			Pump, It Leaks To						
	-	-	Extent : Severe, Ar	ea Affect	ed : 70%				
	Location	: Through	out						
Terminal Devices									
Air Handler	60%	Now	\$591,600	2037	* *	1	\$59,400		
		Corroded, Extent : Severe, Area Affected : 40%							
	Location								
		-	tent : Severe, Area	Affected	: 60%				
	Location	: Various							
Air Handler	15%			2032	* *	1	\$16,500		
Convector/Radiator	15%	Now	\$50,300	2025	\$503,300	1	\$7,800		
	Corroded,	Extent : Se	evere, Area Affecte	d : 15%					
	Location	: Various							
Unit Heater-Stm/HW	10%			2022	\$294,000	4	\$2,400		
r Conditioning									
Energy Source									
Electricity	100%			2035	* *	1			
Conversion Equipment									
Ext Pkg Unit -	5%			2022	\$60,300	2	\$500		
Heating/Cooling									
			ent : Light, Area A	ffected :	5%				
	Location	: Roof Of	Visiting Area						
Split Unit	5%			2035	* *				
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 5%				
	Location	: Various							
	Explanati	ion : R-410	Да						
Window/Wall Unit	5%			2020	\$18,800	1			
No Component	85%								
Terminal Devices									
Fan Coil - Cooling	5%			2035	* *	1	\$2,900		
No Component	95%								
Heat Rejection									
Evap Condenser	5%			2035	* *	2	\$6,200		
No Component	95%								

Ventilation

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2034

Mechanical	Curre	Current Repair Future Replacement						
System Component Type	% of Fail Da Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
entilation								
Distribution								
Ductwork/Diffusers	Location : Varie	: Severe, Area Affecte		* * d : 20%	2-5	\$69,500		
	Location : Base				d Variou	s Offices		
No Component	30%					55		
Exhaust Fans								
Interior	70% Now On Extended Life, Location : Throw	Extent : Severe, Area	2037 a Affected	**	2	\$3,100		
No Component	30%							
lumbing								
H/C Water Piping	1000/ N.	¢100.200	2027	¢546.000	1			
Brass/Copper	100% Now Corrodad Extent	, ,	2027	\$546,200	1			
		: Moderate, Area Affe r Main And Various I		/0				
HW Heat Exchanger	Location . Wate	i main ma various i	Detuitons					
Low Temp	50%		2027	\$28,400	4	\$13,200		
Low Temp	50% Now	\$28,400	2027	φ20 , 400 * *	4	\$8,800		
Low remp		ent : Severe, Area Aff		%		\$0,000		
	Location : Base							
	On Extended Life,	Extent : Severe, Area	ı Affected	: 50%				
	Location : 1 Un	it. Basement Mer						
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	1000/ 11	\$ < 0.00		.		\$1 ,500		
Submersible	100% Now	1 - 7	2022	\$6,900	4	\$1,600		
		Extent : Severe, Area nent Next To Vacuum		: 100%				
Fixtures	Location . Dase	πεπι πελί 10 νασαμή	1 ump					
Generic	100%							
Generic		, Extent : Severe, Are	a Affected	1 · 100%				
	Location : Throi		a nyjeereu	. 100/0				
ertical Transport	2004/01/17/00							
Elevators								
Geared Traction	70%		LIFE	* *				
		n, Extent : Light, Ared	ı Affected	: 70%				
	Location : B-8							
	Explanation : 3	Units						
Hydraulic	30%		LIFE	* *				
	Other Observation	n, Extent : Light, Area	ı Affected	: 30%				
	Location : $(1) B$	-2 (1) 1-2						
	Explanation : 2	Units						

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2034

lechanical	Current Rep	air Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ire Suppression						
Standpipe						
Generic	100%	2027	\$652,600	1-5	\$93,000	
Sprinkler						
No Component	40%					
Generic	60%	2027	\$1,281,100	1-2	\$29,900	
Fire Pump						
Generic	100%	2023	\$135,500	1	\$33,200	
Chemical System						
Generic	100%	2025	\$26,900	1-3	\$50,600	
	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location : 2nd Floor K	itchen				
	Explanation : 1 Uncom	pleted Set				

 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF CORRECTION - FY 2017 Print Date : 14-Dec-2016

Asset Name	: RIKERS ISLAND FACILITIES 200 B	ED FACILITY (GRVC)
Address	: 09-09 HAZEN ST., RIKERS ISLAND	
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.182 / 4246	Yr Built/Renovated : 1992 / 1992
Area Sq Ft	: 82,625	Project Type : CORRECTION
Date of Survey	: 23-Dec-2014	Landmark Status : NONE
Areas Surveyed	: Basement, Roof, Floors 1,3	
Block	: 2605 Lot : 40	BIN :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$486,100	\$599,100
Interior Architecture	\$610,700	\$262,300
Electrical	\$2,125,700	\$3,191,600
Mechanical	\$207,000	\$819,200
Total	\$3,429,500	\$4,872,200
Importance Code A	\$486,100	\$599,100
Importance Code B	\$2,908,300	\$4,233,400
Importance Code C	\$35,000	\$39,700
Total	\$3,429,500	\$4,872,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Interior Architecture	\$33,600		\$5,800	\$1,500
Electrical	\$9,300	\$8,800	\$7,700	\$10,500
Mechanical	\$34,000	\$14,300	\$22,000	\$25,800
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$100,600	\$46,800	\$59,100	\$61,500
Importance Code A	\$2,000	\$2,000	\$3,300	\$2,000
Importance Code B	\$98,600	\$44,700	\$50,100	\$59,400
Importance Code C			\$5,800	
Total	\$100,600	\$46,800	\$59,100	\$61,500



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.

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

Asset # : 4246

Architecture		Current I	Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Pre-Cast Concrete	-		nt, Extent : Light, A ing Of Exterior Join		* * ted : 25%	5	\$421,400	
Windows Metal/Detention Type	100%			2046	* *	5	\$72,100	
Parapets Metal Rail Pre-Cast Concrete	40% 60%			2039 LIFE	* * * *	5-10 5	\$110,900 \$57,900	
Roof							•	
Roll Roofing	Location Cracking/ Location Drains Ind Location Ponding, I Location Other Obs Location	: Various Crumbling, : [a] Side Id/Misposn : Through Extent : Mo : Various ervation, E : [b] Side	\$382,800 lerate, Area Affecta Locations Through Extent : Severe, A Of Building , Extent : Severe, A out derate, Area Affect Locations Through Extent : Light, Area Of Building irs In Progress	out rea Affect rea Affec ted : 35% out, Ice F	ted : 85% Ponds Forming	5	\$40,200	1
nterior	1	1	0					
Floors								
Cast in Place Concrete			\$33,600 xtent : Severe, Area t - Steam Leak	LIFE a Affected	* * l : 5%	5	\$184,000	
Raised Access Floor		-	\$293,000 e, Extent : Moderat	2041 e, Area A	* * ffected : 40%	5	\$11,600	
	Other Obs Location	ervation, E	n Control Rooms Extent : Severe, Are n Control Rooms 2 Surfaces	a Affected	1 : 100%			
Terrazzo	Other Obs Location	ervation, E : Detentio	Extent : Severe, Are n Control Rooms	a Affected	1 : 100%	5	\$24,200	
Traffic Topping	Other Obs Location Explanat	ervation, E : Detentio	Extent : Severe, Are n Control Rooms			5 5	\$24,200 \$3,100	
	Other Obs Location Explanat 25% 2% 10% Diagonal	ervation, E : Detentio ion : Worn Now Cracks, Ex	Extent : Severe, Are n Control Rooms	LIFE 2031 LIFE ffected :	** ** 10%			
Traffic Topping Interior Walls Cast in Place Concrete	Other Obs Location Explanat 25% 2% 10% Diagonal Location	ervation, E : Detentio ion : Worn Now Cracks, Ex	Extent : Severe, Are n Control Rooms Surfaces \$35,000 tent : Light, Area A	LIFE 2031 LIFE ffected : anical Sp	** ** 10%	5	\$3,100	
Traffic Topping Interior Walls Cast in Place Concrete Ceramic Tile	Other Obs Location Explanat 25% 2% 10% Diagonal Location 8%	ervation, E : Detentio ion : Worn Now Cracks, Ex	Extent : Severe, Are n Control Rooms Surfaces \$35,000 tent : Light, Area A	LIFE 2031 LIFE ffected : anical Sp 2035	* * * * 10% ace	5	\$3,100 \$11,500	
Traffic Topping Interior Walls Cast in Place Concrete	Other Obs Location Explanat 25% 2% 10% Diagonal Location	ervation, E : Detentio ion : Worn Now Cracks, Ex	Extent : Severe, Are n Control Rooms Surfaces \$35,000 tent : Light, Area A	LIFE 2031 LIFE ffected : anical Sp	* * * * 10% ace * *	5	\$3,100	

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

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

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

Asset #: 4246

Architecture		Current	Repair	Futur	e Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings						_		
Exposed Concrete	55%		\$84,100	LIFE	**	5	\$10,600	
		-	ents, Extent : Ligh Locations Through	-	-			
			ent, Extent : Light,					
	-	-	Locations In Baser					
Metal Panel	25%		\$198,500	LIFE	* *	5	\$38,600	
Wedar Fuller			, Extent : Severe, A		cted : 60%	5	\$50,000	
	Location	ı : Various	Locations Through	out				
Plaster	20%			LIFE	* *	5	\$15,500	
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of		Estimated Cost		Estimated Cost	•	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Jnder 600 Volts				•				
Transformers								
Dry Type	100%			2031	* *	5	\$300	
			Extent : Moderate, 1	00	cted : 100%			
			cal Room / Pentho		O V-le			
Raceway	Explana	tion : 1-73	Kva, 1- 15 Kva 48	0/208/12	0 volts			
Conduit	100%			2036	* *	1		
Panelboards	10070			2050		1		
Fused Disc Sw	5%			2034	* *	5	\$100	
Molded Case Bkrs	95%			2034	* *	5	\$2,100	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers	1.00/				de de	-	¢100	
Locally Mounted	10%			2031	* *	5	\$100	
Motor Control Center	90%			2031	Υ Υ	5	\$2,000	
Lighting Interior Lighting								
Fluorescent	95%			2026	\$2,480,700	10	\$72,000	
			ures, Extent : Mod				+·_,•••	
	Location	ı : Through	out The Building					
HID	5%			2026	\$19,400	10	\$100	
Egress Lighting								
Emana Samiaa	50%			2026	\$39,100	1		
Emergency, Service						1		
Exit, Service	50%			2026	\$26,500	1		
•••	50% 100%			2026 2026	\$26,500	1	\$300	

Alarm

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset # : 4246

			Asset # : 4	246				
lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
arm								
Security System								
Generic	100%			2021	\$480,600	1	\$30,900	
			Extent : Moderate, A	Area Affe	cted : 100%			
		-	out The Building					
	Explana	tion : C C I	TV Surveillance C	ameras				
Fire/Smoke Detection	1000			0001	\$1 \$1 \$ 1 0 0		* = 2 = 0.0	
Generic, Analog	100%			2021	\$1,645,100	1-3	\$52,500	
			Extent : Moderate, A	Area Affe	cted : 100%			
		-	out The Building	-1 D-11 C		D - 11 -		
	Explana	tion : Smok	e Detectors, Manu	ai Puii S	tations Ana Alarm	Bells		
lechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Campus Steam	100%			2046	* *	1		
Conversion Equipment								
Heat Exchanger	50%			2029	* *	1	\$20,400	
Pres. Reducing Valve/LP				2035	* *	5	\$2,500	
Steam								
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$6,100	
Terminal Devices								
Air Handler	80%			2026	\$685,100	1	\$40,900	
Convector/Radiator	10%	Now	\$3,000	2031	* *	1	\$2,400	
			Extent : Moderate, A	Area Affe	cted : 2%			
		1 : Through						
		tion : Conv	ectors Vent Holes		-			
Convector/Radiator	10%			2031	* *	1	\$2,700	
r Conditioning								
Energy Source	1000/			20.42	* *	1		
Electricity	100%			2042		1		
Conversion Equipment	10%			2026	\$72.200	2	\$500	
Exterior Pkg Unit - Cooling	10%			2020	\$73,300	2	\$300	
No Component	90%							
		servation F	Extent : Light, Area	Affected	· 0%			
		ı : Adjaceni	0	1.jj cered				
		0	0	14				
		tion : Serve	ea By Offsite Chille	1				
Distribution		tion : Serve	ed By Offsite Chille	/				
Distribution Chilled Wtr Pipe/Pump		tion : Serve	a By Offsite Chille	2046	* *	4	\$5,500	
	Explana	tion : Serve	a by Offsite Chille		* *	4	\$5,500	
Chilled Wtr Pipe/Pump	Explana 90%	tion : Serve	a by Offsite Chille		* *	4	\$5,500	
Chilled Wtr Pipe/Pump No Component	Explana 90%	tion : Serve	a by Offsite Chille		* *	4	\$5,500	

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

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

Asset # : 4246

			Asset # : 4	240				
Mechanical	Current Repair Future Replacement Maintena							
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection	1.00/			2026	¢2.200	2	Фг 000	
Air Condenser Unit	10% 90%			2026	\$3,200	2	\$5,800	
No Component Ventilation	90%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,100	
Exhaust Fans								
Interior	100%			2031	* *	2	\$2,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$9,500	2046	* *	1		
			t : Moderate, Area Booster Pumps	Affected	: 5%			
		-	Extent : Moderate, A	Area Affa	octed · 1%			
			ervice Entry	пей Ајје	ccieu . 170			
			ner Needed					
HW Heat Exchanger	1							
Low Temp	100%	Now	\$1,000	2036	* *	4	\$8,200	
			: Light, Area Affec	ted : 1%				
	Location	: Piping C	Connections					
Sanitary Piping	1000/	N T	\$207.000		* *	1		
Cast Iron	100% Broken F	Now	\$207,000 ere, Area Affected :	LIFE	* *	1		
			Locations Under S					
Storm Drain Piping	Locuiton	· · various	Locanons Onaer 5	iub				
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,500	
Sewage Ejector(s)								
Electric	100%	0-2	\$1,100	2026	\$21,300	4	\$1,600	
	-	-	nt : Severe, Area A					
	Location	a: I Of 2 So	ewage Ejectors Not	t Working	g In The Basement			
Fixtures	1000/							
Generic Vortical Transport	100%							
Vertical Transport Elevators								
Geared Traction	100%			LIFE	* *			
		ervation, E	Extent : Light, Area		: 100%			
	Location	: 2 Units -	Basement To 2nd	Floor An	nd 2 Units - Basemo	ent To Pe	enthouse	
	Explanat	tion : 4 Un	its					
Fire Suppression								
Standpipe	1000			0007	als als	1.5	¢ 10 000	
Generic	100%			2036	* *	1-5	\$43,200	
Sprinkler No Component	90%							
No Component Generic	90% 10%			2036	* *	1-2	\$2,300	
Generic	10%			2030	·•· ••	1-2	\$2,500	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

DEPARTMENT OF CORRECTION - FY 2017 Print Date: 14-Dec-2016

Asset Name	: RIKERS ISLAND FACILITIES 300 B	ED FACILITY (GR	VC)
Address	: 09-09 HAZEN ST., RIKERS ISLAND		
Borough	: BRONX	Agency's Number	: N/A
Program / Asset #	: DOC0001.183 / 4245	Yr Built/Renovated	: 1992 / 1992
Area Sq Ft	: 108,087	Project Type	: CORRECTION
Date of Survey	: 23-Dec-2014	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,3		
Block	: 2605 Lot : 40	BIN	:

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$504,100	\$725,000
Interior Architecture	\$907,600	\$351,700
Electrical	\$2,780,700	\$4,175,100
Mechanical		\$826,100
Total	\$4,192,400	\$6,077,900
Importance Code A	\$504,100	\$725,000
Importance Code B	\$3,688,300	\$5,299,500
Importance Code C		\$53,400
Total	\$4,192,400	\$6,077,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Interior Architecture	\$6,300	\$8,700		
Electrical	\$19,700	\$29,100	\$17,600	\$24,900
Mechanical	\$39,700	\$52,800	\$46,000	\$69,000
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$93,300	\$118,200	\$91,200	\$121,500
Importance Code A	\$2,300	\$2,700	\$4,300	\$4,200
Importance Code B	\$91,000	\$106,900	\$86,900	\$117,300
Importance Code C		\$8,700		
Total	\$93,300	\$118,200	\$91,200	\$121,500



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.

Asset # : 4245

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance			
ystem 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	\$382,800	2028	* *	5	\$40,200	1		
	Blisters, E.	xtent : Mod	lerate, Area Affecte	ed : 15%						
	Location	Location : Various Locations Throughout Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
	Cracking/O	Crumbling,	Extent : Severe, A	rea Affec	ted : 35%					
	Location	: Through	out							
	Drains Ina	d/Misposn	, Extent : Severe, A	rea Affe	cted : 100%					
	Location	: Through	out							
	Ponding, E	Extent : Sev	vere, Area Affected	: 25%						
	Location	: Various	Locations Through	out - Ice	Build Up					
terior										
Floors										
Cast in Place Concrete	70%	Now	\$226,400	LIFE	* *	5	\$247,700			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 10%					
	Location	: Through	out							
	Explanat	ion : Baser	nent Floor Is Cake	d With T	oxic Material - Ma	cerator I	Exploded - In			
	Need Of	Cleaning A	nd Sealing							
Raised Access Floor	5%	Now	\$191,600	2035	* *	5	\$15,200			
	Loose/Dela	am Surface	e, Extent : Severe, A	rea Affe	cted : 100%					
	Location	: Through	out Control Rooms							
Terrazzo	25%			LIFE	* *	5	\$31,600			
Interior Walls						-	+;			
Ceramic Tile	10%			2039	* *	5	\$17,300			
Concrete Masonry Unit	77%			LIFE	* *	5	\$53,400			
Glass: Single Pane	5%			LIFE	* *	5	\$6,500			
Glubb. Shigie I une	- / -	ervation. F	Extent : Light, Area		: 100%	5	$\psi 0,500$			
		: Through	0 .	<i>JJ</i> = = = = <i>G</i>						
		ion : Conti								
Motol Security Dore	<u>- Explanal</u> 8%		or Rooms	LIFE	* *					
Metal Security Bars	٥%			LIFE						

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

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

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

Asset # : 4245

Architecture	Curi	ent Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings							
AcousTileSusp.Lay-In	Location : Hou Staining/Discold	w \$6,300 Elements, Extent : Mou using Control Room Ar oring, Extent : Moderat using Control Room Ar	eas e, Area A <u>f</u>		5	\$4,000	
Exposed Concrete	Location : Thr Exposed Reinfor Location : In H Water Penetration	w \$100,100 Elements, Extent : Lign oughout Basement ccement, Extent : Light, Basement Below Inmate on, Extent : Light, Area Basement Below Inmate	Area Affe e Shower A 1 Affected	cted : 5% Area And Various : 2%	5 Location	\$12,600 s.	
Metal Panel	25% No Staining/Discold Location : Thr	oring, Extent : Severe, A	LIFE Area Affec	* * ted : 60%	5	\$50,600	
Plaster	20%		LIFE	* *	5	\$20,200	
Electrical	Curr	ent Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts							
Service Equipment Fused Disc Sw	Location : Ele	on, Extent : Moderate, ctrical Room No Nameplate Ratings		* * cted : 100%	3	\$500	
Transformers		1 0					
ЪТ	100%		2021	* *	3	\$600	
Dry Type	Location : Ele	on, Extent : Moderate, ctrical Room 300 Kva, 4160/480/277		cted : 100%	-		
Dry Type Feeders	Location : Ele	ctrical Room	Area Affe	cted : 100%			
	Location : Ele	ctrical Room	Area Affe	cted : 100%	1		
Feeders Cable Raceway	Location : Elec Explanation : . 100%	ctrical Room	Area Affed 7 Volts 2034	* *	1		
Feeders Cable	Location : Elec Explanation : .	ctrical Room	Area Affeo 7 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.

Asset # : 4245

lectrical		Current	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts									
Transformers									
Dry Type	100%			2031	* *	5	\$400		
			Extent : Moderate, A	Area Affe	cted : 100%				
		ı : Basemer							
	Explana	tion : 1- 11	2.5 Kva, 2- 45 Kva	, 1- 30 K	va, 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									
Thermoplastic	100%			2036	* *	1			
Motor Controllers									
Locally Mounted	5%			2031	* *	5			
Motor Control Center	90%			2031	* *	5	\$2,700		
Variable Frequency	5%			2031	* *				
Drive									
ound									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$1,600		
and-by Power									
Transfer Switches									
Automatic	100%			2031	* *	1	\$33,300		
Generators									
Diesel	100%			2029	* *	1	\$41,900		
	Other Observation, Extent : Moderate, Area Affected : 100%								
		ı : Generat							
	Explana	tion : 2- Di	esel Gensets Rated	@ 625 I	Kw And 900 Kw				
Batteries									
Lead/Acid	100%			2019	\$2,900	5	\$4,000		
Fuel Storage									
Day Tank	50%		_	2034	* *	5	\$10,000		
			Extent : Moderate, A	Area Affe	cted : 100%				
		1 : Generat							
	Explana	tion : 275 (Gallon Capacity Se	rving Tw	o Generators				
Main Tank	50%			2041	* *	5	\$1,600		
	Other Ob.	servation, E	Extent : Moderate, 1	Area Affe	cted : 100%				
	Location	ı : Basemer	nt						
	Explana	<u>tion : 7</u> 500	Gallon Capacity						
ghting									
Interior Lighting									
Fluorescent	95%			2026	\$3,245,100	10	\$94,200		
	T-12 Lam	ps And Fixt	ures, Extent : Mod	erate, Ar	ea Affected : 100%	ó			
	Location	ı : Through	out The Building						
HID	5%			2026	\$25,400	10	\$200		
	270				÷=e,.50	- 0	<i>4</i>200		

 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.

Asset # : 4245

Electrical	Current Repair	Futur	e Replacement	Μ	aintenance				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Egress Lighting									
Emergency, Service	50%	2026	\$51,100	1					
Exit, Service	50%	2026	\$34,600	1					
Exterior Lighting									
HID	100%	2026	\$784,700	10	\$300				
Alarm									
Security System									
Generic	100%	2021	\$628,600	1	\$40,400				
	Other Observation, Extent :	Moderate, Area Affe	cted : 100%						
	Location : Throughout The	Building							
	Explanation : C C T V Sur	veillance Cameras							
Fire/Smoke Detection									
Generic, Analog	100%	2021	\$2,152,100	1-3	\$68,600				
_	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The	Building							
	Explanation : Smoke Detec	ctors, Manual Pull Si	tations And Alarm	Bells					

Mechanical		Current Repair		Future Replacement		Μ	aintenance		
System Component Type	% of Total	Fail Date Estir (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Campus Steam	100%			2046	* *	1			
Conversion Equipment									
Heat Exchanger	50%	2-4	\$2,200	2029	* *	1	\$24,000		
	Corroded,	Extent : Modera	te, Area Affeo	cted : 2%					
	Location	: Mechanical Ro	oom						
Pres. Reducing Valve/LP Steam	50%			2035	* *	5	\$3,200		
Distribution									
Hot Wtr Piping/Pump	100%			2034	* *	4	\$8,000		
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									
Chilled Wtr Pipe/Pump	100%			2052	* *	4	\$5,300		
Terminal Devices									
Air Handler/Cool/Ht	100%			2031	* *	1	\$66,800		
Heat Rejection									
Water Cooling Tower	100%			2027	\$596,400	2	\$108,800		

Ventilation

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 4245

Mechanical	Current Repair F			e Replacement	Μ	aintenance			
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
entilation									
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$60,300			
Exhaust Fans					_				
Interior	100%		2026	\$229,700	2	\$3,300			
Plumbing									
H/C Water Piping	100%		2046	* *	1				
Brass/Copper	100%		2046	····	1				
HW Heat Exchanger Low Temp	100% No	w \$1,300	2036	* *	4	\$10,700			
Low Temp		Extent : Light, Area Affec			4	\$10,700			
		oing Connections	ieu . 170						
Sanitary Piping	Decation : 1 ip	ung connections							
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping	10070								
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)									
Rigid Piping	100%		2034	* *	4	\$2,500			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ba	sement							
	Explanation :	Duplex Units							
Fixtures									
Generic	100%								
ertical Transport									
Elevators									
Geared Traction	100%		LIFE	* *					
		ion, Extent : Light, Area	00						
		Units - Basement To 2nd	Floor An	ed 2 Units - Baseme	ent To Pe	enthouse			
	Explanation :	4 Units							
Fire Suppression									
Standpipe Generic	100%		2036	* *	1-5	\$56,500			
Sprinkler	10070		2050		1-5	\$30,300			
No Component	20%								
Generic	80%		2036	* *	1-2	\$24,200			
Generic	0070		2030		1-2	ψ24,200			

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

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

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES ANNA	A M. KROSS CENTI	ER (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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$30,696,100	\$79,669,600
Interior Architecture	\$11,066,900	\$3,711,400
Electrical	\$11,749,100	\$11,337,100
Mechanical	\$4,873,700	\$2,354,000
Total	\$58,385,800	\$97,072,200
Importance Code A	\$30,696,100	\$80,313,200
Importance Code B	\$26,277,700	\$16,584,000
Importance Code C	\$1,412,100	\$175,000
Total	\$58,385,800	\$97,072,200

Total	\$167,000	\$214,900	\$254,900	\$287,600
Importance Code C				
Importance Code B	\$167,000	\$214,300	\$254,900	\$277,400
Importance Code A		\$500		\$10,100
Total	\$167,000	\$214,900	\$254,900	\$287,600
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Mechanical	\$39,000	\$79,500	\$122,400	\$93,100
Electrical	\$79,300	\$95,900	\$93,000	\$113,900
Interior Architecture	\$9,200			\$32,200
Exterior Architecture				\$8,900
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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.

DEPARTMENT OF CORRECTION - 072

RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

		Current Repair Future Replacement			t	Maintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	•	vcle 'rs)	Estimated Cost	Priority		
xterior											
Exterior Walls							_				
Concrete Masonry Unit		4+	\$441,800	LIFE		* 4	5	\$34,900			
		-	tent : Moderate, Ai	ea Affect	ed : 20%						
		: Peeling	In Basement.								
Glass Block	1%			LIFE		** 5		\$5,800			
Masonry: Brick	80%	Now	\$12,947,900	LIFE		* *	5	\$744,100	1		
		-	ents, Extent : Seve								
			pper Floor And Pa	-	-						
	-		tent : Moderate, Ai	rea Affect	ted : 15%						
		: Bulkhead		1 15							
		Efflorescence, Extent : Light, Area Affected : 15%									
		Location : Building 20 And Throughout Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
					cted : 5%						
			ds, Above Window.								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35% Location : Along Second Floor Windows Buildings 1-5, K-Dormitory Facades										
	Location : Along Second Floor Windows Buildings 1-5, K-Dormitory Facades Misaligned/Bulging, Extent : Moderate, Area Affected : 55%										
	Misaligneo	0.01		Area Aff	ected : 55%						
	Lagation		da Camaana Alaan	2. d Ela	an Window Hoo	da					
			ds, Corners, Above			ds					
	Water Pen	etration, E	xtent : Severe, Are	a Affecte	d : 35%			D.:11:			
	Water Pen Location	etration, E : K-Dorms	xtent : Severe, Are s 1-4, Upper Level	a Affecte	d : 35%		ocatio	ons, Buildings			
	Water Pen Location 1-2 Base	etration, E. : K-Dorms board Heig	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level.	a Affecte Cells Bu	d : 35% ildings 1-5 - Va		ocatio	ons, Buildings			
	Water Pen Location 1-2 Base Other Obs	etration, E : K-Dorms board Heig ervation, E	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area	a Affecte Cells Bu	d : 35% ildings 1-5 - Va		ocatio	ons, Buildings			
	Water Pen Location 1-2 Base Other Obs Location	etration, E. : K-Dorms board Heig ervation, E : Through	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out	a Affecte Cells Bu	d : 35% ildings 1-5 - Va		ocatic	ons, Buildings			
Metal/Glass Curt Wall	Water Pen Location 1-2 Base Other Obso Location Explanat	etration, E : K-Dorms board Heig ervation, E : Through tion : Brick	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall	a Affecte Cells Bu Affected	d : 35% ildings 1-5 - Va : 100%	rious Lo					
Metal/Glass Curt Wall	Water Pen Location 1-2 Base Other Obso Location Explanat 2%	etration, E. : K-Dorms board Heig ervation, E : Through tion : Brick Now	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall \$567,500	a Affecte Cells Bu Affected LIFE	d : 35% ildings 1-5 - Va : 100% *	rious Lo		ons, Buildings \$34,900			
Metal/Glass Curt Wall	Water Pen Location 1-2 Base Other Obs Location Explanat 2% Corrosion	etration, E : K-Dorms board Heig ervation, E : Through tion : Brick Now /Rusting, E	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall \$567,500 Extent : Moderate, A	a Affecte Cells Bu Affected LIFE Area Affe	d : 35% ildings 1-5 - Va : 100% xted : 35%	rious Lo					
Metal/Glass Curt Wall	Water Pen Location 1-2 Base Other Obs Location Explanat 2% Corrosion Location	etration, E : K-Dorms board Heig ervation, E : Through tion : Brick Now (Rusting, E : Stairs At	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall \$567,500 Extent : Moderate, A End Of Day Room	a Affecte Cells Bu Affected LIFE Area Affe as - East J	d : 35% ildings 1-5 - Va : 100% x cted : 35% And North Face	rious Lo					
Metal/Glass Curt Wall	Water Pen Location 1-2 Base Other Obs Location Explanat 2% Corrosion Location Deteriorat	etration, E : K-Dorms board Heig ervation, E : Through tion : Brick Now (Rusting, E : Stairs At sed Finish,	xtent : Severe, Are s 1-4, Upper Level stent : Light, Area out Cavity Wall \$567,500 xtent : Moderate, A End Of Day Roon Extent : Moderate,	a Affecte Cells Bu Affected LIFE Area Affe as - East Area Aff	d : 35% ildings 1-5 - Va : 100% : 100% : cted : 35% And North Faco fected : 50%	rious Lo * * 5 ades					
	Water Pen Location 1-2 Base Other Obs Location Explanat 2% Corrosion Location Deteriorat Location	etration, E. : K-Dorms board Heig ervation, E : Through- tion : Brick Now (Rusting, E : Stairs At red Finish, : Stairs At	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall \$567,500 Extent : Moderate, A End Of Day Roon Extent : Moderate, End Of Day Roon	a Affecte Cells Bu Affected LIFE Area Affe s - East Area Aff as - East	d : 35% ildings 1-5 - Va : 100% cted : 35% And North Faco fected : 50% And North Faco	rious Lo * * 5 ades ades	5	\$34,900			
Metal/Glass Curt Wall Metal Panel	Water Pen Location 1-2 Base Other Obs Location Explanat 2% Corrosion Location Deteriorat Location 5%	etration, E : K-Dorms board Heig ervation, E : Through tion : Brick Now /Rusting, E : Stairs At ted Finish, : Stairs At Now	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall \$567,500 Extent : Moderate, A End Of Day Room Extent : Moderate, End Of Day Room \$192,900	a Affecte Cells Bu Affected LIFE Area Affe ss - East Area Aff ts - East 2036	d : 35% ildings 1-5 - Va : 100% cted : 35% And North Face fected : 50% And North Face *	rious Lo * * 5 ades	5				
	Water Pen Location 1-2 Base Other Obs Location Explanat 2% Corrosion Location Deteriorat Location 5% Corrosion	etration, E : K-Dorms board Heig ervation, E : Through tion : Brick Now /Rusting, E : Stairs At ted Finish, : Stairs At Now /Rusting, E	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall \$567,500 Extent : Moderate, A End Of Day Room \$192,900 Extent : Moderate, A	a Affecte Cells Bu Affected LIFE Area Affe s - East A Area Affe 2036 Area Affe	d : 35% ildings 1-5 - Va : 100% cted : 35% And North Face fected : 50% And North Face *	rious Lo * * 5 ades ades	5	\$34,900			
	Water Pen Location 1-2 Base Other Obs Location Explanat 2% Corrosion Location Deteriorat Location 5% Corrosion Location	etration, E : K-Dorms board Heig ervation, E : Through tion : Brick Now /Rusting, E : Stairs At Stairs At Now /Rusting, E : South Fa	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall \$567,500 Extent : Moderate, A End Of Day Roon \$192,900 Extent : Moderate, A cade Of Gymnasit	a Affecte Cells Bu Affected LIFE Area Affe as - East Area Affe 2036 Area Affe m	d : 35% ildings 1-5 - Va : 100% : cted : 35% And North Face fected : 50% And North Face teted : 30%	rious Lo * * 5 ades ades	5	\$34,900			
	Water Pen Location 1-2 Base Other Obse Location Explanat 2% Corrosion Location Deteriorat Location 5% Corrosion Location Deformed	etration, E : K-Dorms board Heig ervation, E : Through tion : Brick Now (Rusting, E : Stairs At Stairs At Now (Rusting, E : South Fa (Dented, Ex)	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall \$567,500 Extent : Moderate, A End Of Day Roon Extent : Moderate, End Of Day Roon \$192,900 Extent : Moderate, A function of Gymnastic Extent : Moderate, A	a Affecte Cells Bu Affected LIFE Area Affe as - East Area Affe 2036 Area Affe m	d : 35% ildings 1-5 - Va : 100% : cted : 35% And North Face fected : 50% And North Face teted : 30%	rious Lo * * 5 ades ades	5	\$34,900			
	Water Pen Location 1-2 Base Other Obse Location Explanat 2% Corrosion Location Deteriorat Location 5% Corrosion Location Deformed	etration, E : K-Dorms board Heig ervation, E : Through tion : Brick Now /Rusting, E : Stairs At Stairs At Now /Rusting, E : South Fa	xtent : Severe, Are s 1-4, Upper Level ght - Lower Level. Extent : Light, Area out Cavity Wall \$567,500 Extent : Moderate, A End Of Day Roon Extent : Moderate, End Of Day Roon \$192,900 Extent : Moderate, A function of Gymnastic Extent : Moderate, A	a Affecte Cells Bu Affected LIFE Area Affe as - East Area Affe 2036 Area Affe m	d : 35% ildings 1-5 - Va : 100% : 100% cted : 35% And North Face fected : 50% And North Face cted : 30%	rious Lo * * 5 ades ades	5	\$34,900			

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.

Asset # : 2045

Architecture		Current I	Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior										
Windows										
Metal/Detention Type	97%		\$14,493,600	2026	\$72,468,000	5	\$346,100			
	-		nt : Severe, Area A <u>f</u>	fected : 7	70%					
		: Through								
		-	Extent : Moderate, A	Area Affe	cted : 25%					
			cks Throughout.							
			Extent : Moderate,	Area Aff	fected : 50%					
			cks Throughout.							
	-		ked, Extent : Mode							
			ck 14 And Various							
			ed, Extent : Severe,	Area Aff	ected : 30%					
		: Through			1. 400/					
	-	Unit Inoperable, Extent : Moderate, Area Affected : 40% Location : Throughout								
		-	oui Extent : Severe, Area	a Affaata	1 . 100/					
		: Through		i Ajječie	<i>u</i> . 40%					
Metal Louvers	3%	. Intough	011	2035	* *	10	\$36,700			
Parapets	570			2055		10	\$30,700			
Cast in Place Concrete	35%			LIFE	* *	5	\$332,100			
Masonry: Brick Cavity	40%	Now	\$652,300	LIFE	* *	5	\$36,800	1		
<i>,</i>	Broken/M	issing Elen	ients, Extent : Seve	re, Area	Affected : 30%					
	Location	: Building	s 3, 4, 5							
Metal Panel	5%			2036	* *	5	\$17,800			
Metal Rail	20%	Now	\$47,100	2024	\$942,700	5	\$130,500			
	Corrosion	/Rusting, E	Extent : Moderate, A	Area Affe	cted : 5%					
	Location	e : Over Ce	ll Housing Three Q	Juad.						
Roof										
Panel/Paver: Cer/Brk	7%			2046	* *	10	\$67,300			
			Extent : Light, Area							
			tchen And Kitchen	Corriaor						
			Structure In 2009	2026	¢ 4 225 200			1		
Single Ply Membrane	93%		\$1,300,600	2026	\$4,335,200			1		
			ere, Area Affected : linas	43%						
	Location : All Buildings Expansion Jnt Failure, Extent : Severe, Area Affected : 20%									
	-		orridor, T- Post, An							
			Extent : Severe, Area		-					
			Bulkhead - K-Dor		~ / 0					
			Extent : Moderate, A		cted : 30%					
		: Through								
		_	oper Pitch, Drains							

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2045

	Current I	Repair	Futur	e Replacement	M	aintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
220/	N	¢1.C2.000	LIPP	* *	F	¢254.500		
					5	\$354,500		
			area Ађе	ectea : 10%				
			ion					
				* *	5	¢10.400		
					5	\$18,400		
	0		eraie, Ar	ea Affectea : 5%				
			1 100	ste ste	-	¢100.400		
					5	\$132,400		
0	0		, Area A	ffected : 10%				
					5	\$69,100		
			Affected	: 10%				
					3	\$69,100		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	n : Mens Lo	cker Room And 1st	Floor E	ntry, Chapel And C	Control R	oom On First		
	d/Rulaina	Frient · Savara Ar	an Affact	ad · 10%				
			1)jeered					
			2021	\$1.560.000	3	\$36,800		
		Extent : Severe Are			5	ψ30,800		
			a nyjeere	a. 100/0				
	-							
	Total22%Other Ob.LocationExpland5%Broken/MLocation23%Cracking,Location23%Worn/ErcLocation25%Broken/MLocationFloor.MisaligneLocationPatchingLocationWorn/ErcLocationWorn/ErcLocationWorn/ErcLocationWorn/ErcLocationT0%Other Ob.Location	% of Total Fail Date (Years) 22% Now Other Observation, E Location : Basemen Explanation : Grout 5% Now Broken/Missing Elen Location : Dormito 23% 23% Now Cracking/Crumbling, Location : Corridon 15% Now Worn/Eroded, Extent Location : Gymnast 25% Now Broken/Missing Elen Location : Gymnast 25% Now Broken/Missing Elen Location : Gymnast 25% Now Broken/Missing Elen Location : Mens Lo Floor. Misaligned/Bulging, Location : Mens Lo Floor. Misaligned/Bulging, Location : Mainten Patching Evident, Ex Location : Through Uneven Substrate, Ex Location : Maint Co Worn/Eroded, Extent Location : Through 10% Other Observation, E Location : Building	% of Tail Date Estimated Cost Total (Years) 22% Now \$162,000 Other Observation, Extent : Moderate, A Location : Basement Explanation : Ground Water Penetration 5% Now \$68,600 Broken/Missing Elements, Extent : Moderate, A Location : Dormitory 1 Top Level 23% Now \$757,200 Cracking/Crumbling, Extent : Moderate Location : Corridor Near Pharmacy 15% Now \$131,800 Worn/Eroded, Extent : Moderate, Area A Location : Gymnasium 25% Now \$903,100 Broken/Missing Elements, Extent : Severe Location : Mens Locker Room And 1st Floor. Misaligned/Bulging, Extent : Moderate, Area Location : Maintenance Corridor Patching Evident, Extent : Moderate, Area Location : Throughout Uneven Substrate, Extent : Severe, Area Location : Throughout Uneven Substrate, Extent : Moderate, Area A Location : Throughout Uneven Substrate, Extent : Moderate, Area A Location : Throughout Uneven Substrate, Extent : Moderate, Area A Location : Throughout Uneven Substrate, Extent : Moderate, Area A Location : Throughout Uneven Substrate, Extent : Moderate, Area A Location : Throughout Uneven Substrate, Extent : Moderate, Area A Location : Throughout Unexten Substrate, Extent : Moderate, Area A Location : Throughout	% of Tail Date Estimated Cost Total (Years) Year FY 22% Now \$162,000 LIFE Other Observation, Extent : Moderate, Area Affe Location : Basement Explanation : Ground Water Penetration 5% Now 5% Now \$68,600 2029 Broken/Missing Elements, Extent : Moderate, Area Affe Location : Dormitory 1 Top Level 23% Now \$757,200 LIFE Cracking/Crumbling, Extent : Moderate, Area Affected Location : Corridor Near Pharmacy 15% Now \$131,800 2026 Worn/Eroded, Extent : Moderate, Area Affected Location : Gymnasium 25% Now \$903,100 2021 Broken/Missing Elements, Extent : Severe, Area Location : Gymnasium 25% Now \$903,100 2021 Broken/Missing Elements, Extent : Severe, Area Affected Location : Mens Locker Room And 1st Floor E Floor. Misaligned/Bulging, Extent : Severe, Area Affected Location : Throughout Uneven Substrate, Extent : Severe, Area Affected Location : Main Corridors Worn/Eroded, Extent : Moderate, Area Affected Location : Throughout Uneven Substrate, Extent : Severe, Area Affected	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY 22% Now \$162,000 LIFE ** ** Other Observation, Extent : Moderate, Area Affected : 10% Location : Basement Explanation : Ground Water Penetration 5% Now \$68,600 2029 ** Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Dormitory 1 Top Level 23% Now \$757,200 LIFE ** Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Corridor Near Pharmacy 15% Now \$131,800 2026 \$2,635,100 Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Gymnasium 25% Now \$903,100 2021 \$3,010,500 Broken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Mens Locker Room And 1st Floor Entry, Chapel And Of Floor. Misaligned/Bulging, Extent : Severe, Area Affected : 10% Location : Maintenance Corridor Patching Evident, Extent : Severe, Area Affected : 20% Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Throughout Uneven Substrate, Extent : Moderate, Area Affected : 50% Location : Throughout 10% 2021 \$1,560,000 Other Observation, Extent : Severe, Area Affected : 10% Location : Throughout 10% 2021 \$1,560,000	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY Cycle (Yrs) 22% Now \$162,000 LIFE ** 5 Other Observation, Extent : Moderate, Area Affected : 10% Location : Basement Explanation : Ground Water Penetration 5% Now \$68,600 2029 ** 5 Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Dormitory 1 Top Level 23% Now \$757,200 LIFE ** 5 Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Corridor Near Pharmacy 15% Now \$131,800 2026 \$2,635,100 5 Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Gymnasium 25% Now \$903,100 2021 \$3,010,500 3 Broken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Mens Locker Room And 1st Floor Entry, Chapel And Control R Floor. Misaligned/Bulging, Extent : Severe, Area Affected : 10% Location : Maintenance Corridor Patching Evident, Extent : Severe, Area Affected : 30% Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Main Corridors Worn/Eroded, Extent : Moderate, Area Affected : 5% Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Throughout 10% 2021 \$1,560,000 3 Other Observation, Extent : Severe, Area Affected : 50% Location : Throughout 10% 2021 \$1,560,000 3	% of Total Fail Date (Years) Estimated Cost FY Cycle FY Estimated Cost (Yrs) 22% Now \$162,000 LIFE ** 5 \$354,500 Other Observation, Extent : Moderate, Area Affected : 10% Location : Basement Explanation : Ground Water Penetration \$\$5 \$18,400 5% Now \$68,600 2029 ** \$	

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.

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

Asset # : 2045

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
10%	Now	\$197,100	LIFE	* *			
Paint Peeling, Extent : Moderate, Area Affected : 10%							
Location	: Generate	or Room.					
54%	Now	\$934,200	LIFE	* *	5	\$175,000	
Diagonal (Cracks, Ext	tent : Severe, Area	Affected	: 10%			
Location	: Corridor	s Between Building	gs I And	2 And Exit E040			
3%	Now	\$280,800	LIFE	* *	5	\$18.200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
6				55			
		U					
		,	LIFE	* *			
				* *	5	\$24 300	
/ -				* *	5	φ21,500	
				* *			
J% LIFE							
		0	55				
<u>- Explanal</u> 5%			LIFE	* *	5	\$24,300	
	Total10%Paint PeelLocation54%Diagonal GLocation3%Glazing BrLocationOther Obs.Location2%10%5%Other Obs.Location5%Other Obs.LocationExplanat3%10%5%Other Obs.LocationExplanat	% of Total Fail Date (Years) 10% Now Paint Peeling, Extent Location : Generate 54% Now Diagonal Cracks, Ext Location : Corridor 3% Now Glazing Broken/Crac Location : Control I Other Observation, E Location : Fogg: 3% 10% 5% Other Observation, E Location : Main Kit Explanation : Recent	Total (Years) 10% Now \$197,100 Paint Peeling, Extent : Moderate, Area Location : Generator Room. 54% Now \$934,200 Diagonal Cracks, Extent : Severe, Area Location : Corridors Between Building 3% Now \$280,800 Glazing Broken/Cracked, Extent : Mode Location : Control Rooms Throughout Other Observation, Extent : Severe, Area Location : Control Rooms Throughout Explanation : Foggy/scratched 3% 10% 10% 5% Other Observation, Extent : Light, Area Location : Main Kitchen And Kitchen Explanation : Recent Installation Evid	% of Total Fail Date (Years) Estimated Cost FY 10% Now \$197,100 LIFE Paint Peeling, Extent : Moderate, Area Affected . Location : Generator Room. IFE 54% Now \$934,200 LIFE Diagonal Cracks, Extent : Severe, Area Affected Location : Corridors Between Buildings 1 And 3% Now 3% Now \$280,800 LIFE Glazing Broken/Cracked, Extent : Moderate, Area Location : Control Rooms Throughout Other Observation, Extent : Severe, Area Affected 0ther Observation, Extent : Severe, Area Affected IIFE 10% LIFE 10% LIFE 10% LIFE 0ther Observation, Extent : Light, Area Affected S% LIFE 10% LIFE 10% LIFE 0ther Observation, Extent : Light, Area Affected Location : Main Kitchen And Kitchen Corridor Explanation : Recent Installation Evident	% of TotalFail Date (Years)Estimated Cost FY10%Now\$197,100LIFE**Paint Peeling, Extent : Moderate, Area Affected : 10% Location : Generator Room.54%Now\$934,200LIFE**Diagonal Cracks, Extent : Severe, Area Affected : 10% Location : Corridors Between Buildings 1 And 2 And Exit E0403%Now\$280,800LIFE**Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20% Location : Control Rooms ThroughoutOther Observation, Extent : Severe, Area Affected : 30% Location : Control Rooms Throughout3%LIFE**10%LIFE**10%LIFE**10%LIFE**10%LIFE**10%LIFE**0ther Observation, Extent : Light, Area Affected : 100% Location : Foggy/scratched3%LIFE**10%LIFE**10%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**20%LIFE**	% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs)10%Now\$197,100LIFE**Paint Peeling, Extent : Moderate, Area Affected : 10% Location : Generator Room.Location : Generator Room.54%Now\$934,200LIFE**54%Now\$934,200LIFE**54%Now\$934,200LIFE**54%Now\$934,200LIFE**54%Now\$280,800LIFE**5Diagonal Cracks, Extent : Severe, Area Affected : 10% Location : Corridors Between Buildings 1 And 2 And Exit E0403%Now\$280,800LIFE4**5Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20% Location : Control Rooms Throughout Explanation : Foggy/scratched3%LIFE**3%LIFE**10%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE**5%LIFE<	% of TotalFail Date (Years)Estimated Cost FYCycle (Yrs)Estimated Cost (Yrs)10%Now\$197,100LIFE* *Paint Peeling, Extent : Moderate, Area Affected : 10% Location : Generator Room.Location : Generator Room.54%Now\$934,200LIFE* *54%Now\$934,200LIFE* *\$10%Now\$280,800LIFE* *\$10%Now\$280,800LIFE* *\$3%Now\$280,800LIFE* *\$10%Coation : Corridors Between Buildings 1 And 2 And Exit E040\$\$3%Now\$280,800LIFE* *\$10%Location : Control Rooms Throughout\$\$\$0ther Observation, Extent : Severe, Area Affected : 30% Location : Control Rooms Throughout\$\$20%Lore **\$\$\$10%LIFE* *\$\$10%LIFE* *\$\$10%LIFE* *\$\$10%LIFE* *\$\$20%LIFE* *\$\$20%LIFE* *\$\$20%LIFE* *\$\$20%LIFE* *\$\$20%LIFE* *\$\$20%LIFE* *\$\$20%LIFE* *\$\$20%LIFE* *\$

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.

Asset # : 2045

Architecture	Current Repair	Future Repla	cement	Μ	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior						
Ceilings						
AcousTileSusp.Lay-In		59,200 2031	* *	5	\$92,100	
	Broken/Missing Elements, Ext Location : Control Room.	ent : Severe, Area Affected	: 20%			
	Staining/Discoloring, Extent : Location : Control Room.	Severe, Area Affected : 409	%			
	Water Penetration, Extent : M Location : Control Room.	oderate, Area Affected : 5%	6			
Exposed Concrete	25% 0-2 \$5	69.600 LIFE	* *	5	\$28,800	
1	Cracking/Crumbling, Extent : Location : Corridors And Sta			ms		
	Water Penetration, Extent : Se Location : Corridors In Build Corridor And Buildings		At Expans	ion Join	ts Between	
Exposed Struc: Steel	5% Now \$7	45,700 LIFE	* *			
	Corrosion/Rusting, Extent : M	oderate, Area Affected : 20	%			
	Location : Lower Housing 6 Room	And 8 And Various Locatio	ons Throug	hout, Ma	ain Electrical	
Metal Panel	10% Now \$2	36,500 LIFE	* *	5	\$92,100	
	Corrosion/Rusting, Extent : M	oderate, Area Affected : 15	%			
	Location : Throughout Corr	idors				
	Deformed/Dented, Extent : Lig Location : Clinic.	ght, Area Affected : 10%				
Plaster	35% Now \$6	50,600 LIFE	* *	5	\$161,200	
	Water Penetration, Extent : M	,	0%		. ,	
	Location : K-Dorms 1-4 Upp	per Level, Cell Blocks 11 A	nd 16 Uppe	ers,		

lectrical	Current Repair	Future Repl	acement	M	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	3	\$1,600	
	Other Observation, Extent : M	oderate, Area Affected : 1	100%			
	Location : Kitchen Main Ele	ctrical Room				
	Explanation : 600 Amperes,	4160 Volts				
Transformers						
Dry Type	100%	2039	* *	3	\$3,600	
	Other Observation, Extent : M	oderate, Area Affected : 1	100%			
	Location : Kitchen Main Ele	ctrical Room				
	Explanation : 2- 1500 Kva, 4	4160/480/277 Volts				
Feeders						
Cable	100%	2042	* *	1		
Raceway						
Conduit	100%	2046	* *	1		

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.

Asset # : 2045

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
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2046	* *	5	\$1,300	
	Location	: Kitchen	Extent : Moderate, A Main Electrical Ro uin Service Switche	om				
Air Circuit Breaker	25%			2026	\$56,600	5	\$600	
			xtent : Moderate, A trical Room	Area Affe	cted : 100%			
	Explanati	on : Main	Service Switch Ra	ted @ 40	00 Amperes			
Fused Disc Sw	25%			2046	* *	5	\$500	
	Location	: Old Elec	xtent : Moderate, A trical Room					
	Explanati	on : Main	Service Switch Ra	ted @ 20	00 Amperes			
Transformers	1000/			2024	¢20 400	=	¢1 000	
Dry Type	100% Other Obse	mation F	xtent : Moderate, A	2024 Area Affe	\$30,400 ctad : 100%	5	\$1,800	
			trical Room	treu Ajje	cieu. 100%			
			<i>Kva, 480/208 Volts</i>					
Switchgear / Switchboard	Explanal	011.1501	100/200 10/13					
Fused Disc Sw	20%			2026	\$187,900	5	\$400	
Molded Case Bkrs	40%			2026	\$375,800	5	\$5,200	
Molded Case Bkrs	40%			2046	* *	5	\$5,200	
Raceway							-	
Conduit	70%			2036	* *	1		
Conduit	30%			2026	\$337,500	1		
Panelboards								
Fused Disc Sw	10%			2025	\$103,400	5	\$1,100	
Molded Case Bkrs	50%			2025	\$517,200	5	\$6,500	
Molded Case Bkrs	35%			2034	* *	5	\$4,500	
Molded Case Bkrs	5%			2042	* *	5	\$600	
Wiring		- /	** • • • • • •					
Braided Cloth	20%	2-4	\$346,600	2051	* *	1		
			xtent : Moderate, A out The Building	Area Affe	cted : 100%			
		-	-					
		on . msull	ation Aged	2026	Φ0 <i>CC</i> <u>C</u> 0 0	1		
Thermoplastic	50%			2026	\$866,600 * *	1		
Thermoplastic	25% 5%			2036 2046	* *	1		
Thermoplastic Motor Controllers	J%			2040	· · · · ·	1		
Locally Mounted	10%			2024	\$33,800	5	\$300	
Locally Mounted	10%			2024	\$33,800 * *	5	\$300	
Motor Control Center	40%			2031	* *	5	\$5,400	
Motor Control Center	40%			2031	\$817,300	5	\$5,400	
bround	1070				<i>4011,000</i>	5	<i>40</i> ,100	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,200	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2045

		et # : 2045				
Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Transfer Switches						
Automatic	50%	2039	* *	1	\$75,700	
Automatic	25%	2031	* *	1	\$37,900	
Automatic	25%	2024	\$75,700	1	\$37,900	
Generators Diesel	50%	2035	* *	1	\$95,300	
Diesei	Other Observation, Extent : M Location : W 17, 18, 19 Explanation : Rated @ 150	Moderate, Area Affe		1	\$95,500	
Diesel	25%	2035	* *	1	\$47,700	
	Other Observation, Extent : M Location : Outside Of Main Explanation : Rated @ 750	Kitchen Area	cted : 100%			
Diesel	25% Now \$ Not in Service, Extent : Mode Location : Old Main Electr.		* *	1	\$42,900	
Batteries						
Lead/Acid	75%	2020	\$2,200	5	\$13,700	
Lead/Acid	25%	2018	\$700	5	\$4,600	
Fuel Storage						
Day Tank	25% Other Observation, Extent : M Location : W17, 18. 19 Explanation : 275 Gallon C		* * cted : 100%	5	\$22,800	
Day Tank	25%	2042	* *	5	\$22,800	
	Other Observation, Extent : 1 Location : Outside Of Main Explanation : 250 Gallon C	Light, Area Affected Kitchen Area	: 100%	C	¢ ,0000	
Underground Storage	50%	LIFE	* *	5	\$15,200	
ishting.	Other Observation, Extent : M Location : Underground Explanation : 20000 Gallor		cted : 100%			
ighting Interior Lighting						
Fluorescent	65% T-12 Lamps And Fixtures, Ex Location : Throughout The		\$10,110,900 ea Affected : 100%	10	\$293,400	
Fluorescent	25% T-8 Lamps And Fixtures, Exte Location : Throughout The		* * a Affected : 100%	10	\$112,900	
Fluorescent	8% Compact Fluorescent Light, I	2026	\$1,244,400 Area Affected : 100	10	\$36,100	
	Location : Throughout The	Building				
HID	Location : Throughout The	Building 2021	\$23,200	10	\$200	

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

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

Asset # : 2045

Floctrical	Curron	t Denoir	Entro	o Doplocoment	M	aintananaa	
Electrical	Curren	t Repair	Futur	e Replacement	IVI	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	50%		2026	\$232,700	1		
Exit, Service	45%		2021	\$141,900	1		
Exit, Service	5%		2026	\$15,800	1		
Exterior Lighting							
HID	100%		2026	\$3,573,500	10	\$1,500	
Alarm							
Security System							
Generic	100%		2026	\$2,862,700	1	\$183,800	
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Throu	ghout The Building					
	Explanation : C G	CTV Surveillance C	ameras				
Fire/Smoke Detection							
Generic, Digital	100%		2034	* *	1-3	\$303,300	
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Throu	ghout The Building					
	Explanation : Str	obe Lights, Manual F	Pull Statio	ons, Alam Bells, Sn	noke Det	ectors, Horns	

Mechanical		Current R	lepair	Futur	re 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								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2022	\$586,900	5	\$29,200	
Steam								
Distribution								
Hot Wtr Piping/Pump	60%			2034	* *	4	\$21,800	
Steam Piping/Pump	40%			2036	* *	4	\$9,700	
Terminal Devices								
Air Handler	30%	Now	\$153,100	2026	\$1,530,600	1	\$82,200	
			re, Area Affected : r Dampers / Tempe		Controls			
Convector/Radiator	70%	Now	\$1,876,900	2031	* *	1	\$100,200	
	Other Obs	ervation, E.	xtent : Severe, Are	a Affecte	ed : 100%			
		: Building						
		-		Leaks A	nd Is On Extended	Life		
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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.

Asset # : 2045

Machanical				- D			
Mechanical	Current Repair Future Replacem			e Replacement			
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Conversion Equipment Exterior Pkg Unit - Cooling	40%		2036	* *	2	\$12,100	
Cooling	R-22 Refrigera Location : Re	unt, Extent : Light, Area A pof	ffected :	100%			
		tion, Extent : Light, Area	Affected	: 100%			
	Location : Ro	-					
		: Under Construction					
Window/Wall Unit	20%		2019	\$389,000	1		
No Component	40%						
Terminal Devices	100/		0001	\$0.54.500		4191 000	
Air Handler/Cool/Ht	40%		2021	\$964,600	1	\$121,800	
No Component	60%						
Heat Rejection	400/		2021	¢1 256 600	2	¢127 100	
Remote Air Cond	40% 60%		2021	\$1,356,600	2	\$137,100	
No Component Ventilation	00%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$274,500	
Exhaust Fans	10070		22			¢27.1,000	
Roof	100%		2031	* *	2	\$15,100	
lumbing							
H/C Water Piping							
Brass/Copper	20%		2036	* *	1		
Galv Iron/Steel	80%		2031	* *	1		
HW Heat Exchanger							
Low Temp	100%		2036	* *	4	\$48,700	
Sanitary Piping	1000/			* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100% (9-2 \$66,100	LIEE	* *	1		
Cast Iron		Extent : Severe, Area Affe	LIFE		1		
	Location : Th		cieu . 10	/0			
Sump Pump(s)	20040001.11						
Rigid Piping	100%		2026	\$21,300	4	\$2,500	
ingra i iping	Other Observation, Extent : Light, Area Affected : 100%			•	¢ 2 ,500		
	Location : Be	isement					
	Explanation	: Duplex Unit					
Sewage Ejector(s)							
Electric	100%		2026	\$21,300	4	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Be						
	Explanation	: Duplex Unit					
Fixtures	1000/						
Generic Vortical Transport	100%						

Vertical Transport

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.

Asset # : 2045

Mechanical	Cur	rent Repair	Futur	e Replacement	Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observat	ion, Extent : Light, Area	Affected	: 100%			
	Location : (9)	1-2, (1) 1-3					
	Explanation :	10 Units					
Fire Suppression							
Standpipe							
Generic	100% No	w \$67,500	2052	* *	1-5	\$174,600	
	Leak Evident, E	Extent : Severe, Area Affe	cted : 5%	6			
	Location : Ne	xt To Main Entrance					
Sprinkler							
No Component	60%						
Generic	40%		2052	* *	1-2	\$55,200	
Chemical System							
Generic	100%		2024	\$50,200	1-3	\$55,000	

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES CENT	TRAL 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$38,500	\$40,900
Interior Architecture		\$35,800
Total	\$38,500	\$76,700
Importance Code A	\$38,500	\$40,900
Importance Code B		\$35,800
Total	\$38,500	\$76,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,100	\$2,200		\$13,400
Interior Architecture	\$16,300		\$200	
Electrical	\$1,400	\$1,600	\$1,400	\$11,300
Mechanical	\$900	\$200	\$100	\$200
Total	\$33,700	\$4,000	\$1,700	\$24,900
Importance Code A	\$15,100	\$2,200		\$13,600
Importance Code B	\$18,700	\$1,800	\$1,700	\$11,300
Importance Code C				
Total	\$33,700	\$4,000	\$1,700	\$24,900



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 13661

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,900	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,700	
Metal Panel	79%	Now	\$15,100	2046	* *	5	\$40,900	
			ctent : Light, Area	Affected :	· 10%			
			nd East Facades					
			s, Extent : Moderat		Affected : 10%			
	Location	a : Overhan	g Above Loading L	Dock				
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	100%	Now	\$38,500	2039	* *			
			ss, Extent : Severe,	, Area Af	fected : 15%			
		6	tters - Built-up Ice					
			xtent : Moderate, A					
	Location	a : Above O	verhead Doors At I	Loading	Dock			
erior								
Floors	0.00/	N	¢1 < 200		ale ale	~	*2- 000	
Cast in Place Concrete	98%		\$16,300	LIFE	**	5	\$35,800	
	-	-	Extent : Moderate	-	fected : 5%			
			Freezer Door Thre		20/			
			xtent : Light, Area Dock And Electric		: 2%			
		8			100/			
		-	nt : Severe, Area A					
		: Trench L	Drains Cracking Ar		-			
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	
			xtent : Moderate, A	Area Affe	cted : 100%			
		: Freezer I						
<u> </u>	Explana	tion : Struc	tural Steel					
Ceilings	2 067			TIPE	* *			
Exposed Struc: Steel	20%			LIFE	* *			
Fiber Board	20%			2031	* *	~		
	60%			LIFE	* *	5		
Metal Panel	0070					e		

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

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.

Asset # : 13661

ASSet # 1 13001								
Electrical	Electrical Current Repair Future Replacement Maintenance						aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	* *	5	\$300	
			Extent : Moderate, A	Area Affe	cted : 100%			
		ı : Electrico						
	Explana	tion : Main	Service Switch Ra	ted @ 80	0 Amperes			
Transformers	1000			••••	de ale	_		
Dry Type	100%			2039	* *	5		
			Extent : Moderate, A	Area Affe	cted : 100%			
		1 : Electrico		D				
	Explana	tion : No A	vailable Nameplate	e Ratings				
Switchgear / Switchboard Molded Case Bkrs	100%			2046	* *	5	\$300	
	100%			2040	-1- A	3	\$300	
Raceway Conduit	100%			2046	* *	1		
Panelboards	10070			2040		1		
Fused Disc Sw	2%			2042	* *	5		
Molded Case Bkrs	98%			2042	* *	5	\$300	
Wiring	7070			2042		5	ψ500	
Thermoplastic	100%			2046	* *	1		
Motor Controllers	10070			2040		1		
Locally Mounted	100%			2039	* *	5	\$100	
Ground	10070			2007		U		
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$3,400	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Underground Storage	100%			LIFE	* *	5	\$700	
			Extent : Moderate, A	Area Affe	cted : 100%			
		n : Undergr						
	Explana	tion : 2500	Gallon Capacity					
Lighting								
Interior Lighting	000/			2021	* *	10	¢0 200	
Fluorescent	80% Other Ob		Extent : Moderate, A	2031 Area Affa		10	\$8,200	
			nd Inside Freezers	чтей Ајје	cieu . 10070			
		tion : T-8 I						
HID			мпро	2031	* *	10	\$100	
Egress Lighting	20%			2031		10	\$100	
Egress Lighting Emergency, Battery	50%			2031	* *	10	\$1,300	
Exit, Service	50%			2031	* *	10	φ1,500	
Exit, Service	30%			2031		1		

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.

Asset # : 13661

g (Year	e Replacement Estimated Cost		aintenance Estimated Cost	
Component Total (Yea			Estimated Cost	Cycle	Estimated Cost	
	15)	FY		(Yrs)	Estimated Cost	Priority
ighting						•
Exterior Lighting						
HID 100%	,	2031	* *	10		
Alarm						
Security System					* / • • •	
	n, Extent : Moderate, Are ughout The Building	2031 ea Affe	* * cted : 100%	1	\$4,200	
	C C T V Surveillance Can	noras				
Fire/Smoke Detection	CIV Surveillance Can	ierus				
Generic, Digital 100%	,	2031	* *	1-3	\$6,900	
, E	n, Extent : Moderate, Are		cted : 100%	10	\$0,700	
	ughout The Building	55				
	trobe Lights, Manual Pul	l Static	ons, Smoke Detecto	ors And A	larm Bells	
Mechanical Curre	ent Repair	Futur	e Replacement	Ma	aintenance	
System % of Fail D	ate Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type Total (Yea	rs)	FY		(Yrs)		
Heating Energy Source						
Energy Source Electricity 100%	,	2046	* *	1		
Conversion Equipment		2040		1		
Heat Pump 10%	,	2027	\$13,300	2	\$300	
No Component 90%	-	2027	\$15,500	2	φ300	
Terminal Devices						
Induction Unit 10%	,	2035	* *	1	\$400	
No Component 90%	-	2035		1	φ 4 00	
Air Conditioning						
Energy Source						
Electricity 100%	,	2042	* *	1		
Conversion Equipment		2072		1		
Window/Wall Unit 10%		2024	\$4,400	1		
No Component 90%	-	2021	φ1,100	1		
Plumbing						
H/C Water Piping						
Brass/Copper 100%		2052	* *	1		
Water Heater						
Electric 100%		2024	\$3,300	4	\$100	
	n, Extent : Light, Area Af				\$100	
Location : Clos		-				
	- 120 Gallon Unit					
Explanation : 1						
Explanation : 1Sanitary PipingCast Iron100%	I	LIFE	* *	1		
Sanitary Piping	I	LIFE	* *	1		

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.

Asset # : 13661

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
lumbing							
Sump Pump(s)							
Rigid Piping	100%	2034	* *	4	\$2,500		
	Other Observation, Extent : Light, A	Area Affected : 100%	6				
	Location : Mechanical Room						
	Explanation : Duplex Unit						
Backflow Preventer							
Generic	100%	2031	* *	1	\$700		
Fixtures							
Generic	100%						

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES COG	ENERATION POW	ER 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$251,400
Interior Architecture	\$35,100	
Total	\$35,100	\$251,400
Importance Code A		\$251,400
Importance Code B	\$35,100	
Total	\$35,100	\$251,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$5,700			
Interior Architecture	\$5,000			
Electrical	\$2,100	\$2,800	\$2,100	\$1,700
Mechanical	\$8,400	\$4,000	\$4,800	\$4,600
Total	\$21,200	\$6,800	\$6,800	\$6,300
Importance Code A	\$7,100	\$1,400	\$1,400	\$1,400
Importance Code B	\$11,400	\$5,400	\$5,500	\$4,900
Importance Code C	\$2,700			
Total	\$21,200	\$6,800	\$6,800	\$6,300



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.

Asset # : 14781

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
xterior								•
Exterior Walls								
Cement-Fiber Panel	5%			2037	* *	10	\$7,100	
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,900	
Metal/Glass Curt Wall	5%			LIFE	* *	5	\$8,600	
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	
terior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
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	\$1,400	
Gypsum Board	5%			LIFE	* *	5-10	\$3,100	
No Component	85%							
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	\$2,000	
Exposed Struc: Steel	90%			LIFE	* *	10	\$35,100	
lectrical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component	% of	Fail Date	Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
ver 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	* *	3	\$100	
An Chean Dreaker			Extent : Light, Area		: 100%	5	ψ100	
		n : Electrica	-	1.5500000				
			Service Cutout Sw	itch Rate	ed 3000 Amperes. 4	ōkv		
Transformers								
Dry Type	100%			2044	* *	3	\$100	
			Extent : Light, Area		: 100%	2	\$100	
		n : Electrica	0	55	-			
			00kva ,4160/480/2	77 Volts				
Switchgear / Switchboard	1		,					
Air Circuit Breaker	100%			2053	* *	3	\$100	
Feeders						-	+ - 50	
Busway	100%			2044	* *	1		
Dustruj	100/0			-017		1		

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.

Asset # : 14781

Electrical		ASSEL#: 14		Poplooment		aintononee	
	Current			Replacement		aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ver 600 Volts	•						
Raceway							
Tray	100%		2044	* *	1		
nder 600 Volts							
Service Equipment Air Circuit Breaker	100% Other Observation, I Location : Electric Explanation : 2- M	al Room			5 Each.	\$100	
Transformers	1			1			
Dry Type	100% Other Observation, I Location : Electric Explanation : 112	al Room		* *	5	\$100	
Switchgear / Switchboard							
Air Circuit Breaker	100%		2053	* *	5	\$100	
Raceway							
Conduit	100%		2053	* *	1		
Panelboards							
Fused Disc Sw	1%		2049	* *	5		
Molded Case Bkrs	99%		2049	* *	5	\$400	
Wiring Thermoplastic	100%		2053	* *	1		
Motor Controllers	1000		2011		-	¢ (00	
Motor Control Center	100%		2044	* *	5	\$400	
round Grounding Devices Not Accessible	100%						
tand-by Power							
Transfer Switches Automatic	100%		2044	* *	1	\$4,200	
Generators	100%		2044		1	\$4,200	
Diesel	100%		2040	* *	1	\$5,300	
	Other Observation, 1 Location : Generat Explanation : Eme.	or Room / Outside					
Batteries	Explanation . Effe	sency Generator N	uicu © J	00 AW			
Lead/Acid	100%		2022	\$2,900	5	\$500	
Fuel Storage	5 00/		20.40	* *	F	¢1 200	
Day Tank	50% Other Observation, 1 Location : Generat Explanation : 550 (or Room			5	\$1,300	
Main Tank	<u>50%</u>	e mons nanou oup	2062	* *	5	\$200	
	Other Observation, 1 Location : Undergr				J	φ200	
	Explanation : 20,0	00 Gallons Rated C	apacity				

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.

Asset # : 14781

Electrical		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
Lighting								
Interior Lighting								
Fluorescent	70%			2035	* *	10	\$8,800	
	-		res, Extent : Light, Conference Rooms		fected : 100%			
Fluorescent	30%			2035	* *	10	\$3,800	
			t Light, Extent : Lig bine Generator Are		Affected : 100%			
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	
			Extent : Light, Area	Affected	: 100%			
		n : Stack Or	ily					
	Explana	tion : Steel						
Alarm								
Security System	1000/							
Under Construction	100%							
Fire/Smoke Detection	1000/			2025	* *	1.2	¢0.500	
Generic, Digital	100%		utout . Licht Auga	2035		1-3	\$8,500	
			Extent : Light, Area out The Building	Ајјестеа	: 100%			
		8	6		Al D11 I	T	1 5 1 .	
	Explana Detector		e Lights, Manual P	uli Statio	ons, Alarm Bells, F	iorns And	а ѕтоке	
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
Heating				•		-		e
Energy Source								
Electricity	80%			2057	* *	1		
Natural Gas	20%			2057	* *	1		
Conversion Equipment	/ 0					-		
Steam Boiler	100%			2047	* *	1	\$13,600	
~			Extent : Light, Area		1:90%	-	+10,000	
			Boiler Room	55				
Distribution		,						
Steam Piping/Pump	100%			2057	* *	4	\$700	
Terminal Devices	10070					•	<i>\$150</i>	
Air Handler	90%			2037	* *	1	\$7,700	
	9070 100/			2037	* *	1	\$7,700 \$400	

2037

* *

1

\$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.

10%

Fan Coil Unit/Heat

Asset # : 14781

		///////////////////////////////////////					
Mechanical	Current Repair			re Replacement	Μ		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning	•						
Energy Source							
Electricity	100%		2052	* *	1		
Conversion Equipment							
Heat Pump	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	\$12,200	
Exhaust Fans						. /	
Roof	100%		2037	* *	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2057	* *	1		
Water Heater							
Electric	100%		2027	\$4,100	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	- 770					, , , , , , , , , , , , , , , , , , , ,	
Generic	100%						
Fire Suppression	10070						
Standpipe							
Generic	100%		2057	* *	1-5	\$7,200	
Sprinkler	10070		2007			<i></i>	
Generic	100%		2057	* *	1-2	\$3,900	
Generie	100/0		2007		1 4	ψ5,700	

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: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES EME	RGENCY COMMAND CENTER
Address	: RIKERS ISLAND	
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.290 / 13709	Yr Built/Renovated : 1940 / 2002
Area Sq Ft	: 2,500	Project Type : CORRECTION
Date of Survey	: 03-Feb-2015	Landmark Status : NONE
Areas Surveyed	: Basement, Roof, Floors 1,2	
Block	: 2605 Lot : 40	BIN :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$52,800	\$52,800
Interior Architecture		\$71,900
Electrical		\$97,900
Total	\$52,800	\$222,600
Importance Code A	\$52,800	\$52,800
Importance Code B		\$169,800
Total	\$52,800	\$222,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$1,000	
Interior Architecture	\$22,400	\$10,800	\$17,600	
Electrical	\$200	\$300	\$300	\$200
Mechanical	\$600	\$900	\$1,000	\$900
Total	\$23,200	\$11,900	\$19,900	\$1,100
Importance Code A	\$100	\$100	\$1,100	\$100
Importance Code B	\$23,100	\$11,800	\$18,700	\$1,000
Importance Code C				
Total	\$23,200	\$11,900	\$19,900	\$1,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*Maintenance & are aggregated over a 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 #: 13709

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								
Masonry: Brick	20%			LIFE	* *	5	\$10,600	
Stucco Cement	80%			2039	* *	5	\$105,500	
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Through	out					
	Explana	tion : Refer	ring To An Eifs Pr	oduct				
Windows								
Aluminum	100%			2042	* *	5	\$3,700	
Roof								
Asphalt Shingle	90%			2035	* *	10	\$1,800	
Roll Roofing	10%			2025	\$9,700	5	\$2,000	
C	Other Obs	servation, E	Extent : Moderate, A	Area Affe			. ,	
	Location	ı : Through	out					
	Explana	tion : Snow	Present					
terior	1							
Floors								
Carpet	30%			2025	\$423,400	3	\$25,900	
Cast in Place Concrete	20%			LIFE	* *	5	\$25,200	
Ceramic Tile	5%			2035	* *	5	\$2,900	
Raised Access Floor	15%			2035	* *	5	\$32,400	
Vinyl Tile	30%			2033	* *	3	\$6,500	
Interior Walls	5070			2031		5	\$0,500	
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,300	
Gypsum Board	85%			LIFE	* *	5	\$28,400	
Gypsull Doard		netration F	xtent : Moderate, A		cted · 2%	5	φ20, 4 00	
			or Conference Rooi					
Ceilings	Locuitor	. 2 <i>nu</i> 1 loc	in conjerence noor	n Soun				
Gypsum Board	100%	Now	\$22,400	LIFE	* *	5	\$71,900	
Gypsun Board	Broken/M	issing Elem	922,400 hents, Extent : Ligh ht - Exposed Insula	t, Area A		5	\$71,900	
lectrical	Locuitor		_			M		
		Current I	Kepair	Futur	e Replacement		aintenance	
ystem Component	% of		Estimated Cost		Estimated Cost	-	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Service Equipment								
	100%			2036	* *	5		
Fused Disc Sw			Sutant Madauata		cted : 100%	5		
Fused Disc Sw		ervation F	xieni : Moderale. A		01001100/0			
Fused Disc Sw	Other Obs		xieni : Moderale, I	55				
Fused Disc Sw	Other Obs Location	ı : Outside			0 Amneres			
	Other Obs Location	ı : Outside	Service Switch Ra		0 Amperes			
Switchgear / Switchboard	Other Obs Location Explana	ı : Outside			0 Amperes			
Switchgear / Switchboard Not Accessible	Other Obs Location	ı : Outside			0 Amperes			
Switchgear / Switchboard Not Accessible Raceway	Other Obs Location Explana 100%	ı : Outside		ted @ 20		1		
Switchgear / Switchboard Not Accessible Raceway Conduit	Other Obs Location Explana	ı : Outside			0 Amperes **	1		
Switchgear / Switchboard Not Accessible Raceway	Other Obs Location Explana 100%	ı : Outside		ted @ 20		1	\$100	

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.

Asset #: 13709

Electrical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Thermoplastic	100%		2036	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	* *	5		
Ground							
Grounding Devices	1000/		LIPE	* *	5		
Generic	100%		LIFE	Υ Υ	5		
Stand-by Power Transfer Switches							
Not Accessible	100%						
Generators	10070						
Not Accessible	100%						
Batteries	10070						
Not Accessible	100%						
Fuel Storage							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	90%		2026	\$43,300	10	\$2,100	
	T-12 Lamps And Fix Location : Through		erate, Ar	ea Affected : 100%	<i>⁄</i>		
Fluorescent	10%		2026	\$4,800	10	\$200	
	Compact Fluorescen Location : Through	-	oderate, A	Area Affected : 100	0%		
Egress Lighting							
Emergency, Service	50%		2026	\$1,200	1		
Exit, LED	50%		2041	* *	1		
Exterior Lighting							
HID	100%		2026	\$18,200	10		
Alarm							
Security System	5 00/		0 00 c	*= 2 00		*= 00	
Generic	50%		2026	\$7,300	1	\$500	
	Other Observation, I	6	Affected	: 50%			
	Location : Outside						
	Explanation : Wall	Mountea Cameras	2026	*= 2 00		\$7 00	
Generic	50%		2026	\$7,300	1	\$500	
	Other Observation, I Location : Inside A		Area Affe	ectea : 100%			
		na Ouisiae T V Surveillance C	amoras				
Fire/Smoke Detection	Explanation . C C		umerus				
Generic, Digital	100%		2026	\$49,800	1-3	\$1,500	
Generic, Digitai	Other Observation, 1	Extent : Moderate			1-5	φ1,500	
	Location : Through						
	-	pe Lights, Manual F	ull Statio	ons. Alarm Bells. H	lorns An	d Smoke	
	Detectors		sian	,			

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.

Asset #: 13709

			Asset # : 13	0109				
Mechanical		Current	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								
Campus Steam	100%			2036	* *	1		
	Locatio	n : Basemer			: 100%			
	Expland	tion : Stear	n From Adjacent B	uilding				
Conversion Equipment	100-						* * • • • •	
Heat Exchanger	100%			2039	* *	1	\$1,200	
			Extent : Light, Area	Affected	: 100%			
		n : Basemer						
	Expland	tion : 1 Un	it					
Distribution	100-			00.40			* ****	
Hot Wtr Piping/Pump	100%			2048	* *	4	\$100	
Terminal Devices								
Air Handler	50%			2034	* *	1	\$800	
Convector/Radiator	50%			2043	* *	1	\$400	
Air Conditioning								
Energy Source	100-			• • • • •				
Electricity	100%			2048	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2031	* *	1	\$1,200	
compi/ennier	Locatio Other Ob Locatio	n : Side Of servation, E n : Side Of L	-					
	Expland	tion : 3 Spl	it Type Units					
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	* *	1	\$1,600	
Heat Rejection						_		
Remote Air Cond	100%			2031	* *	2	\$1,700	
Ventilation								
Distribution	100-				ate ate		* 4 4 9 9	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,400	
Exhaust Fans	1000/			2024	ste ste	•	¢100	
Interior	100%			2034	* *	2	\$100	
Plumbing								
H/C Water Piping	1000/			2052	* *	1		
Brass/Copper	100%			2052	<u> </u>	1		
HW Heat Exchanger	1000			2052	-I	4	** **	
Low Temp	100%			2052	* *	4	\$200	
Sanitary Piping	100-			1 100		4		
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	400			0 00 i			*= ~ -	
Generic	100%			2034	* *	1	\$200	
Fixtures	1000							
Generic Tire Suppression	100%							

Fire Suppression

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.

Asset # : 13709

Mechanical	Curre	nt Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	50%						
Generic	50%		2052	* *	1-2	\$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.

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$55,948,200	\$570,100
Interior Architecture	\$8,117,000	\$4,547,200
Electrical	\$12,994,700	\$5,645,900
Mechanical	\$8,524,100	\$2,456,000
Total	\$85,584,000	\$13,219,300
Importance Code A	\$55,948,200	\$721,200
Importance Code B	\$24,059,600	\$12,371,400
Importance Code C	\$5,576,200	\$126,700
Total	\$85,584,000	\$13,219,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,000	\$3,000		\$1,300
Interior Architecture	\$47,500	\$13,600		\$17,000
Electrical	\$73,700	\$36,600	\$53,000	\$39,300
Mechanical	\$26,000	\$29,300	\$86,300	\$36,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$181,000	\$94,400	\$151,200	\$106,100
Importance Code A	\$22,000	\$6,700	\$7,000	\$3,400
Importance Code B	\$159,000	\$87,600	\$144,200	\$102,600
Importance Code C				
Total	\$181,000	\$94,400	\$151,200	\$106,100



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2026

		A3301 # . Z	020				
rchitecture	Curre	nt Repair	Future	Replacement	M	aintenance	
/stem Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls Cast in Place Concrete	3% Now Broken/Missing E Location : Main	lements, Extent : Ligh	LIFE t, Area Afj	* * fected : 2%	5	\$46,700	
Masonry: Brick Cavity	-	\$408,000 ilure, Extent : Modera e 3rd Floor Windows		-	5	\$283,000	
Metal Panel	Location : Acad	lements, Extent : Ligh emy Building , Extent : Moderate, A			5	\$11,700	
Slate Panels		\$312,800 Severe, Area Affected ow Sills Throughout	LIFE : 100%	* *	5	\$2,300	
Window Wall	Location : Emer Other Observatio	3, Extent : Severe, Are gency Enclosed Stairw n, Extent : Severe, Are wells In State Of Majo	vells Thro a Affected	ughout. ! : 100%	5 ress	\$17,500	
Windows							
Metal/Detention Type	Location : Thro Deteriorated Fini Location : Thro Glazing Broken/C Location : Thro	z, Extent : Moderate, A ughout sh, Extent : Moderate, ughout tracked, Extent : Mode ughout. ent, Extent : Moderate	Area Affe erate, Arec	ncted : 50% 1 Affected : 70% Fected : 70%	5	\$240,500	
Metal/Detention Type	5%		2052	* *	5	\$25,300	
Parapets	- • •		·				
Masonry: Brick Cavity	67%		LIFE	* *	5	\$10,900	
Metal Panel	4%		2036	* *	5	\$2,500	
Metal Rail	25%		2039	* *	5-10	\$73,800	
Metal: Cage/Fence	4%		2039	* *	5-10	\$5,100	

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

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

Asset # : 2026

Architecture		Current	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
exterior								
Roof Built-Up (BUR)	Location	Extent : Sev n : Through	\$3,772,600 ere, Area Affected : pout. ent : Moderate, Are		* * ed : 10%			
	Ponding,	1 : Various Extent : Mo 1 : Through	oderate, Area Affect	ted : 20%	6			
Metal Panel		netration, E	\$189,600 Extent : Severe, Area Academy Building	00	* * d : 100%			1
nterior								
Floors	50/			2022	¢((((00	2	¢ 40, 700	
Carpet Cast in Place Concrete	5% 10%	Now	\$54,300	2022 LIFE	\$666,600 * *	3 5	\$40,700 \$118,800	
Cast in Flace Concrete	Water Per	netration, E	534,500 Extent : Severe, Arec por Below Kitchen.			5	\$118,800	
Ceramic Tile	-	Crumbling	\$50,600 , Extent : Moderate ry Shower Areas Ti	-	-	5	\$13,600	
Quarry Tile	6		\$30,000 , Extent : Moderate Area	2039 , Area Aj	* * ffected : 10%	5	\$20,400	
Terrazzo	30%			LIFE	* *	5	\$127,300	
Traffic Topping	20%			2026	\$2,591,000	5	\$135,800	
Vinyl Tile	Location	Crumbling 1 : Control	\$399,600 , Extent : Moderate Rooms, Facility Ar t : Moderate, Area A	eas, Clin	nic, And Corridors.	3	\$30,600	
		aea, Exieni 1 : Through		ŋjecieu	. 5570			
Vinyl Tile 9" X 9"	10% Broken/M Location	Now issing Elen 1 : Through	\$1,150,400 nents, Extent : Seve nout Housing Areas t : Severe, Area Affe			3	\$20,400	
			out Housing Areas					

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.

Asset # : 2026

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
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	55%	Now	\$270,600	LIFE	* *	5	\$126,700	
Concrete Masonry Unit			ents, Extent : Ligh		ffected · 1%	5	\$120,700	
		0	ock Stair Area.	, 11/04/1	gjeeleu : 170			
			l, Extent : Light, A	rea Affec	rted : 1%			
			ock Stair Area.					
Glass: Special Gauge	5%	Now	\$5,305,600	LIFE	* *	1		
	Other Obs	servation, E	Extent : Severe, Are	a Affecte	ed : 60%			
	Locatior	1 : Through	out Housing Contr	ol Room	Areas.			
	Explana	tion : Glass	s Steel Frames Rus	ting Out.				
Metal Security Bars	5%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$17,300	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings	2004		****		de ale	_	\$01.500	
AcousTile,Adhered	30%		\$582,600	2031	**	5	\$81,500	
		-	ents, Extent : Seve New Clinics	re, Area	Affected : 35%			
				LIPP	* *	~	*2 0 .7 00	
Exposed Concrete	35%		\$235,200	LIFE		5	\$29,700	
	0	0	Extent : Moderate oor Under Kitchen.	, Area A	ffected : 10%			
			ent, Extent : Light, 1	Area Aff	acted · 2%			
		0	oor, Above Water M		2/0			
			xtent : Moderate, A		cted : 10%			
			oor Under Kitchen.	JJ -				
Metal Panel	5%	Now	\$17,400	LIFE	* *	5	\$34,000	
	- / -		xtent : Light, Area		: 2%	5	<i>\$5</i> 1,000	
		n : Gymnas	-					
Plaster	30%			LIFE	* *	5	\$101,900	
			Extent : Light, Are		ed : 5%		,	
	Location	ı : First Flo	oor Corridor.					

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

Under 600 Volts

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.

Asset # : 2026

	A3561 # . Z	020			
ectrical	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priori
der 600 Volts					
Service Equipment Fused Disc Sw	35% Other Observation, Extent : Light, Area Location : Electrical Room	2026 \$52,900 Affected : 100%	5	\$500	
	Explanation : One 5,000 Amp Main D	Disconnect Switch			
Fused Disc Sw	30% Other Observation, Extent : Moderate, A Location : Electrical Room			\$500	
	Explanation : One 1200 Amp Main De			** • • • •	
Molded Case Bkrs	35% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : One 4500 Amp Main D		5	\$3,300	
Transformers					
Dry Type	25% Other Observation, Extent : Moderate, . Location : Electrical Room		5	\$300	
Dry Type	Explanation : One 500 Kva 480hv-200 25%	2024 \$7,600	5	\$300	
	Other Observation, Extent : Moderate, Location : Electrical Room Explanation : One 300 Kva 480hv-203	Area Affected : 100%	5	4500	
Dry Type	50% Other Observation, Extent : Moderate, Location : Mechanical Room And Ele Explanation : Different Ratings On Ku	ctrical Closets		\$700	
Switchgear / Switchboard	Explanation : Dijjereni Katings On K	va 400 <i>nv</i> -200/1201v Supply			
Fused Disc Sw Molded Case Bkrs	30% 70%	2026\$197,3002026\$460,300		\$500 \$6,700	
Raceway Conduit	100%	2026 \$750,100	1		
Panelboards Fused Disc Sw	10%	2034 **	5	\$800	
Fused Toggle Switch	2% 2-4 \$13,800 On Extended Life, Extent : Moderate, A Location : Electrical Room	2051 ** rea Affected : 100%	5	\$100	
Molded Case Bkrs	88%	2025 \$606,900	5	\$8,400	
Wiring Braided Cloth	50% 2-4 \$577,700 Insulation Aged, Extent : Moderate, Ard Location : Throughout	2051 **		· · · · · · · · · · · · · · · · · · ·	
Thermoplastic	50%	2026 \$577,700	1		
Thermoplastic	5070	2020 \$377,700	1		

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.

Asset # : 2026

	Asset # : 2020						
Electrical	Current Repair		e Replacement		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts		•					
Motor Controllers							
Locally Mounted	70%	2024	\$1,006,800	5	\$1,700		
Locally Mounted	30% 2-4 \$431,500	2046	* *	5	\$400		
	On Extended Life, Extent : Moderate, A Location : Mechanical Room	Area Affec	ted : 100%				
iround							
Grounding Devices				_	* * * * • • •		
Generic	100% 0-2 \$18,300	LIFE	* *	5	\$5,300		
	Other Observation, Extent : Moderate, Location : Water Main	Area Affe	cted : 100%				
	Explanation : Corroded						
Stand-by Power	Explanation . Corrollea						
Transfer Switches							
Automatic	100%	2024	\$216,200	1	\$111,700		
Generators			+======================================	-	+,, 50		
Diesel	100%	2022	\$1,679,600	1	\$140,600		
	Other Observation, Extent : Moderate,						
	Location : Outside And First Floor						
	Explanation : Two 250 Kw						
Batteries							
Lead/Acid	100%	2018	\$2,900	5	\$13,400		
Fuel Storage							
Day Tank	50%	2025	\$25,400	5	\$33,700		
	Other Observation, Extent : Light, Are	a Affected	: 100%				
	Location : Generator Room						
	Explanation : Two 30 Gallons						
Main Tank	50%	2029	* *	5	\$5,300		
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location : First Floor						
	Explanation : One 2,200 Gallons						
ighting Interior Lighting							
Interior Lighting	65%	2021	\$7,456,300	10	\$216,400		
Fluorescent	05% T-12 Lamps And Fixtures, Extent : Mo				¢∠10,400		
	Location : Throughout The Building	ueruie, 111	eu 11jecieu : 10070				
Eluoracaant	30%	2021	* *	10	\$99,900		
Fluorescent	30% T-8 Lamps And Fixtures, Extent : Mod	2031 erate Are		10	\$99,900		
	Location : Throughout The Building	eruie, Ale	u 19jecieu . 100%				
ШП		2021	¢51 200	10	¢ 400		
HID Incondoscont	3%	2021	\$51,300 \$220,400	10 2	\$400 \$200		
Incandescent	2%	2021	\$229,400	2	\$200		
Egress Lighting	50%	2021	\$171 600	1			
Emergency, Service Emergency, Service	20%	2021	\$171,600 * *	1 1			
Exit, Service	30%	2031	\$69,800	1			
Exterior Lighting	5070	2021	φ 0 7,000	1			
HID	100%	2021	\$2,635,300	10	\$1,100		
Alarm	10070	2021	Ψ2,055,500	10	ψ1,100		

Alarm

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

Asset # : 2026

lectrical		Current I	ASSET # : 20 Repair		e Replacement	М	aintenance	
ystem Component	% of		Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
arm								
Security System								
No Component	50%			0001	¢1.055.600	1	¢ (7, 000	
Generic Fire/Smoke Detection	50%			2021	\$1,055,600	1	\$67,800	
Under Construction	100%							
lechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source Campus Steam	100%			2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	65%			2035	* *	5	\$14,000	
Pres. Reducing Valve/LP Steam	35%			2029	* *	5	\$7,500	
Distribution								
Steam Piping/Pump		stallation, E	Extent : Light, Area Mechanical Rooms		* * ! : 100%	4	\$5,400	
Steam Piping/Pump	70%			2036	* *	4	\$12,500	
Terminal Devices Air Handler		led Life, Ex	tent : Moderate, Ar oor Mechanical Roo		\$188,100 ted : 100%	1	\$11,200	
Convector/Radiator	30% Malfuncti	0-2 oning, Exte	\$98,900 nt : Moderate, Area out, Malfunctioning	2024 a Affected		1	\$31,700	
Fan Coil Unit/Heat	65%	0-2	\$339,600	2021	\$6,791,300	1	\$68,600	
	Location	1 : Through	nt : Moderate, Area out, Malfucntioning	g Steam	Traps			
			tent : Moderate, Ar ries And Other Loc	00	ted : 100%			
ir Conditioning Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment Exterior Pkg Unit -	2%			2026	\$64,400	2	\$400	
Cooling		igerant, Ex	ent : Light, Area A					
No Component	98%							
entilation								
Distribution	1000					<u> </u>	.	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$202,400	

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

Asset # : 2026

		ASSEL # . 20	020				
Mechanical	Current Re	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date H Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	5%		2026	\$38,600	2	\$600	
Roof	95%		2021	\$527,000	2	\$10,600	
	On Extended Life, Exten Location : Roof	nt : Moderate, Ar	rea Affect	ted : 100%			
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100% 0-2 Other Observation, Ext Location : 7 Lower D Explanation : Repipin	ormitory			1		
HW Heat Exchanger	1 11	0 0	0				
Low Temp	100%		2052	* *	4	\$35,900	
1	Recent Replace Evident	t, Extent : Light, I		ected : 100%		. ,	
	Location : Steam Driv						
Sanitary Piping							
Cast Iron	100% 0-2	\$303,100	LIFE	* *	1		
	Corroded, Extent : Mod	lerate, Area Affe	cted : 60	%			
	Location : Dormitory	Toilet Rooms Ro	otted Out	Toilet Chair Carri	iers		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2026	\$21,300	4	\$2,500	
Sewage Ejector(s)							
Electric	100%		2026	\$21,300	4	\$2,500	
Fixtures							
Generic	100%						
	Leaking Connections, H	Extent : Severe, A	rea Affec	cted : 100%			
	Location : Dormitory	Toilet Rooms					
	Obsolete Fixtures, Exte	nt : Severe, Area	Affected	: 100%			
	Location : Throughou	t Dormitory Toil	let Room	5			
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
5	Other Observation, Ext	ent : Light, Area		: 100%			
	Location : 2 Units 1st	To 3rd Floor, 1	Unit 1st	To 2nd Floor			
	Explanation : 3 Units						
Fire Suppression	-						
Standpipe							
Generic	100%		2036	* *	1-5	\$189,800	
Sprinkler							
No Component	90%						
Generic	10%		2036	* *	1-2	\$10,200	
Chemical System						÷10, 2 00	
Generic	100%		2024	\$50,200	1-3	\$55,000	
	20070		2021	<i>420,200</i>	1.5	<i>455</i> ,000	

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.

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$47,900	
Total	\$47,900	
Importance Code A	\$47,900	
Total	\$47,900	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$23,300			
Interior Architecture	\$9,800	\$100		\$100
Electrical	\$300	\$200	\$200	\$300
Mechanical	\$100	\$300	\$100	\$1,300
Total	\$33,500	\$600	\$300	\$1,800
Importance Code A	\$23,300	\$200		\$200
Importance Code B	\$6,400	\$400	\$300	\$1,600
Importance Code C	\$3,800			
Total	\$33,500	\$600	\$300	\$1,800



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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

		Current F	lepair	Futur	e Replacement	ł	Μ	aintenance	
vstem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Co		Cycle (Yrs)	Estimated Cost	Priorit
terior									
Exterior Walls									
Cast in Place Concrete	Broken/Miss Location : Cracking/Cr Location : Exposed Rei	Above Th rumbling, Upper W inforceme	\$16,300 ents, Extent : Mod te Garage Door Li Extent : Moderate all, South Facade, nt, Extent : Moder all, Viewable From	intel, Boti 2, Area A <u>j</u> 2 Truck E. 2 rate, Area	ea Affected : 10 h Doors ffected : 10% intrance 1 Affected : 10%		5	\$3,800	
Masonry: Brick		Now	\$47,900	LIFE	-	*	5	\$4,100	
Musoniy. Dilek	Cracking/Cr Location : Jnt Mortar N Location : Vertical Cra	rumbling, Corners Miss/Eroa Througha ccks, Exte	Extent : Moderate , Extent : Moderat put nt : Light, Area Af	e, Area A <u>j</u> te, Area A	Affected : 25%		5	<i>\$</i> 4 ,100	
	Location :	South Fa	cade						
Metal Panel	20% Staining/Dis Location :	-	Extent : Light, Ar	2052 ea Affecte		*	5-10	\$10,300	
Metal Sect. OHD	Other Obser Location :	South / E	\$6,800 xtent : Severe, Are ast Facades ded Jambs And Li		d : 25%	* *	5 ors Se	\$1,800	
	Deteriorate		aca Jamos Ana Li	1100	ve nu overneu	u Do	013, 56	verety	
Windows Aluminum	100%			2048	*	: *	5	\$600	
Roof	1000/			2034	*	: *	10		
Single Ply Membrane	100%							\$6,800	
Single Ply Membrane	100%							\$6,800	
Single Ply Membrane terior Floors		Nou	\$6,000	LIEE	*	*	5		
Single Ply Membrane	75%	Now	\$6,000 Extent - Moderate	LIFE Area At		: *	5	\$6,800 \$6,500	
Single Ply Membrane rerior Floors	75% Cracking/Cr	rumbling,	Extent : Moderate			: *	5		
Single Ply Membrane terior Floors Cast in Place Concrete	75% Cracking/Cr Location :	rumbling,	Extent : Moderate	e, Area A <u>j</u>	ffected : 20%			\$6,500	
Single Ply Membrane Floors Cast in Place Concrete Quarry Tile	75% Cracking/Cr Location : 5%	rumbling,	Extent : Moderate	e, Area A <u>j</u> 2031	ffected : 20%	: *	5	\$6,500 \$300	
Single Ply Membrane terior Floors Cast in Place Concrete Quarry Tile Vinyl Tile	75% Cracking/Cr Location :	rumbling,	Extent : Moderate	e, Area A <u>j</u>	ffected : 20%			\$6,500	
Single Ply Membrane Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls	75% Cracking/Cr Location : 5% 20%	rumbling,	Extent : Moderate	e, Area A <u>j</u> 2031 2034	ffected : 20% * *	: *	5 3	\$6,500 \$300	
Single Ply Membrane Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls Ceramic Tile	75% Cracking/Cr Location : 5% 20%	rumbling,	Extent : Moderate	e, Area A <u>j</u> 2031 2034 2039	ffected : 20% * * *	: *	5 3 5	\$6,500 \$300 \$300	
Single Ply Membrane Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	75% Cracking/Cr Location : 5% 20% 2% 58%	rumbling,	Extent : Moderate	2031 2034 2039 LIFE	ffected : 20% * * *	: * : * : *	5 3 5 5	\$6,500 \$300 \$300 \$500	
Single Ply Membrane Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	75% Cracking/Cr Location : 5% 20% 2% 58% 10%	cumbling, Apparatu	Extent : Moderate	2031 2034 2039 LIFE LIFE	ffected : 20% * * * *	: * : *	5 3 5 5 5 5	\$6,500 \$300 \$300	
Single Ply Membrane Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	75% Cracking/Cr Location : 5% 20% 2% 58% 10% 5% Paint Peelin Location : Water Penet	Now g, Extent Througho ration, E.	Extent : Moderate ss Floor \$100 : Moderate, Area out stent : Light, Area	2031 2034 2039 LIFE LIFE LIFE Affected	ffected : 20% * * * * * * * * * * *	: * : * : *	5 3 5 5	\$6,500 \$300 \$300 \$500	
Single Ply Membrane Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster	75% Cracking/Cr Location : 5% 20% 2% 58% 10% 5% Paint Peelin Location : Water Penet Location :	Now g, Extent Throught ration, E. East Wal	Extent : Moderate ss Floor \$100 : Moderate, Area out xtent : Light, Area l	2031 2034 2039 LIFE LIFE LIFE Affected	ffected : 20% * * * * * * * * * * * * * * * * *	**	5 3 5 5 5 5	\$6,500 \$300 \$300 \$500	
Single Ply Membrane Floors Cast in Place Concrete Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	75% Cracking/Cr Location : 5% 20% 2% 58% 10% 5% Paint Peelin Location : Uccation : 25%	Now g, Extent Throught ration, E. East Wal	Extent : Moderate ss Floor \$100 : Moderate, Area out stent : Light, Area	2031 2034 2039 LIFE LIFE LIFE Affected LIFE	ffected : 20% * * * * * * * * * * * * * * * * * * *	: * * : * : * : * : *	5 3 5 5 5 5	\$6,500 \$300 \$300 \$500	

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

			A55el # . 13	002				
Architecture		Current I	Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Ceilings	- - - - - - - - - -					_	\$5 00	
Exposed Concrete	75%			LIFE	* * *	5	\$500	
Gypsum Board	25%			LIFE	* *	5	\$1,200	
Electrical		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment	100-					_	* 4 9 9	
Molded Case Bkrs	100%			2052	* *	5	\$100	
			Extent : Moderate, A	Area Affe	ected : 100%			
		1 : Electrico			a • 1			
Descent	Explana	tion : One .	200 Amp Main Disc	connect :	Switch			
Raceway Conduit	100%			2052	* *	1		
Panelboards	100%			2032		1		
Molded Case Bkrs	5%			2048	* *	5		
Molded Case Bkrs	95%			2048	* *	5	\$100	
Wiring	2070			2010		5	ψ100	
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5		
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
ighting								
Interior Lighting								
Fluorescent	100%		_	2034	* *	10	\$3,300	
	-		res, Extent : Moder out The Building	rate, Are	a Affected : 100%			
Egress Lighting								
Emergency, Service	60%			2034	* *	1		
Exit, Service	40%			2034	* *	1		
Exterior Lighting	1000			0004	بار بار	10		
HID	100%			2034	* *	10		
larm								
Fire/Smoke Detection Generic, Digital	100%			2036	* *	1-3	\$2,300	
Generic, Digitai	100%			2030		1-3	\$2,500	

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

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

lechanical	Current Rep	pair Futu	re Replacement	Μ	aintenance	
ystem Component	% of Fail Date E	stimated Cost Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Туре	Total (Years)	FY		(Yrs)		
eating						
Energy Source						
Campus Steam	40%	2036		1		
	Other Observation, Exte Location : Throughour Explanation : Steam F		d : 100%			
Electricity	60%	2046	* *	1		
Conversion Equipment	0070	2040		1		
Heat Pump	30%	2027	\$6,600	2	\$300	
Heat Fullip	00% Other Observation, Exte			2	\$300	
	Location : Trailer Sec.		<i>u</i> .0070			
	Explanation : 3 Packa	-				
Radiant Heater	30%	2031		2	\$500	
	Other Observation, Exte		d : 30%			
	Location : Trailer Sec.					
	Explanation : 8 Electr	ical Radiant Heaters				
No Component	40%					
•	Other Observation, Exte	nt : Light, Area Affecte	d : 0%			
	Location :					
	Explanation : Low Pre	ssure Steam Provided I	From Adiacent Build	ling		
Distribution	T					
Steam Piping/Pump	40%	2026	\$11,600	4	\$100	
No Component	60%	2020	\$11,000		\$100	
Terminal Devices	0070					
Fan Coil Unit/Heat	40%	2026	\$24,900	1	\$500	
Induction Unit	30%	2020		1	\$400	
	30%	2035		1	\$400	
No Component	30%					
ir Conditioning						
Energy Source	<00/	2012	* *	1		
Electricity	60%	2042	* *	1		
No Component	40%					
Conversion Equipment	• • • •		.	Ē	±	
Heat Pump	30%	2027		2	\$100	
	R-22 Refrigerant, Exten		: 30%			
	Location : 3 Package	Units, Trailer Section				
Window/Wall Unit	30%	2024	\$4,300	1		
No Component	40%					
umbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater		2000		-		
Electric	100%	2021	\$1,100	4		
Licente	Other Observation, Exte			+		
	Location : Closet	т . ықт, лей Ајјесіе	u. 100/0			
		allon Unit				
<u> </u>	Explanation : 1-40 Ge	uion Unit				
Sanitary Piping	1000/					
Cast Iron	100%	LIFE	* *	1		

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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date : 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES GEOR	RGE 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$12,781,800	\$57,892,500
Interior Architecture	\$6,104,000	\$4,215,600
Electrical	\$11,716,900	\$9,401,300
Mechanical	\$364,700	\$6,634,900
Total	\$30,967,400	\$78,144,300
Importance Code A	\$12,781,800	\$58,119,000
Importance Code B	\$17,748,600	\$19,940,100
Importance Code C	\$437,100	\$85,200
Total	\$30,967,400	\$78,144,300

Electrical	\$59,700	\$59,200	\$63,200	\$41,300 \$82,900
Mechanical Elevators/Escalators	\$109,400 \$11,800	\$50,600 \$11,800	\$82,500 \$11,800	\$72,100 \$11,800
Total	\$268,500	\$11,800	\$11,800	\$236,500
Importance Code A	\$81,300	\$50,000	\$12,700	\$42,000
	\$175,100	\$119,400	\$144,800	\$194,500
Importance Code B	ψ175,100			
Importance Code B Importance Code C	\$12,100	\$15,200		



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

			ASSEL # . 2	025					
rchitecture	Current Repair Future Replacement					М			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	* *	5	\$240,600		
Masonry: Brick	65%	Now	\$3,628,500	LIFE	* *	5	\$312,800		
	Location	: Facade	ients, Extent : Ligh At Loading Dock.						
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Throughout								
			d, Extent : Light, A						
			rds Between All Ho						
	-		ed, Extent : Modera						
			rds Between All Ho	0					
			ent : Light, Area Aff	fected : 2	2%				
			Wall Of Clinic.	Amon Affa	at a d + 100/				
			Extent : Moderate, A levation Between A						
			Extent : Light, Area		0				
		ervation, 1 : Through	-	пурестей	. 10070				
		-	k Cavity Walls						
Metal Panel	5%			2036	* *	5-10	\$165,400		
Pre-Cast Concrete	20%	Now	\$2,446,300	LIFE	* *		\$312,800	1	
		d/Bulging,	Extent : Severe, Ar		ed : 35%		. ,		
	Location	: Spandre	ls Above Windows						
	Open Join	ts, Extent :	Severe, Area Affec	eted : 25%	%				
	Location : At Windows								
	Caulking Deteriorated, Extent : Light, Area Affected : 20% Location : Throughout								
	Staining/L	Discoloring	, Extent : Moderate	e, Area Aj	ffected : 20%				
	Location	e : Main Er	ntrance Facade.						
Windows									
Aluminum	17%	Now	\$124,200	2034	* *	5	\$15,400		
	-		nt : Light, Area Affe	ected : 2%	0				
			orridor East Side.	Area At	Factod , 20/				
	Glazing Broken/Cracked, Extent : Light, Area Affected : 2% Location : Main Corridor Fast Side								
	Location : Main Corridor East Side. Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	-		out Courtyard Are						
Metal/Detention Type	80%		\$2,767,000	2026	\$55,339,900		\$264,300		
file and Detention Type	Glazing B	roken/Crac	cked, Extent : Mode			5	¢201,200		
	Location : Intake Area, Throughout Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout								
		-	ent : Moderate, Are	ea Affecte	ed : 25%				
	-		Conference Rooms			hroughou	t.		
			Extent : Light, Area			-			
	T		<i>a</i>						
	Location	i : Intake A	rea, Corridors						

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.

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Architecture	Current Repair Future Replacement					Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior Parapets								
Metal Panel		0	\$30,900 eents, Extent : Modu iildings At Parapet		* * ea Affected : 15%	5	\$4,000	
Metal Rail		-	\$13,400 xtent : Moderate, A Locations Through		* * cted : 25%	5	\$37,000	
Metal: Cage/Fence	30%			2031	* *	5-10	\$48,400	
Pre-Cast Concrete	35%			LIFE	* *	5	\$45,900	
Roof						-	1 - 7	
Built-Up (BUR)	Location Air/Water Location Debris on Location Grvl/Blst Location Ponding, Location Water Per Location	e : Through Blisters, E : Various Roof, Exter : Through Miss/Disp, : Through Extent : Mo : Various tetration, E	xtent : Moderate, A Locations Through nt : Moderate, Area out. A Lot Of Bird Extent : Moderate, out derate, Area Affect Locations Through extent : Severe, Area orth And East Corr	rea Affe out. 1 Affecteu Life Evi Area Afj ed : 20% out. 1 Affecte	cted : 10% d : 30% dent. fected : 35% 6 d : 20%	Penetratio	ons, Buildings 2/4	1
Modified Bitumen		Now ogged, Exte a : Over Kit	\$24,400 ent : Light, Area Af chen.	2026 fected : 1	\$1,218,900			
Single Ply Membrane			\$176,000 ere, Area Affected : tration, Stepped Ro		* * Outdoor Seating A	rea		

Interior

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

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Architecture		Current	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	\$270,500	3	\$16,500		
Cast in Place Concrete	18%	Now	\$99,200	LIFE	* *	5	\$217,000		
			xtent : Moderate, A		cted : 5%				
		: In Baser	nent Below Kitchen						
Quarry Tile	2%			2039	* *	5	\$16,500		
Terrazzo	25%	Now	\$615,700	LIFE	* *	5	\$107,600		
	Horizontal Cracks, Extent : Moderate, Area Affected : 5% Location : Throughout Main Corridor And Building Entrance Area.								
		: Through	out Main Corridor	And Bui					
Traffic Topping	3%			2026	\$394,300	5	\$20,700		
Vinyl Tile	35%	Now	\$945,900	2026	\$3,153,200	3	\$72,300		
		-	nents, Extent : Seve	re, Area	Affected : 15%				
		: Through		A 66	. 1 100/				
			Extent : Moderate, A	Area Affe	cted : 10%				
		-	out Housing Units	A.CC . 1	100/				
			: Moderate, Area	Affected	: 10%				
		: Inrough	out Housing Units				***		
Vinyl Tile 9" X 9"	10%		\$2.10.500	2021	\$1,167,100	3	\$27,600		
Wood	5%	Now	\$349,500	2041	**	5	\$25,800		
		aea, Exteni : Gymnas	: Moderate, Area A	Affected	: 20%				
Interior Walls	Locuiton	. Oyninas	ium						
Cast in Place Concrete	5%	Now	\$74,000	LIFE	* *				
Cust in Flace Coherete			Extent : Light, Area		: 5%				
			nt North Wall Mech						
Ceramic Tile	5%			2029	* *	5	\$30,400		
Concrete Masonry Unit	35%	Now	\$181,900	LIFE	* *	5	\$85,200		
Concrete Musonity Chit			tent : Light, Area A		1%	5	<i>400,200</i>		
			t Mechanical Space						
			ent : Light, Area Afj		%				
	Location	: Basemer	nt Mechanical Spac	e.					
Glass: Single Pane	3%			LIFE	* *	5	\$13,700		
Gypsum Board	5%	Now	\$12,100	LIFE	* *	5	\$18,300		
-) r 2 0 m c			Extent : Light, Area		: 5%	2	÷10,000		
			ervice Room.	55					
Masonry: Brick	13%			LIFE	* *				
	8%			LIFE	* *				
					* *				
Metal: Cage/Fence	20%	Now	\$181.200	LIFE	* *				
	20% Broken/M	Now issing Elen	\$181,200 hents, Extent : Ligh	LIFE t, Area A					
Metal: Cage/Fence	Broken/M	issing Elen							

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.

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Architecture	Current Repair Future Replacement Maintenance								
ystem Component Type		ail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Ceilings			* • • • * • • •			_	* - 1 0 0		
AcousTileConcealSpL	Water Peneti		\$64,300 ent : Light, Area Administration S			5	\$51,700		
Exposed Concrete		-	\$1,363,700 Extent : Light, Are ridor.	LIFE ea Affecte	* * ed : 1%	5	\$34,400		
	Location : Spalling, Ext Location :	Electrical tent : Light Main Corr	t, Area Affected : ridor And Baseme	om Unde 10% ent	r Loading Dock. T	hroughou	ut Basement		
			ent : Severe, Area chen Soup Kettle	55	u : 5%				
Exposed Struc: Steel	5%			LIFE	* *				
Metal Panel	30%	Now usting, Ext	\$1,061,500 ent : Moderate, A	LIFE	* *	5	\$206,700		
		l Finish, E	xtent : Moderate,		Various Locations fected : 60%	Through	out.		
Plaster	10%			LIFE	* *	5	\$34,400		
Electrical		Current Re	pair	Futur	e Replacement		aintenance		
system Component Type		ail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts									
Service Equipment Fused Disc Sw	70%			2026	\$158,600	5	¢1 400		
		vation, Exi	'ent : Moderate, 1	Area Affe			\$1,400		
	Other Obser Location :	Electrical							
Fused Disc Sw	Other Obser Location :	Electrical	Room		cted : 100%				
Fused Disc Sw	Other Obser Location : Explanation 30%	Electrical m : One 40 vation, Ext	Room 000 Amp And One tent : Moderate, A	e 5000 Ar 2026	cted : 100% np Main Disconne \$68,000	ct Switch	ı		
	Other Obser Location : Explanation 30% Other Obser Location :	Electrical n : One 40 vation, Exi Electrical	Room 100 Amp And One tent : Moderate, A Room	e 5000 Ar 2026 Area Affe	cted : 100% np Main Disconne \$68,000	<u>ct Switch</u> 5	ı		
Transformers	Other Obser Location : Explanation 30% Other Obser Location : Explanation	Electrical n : One 40 vation, Exi Electrical	Room 100 Amp And One tent : Moderate, A Room	e 5000 Ar 2026 Area Affe sconnect	cted : 100% np Main Disconne \$68,000 cted : 100% Switch For Emerg	ct Switch 5 gency	\$600		
	Other Obser Location : Explanation 30% Other Obser Location : Explanation 60%	Electrical m : One 40 vation, Ext Electrical n : One 12 vation, Ext	Room 100 Amp And One tent : Moderate, A Room 200 Amp Main Di tent : Moderate, A	e 5000 Ar 2026 Area Affe sconnect 2024	cted : 100% np Main Disconne \$68,000 cted : 100% Switch For Emerg \$264,000	<u>ct Switch</u> 5	ı		
Transformers	Other Obser Location : Explanation 30% Other Obser Location : Explanation 60% Other Obser Location :	Electrical m : One 40 vation, Exu Electrical m : One 12 vation, Exu Electrical	Room 100 Amp And One tent : Moderate, A Room 200 Amp Main Di tent : Moderate, A Room	e 5000 Ar 2026 Area Affe <u>sconnect</u> 2024 Area Affe	cted : 100% np Main Disconne \$68,000 cted : 100% Switch For Emerg \$264,000	<u>ct Switch</u> 5 gency 5	\$600		
Transformers	Other Obser Location : Explanatio 30% Other Obser Location : Explanatio Other Obser Location : Explanatio 40% Other Obser	Electrical m : One 40 vation, Ext Electrical m : One 12 vation, Ext Electrical m : One 15 vation, Ext	Room 100 Amp And One tent : Moderate, A Room 100 Amp Main Di tent : Moderate, A Room 100 Kva And One tent : Moderate, A	e 5000 Ar 2026 Area Affe sconnect 2024 Area Affe 1000 Kv 2024 Area Affe	cted : 100% np Main Disconne \$68,000 cted : 100% Switch For Emerg \$264,000 cted : 100% a 480hv-208/120h \$176,000 cted : 100%	<u>ct Switch</u> 5 gency 5	\$600		
Transformers Dry Type	Other Obser Location : Explanatio 30% Other Obser Location : Explanatio Other Obser Location : Explanatio 40% Other Obser Location :	Electrical m : One 40 vation, Ext Electrical m : One 12 vation, Ext m : One 15 vation, Ext Mechanica	Room 100 Amp And One tent : Moderate, A Room 200 Amp Main Di 200 Amp Main Di 200 Amp Main Di 200 Amp Main Di 200 Kva And One 200 Kva And One 201 Room And Elec	e 5000 Ar 2026 Area Affe sconnect 2024 Area Affe 1000 Kv 2024 Area Affe ctrical Cl	cted : 100% np Main Disconne \$68,000 cted : 100% Switch For Emerg \$264,000 cted : 100% a 480hv-208/120hv \$176,000 cted : 100% losets	ct Switch 5 gency 5 y Supply	\$600		
Transformers Dry Type Dry Type	Other Obser Location : Explanatio 30% Other Obser Location : Explanatio Other Obser Location : Explanatio 40% Other Obser Location :	Electrical m : One 40 vation, Ext Electrical m : One 12 vation, Ext m : One 15 vation, Ext Mechanica	Room 100 Amp And One tent : Moderate, A Room 100 Amp Main Di tent : Moderate, A Room 100 Kva And One tent : Moderate, A	e 5000 Ar 2026 Area Affe sconnect 2024 Area Affe 1000 Kv 2024 Area Affe ctrical Cl	cted : 100% np Main Disconne \$68,000 cted : 100% Switch For Emerg \$264,000 cted : 100% a 480hv-208/120hv \$176,000 cted : 100% losets	ct Switch 5 gency 5 y Supply	\$600		
Transformers Dry Type	Other Obser Location : Explanatio 30% Other Obser Location : Explanatio Other Obser Location : Explanatio 40% Other Obser Location :	Electrical m : One 40 vation, Ext Electrical m : One 12 vation, Ext m : One 15 vation, Ext Mechanica	Room 100 Amp And One tent : Moderate, A Room 200 Amp Main Di 200 Amp Main Di 200 Amp Main Di 200 Amp Main Di 200 Kva And One 200 Kva And One 201 Room And Elec	e 5000 Ar 2026 Area Affe sconnect 2024 Area Affe 1000 Kv 2024 Area Affe ctrical Cl	cted : 100% np Main Disconne \$68,000 cted : 100% Switch For Emerg \$264,000 cted : 100% a 480hv-208/120hv \$176,000 cted : 100% losets	ct Switch 5 gency 5 y Supply	\$600		

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

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

Asset # : 2025

			A3301 # . 20	023					
Electrical		Current	Repair	Futur	e Replacement	Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Inder 600 Volts									
Raceway									
Conduit	95%			2026	\$1,068,800	1			
Conduit	5%			2046	* *	1			
Panelboards									
Fused Disc Sw	10%			2025	\$103,400	5	\$1,100		
Fused Disc Sw	5%			2042	* *	5	\$500		
Molded Case Bkrs	85%			2025	\$879,300	5	\$10,500		
Wiring									
Braided Cloth	65%	2-4	\$1,126,600	2051	* *	1			
	Insulation	n Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%				
	Location	n : Through	out						
Thermoplastic	30%			2026	\$520,000	1			
Thermoplastic	5%			2046	**	1			
Motor Controllers									
Locally Mounted	30%			2024	\$168,900	5	\$1,000		
Motor Control Center	70%			2024	\$1,430,300	5	\$9,000		
Ground					. , ,		. ,		
Grounding Devices									
Generic	100%	0-2	\$18,300	LIFE	* *	5	\$6,900		
	Other Ob.	servation, E	Extent : Severe, Are	a Affecte	ed : 100%				
	Location	n : Basemen	ıt						
	Explana	tion : Corro	oded						
Stand-by Power									
Transfer Switches									
Automatic	80%			2024	\$242,100	1	\$115,600		
Automatic	20%			2039	* *	1	\$28,900		
Generators									
Diesel	80%			2022	\$1,881,100	1	\$145,600		
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	n : Basemer	nt And Outside						
	Explana	tion : Four	600 Kw						
Diesel	20%			2035	* *	1	\$36,400		
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	n : Second I	Floor - Kitchen						
	Explana	tion : One .	300 Kw						
Batteries									
Lead/Acid	80%			2019	\$2,300	5	\$13,900		
Lead/Acid	20%			2020	\$600	5	\$3,500		

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.

Asset # : 2025

			ASSEL # . 2	025					
Electrical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
tand-by Power									
Fuel Storage	1.00/			a 0 1 a	de de	_	\$ < 0.00		
Day Tank	10%		Extent : Moderate, A	2042	* *	5	\$6,800		
		n : Generat		hreu Ajje	cieu . 10070				
			275 Gallons						
Day Tank	40%			2025	\$20,600	5	\$27,300		
Main Tank	50%			2029	* *	5	\$5,400		
	Location	n : Outside	Extent : Moderate, A	Area Affe	ected : 100%				
	Explana	tion : One	5,000 Gallon Tank						
ighting Interior Lighting									
Interior Lighting Fluorescent	40%			2034	* *	10	\$135,100		
Tuorescent			Extent : Moderate, A		cted : 100%	10	\$155,100		
			out The Building	55					
	Explana	tion : Usin	g T-8 Lamps						
Fluorescent	58%			2021	\$6,749,800	10	\$195,900		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		n : Through							
			g T-12 Lamps						
HID	2%			2021	\$34,700	10	\$200		
Egress Lighting Emergency, Service	20%			2034	* *	1			
Emergency, Service	20% 40%			2034	\$139,300	1			
Exit, Service	40%			2021	\$94,400	1			
Exterior Lighting				-	,				
HID	100%			2021	\$3,410,900	10	\$1,400		
larm									
Security System									
No Component	50%			2026	¢1.255.200	1	407 700		
Generic	50%			2026	\$1,366,200	1	\$87,700		
Fire/Smoke Detection Under Construction	100%								
	10070								
Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance		
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component Type	Total	(Years)		FY		(Yrs)			
Ieating									
Energy Source	1000/			2026	* *	1			
Campus Steam	100%			2036	Υ Ť	1			
Conversion Equipment Heat Exchanger	70%			2029	* *	1	\$127,400		
Pres. Reducing Valve/LF				2029	* *	5	\$127,400		
Steam	5070			2027		5	φ0,000		

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.

Asset # : 2025

Maintenance	
ycle Estimated Cost Yrs)	Priorit
	•
4 \$19,100	
4 \$5,400	
1 \$61,500	
1 \$83,300	
1	
1 \$3,400	
1	
4 \$400	
1 \$4,600	
2 \$5,100	
\$205,300	
2 \$7,200	
1	
4 454 600	
4 \$54,600	
1	
1	
	4 \$19,100 4 \$5,400 1 \$61,500 1 \$83,300 1 \$83,300 1 \$3,400 1 \$3,400 1 \$4,600 2 \$5,100 -5 \$205,300 2 \$7,200 1 \$54,600

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2025

Mechanical	Current Repair	Future	Replacement	Replacement Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
lumbing							
Sump Pump(s)							
Rigid Piping	100%	2031	* *	4	\$2,500		
	Other Observation, Extent : Lig	ght, Area Affected :	: 100%				
	Location : Basement						
	Explanation : Duplex Units In	n Several Areas					
Sewage Ejector(s)							
Compressed Air	100%	2036	* *	4	\$1,600		
	Recent Repair Evident, Extent .	: Light, Area Affect	ted : 20%				
	Location : Basement						
Backflow Preventer							
Generic	100%	2031	* *	1	\$22,600		
Fixtures							
Generic	100%						
vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : Lig	ght, Area Affected :	: 100%				
	Location : Various						
	Explanation : 2 Units Baseme	ent To 2nd Floor, 1	Unit Basement T	o 1st Flo	or		
ire Suppression							
Standpipe							
Generic	100%	2036	* *	1-5	\$192,600		
Sprinkler							
No Component	50%						
Generic	50%	2036	* *	1-2	\$51,600		
	Other Observation, Extent : Lig	ght, Area Affected :	: 20%				
	Location : Kitchen						
	Explanation : Ansul System S	erves Cooking Are	as				
Chemical System							
Generic	100%	2021	\$50,200	1-3	\$55,000		

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.

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES GEOD	RGE R. VIERNO CENTER GRVC
Address	: 09-09 HAZEN ST., RIKERS ISLAND	
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.180 / 4127	Yr Built/Renovated : 1986 / 2006
Area Sq Ft	: 274,813	Project Type : CORRECTION
Date of Survey	: 23-Dec-2014	Landmark Status : NONE
Areas Surveyed	: Roof, Floors 1,2	
Block	: 2605 Lot : 40	BIN :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,945,700	\$968,000
Interior Architecture	\$1,993,100	\$3,291,600
Electrical	\$7,070,000	\$10,768,000
Mechanical	\$1,002,600	\$2,331,500
Total	\$13,011,400	\$17,359,100
Importance Code A	\$2,945,700	\$968,000
Importance Code B	\$9,969,000	\$16,230,300
Importance Code C	\$96,700	\$160,800
Total	\$13,011,400	\$17,359,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$900		
Interior Architecture	\$22,700	\$22,300		\$18,000
Electrical	\$49,900	\$69,100	\$44,800	\$57,100
Mechanical	\$84,300	\$40,600	\$76,700	\$41,700
Total	\$156,900	\$132,900	\$121,400	\$116,800
Importance Code A	\$1,300	\$11,800	\$6,900	\$7,500
Importance Code B	\$155,600	\$98,700	\$114,500	\$109,200
Importance Code C		\$22,300		
Total	\$156,900	\$132,900	\$121,400	\$116,800



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

Asset # : 4127

rchitecture	Current Repair Future Replaceme					М	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls Concrete Masonry Unit	30%	0-2	\$1,236,600	LIFE	* *	5	\$97,600	
Concrete Masonry Unit			d, Extent : Modera			5	\$97,000	
	0	i : Through		, 11100	19900000 . 2070			
Metal Panel	70%	U	\$1,008,000	2036	* *	5	\$683,300	
Wetar Faller			ents, Extent : Ligh		ffected : 8%	5	φ005,500	
		0	le Of Overhang At			t		
			xtent : Moderate, A					
		1 : Through						
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location	a : Through	out					
Windows								
Aluminum	5%			2034	* *	5	\$1,800	
Metal/Detention Type	95%			2036	* *	5	\$125,000	
Parapets	100/				de ale	_	* 0. 7 00	
Concrete Masonry Unit	10%	N	¢150 700	LIFE	* *	5	\$9,700	
Metal Panel	25%		\$158,700 d Entert : Light A	2046		5	\$41,500	
	-	i : Parapet	d, Extent : Light, A Caps	rea Ajje	cieu : 5%			
Matal: Casa/Earas	30%	i . I uruper	Cups	2021	* *	5-10	¢100.200	
Metal: Cage/Fence No Component	30% 35%			2031		3-10	\$199,300	
Roof	3370							
Single Ply Membrane	100%	Now	\$363,600	2031	* *			
Shigle Tiy Memorale			e, Extent : Severe,		ected : 5%			
	Location : At Corridor Connections							
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
	Location : Various Locations Throughout							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location	ı : Under Bı	ulkhead Roof Lead	ers On M	lain Roof			
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location	ı : Expansia	on Joints, Corridor	Connec	tions			

Interior

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

Asset # : 4127

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Cast in Place Concrete	45%		\$74,000	LIFE	* *	5	\$404,900	
			xtent : Moderate, A					
	Location		Locations In The M	lechanic	-			
Quarry Tile	2%	2-4	\$22,700	2039	* *	5	\$6,200	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	n : Food Se	rvice Area					
Raised Access Floor	3%	Now	\$584,700	2041	* *	5	\$23,100	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
			ntion Control Roon	-				
			Extent : Severe, Are		d : 100%			
			ntion Control Roon	n Spaces				
	Explana	tion : Worr	n Surface.					
Traffic Topping	15%			2031	* *	5	\$77,100	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	i : Day Roc	oms, Bathrooms					
	Explana	tion : Epox	y Coating					
Vinyl Tile	35%	0-2	\$705,900	2026	\$2,353,200	3	\$54,000	
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	1 : Various	Locations Through	out				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 25%			
	Location	ı : Through	out					
Interior Walls								
Ceramic Tile	8%			2039	* *	5	\$44,700	
Concrete Masonry Unit	72%			LIFE	* *	5	\$160,800	
Glass: Single Pane	3%	0-2	\$96,700	LIFE	* *	5	\$12,600	
			Extent : Severe, Are	a Affecte	d : 20%			
			Room Spaces					
	Explana	tion : Glass	s Cloudy, Scratched	l				
Gypsum Board	8%			LIFE	* *	5	\$26,800	
Metal Security Bars	7%			LIFE	* *			
Plywood/Hardboard	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%		\$64,000	2039	* *	5	\$20,600	
		e	ents, Extent : Ligh		ffected : 25%			
			Rooms Throughout					
	-	-	Extent : Moderate	-	ffected : 25%			
	Location	i : Control	Rooms Throughout					
Exposed Concrete	25%			LIFE	* *	5	\$16,100	
Metal Panel	65%	2-4	\$429,100	LIFE	* *	5	\$334,200	
	Deteriora	ted Finish,	Extent : Moderate,	Area Aff	fected : 15%			
	Location	1 : Through	out					
			xtent : Moderate, A					
	Location	: Main Co	orridor Connection	s. Expans	sion Joints			

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.

Asset # : 4127

		ASSEL # . 4121							
Electrical	Curren	t Repair	Futur	e Replacement	Μ	aintenance			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2036	* *	5	\$1,200			
		Extent : Moderate, A	Area Affe	ected : 100%					
	Location : Electric			© 2000 A	- 1				
Turne Commence	Explanation : 2-1	Main Service Switche	es Rated	@ 2000 Amperes E	lach				
Transformers Dry Type	100%		2031	* *	5	\$1,000			
Dry Type		Extent : Moderate, A			5	φ1,000			
	Location : Electri		irea rijje						
		45 Kva, 480/208/120	Volts						
Switchgear / Switchboard	1	,							
Fused Disc Sw	100%		2036	* *	5	\$1,200			
Raceway									
Conduit	100%		2036	* *	1				
Panelboards									
Fused Disc Sw	5%		2034	* *	5	\$300			
Molded Case Bkrs	95%		2034	* *	5	\$6,900			
Wiring									
Thermoplastic	100%		2036	* *	1				
Motor Controllers	1.00/			de ale	_	†2 00			
Locally Mounted	10%		2031	* *	5	\$200			
Motor Control Center	90%		2031	* *	5	\$6,700			
Bround									
Grounding Devices Generic	100%		LIFE	* *	5	\$4,000			
tand-by Power	10070		LIFE		5	\$4,000			
Transfer Switches									
Automatic	100%		2031	* *	1	\$84,600			
Generators						+ • • • • • • •			
Diesel	100%		2029	* *	1	\$106,400			
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%					
	Location : Mecha	nical / Generator Ro	oom						
	Explanation : 2-	Diesel Genset Rated	@ 1100k	tw Each.					
Batteries									
Lead/Acid	100%		2019	\$2,900	5	\$10,200			
Fuel Storage					_	* =			
Day Tank	50%		2034	* *	5	\$25,500			
		Extent : Moderate, A		ected : 100%					
		nical / Generator Ro		the Company of the					
		5 Gallon Capacity Se	-		~	* + ^ ^ 			
Main Tank	50%		2041	**	5	\$4,000			
	Other Observation, Location : Outsid	Extent : Moderate, A	area Affe	естеа : 100%					
	Explanation : 800	00 Gallon Capacity							

Lighting

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.

Asset # : 4127

lectrical		Current	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting								
Interior Lighting								
Fluorescent	95%			2026	\$8,250,700	10	\$239,400	
		-	tures, Extent : Mode	erate, Ar	ea Affected : 100%	ó		
	Location	n : Through	out The Building					
HID	5%			2026	\$64,700	10	\$400	
Egress Lighting								
Emergency, Service	50%			2026	\$129,900	1		
Exit, Service	50%			2026	\$88,000	1		
Exterior Lighting								
HID	100%			2026	\$1,995,200	10	\$800	
arm								
Security System								
Generic	100%			2021	\$1,598,300	1	\$102,600	
			Extent : Moderate, A	rea Affe	cted : 100%			
		-	out The Building					
	Explana	tion : C C	T V Surveillance C	ameras				
Fire/Smoke Detection								
Generic, Analog	100%			2021	\$5,471,700	1-3	\$174,500	
	Other Ob	servation, E	Extent : Moderate, A	trea Affe	cted : 100%			
	Елріана	non . Aun	m Bells, Manual Pu	ii Siunoi	is And Smoke Dele	ciors		
		Current	Repair	Futur	e Replacement	Μ	aintenance	
	% of Total		Repair Estimated Cost		e Replacement Estimated Cost		aintenance Estimated Cost	Priori
rstem Component Type		Fail Date		Year		Cycle		Priori
rstem Component Type		Fail Date		Year		Cycle		Priori
zstem Component Type ating		Fail Date (Years)		Year		Cycle		Priori
rstem Component Type ating Energy Source	Total	Fail Date (Years)		Year FY	Estimated Cost	Cycle (Yrs)		Priori
rstem Component Type eating Energy Source Campus Steam	Total	Fail Date (Years)		Year FY 2036	Estimated Cost	Cycle (Yrs)		Priori
rstem Component Type rating Energy Source Campus Steam Natural Gas	Total	Fail Date (Years)		Year FY 2036	Estimated Cost	Cycle (Yrs)		Priori
rstem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment	Total 99% 1%	Fail Date (Years)		Year FY 2036 2046 2026	Estimated Cost ** ** \$6,500	Cycle (Yrs)	Estimated Cost	Priori
rstem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment	Total 99% 1%	Fail Date (Years)	Estimated Cost	Year FY 2036 2046 2026	Estimated Cost ** ** \$6,500	Cycle (Yrs)	Estimated Cost	Priori
rstem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment	Total 99% 1% Other Ob. Location	Fail Date (Years)	Estimated Cost	Year FY 2036 2046 2026	Estimated Cost ** ** \$6,500	Cycle (Yrs)	Estimated Cost	Priori
rstem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment Furnace	Total 99% 1% Other Ob. Location	Fail Date (Years) servation, E 1 : Roof ution : 2 Roo	Estimated Cost	Year FY 2036 2046 2026	Estimated Cost ** ** \$6,500	Cycle (Yrs)	Estimated Cost	Priori
rstem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment	Total 99% 1% 0ther Ob Location Explana 50%	Fail Date (Years)	Estimated Cost Extent : Light, Area of Mounted Units	Year FY 2036 2046 2026 Affected 2029	Estimated Cost ** ** \$6,500 : 100%	Cycle (Yrs)	Estimated Cost \$1,400	Priori
extem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment Furnace	Total 99% 1% Other Ob. Location Explana 50% Other Ob.	Fail Date (Years)	Estimated Cost Extent : Light, Area of Mounted Units \$1,100	Year FY 2036 2046 2026 Affected 2029	Estimated Cost ** ** \$6,500 : 100%	Cycle (Yrs)	Estimated Cost \$1,400	Priori
extem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment Furnace	Total 99% 1% Other Ob Location Explana 50% Other Ob Location	Fail Date (Years)	Estimated Cost Extent : Light, Area of Mounted Units \$1,100 Extent : Moderate, A ical Room J	Year FY 2036 2046 2026 Affected 2029 Trea Affe	Estimated Cost ** ** \$6,500 : 100%	Cycle (Yrs)	Estimated Cost \$1,400	Priori
Type eating Energy Source Campus Steam Natural Gas Conversion Equipment Furnace Heat Exchanger	Total 99% 1% 0ther Ob Location 50% Other Ob Location Expland	Fail Date (Years)	Estimated Cost Extent : Light, Area of Mounted Units \$1,100 Extent : Moderate, A	Year FY 2036 2046 2026 Affected 2029 Area Affe Missing	Estimated Cost ** ** \$6,500 : 100%	Cycle (Yrs) 1 1 1 1	Estimated Cost \$1,400 \$61,100	Priori
rstem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment Furnace Heat Exchanger Pres. Reducing Valve/LF	Total 99% 1% 0ther Ob Location 50% Other Ob Location Expland	Fail Date (Years)	Estimated Cost Extent : Light, Area of Mounted Units \$1,100 Extent : Moderate, A ical Room J	Year FY 2036 2046 2026 Affected 2029 Trea Affe	Estimated Cost ** ** \$6,500 : 100% **	Cycle (Yrs)	Estimated Cost \$1,400	Priori
rstem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment Furnace Heat Exchanger Pres. Reducing Valve/LF Steam	Total 99% 1% 0ther Ob Location 50% Other Ob Location Expland	Fail Date (Years)	Estimated Cost Extent : Light, Area of Mounted Units \$1,100 Extent : Moderate, A ical Room J	Year FY 2036 2046 2026 Affected 2029 Area Affe Missing	Estimated Cost ** ** \$6,500 : 100% **	Cycle (Yrs) 1 1 1 1	Estimated Cost \$1,400 \$61,100	Priori
rstem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment Furnace Heat Exchanger Pres. Reducing Valve/LF Steam Distribution	Total 99% 1% 0ther Ob. Location Explana 50% Other Ob. Location Explana 49%	Fail Date (Years)	Estimated Cost Extent : Light, Area of Mounted Units \$1,100 Extent : Moderate, A ical Room J ation Damaged Or	Year FY 2036 2046 2026 Affected 2029 Area Affe 2029 Missing 2029	Estimated Cost ** ** \$6,500 : 100% **	Cycle (Yrs) 1 1 1 1 1 5	Estimated Cost \$1,400 \$61,100 \$8,000	Priori
rstem Component Type eating Energy Source Campus Steam Natural Gas Conversion Equipment Furnace Heat Exchanger Pres. Reducing Valve/LF Steam	Total 99% 1% 0ther Ob. Location Explana 50% Other Ob. Location Explana 9 49%	Fail Date (Years)	Estimated Cost Extent : Light, Area of Mounted Units \$1,100 Extent : Moderate, A ical Room J	Year FY 2036 2046 2026 Affected 2029 Trea Affe Missing 2029 2029	Estimated Cost ** ** \$6,500 : 100% ** ** **	Cycle (Yrs) 1 1 1 1	Estimated Cost \$1,400 \$61,100	Priori

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.

Asset # : 4127

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Terminal Devices								
Air Handler	60%		**	2026	\$1,709,100	1	\$102,000	
Convector/Radiator		Now	\$3,000	2031	* *	1	\$2,400	
	Location :		xtent : Moderate, A	Area Affe	cted : 1%			
		-		intad Shi	ıt Restricting Air F	low		
Convector/Radiator	37%	n. Conv	ecior Air Holes I u	2031	* *	1	\$32,800	
Air Conditioning	31%			2031		1	\$52,800	
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating	10%			2036	* *	1	\$12,800	
Compr/Chiller								
	Recent Insta	llation, E	xtent : Light, Area	Affected	: 100%			
	Location :	1st Floor						
Window/Wall Unit	5%			2021	\$54,300	1		
No Component	85%							
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$35,800	
No Component	90%							
Terminal Devices	1.00/			2026	¢24.600	1		
Direct Expansion	10% 90%			2026	\$24,600	1		
No Component Heat Rejection	90%							
Air Condenser Unit	10%			2026	\$15,800	2	\$19,100	
No Component	90%			2020	ψ15,000	2	ψ19,100	
/entilation	2010							
Distribution								
Ductwork/Diffusers	100%	Now	\$91,200	LIFE	* *	2-5	\$153,200	
	Inadequate S	Supply, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location :	Showers						
Exhaust Fans								
Interior	60%			2026	\$350,400	2	\$5,100	
Roof	40%			2026	\$168,000	2	\$3,400	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$31,600	2036	* *	1		
Blass/Copper						1		
	Broken, Extent : Moderate, Area Affected : 2% Location : Various Mixing Valves							
			xtent : Light, Area	Affected	: 100%			
	Location :		-	55				
	Explanatio	n : Triple	ex Booster Pump N	ot Opera	ıtional			
HW Heat Exchanger								
Low Temp		Now	\$3,300	2036	* *	4	\$27,200	
			: Moderate, Area A	ffected :	2%			
	Location :	Piping C	onnections					

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.

Asset # : 4127

Mechanical	Cur	ent Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100% No	w \$688,500	LIFE	* *	1		
	Broken, Extent :	Severe, Area Affected .	100%				
	Location : Var	ious Locations Under S	lab				
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2026	\$21,300	4	\$2,500	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$143,700	
Sprinkler							
No Component	15%						
Generic	85%		2036	* *	1-2	\$65,400	
Fire Pump							
Generic	100%		2029	* *	1	\$51,300	

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES JAME	ES 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$19,513,400	\$843,900
Interior Architecture	\$3,594,100	\$4,629,300
Electrical	\$11,303,500	\$16,368,700
Mechanical	\$4,142,800	\$3,586,100
Total	\$38,553,800	\$25,428,100
Importance Code A	\$19,513,400	\$1,070,500
Importance Code B	\$18,536,500	\$24,252,400
Importance Code C	\$504,000	\$105,100
Total	\$38,553,800	\$25,428,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture		\$14,900		\$55,300
Electrical	\$85,700	\$61,400	\$57,000	\$60,300
Mechanical	\$43,100	\$30,900	\$45,200	\$27,400
Total	\$128,800	\$107,200	\$102,200	\$143,000
Importance Code A		\$9,400		\$900
Importance Code B	\$128,800	\$97,700	\$102,200	\$142,200
Importance Code C				
Total	\$128,800	\$107,200	\$102,200	\$143,000



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.

Asset # : 2027

chitecture	Current Repair Future Replacement						Maintenance			
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
erior										
Exterior Walls	0.04	N.7	¢100.200		ste ste	-	¢1.cc.200			
Cast in Place Concrete	8%		\$180,300	LIFE	* *	5	\$166,300			
	0	0	, Extent : Severe, A anical Area And So	00						
			Extent : Severe, Are							
		ervation, L 1 : Building		и Ајјесте	<i>a</i> .10070					
		-	ity Condemned In 2	$014 - P_1$	receding Report De	nted Mar	ch 2011 By			
			As Follows	014 - 17	eceding Report Di	ueu mur	<i>cn 2011 By</i>			
Masonry: Brick	85%	-	\$4,098,900	LIFE	* *	5	\$353,300			
je in the second se	Jnt Morta	r Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 5%		1			
			ntrance Facade And			hout.				
	Vegetation	ı Growth, 1	Extent : Moderate, A	Area Affe	ected : 10%					
	Location	ı : Outside	Kitchen And Outsid	le-Emerg	gency Generator C	ourtyard	Facades.			
	Vertical C	racks, Exte	ent : Moderate, Are	a Affecte	ed : 5%					
	Location	ı : Various	Locations Through	out.						
Masonry: Limestone	2%	Now	\$87,300	LIFE	* *	5	\$6,200			
-	Broken/M	issing Elen	ients, Extent : Ligh	, Area A	ffected : 10%					
	Location	ı : Various	Window Sills And	Other Lo	cations Throughou	ıt.				
Metal/Glass Curt Wall	5%	Now	\$634,100	LIFE	* *	5	\$39,000			
		-	Extent : Moderate, A	rea Affe	cted : 25%					
	Location	ı : At Day I	Room Stairs							
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 50%					
	Location	n : At Day I	Room Stairs							
Windows	6004				de de	_	***			
Metal/Detention Type	60%	0.0	¢14041500	2036	* *	5	\$342,400			
Metal/Detention Type	40%	0-2	\$14,341,500	2046	* *	5	\$114,100			
	-		nt : Moderate, Area	Affected	1:25%					
			tration Area	noa ALC.	atad , 500/					
		0.	Extent : Moderate, A Lintels Above Wind	00		n And St	orage Areas			
			zked, Extent : Mode			111111 31	11 age 111 cus.			
	-		Area And Kitchen	<i>aie</i> , <i>A</i> /6	u 11jecieu . 5070					
Parapets										
Not Accessible	100%									
Roof										
Not Accessible	100%									

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2027

Architecture	Cu	Current Repair Future Replacement					aintenance	
ystem Component Type		Date E ears)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Cast in Place Concrete	Broken/Missin Location : Ai	uditorium	\$285,600 ts, Extent : Seve , Commissary, 7	th Block	Area	5	\$312,500	
			ıt : Severe, Area	00				
			, Commissary, 7					
	Location : Ba		ent : Moderate, A	Area Ajje	ciea : 20%			
	Explanation .		Waton					
Cast in Place Concrete		ow	\$23,800	LIFE	* *	5	\$52,100	
Cast in Place Concrete	Cracking/Crun	nbling, E.	\$25,800 xtent : Moderate d Storage Areas			5	\$32,100	
	Uneven Surfac	e, Extent	: Severe, Area A	ffected :	10%			
	Location : D	Mechani	cal Area					
Ceramic Tile	5% N	ow	\$88,700	2029	* *	5	\$11,900	
	Worn/Eroded,	Extent : 1	Light, Area Affec	ted : 10%	6			
	Location : To	oilet Roon	ns.					
Quarry Tile	2% N	ow	\$526,100	2046	* *	5	\$7,100	
	Broken/Missin Location : Ki	-	ts, Extent : Seve ea	re, Area A	Affected : 25%			
	Cracking/Crun Location : Ki		xtent : Moderate 2a	, Area A <u>f</u>	fected : 50%			
	Water Penetra	tion, Exte	nt : Moderate, A	rea Affe	cted : 20%			
	Location : Ki	itchen Are	ea					
Terrazzo	10% N	ow	\$425,500	LIFE	* *	5	\$37,200	
			ent : Moderate, A cations Through		cted : 30%			
Traffic Topping	5%			2026	\$567,700	5	\$29,800	
Vinyl Tile		ow	\$334,600	2026	\$3,346,500	3	\$76,800	
-	Cracking/Crumbling, Extent : Severe, Area Affected : 40% Location : Auditorium, Corridor(s) And Various Locations Throughout Building.							
	Uneven Substr	ate, Exter	nt : Severe, Area	Affected	: 15%			
	Location : Co	orridor(s)), Return Search	Area In	7th Block, Auditor	ium		

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.

Asset # : 2027

rchitecture	Current Repair Future Replacement					Μ		
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	Location	: Dressing	\$224,400 eents, Extent : Seve g Rooms Behind Au tent : Severe, Area	ditorium		5	\$105,100	
			Rooms Behind Au					
	-		Extent : Severe, Ar					
	Locatior	: Dressing	g Rooms Behind Au	ditorium				
			nt : Moderate, Are Locations Through					
Glass: Special Gauge	5%			LIFE	* *	1		
Plaster	10%	Now	\$162,100	LIFE	* *	5	\$15,800	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 20%			
	Locatior	: Auditori	um And First Floor	· Gun Ar	senal.			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Locatior	: Auditori	um And First Floor	· Gun Ar	senal.			
SGFT/Glazed Masonry	20%			LIFE	* *			
SGFT/Glazed Masonry	15%	4+	\$117,400	LIFE	* *			
	-	oiscoloring, : 7th Block	Extent : Moderate k	, Area Aj	ffected : 10%			
Ceilings								
AcousTileConcealSpLn	5%			2031	* *	5	\$29,800	
AcousTileConcealSpLn	5%			2039	* *	5	\$29,800	
Exposed Concrete	30%			LIFE	* *	5	\$22,300	
Exposed Concrete	5%	Now	\$73,600	LIFE	* *	5	\$3,700	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
			Corridor And Mech					
		etration, E : Visitors	xtent : Moderate, A Corridor	rea Affe	cted : 10%			
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	20%	Now	\$611,300	LIFE	* *	5	\$119,000	
	-		xtent : Moderate, A	rea Affec	cted : 20%			
	Locatior	: Kitchen.						
	-	-	Extent : Moderate	-	-			
	Locatior	: Kitchen	And Throughout C	orridors.				
Plaster	10%			LIFE	* *	5	\$29,800	
Plaster	20%	Now	\$720,800	LIFE	* *	5	\$59,500	
		-	ents, Extent : Seve					
			k, Commissary, Gu		-	ıd Varioi	is Locations.	
			Extent : Moderate		ffected : 20%			
			k And Visitors Area					
	Water Per	etration, E	xtent : Severe, Area	a Affecte	d : 25%			
	_		k, Block 1a (Currei					

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.

Asset # : 2027

Electrical	Current Repair Future Replacement				Μ			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	Location	servation, E 1 : Electrico	Extent : Moderate, A 11 Room 3000 Amps Main D			5 ling Is Vo	\$1,700 acant - No	
Transformers Dry Type	Location	ı : Electrico	Extent : Moderate, A 11 Room atings Available	2024 Area Affe	\$30,400 ected : 100%	5	\$1,500	
Switchgear / Switchboard	1		0					
Fused Disc Sw	100%			2026	\$939,500	5	\$1,700	
Raceway Conduit	100%			2026	\$1,125,100	1		
Panelboards	1.00/			2025	¢102.400	~	¢000	
Fused Disc Sw	10%			2025 2025	\$103,400	5	\$900	
Molded Case Bkrs Wiring	90%			2025	\$931,000	5	\$9,600	
Braided Cloth			\$1,213,300 ent : Moderate, Are out	2051 a Affecte	* * ed : 100%	1		
Thermoplastic	30%			2026	\$520,000	1		
Motor Controllers					. ,			
Locally Mounted	30%			2024		5	\$800	
Motor Control Center	70%			2024	\$1,430,300	5	\$7,700	
Ground Grounding Devices Generic	Location			LIFE Area Affe	* * ected : 100%	5	\$6,000	
Stand-by Power								
Transfer Switches Automatic	100%			2024	\$259,400	1	\$124,900	
Generators Diesel	Location		Extent : Moderate, A or Room - Outside 720 Kw	2022 Area Affe	\$798,800 ected : 100%	1	\$157,200	
Batteries								
Lead/Acid	100%			2018	\$2,900	5	\$15,000	
Fuel Storage Main Tank		servation, E 1 : Outside	Extent : Moderate, A	2029 Area Affe	* * ected : 100%	5	\$9,300	
			2,500 Gallons					

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.

Asset # : 2027

		As	set # : 20)27				
lectrical	Current Repair			Futur	e Replacement	Μ		
ystem Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Interior Lighting	0.70			2026		10	\$202.000	
Fluorescent	97%			2026	\$9,751,600	10	\$283,000	
		servation, Extent . n : Throughout Th		trea Affe	ectea : 100%			
		n : Inroughout In tion : Using T-12	-					
HID		_	Lumps	2021	\$44,000	10	\$200	
	3%	1		2021	\$44,900	10	\$300	
Egress Lighting Emergency, Service	60%			2021	\$180,500	1		
Exit, Service	40%			2021	\$81,500	1		
Exterior Lighting				2021	ψ01,500	1		
HID	100%			2021	\$2,946,600	10	\$1,200	
arm				-	, , , , , , , , , , , , , , , , , , , ,	-	1,7	
Security System								
No Component	50%							
Generic	50%	1		2021	\$1,180,200	1	\$75,800	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2021	\$5,656,500	1-3	\$180,400	
		rvice, Extent : Sev n : Throughout Th		ected : 1	00%			
lechanical		Current Repair		Futur	e Replacement	М	aintenance	
ystem	% of	Fail Date Estir	nated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component Type	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Campus Steam	100%			2036	* *	1		
1	Other Ob	servation, Extent	: Severe, Area	a Affecte	d : 100%			
	Locatio	n : Throughout						
				Data She	own In This Report	Is From	March 2011	
	Survey -	Steam May Be Sh	ut Off					
Conversion Equipment	1000			0000	als -t-	~	¢10.000	
Pres. Reducing Valve/LP	100%			2029	* *	5	\$18,900	
Steam	Othon Ob	compation Extant	· Course Area	a Affacta	4.1000/			
		servation, Extent . n : Throughout	. severe, Arei	i Ajfecte	u. 100%			
		5	dina Is Unaa	uniad W	vith Unsafe Conditi	ions Insi	de - Mechanical	
		May Have Deteri			un Onsaje Condili	ions misu	ie - meenunieu	

	Systems May Have I	Deteriorated Furth	er			
Distribution						
Steam Piping/Pump	100% Now	\$1,280,900	2036	* *	4	\$15,700
	Corroded, Extent : Se	vere, Area Affected	d : 100%			
	Location : Through	out				
	Leak Evident, Extent .	: Severe, Area Affe	cted : 60%			
	Location : Through	out				
Terminal Devices						
Air Handler	40%		2021	\$1,318,900	1	\$78,700
Convector/Radiator	60%		2024	\$3,465,700	1	\$61,600

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

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

Asset # : 2027

			ASSet # : Z	021				
Mechanical		Current Repair Future Replacement				М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
No Component	95%							
Not Accessible	5%							
Terminal Devices								
No Component	95%							
Not Accessible	5%							
Heat Rejection								
No Component	95%							
Not Accessible	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$177,400	
Exhaust Fans								
Interior	60%			2021	\$405,600	2	\$5,800	
Not Accessible	40%							
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%		\$1,095,800	2039	* *	1		
			evere, Area Affecte	d : 100%				
	Location	ı : Through	out					
HW Heat Exchanger								
Low Temp	100%			2046	* *	4	\$47,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$21,300	4	\$2,500	
			Extent : Light, Area		: 100%			
			nt Mechanical Room	ns				
	Explana	tion : Dupl	ex Units					
Sewage Ejector(s)	1000							
Not Accessible	100%							
Fixtures	1000							
Generic	100%							
Fire Suppression								
Standpipe	1000/			2026	* *	15	¢166.000	
Generic	100%			2036	<u> </u>	1-5	\$166,300	
Sprinkler	0.504							
No Component	95%			2025	ىلە بىل	1.0	ф.4. с ос	
Generic	5%			2036	* *	1-2	\$4,500	
Fire Pump	1000							
Not Accessible	100%							
Chemical System	400.							
Not Accessible	100%							

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

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

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.

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$329,900	\$380,500
Interior Architecture	\$103,800	\$85,000
Total	\$433,700	\$465,500
Importance Code A	\$329,900	\$380,500
Importance Code B		\$85,000
Importance Code C	\$103,800	
Total	\$433,700	\$465,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$4,400		\$24,900
Interior Architecture	\$16,200	\$500		
Electrical	\$4,700	\$5,600	\$8,100	\$13,800
Mechanical	\$6,200	\$4,300	\$4,300	\$3,800
Total	\$27,100	\$14,700	\$12,400	\$42,500
Importance Code A	\$1,400	\$5,800	\$1,400	\$26,400
Importance Code B	\$25,600	\$9,000	\$11,000	\$16,100
Importance Code C				
Total	\$27,100	\$14,700	\$12,400	\$42,500



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2554

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	1.50/			TIPP	* *	~	40.700	
Concrete Masonry Unit Metal Panel	15% 82%			LIFE 2046	* *	5	\$8,700 \$523,200	
Metal Sect. OHD	82% 3%			2046 2039	* *	5-10 5	\$525,200 \$8,700	
Windows	570			2039		5	\$6,700	
Aluminum			\$126,000 Extent : Light, Area eeling Throughout I		* * d : 25%	5	\$7,800	
Metal Louvers	5%	<i>i</i> . <i>i umi i</i> e		2035	* *	10	\$5,100	
Roof	5%			2033		10	\$5,100	
Built-Up (BUR)	15%			2031	* *	10	\$24,900	
Metal Panel	85%	Now	\$61,200	2039	* *	10	¢2 1,700	
	Location Water Per	ı : Overhan ietration, E	ed, Extent : Modera ng Above Metal Doo Extent : Moderate, A ng Above Metal Doo	ors Wher Area Affe	e It Meets Building cted : 3%			
erior								
Floors Cast in Place Concrete		l Cracks, E	\$15,500 Extent : Moderate, A trage Door Entrand		* * cted : 5%	5	\$85,000	
Vinyl Tile	10%		inage 2001 Zhinane	2031	* *	3	\$1,600	
Interior Walls	1070			2031		5	ψ1,000	
Concrete Masonry Unit	-	Cracks, Ex	\$103,800 tent : Moderate, Ar ical Room / Stairwe		* * ted : 5%	5	\$19,400	
Ceilings								
AcousTileSusp.Lay-In	Locatior Staining/I	issing Elen 1 : Control	, Extent : Light, Are			5	\$1,100	
Exposed Concrete	10%			LIFE	* *	5	\$700	
Exposed Struc: Steel	85%			LIFE	* *			
ectrical		Current	Repair	Futur	e Replacement	М	aintenance	
stem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priori
Component Type	Total	(Years)	Lounated Cost	FY	Lonnattu Cost	(Yrs)	Estimated Cost	1 1 1011

Under 600 Volts

Service Equipment Fused Disc Sw 100%2046**5\$100Other Observation, Extent : Moderate, Area Affected : 100%Location : Electrical RoomExplanation : Main Service Switch Rated @ 400 Amperes

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.

Asset # : 2554

Current F % of Fail Date	Repair	Futur	e Replacement	M	aintenance	
% of Fail Date			-		annenance	
Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100-1				_	* 4 9 9	
Other Observation, E Location : Electrica	al Room	Area Affe	cted : 100%	5	\$100	
-			* *	5	\$800	
10070		2010		5	4000	
100%		2046	* *	1		
100%		2042	* *	5	\$800	
		-		-		
100%		2046	* *	1		
100%		2039	* *	5	\$200	
100/0		2007		U	¢ _ 00	
100%		LIFE	* *	5	\$400	
				-		
100%		2039	* *	1	\$8,900	
		2035 Area Affe	* * cted : 100%	1	\$11,200	
			055 V			
Explanation : Emer	gency Generator R	atea @ 3	555 K W			
100%		2020	\$2,900	5	\$1,100	
			+_,> • •	-	+ - , - • •	
		2042 Area Affe	* * cted : 100%	5	\$2,700	
Explanation : No Av	vailable Nameplate	Rating (Capacity			
Location : Undergro	ound	2054 Area Affe	* * cted : 100%	5	\$400	
-		2031 rate, Area	* * a Affected : 100%	10	\$7,900	
		2031	* *	10	\$700	
50%		2031	* *	1		
50%		2031	* *	1		
	Location : Electrica Explanation : 75 K 100% 100% 100% 100% 100% 100% 100% 100	Other Observation, Extent : Moderate, A Location : Electrical Room Explanation : 75 Kva, 45 Kva, 30 Kva, 100% 00% 0ther Observation, Extent : Moderate, A Location : Generator Room Explanation : Emergency Generator R 100% 0ther Observation, Extent : Moderate, A Location : Generator Room Explanation : No Available Nameplate 50% Other Observation, Extent : Moderate, A Location : Underground Explanation : 25000 Rated Capacity 30% T-8 Lamps And Fixtures, Extent : Moderate Location : Throughout The Building 70%	Other Observation, Extent : Moderate, Area Affe Location : Electrical Room Explanation : 75 Kva, 45 Kva, 30 Kva, 480/208100%2046100%2046100%2042100%2046100%2046100%2039100%2039100%2039100%2039100%2039100%2039100%2039100%2035Other Observation, Extent : Moderate, Area Affe Location : Generator Room Explanation : Emergency Generator Rated @ 3100%202050%2042Other Observation, Extent : Moderate, Area Affe Location : Generator Room Explanation : No Available Nameplate Rating O 50%2054Other Observation, Extent : Moderate, Area Affe Location : Generator Room Explanation : No Available Nameplate Rating O 50%30%203130%203170%2031	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 75 Kva, 45 Kva, 30 Kva, 480/208/120 Volts 100% 2046 ** 100% 2046 ** 100% 2046 ** 100% 2046 ** 100% 2046 ** 100% 2046 ** 100% 2046 ** 100% 2046 ** 100% 2046 ** 100% 2039 ** 100% 2039 ** 100% 2039 ** 100% 2035 ** 100% 2035 ** 100% 2035 ** 100% 2020 \$2,900 50% 2042 ** 0ther Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room Explanation : No Available Nameplate Rating Capacity 50% 2054 ** 0ther Observation, Extent : Moderate, Area Affected : 100% Location : Underground	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 75 Kva, 45 Kva, 30 Kva, 480/208/120 Volts 100% 2046 ** 100% 2046 ** 100% 2046 ** 100% 2046 ** 100% 2042 ** 100% 2046 ** 100% 2046 ** 100% 2039 ** 100% 2039 ** 100% 2039 ** 100% 2035 ** 100% 2035 ** 100% 2035 ** 100% 2035 ** 100% 2035 ** 100% 2020 \$2,900 5 5 5 00% 2042 ** 5 5 5 00% 2042 ** 5 5 5 00% 2042 ** 5 5 5 00% 2054 <td>Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 75 Kva, 45 Kva, 30 Kva, 480/208/120 Volts 100% 2046 ** 5 \$800 100% 2046 ** 1 100% 2046 ** 1 100% 2046 ** 1 100% 2046 ** 1 100% 2046 ** 1 100% 2039 * 5 \$200 100% 2039 * 5 \$200 100% 2039 * 1 \$8,900 100% 2035 * 1 \$11,200 00her Observation, Extent : Moderate, Area Affected : 100% \$11,200 \$11,200 00her Observation, Extent : Moderate, Area Affected : 100% \$2,900 \$1,11,200 50% 2042 ** \$\$2,700 Other Observation, Extent : Moderate, Area Affected : 100% \$2,700 Location : Generator Room \$2,900 \$\$1,100 50% 2054 **</td>	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 75 Kva, 45 Kva, 30 Kva, 480/208/120 Volts 100% 2046 ** 5 \$800 100% 2046 ** 1 100% 2046 ** 1 100% 2046 ** 1 100% 2046 ** 1 100% 2046 ** 1 100% 2039 * 5 \$200 100% 2039 * 5 \$200 100% 2039 * 1 \$8,900 100% 2035 * 1 \$11,200 00her Observation, Extent : Moderate, Area Affected : 100% \$11,200 \$11,200 00her Observation, Extent : Moderate, Area Affected : 100% \$2,900 \$1,11,200 50% 2042 ** \$\$2,700 Other Observation, Extent : Moderate, Area Affected : 100% \$2,700 Location : Generator Room \$2,900 \$\$1,100 50% 2054 **

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.

Asset # : 2554

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		iil Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting	•						
Exterior Lighting							
HID	100%		2031	* *	10	\$100	
Alarm							
Security System	100-1					* • • • • • •	
Generic	100%		2031	* *	1	\$10,800	
		vation, Extent : Moder Throughout The Build		stea : 100%			
		n : C C T V Surveilla	-				
Fire/Smoke Detection	Ехрійнийо		nce cumerus				
Generic, Digital	100%		2031	* *	1-3	\$17,800	
		vation, Extent : Moder		cted : 100%	10	<i>Q</i> , 1,000	
	Location : 2	Throughout The Build	ling				
	•	n : Strobe Lights, Man	ual Pull Static	ns, Smoke Detecto	ors, Horn	es And Alarm	
	Bells						
Mechanical	0	Current Repair	Futur	e Replacement	M	aintenance	
System		-					D.:
Component		nil Date Estimated (Years)	Cost Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Туре	Total (1 cal 5)	F I		(115)		
Ieating							
Energy Source							
Natural Gas	100%		2052	* *	1		
Conversion Equipment	100-1					* • • • • • • •	
Furnace	100%		2031	* *	1	\$14,300	
Air Conditioning							
Energy Source	1000/		2049	* *	1		
Electricity	100%		2048		1		
Conversion Equipment No Component	90%						
NO Component							
Not Accessible	10%						
Not Accessible Terminal Devices	10%		2021	**	1		
Not Accessible Terminal Devices Direct Expansion	10%		2031	* *	1		
Not Accessible Terminal Devices Direct Expansion No Component	10%		2031	* *	1		
Not Accessible Terminal Devices Direct Expansion No Component Heat Rejection	10% 10% 90%			* *		\$2.000	
Not Accessible Terminal Devices Direct Expansion No Component Heat Rejection Remote Air Cond	10% 10% 90%		2031 2031		1	\$2,000	
Not Accessible Terminal Devices Direct Expansion No Component Heat Rejection Remote Air Cond No Component	10% 10% 90%					\$2,000	
Not Accessible Terminal Devices Direct Expansion No Component Heat Rejection Remote Air Cond No Component	10% 10% 90%					\$2,000	
Not Accessible Terminal Devices Direct Expansion No Component Heat Rejection Remote Air Cond No Component Ventilation Distribution	10% 10% 90% 10% 90%		2031		2		
Not Accessible Terminal Devices Direct Expansion No Component Heat Rejection Remote Air Cond No Component	10% 10% 90% 10% 90%	Now \$2,4 ktent : Moderate, Arec	2031 400 LIFE	**		\$2,000 \$4,000	
Not Accessible Terminal Devices Direct Expansion No Component Heat Rejection Remote Air Cond No Component Ventilation Distribution	10% 10% 90% 10% 90%	xtent : Moderate, Arec	2031 400 LIFE	**	2		
Not AccessibleTerminal DevicesDirect ExpansionNo ComponentHeat RejectionRemote Air CondNo Component/entilationDistributionDuctwork/Diffusers	10% 10% 90% 10% 90% 25% Damaged, Ex Location : 1	xtent : Moderate, Arec	2031 400 LIFE	**	2		
Not Accessible Terminal Devices Direct Expansion No Component Heat Rejection Remote Air Cond No Component Ventilation Distribution Ductwork/Diffusers	10% 10% 90% 10% 90% 25% 1 Damaged, Es	xtent : Moderate, Arec	2031 400 LIFE	**	2		
Not AccessibleTerminal DevicesDirect ExpansionNo ComponentHeat RejectionRemote Air CondNo Component/entilationDistributionDuctwork/Diffusers	10% 10% 90% 10% 90% 25% Damaged, Ex Location : 1	xtent : Moderate, Arec	2031 400 LIFE	**	2		
Not Accessible Terminal Devices Direct Expansion No Component Heat Rejection Remote Air Cond No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans	10% 10% 90% 10% 90% 25% Damaged, Ex Location : 1 75%	xtent : Moderate, Arec	2031 400 LIFE a Affected : 2%	**	2	\$4,000	

Plumbing

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.

Asset # : 2554

Mechanical	Current Rep	pair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater						
Electric	100%	2025	\$8,600	4	\$200	
	Other Observation, Exte Location : Closet	ent : Light, Area Affected	: 100%			
	Explanation : 1-40 Ge	ıllon Unit				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2034	* *	1	\$1,800	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$14,500	
Sprinkler						
Generic	100%	2052	* *	1-2	\$8,100	
Fire Pump						
Generic	100%	2039	* *	1	\$5,400	

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.

DEPARTMENT OF CORRECTION - FY 2017 Print Date: 14-Dec-2016

Asset Name	: RIKERS ISLAND FACILITIES NOR	TH 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,559,800	\$270,200
Interior Architecture	\$398,600	\$256,700
Electrical		\$1,087,900
Mechanical		\$717,400
Total	\$1,958,500	\$2,332,300
Importance Code A	\$1,559,800	\$270,200
Importance Code B	\$273,600	\$2,003,500
Importance Code C	\$125,000	\$58,600
Total	\$1,958,500	\$2,332,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,900			
Interior Architecture	\$20,100		\$3,000	\$11,100
Electrical	\$13,600	\$21,200	\$12,000	\$17,000
Mechanical	\$17,500	\$12,100	\$41,100	\$18,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$86,000	\$43,200	\$66,000	\$56,600
Importance Code A	\$25,000	\$2,400		\$300
Importance Code B	\$60,900	\$40,800	\$66,000	\$56,300
Importance Code C				
Total	\$86,000	\$43,200	\$66,000	\$56,600



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.

Asset # : 4248

Architecture	Current Repair Future Replacement					Maintenance		
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	\$85,900	2036	* *	5	\$232,900		
	Broken/Missing Eleme Location : South Fac	-	t, Area Aj	jectea : 5%				
	Corrosion/Rusting, Ex		Affected	: 10%				
	Location : South And	-	55					
	Staining/Discoloring,	Extent : Light, Ar	ea Affecte	ed : 25%				
	Location : All Facaa	les						
Windows	1000/ 11	\$701 400	2026	* *	_	\$27.200		
Metal/Detention Type	100% Now Broken/Missing Eleme	\$781,400	2036 erate Ar		5	\$37,300		
	Location : Corridors							
Parapets								
Metal Rail	100% 4+	\$24,900	2039	* *	5	\$17,300		
	Deteriorated Finish, E		Area Aff	ected : 35%				
	Location : Througho	ut						
Roof IRMA/Protected	1000/ Now	¢602 600	2036	* *				
Membrane	100% Now	\$692,600	2050					
Weinbrane	Broken/Missing Eleme	nts, Extent : Mod	erate, Are	ea Affected : 25%				
	Location : Througho	ut.						
	Grvl/Blst Miss/Disp, E		Area Aff	ected : 30%				
	Location : Various L							
	Insul Miss/Displaced, Location : Througho		e, Area Aj	ffected : 30%				
	Water Penetration, Ex Location : Main Cor				Location	<i>s</i> .		
terior								
Floors Cast in Place Concrete	15% Now	\$17,800	LIFE	* *	5	\$38,900		
	Horizontal Cracks, Ex			cted : 10%	2	<i>420,700</i>		
	Location : Mechanic	al Electrical Spac	e.					
	Paint Peeling, Extent							
	Location : Mechanic	al Electrical Spac						
Ceramic Tile	5%		2035	* *	5	\$5,900		
Raised Access Floor	5% Now	\$140,400	2029	* *	5	\$11,100		
	Loose/Delam Surface, Location : Housing		rea Affe	ciea : 50%				
	Location . Housing Loose/Miss Fasteners,		Area Affe	cted : 40%				
	Location : Housing							
Terrazzo	60%		LIFE	* *	5	\$55,600		
Traffic Topping	15%		2031	* *	5	\$22,200		

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.

Asset # : 4248

Architecture		Current Repair Future Replaceme			e Replacement	ent Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Interior Walls								
Concrete Masonry Unit	65%	Now	\$125,000	LIFE	* *	5	\$58,600	
		Fracks, Exte 1 : Stairwel	nt : Light, Area Aff ls	fected : 5	5%			
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	
		0	eents, Extent : Light ance Department H		ffected : 2%			
Metal Panel	Locatior Water Per	/Rusting, E n : Bathroom netration, E	\$133,200 ixtent : Light, Area i ns, Corridors ixtent : Light, Area i t To Fifth Floor Ele	Affected		5	\$103,700	
ectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
er 600 Volts								
Service Equipment Fused Disc Sw	100% Other Obs	servation. E	Extent : Moderate, A	2036 Area Affe	* * ected : 100%	3	\$300	
		ı : Outside						
	Explana	tion : One (500 Amps Main Dis	sconnect	Switch			
Transformers	England		in point Dis		S			

Transformers					
Dry Type	100%	2031	* *	3	\$400
	Other Observation, Extent	: Moderate, Area Affected :	100%		
	Location : Outside				
	Explanation : One 1,000	Kva 4160pri - 480/277 Sec			
Feeders					
Cable	100%	2034	* *	1	
Raceway					
Conduit	100%	2036	* *	1	
der 600 Volts					
Service Equipment					
Air Circuit Breaker	100%	2036	* *	5	\$400
	Other Observation, Extent	: Moderate, Area Affected :	100%		
	Location : Electrical Roo	om			
	Explanation : One 2500	Amps And One 1600 Amps M	ain Disconne	ect Switch	

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

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

Asset # : 4248

Electrical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts						
Transformers				_		
Dry Type	100% Other Observation, Extent : M Location : Electrical Closet Explanation : Two 30 Kva		* * ccted : 100%	5	\$300	
Switchgear / Switchboard Molded Case Bkrs	100%	2036	* *	5	\$2,100	
Raceway	100%	2030		3	\$2,100	
Conduit	100%	2036	* *	1		
Panelboards	100/0	2030		1		
Fused Disc Sw	10%	2034	* *	5	\$200	
Molded Case Bkrs	90%	2034	* *	5	\$1,900	
Wiring	2010	2031		5	\$1,700	
Thermoplastic	100%	2036	* *	1		
Motor Controllers Locally Mounted	100%	2031	* *	5	\$500	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$1,200	
tand-by Power	10070	22		U	<i><i><i>q</i>₁,<u></u>₂₀₀</i></i>	
Transfer Switches						
Automatic	100%	2031	* *	1	\$24,400	
Generators						
Diesel	100%	2029	* *	1	\$30,700	
	Other Observation, Extent : M Location : Outside Explanation : One 720 Kw	Aoderate, Area Affe	cted : 100%			
Batteries	Explanation : One 720 Kw					
Lead/Acid	100%	2019	\$2,900	5	\$2,900	
Fuel Storage	100/0	2017	φ2,900	5	φ2,900	
Day Tank	50%	2034	* *	5	\$7,300	
2.09 1.000	Other Observation, Extent : M Location : At Outside Gene	Aoderate, Area Affe rator	cted : 100%	C	<i><i><i>ч</i>,<i>2</i>,<i>2</i>,<i>2</i>,<i>2</i>,<i>2</i>,<i>2</i>,<i>2</i>,<i>2</i>,<i>2</i>,<i>2</i></i></i>	
	Explanation : One 275 Gall					
Main Tank	50% Other Observation, Extent : N Location : Outside		* * ccted : 100%	5	\$1,200	
ighting	Explanation : 10,000 Gallo	nə				
Lighting Interior Lighting						
Fluorescent	90%	2034	* *	10	\$65,400	
T horeseent	Other Observation, Extent : M Location : Throughout The Explanation : T-8 Lamps	Aoderate, Area Affe	ected : 100%	10	φ 0 5,τ00	
HID	5%	2026	\$18,600	10	\$100	
Incandescent	5%	2026	\$125,100	2	\$100	
		-	. , -			

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

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

Asset # : 4248

Electrical		Current F	Repair	epair Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	80%			2034	* *	1		
Exit, Service	20%			2026	\$10,100	1		
Exterior Lighting								
HID	100%			2026	\$575,000	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$2,300	
Alarm								
Security System								
No Component	30%							
Generic	70%			2026	\$322,400	1	\$20,700	
Fire/Smoke Detection								
Generic, Digital	100%			2036	* *	1-3	\$50,300	

Mechanical	lechanical		epair Future Replacement			M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2029	* *	5	\$4,700	
Steam								
Distribution								
Steam Piping/Pump	100%			2046	* *	4	\$5,900	
Terminal Devices								
Air Handler	80%			2026	\$656,700	1	\$39,200	
Convector/Radiator	20%			2039	* *	1	\$5,100	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Int Pkg Unit -	2%			2027	\$60,700	2	\$100	
Heating/Cooling								
No Component	98%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$103,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,200	
Exhaust Fans								
Interior	20%			2031	* *	2	\$500	
Roof	80%	2-4	\$1,900	2031	* *	2	\$1,600	
1	-	-	t : Light, Area Aff		%			
	Location	1 : Roof - 2 (Of 39 Units Defect	ive				

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.

Asset # : 4248

	1000						
Mechanical	Current Repair	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Plumbing						•	
H/C Water Piping							
Brass/Copper	100%	2046	* *	1			
	Pump(s) Malfunctioning, Exter	nt : Moderate, Area A	ffected : 50%				
	Location : Second Floor Mec	hanical Equipment R	Room				
HW Heat Exchanger							
Low Temp	100%	2046	* *	4	\$11,700		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Rigid Piping	100%	2026	\$21,300	4	\$2,500		
Fixtures					. ,		
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : Li	ght, Area Affected : 1	00%				
	<i>Location</i> : 1 - 5						
	Explanation : 2 Units						
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	* *	1	\$14,800		

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.

Print Date : 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES NORT	TH 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,166,600	\$532,300
Interior Architecture	\$820,000	\$428,300
Electrical		\$7,283,400
Mechanical	\$79,900	\$1,416,000
Total	\$2,066,500	\$9,660,000
Importance Code A	\$1,166,600	\$532,300
Importance Code B	\$899,900	\$9,033,200
Importance Code C		\$94,500
Total	\$2,066,500	\$9,660,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,400			
Interior Architecture	\$31,100			\$19,200
Electrical	\$20,900	\$34,500	\$23,300	\$26,700
Mechanical	\$26,200	\$21,700	\$33,600	\$36,100
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$143,000	\$105,500	\$106,200	\$131,300
Importance Code A	\$18,900			\$400
Importance Code B	\$93,000	\$105,500	\$106,200	\$130,900
Importance Code C	\$31,100			
Total	\$143,000	\$105,500	\$106,200	\$131,300



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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 4249

Architecture	Current Repair Future Replacement				t Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior							
Exterior Walls Metal Panel	100% Now \$ Deformed/Dented, Extent : M Location : Corridor Connec Staining/Discoloring, Extent Location : Northwest Facad	cting Central Building T : Moderate, Area Affecte	o Annex ed : 10%	5	\$478,900		
Windows	Location . Northwest Paca	ies Ana various Locailo	ns On The Sol	imeusi r	acaaes.		
Metal/Detention Type	100% Now \$ Air Infiltration, Extent : Mod Location : Throughout Broken/Missing Elements, Ex Location : Main Corridor A Glazing Broken/Cracked, Ext Location : Corridors	tent : Moderate, Area A and Various Locations T	ffected : 2% hroughout.	5	\$53,400		
Parapets							
Metal Rail	100% Now Deteriorated Finish, Extent : Location : Throughout	\$15,400 2031 Light, Area Affected : 1.	* * 5%	5	\$21,400		
Roof							
Built-Up (BUR)	100% Now \$ Blisters, Extent : Moderate, A Location : Central Core Ro Grvl/Blst Miss/Disp, Extent : Location : All Roofs Miss/Damaged Flashings, Ex Location : At Bulkhead Doo Ponding, Extent : Moderate, I Location : Over Southwest Water Penetration, Extent : M Location : Main Corridor, G	oftop And Various Loca Moderate, Area Affected tent : Moderate, Area Af or Area Affected : 20% Housing Block And Vari Ioderate, Area Affected	1 : 35% ffected : 10% ous Locations : 20%	Through			
Floors							
Cast in Place Concrete	45% Now \$ Horizontal Cracks, Extent : M Location : Throughout Base Water Penetration, Extent : M	ement.		5	\$201,300		
	Location : Mechanical Roo			rough To	Floor Below.		
Raised Access Floor	5% Now \$ Loose/Delam Surface, Extent Location : In All Housing C		**	5	\$19,200		
Terrazzo	35%	LIFE	* *	5	\$55,900		
Traffic Topping	15%	2031	* *	5	\$38,300		

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.

			Asset # : 4	249				
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	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	\$31,100	LIFE	* *	5	\$51,000	
	Corrosion	/Rusting, E	xtent : Light, Area	Affected	: 1%			
	Location	1 : 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	\$393,800	LIFE	* *	5	\$76,700	
		issing Elem : Control 1	ients, Extent : Mod Rooms.	erate, Ar	ea Affected : 10%			
		/Rusting, E : Control	Extent : Moderate, A Rooms	Area Affe	cted : 15%			
		etration, E : Control	xtent : Moderate, A Rooms.	Area Affe	cted : 10%			
Plaster	15% Other Obs	ervation, E	Extent : Light, Area	LIFE Affected	* *	5	\$19,200	

-		
Asset	#	1210
ASSEL	π	4243

lectrical	Current Repair	Future Replace	cement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	3	\$600	
	Other Observation, Extent : Moderate,	Area Affected : 10	0%			
	Location : Electrical Room					
	Explanation : One 600 Amps Main D	isconnect Switch				
Transformers						
Dry Type	100%	2031	* *	3	\$800	
	Other Observation, Extent : Moderate,	Area Affected : 10	0%			
	Location : Electrical Room					
	Explanation : One 2000 Kva 4160pri	- 480/277sec				
Feeders	- *					
Cable	100%	2034	* *	1		
Raceway						
Conduit	100%	2036	* *	1		

Location : Above Common Areas In Cell Blocks

Explanation : Sprayed Coating

Under 600 Volts

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.

Asset # : 4249

Electrical	Current Repair Future Replacement Maintenance						
System Component	% of Fail Date Es		Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Туре	Total (Years)		FY		(Yrs)		
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$600	
	Other Observation, Extern						
	Location : Electrical R						
	Explanation : One 250	0 Amps And Two	1600 Ai	nps Main Disconr	iect Switc	ch	
Transformers	1000/		2021	* *	~	\$5 00	
Dry Type	100%		2031		5	\$500	
	Other Observation, Exter Location : Electrical A			ctea : 100%			
Switch goon / Switchhoord	Explanation : Two 75 I	Kva 480pri - 208/	120sec				
Switchgear / Switchboard Molded Case Bkrs	100%		2036	* *	5	\$3,600	
	100%		2050		3	\$5,000	
Raceway Conduit	100%		2036	* *	1		
Panelboards	100%		2030		1		
Fused Disc Sw	10%		2034	* *	5	\$300	
Molded Case Bkrs	90%		2034	* *	5	\$3,200	
Wiring	2070		2034		5	\$5,200	
Thermoplastic	100%		2036	* *	1		
Motor Controllers	10070		2050		1		
Locally Mounted	100%		2031	* *	5	\$900	
round	100/0		2001		0	¢700	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,000	
tand-by Power							
Transfer Switches							
Automatic	100%		2031	* *	1	\$42,000	
Generators							
Diesel	100%		2029	* *	1	\$52,900	
	Other Observation, Externation	nt : Moderate, Ar	ea Affe	cted : 100%			
	Location : Mechanical	Room					
	Explanation : Two 110	0 Kw					
Batteries							
Lead/Acid	100%		2019	\$2,900	5	\$5,100	
Fuel Storage							
Day Tank	50%		2034	* *	5	\$12,700	
	Other Observation, Exter		ea Affe	cted : 100%			
	Location : Generator K						
	Explanation : Two 275	Gallons					
Main Tank	50%		2041	* *	5	\$2,000	
	Other Observation, Exten		ea Affe	cted : 100%			
	Location : Undergroun						
ighting	Explanation : Using Tv	vo 2,500 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.

Asset # : 4249

			A3301 # . 4	243				
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Interior Lighting								
Fluorescent	65%			2026	\$2,806,200	10	\$81,400	
			Extent : Moderate, A	Area Affe	ected : 100%			
		6	out The Building					
		tion : T-12	Lamps					
Fluorescent	30%			2034	* *	10	\$37,600	
	-		res, Extent : Model	rate, Are	a Affected : 100%			
		1 : Through	out The Building					
HID	5%			2026	\$32,100	10	\$200	
Egress Lighting								
Emergency, Service	10%			2034	* *	1		
Emergency, Service	70%			2026	\$90,400	1		
Exit, Service	20%			2026	\$17,500	1		
Exterior Lighting	1000/			2026	\$001.000	10	¢ 100	
HID	100%			2026	\$991,800	10	\$400	
ightning Protection								
Arresters/Cabling	1000/			2041	* *	5	¢ 4 000	
Generic	100%			2041	•••	5	\$4,000	
larm Security System								
No Component	30%							
Generic	70%			2026	\$556,200	1	\$35,700	
Fire/Smoke Detection	7070			2020	\$550,200	1	\$55,700	
Generic, Analog	100%			2026	\$2,719,900	1-3	\$84,200	
	10070			2020	\$2,719,900	15	\$01,200	
lechanical		Current	Repair	Futur	e Replacement	М	aintenance	
ystem	% of		Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1101 11
Туре	Total	(10115)				(115)		
eating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment	400	o -	** ***			_	* • • • -	
Pres. Reducing Valve/LP	100%	0-2	\$3,300	2029	* *	5	\$4,100	
Steam	Latr				0/			
			: Light, Area Affec oor Mechanical Equ					
Distribution	Localio	ı. rırsi ric	or mechanical Eq	upment	N <i>OOM</i>			
Distribution Steam Pining/Pump	100%			2046	* *	1	\$10,100	
Steam Piping/Pump	100%			2040	-11- -1-	4	\$10,100	
Terminal Devices Air Handler	100%			2026	\$1,416,000	1	\$84,500	
ir Conditioning	100%			2020	φ1,410,000	1	φ 0 4,300	
Energy Source								
Electricity	100%			2042	* *	1		
	100%			2042		1		

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.

Asset #: 4249

lechanical		Current I	Kepair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment Reciprocating	2%			2031	* *	1	\$1,300	
Compr/Chiller	_,.			2001		-	<i>41,000</i>	
No Component	98%							
Terminal Devices								
Direct Expansion	2%			2031	* *	1		
No Component	98%							
Heat Rejection	2					•	\$1.000	
Air Condenser Unit	2%			2031	* *	2	\$1,900	
No Component	98%							
entilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$76 200	
Exhaust Fans	100%			LIFE		2-3	\$76,200	
Interior	80%			2031	* *	2	\$3,300	
Roof	20%			2031	* *	2	\$3,500	
umbing	20%			2031		2	\$800	
H/C Water Piping								
Brass/Copper	100%	0-2	\$39,200	2046	* *	1		
	Other Obs Location	ervation, E : Basemen	or Mechanical Roo Extent : Light, Area t ex Booster Pumps	-		5		
HW Heat Exchanger								
Low Temp	50%	Now	\$40,700	2056	* *	4	\$6,800	
	Unit Inope	rable, Exte	ent : Moderate, Are	a Affecte	ed : 50%			
		: First Flo eat Exchan	or Mechanical Equ ger	ipment l	Room, 1 Of 2 Defec	ctive Inst	anteous Hot	
Low Temp	50%			2036	* *	4	\$6,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
			: Moderate, Area A					
	Location	: Observe	d On Basement Lev	el, Leak	s Originate On Up	per Floo	rs	
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,500	
Backflow Preventer								
Generic	100%			2031	* *	1	\$8,400	
			xtent : Light, Area		: 50%			
			or Mechanical Ro		.			
	Explana	ion : No B	ack Flow Prevente	r On The	Domestic Water S	upply		
Fixtures	1000							
Generic	100%							

Vertical Transport

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.

Asset # : 4249

Mechanical	Current Repair	Future Rep	acement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 100%	6			
	Location : 2 Units B To 5, 3					
	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	* *	1	\$25,500	

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF CORRECTION - FY 2017 Print Date: 14-Dec-2016

Asset Name	: RIKERS ISLAND FACILITIES NORT	TH 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 : CORRECTI	ON
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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$5,458,000	\$800,700
Interior Architecture	\$1,174,200	\$1,508,900
Electrical	\$674,100	\$1,171,400
Mechanical	\$50,200	\$1,422,200
Total	\$7,356,500	\$4,903,200
Importance Code A	\$5,458,000	\$836,200
Importance Code B	\$1,634,800	\$4,029,300
Importance Code C	\$263,700	\$37,700
Total	\$7,356,500	\$4,903,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$31,800			
Interior Architecture	\$55,100			\$13,900
Electrical	\$58,700	\$13,700	\$11,700	\$23,700
Mechanical	\$41,000	\$12,700	\$22,500	\$44,800
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$200,300	\$40,200	\$48,000	\$96,100
Total	\$200,500	φ+0,200	φ-10,000	φ20,100
Importance Code A	\$31,800	\$2,600	ψ 1 0,000	\$700
		,	\$48,000	
Importance Code A	\$31,800	\$2,600	. ,	\$700



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.

Asset # : 2029

chitecture	Current Repair Future Replacement				M			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls	50/	Nom	¢ <i>c</i> 0,400		* *	5	¢22.000	
Cast in Place Concrete	Location Worn/Erod	: Window	: Moderate, Area		ea Affected : 5%	5	\$32,000	
Masonry: Brick			\$1,263,200 Extent : Moderate, A And 6th Floors - A			5	\$108,900	
Metal Panel	e e		\$14,200 xtent : Severe, Area Locker Room	2036 Affected	* * ! : 10%	5	\$19,200	
Metal: Cage/Fence	Location Other Obs Location	: Exterior ervation, E : Roof Ov	\$5,600 Extent : Moderate, A Egress Stairs. Sta Extent : Severe, Are er Stairs r Penetration	ir Pan Ar	nd Support Beams	5	\$5,600	
Windows Metal/Detention Type	60%	Now	\$1,719,200	2036	* *	5	\$41,100	
	Air Infiltra Location Broken/Mi Location Thermally Location Unit Inope Location	ttion, Exter : Various issing Elen : Through Inefficient : Through rable, Exte : Through	nt : Severe, Area Aj Locations Through nents, Extent : Mod out , Extent : Severe, A out ent : Severe, Area A out	fected : 3 out. erate, Ard rea Affec ffected :	ea Affected : 20% ted : 100% 25%			
Metal/Detention Type	Location Thermally Location Other Obs Location	: Various Inefficient : Through	, Extent : Severe, A out Extent : Light, Area out	rea Affec	eted : 100%	5	\$27,400	
Parapets								
Masonry: Brick Metal Panel	50% 15%	Now	\$10,400 ctent : Moderate, A	LIFE 2046	* * * *	5 5	\$4,700 \$2,700	
		-	r Roof, 7th Floor R		<i>ieu</i> . 2070			

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.

Asset # : 2029

Architecture	Currer	Current Repair Future Replacement				aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof	(50/ Norm	¢42.200	2026	¢421 700			
Built-Up (BUR)	65% Now Grvl/Blst Miss/Dis Location : Throu	\$42,200 p, Extent : Moderate, ghout	2026 Area Aff	\$421,700 Tected : 15%			
	Miss/Damaged Fla Location : 6th Fla	shings, Extent : Mod oor Roof	erate, Ar	ea Affected : 15%			
	Water Penetration, Location : At Pite	Extent : Moderate, A ch Pockets	rea Affe	cted : 15%			
Modified Bitumen		\$1,700 Extent : Moderate, A Day Rooms On Nort		\$82,500 cted : 20%			
Single Ply Membrane	25% Now Ponding, Extent : 1 Location : 7th Flo	\$35,700 Moderate, Area Affect por Roof	2026 ed : 20%	\$119,100			1
		Extent : Severe, Are e Locker Room And					
nterior							
Floors Cast in Place Concrete	10% Now Horizontal Cracks Location : Basen	\$13,000 Extent : Light, Area ent	LIFE Affected	**	5	\$28,500	
Ceramic Tile	-	\$48,600 ag, Extent : Moderate ention Area Showers	2029 , Area A <u>f</u>	* * fected : 100%	5	\$3,300	
Terrazzo	Location : All Flo Horizontal Cracks	\$291,500 ng, Extent : Moderate oors And At Expansic Extent : Moderate, A us Locations Through	n Joints Area Affec		5	\$25,500	
Traffic Topping		\$9,300 nt : Moderate, Area . tion Dormitory Show		\$466,700 • 10%	5	\$12,200	
Vinyl Tile	Location : Area	\$479,800 ements, Extent : Mod Bb, First Floor Infirm ent : Moderate, Area A	ary, Staff	Area	3	\$22,000	

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.

Asset # : 2029

		Asset # : Z	029				
Architecture	Curre	nt Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost 's)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Interior Walls					_		
Ceramic Tile	10% Now	1 - 9	2029	* *	5	\$11,800	
	0	lements, Extent : Ligh			- 1		
		ntion Area Showers Ar			-		
Concrete Masonry Unit	40% Now	, - ,	LIFE	**	5	\$37,700	
	8	lements, Extent : Ligh					
		etention Showers And					
	Location : Base	Extent : Light, Area A	<i>Щестеа : 5%</i>				
		ment watts		* *		*= 100	
Glass: Single Pane	4%	Sum de la Fridancia Mad	LIFE		5	\$7,100	
	-	Tracked, Extent : Mode ughout / Control Roon	-	ffected : 10%			
		ugnoui / Control Koon		* *			
Metal Security Bars	10%	#22.7 00	LIFE	* *	-	¢1 2 7 00	
Plaster	18% Now		LIFE		5	\$12,700	
	-	ing, Extent : Moderate vitories And Staircase	e, Area Affeci	tea : 20%			
			Affected . 10	20/			
		1, Extent : Light, Area 11 urious Dormitories	Affected ? To)70			
		inous Dormitories	T TEE	* *			
SGFT/Glazed Masonry	18% Broken Missing F	Jourouta Entout . Mod	LIFE				
	Location : Baser	lements, Extent : Mod	eraie, Area F	Ajjecied : 20%			
Ceilings	Location . Daser	пені					
AcousTileSusp.Lay-In	10%		2031	* *	5	\$13,000	
Exposed Concrete	25%		LIFE	* *	5	\$5,100	
Exposed Concrete		n, Extent : Light, Area		00%	5	ψ5,100	
	Location : All C						
	Explanation : C	ells On Floors 2-3 Are	Reported To	o Be Cast-in-pl	ace Cond	crete	
Metal Panel	10%		LIFE	* *	5	\$16,300	
Plaster	55% Now	\$90,500	LIFE	* *	5	\$44,800	
		ing, Extent : Moderate		ted : 100%	-	+ • •,• • •	
	Location : Ment	al Health 1 And 2, Thi	rd Floor Sho	owers			
lectrical	Curre	nt Repair	Future R	eplacement	M	aintenance	
bystem Component	% of Fail Da	ate Estimated Cost	Year Es	timated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total (Year	·s)	FY		(Yrs)		
I ypc Inder 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2026	\$35,600	5	\$200	
		n, Extent : Moderate, A		. ,	2	÷=00	
	Location : Elect		33				
	Explanation : M	ain Service Switch Ra	ted @ 12001	Amperes			
				T · · · ·			

	-				
Molded Case Bkrs	50%	2036	* *	5	\$1,100
	Other Observation, Extent : Moderate	e, Area Affected : 100%			
	Location : Electrical Room				

Explanation : Main Service Switch Rated @ 500 Amperes

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.

Asset # : 2029

lectrical	Current Repair Future Replacement			М				
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
der 600 Volts				•				
Transformers								
Dry Type	50%			2031	* *	5	\$200	
	Location	ı : Electrica	Extent : Moderate, A ul Room Kva, 480/208/120 V		ected : 100%			
Dry Type	50%			2024	\$15,200	5	\$200	
	Location	ı : Electrica	Extent : Moderate, A ul Room Kva And 75 Kva, 4					
Switchgear / Switchboard	Елриана		Kva 111a 75 Kva, 4	00/200/1	20 10113			
Fused Disc Sw	50%			2026	\$117,400	5	\$200	
Molded Case Bkrs	50%			2020	\$117, 4 00 * *	5	\$1,100	
Raceway	2070			_000		2	ψ1,100	
Conduit	85%			2026	\$161,800	1		
Conduit	15%			2036	**	1		
Panelboards						-		
Fused Disc Sw	5%			2025	\$8,600	5	\$100	
Molded Case Bkrs	25%			2034	* *	5	\$600	
Molded Case Bkrs	70%			2025	\$120,700	5	\$1,600	
Wiring					. ,			
Braided Cloth			\$29,600 ent : Moderate, Are out	2051 ea Affecte	* * ed : 100%	1		
Thermoplastic	70%			2036	* *	1		
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2039	* *	5	\$100	
Motor Control Center	70%			2024	\$149,000	5	\$1,700	
Variable Frequency	10%			2039	* *			
Drive								
round								
Grounding Devices								
Generic			\$18,300 Extent : Moderate, A Tain	LIFE Area Affe	* * ected : 100%	5	\$1,300	
		tion : Corre						
and-by Power	1							
Transfer Switches								
Automatic	100%			2031	* *	1	\$26,800	
Batteries							. , -	
No Component	50%							
No Component	50%							
ghting								
Interior Lighting								
Fluorescent	100%			2034	* *	10	\$79,900	
	-		res, Extent : Mode out The Building	rate, Are	a Affected : 100%			

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2029

			ASSEL # . 20	JZJ				
Electrical		Current	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2021	\$41,200	1		
Exit, Service	20%			2021	\$11,200	1		
Exit, Service	30%			2031	* *	1		
Exterior Lighting								
HID	100%			2021	\$632,900	10	\$300	
Alarm								
Security System								
Generic	100%			2026	\$507,000	1	\$32,600	
			Extent : Moderate, A	rea Affe	ected : 100%			
		0	out The Building					
	Explana	tion : C C '	T V Surveillance C	ameras				
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	\$53,700	
			Extent : Moderate, A	rea Affe	ected : 100%			
	Location	1 : Through	out The Building					
		tion : Strob	e Lights, Smoke De	tectors,	Manual Pull Static	ons, Horn	ns And Alarm	
	Bells							
Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2029	* *	5	\$5,200	
Steam								

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2029	* *	5	\$5,200	
Steam								
Distribution								
Hot Wtr Piping/Pump	10%			2042	* *	4	\$600	
Steam Piping/Pump	90%			2036	* *	4	\$3,900	
Terminal Devices								
Air Handler	5%			2031	* *	1	\$2,700	
Convector/Radiator	50%			2031	* *	1	\$14,100	
Fan Coil Unit/Heat	45%			2026	\$1,129,100	1	\$12,700	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Interior Pkg Unit -	5%			2024	\$107,900	2	\$300	
Cooling								
Split Unit	10%			2036	* *			
- 1	Recent Ins	tallation, E	Extent : Light, Area	Affected	: 100%			
	Location	:Roof						
Window/Wall Unit	5%			2021	\$17,200	1		
No Component	80%				+,200	-		

Ventilation

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

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

Asset # : 2029

	,	ASSet # : 20	JZJ				
Mechanical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$48,600	
Exhaust Fans	1000/		2026	¢105 000	2	*2 7 00	
	100%		2026	\$185,200	2	\$2,700	
Plumbing H/C Water Piping							
Brass/Copper	100% Now	\$10,000	2036	* *	1		
Drack, copper	Corroded, Extent : Mod	. ,		6	-		
	Location : Water Main						
HW Heat Exchanger							
Low Temp	50%		2046	* *	4	\$6,500	
	Other Observation, Exte	ent : Light, Area	Affected	: 100%			
	Location : Basement						
	Explanation : Instanta Tanks	neous Heaters I	nstalled T	'o Replace Heat E.	xchangei	rs With Storage	
Low Temp	50%		2036	* *	4	\$4,300	
	Other Observation, Exte	-	Affected	: 100%			
	Location : Laundry Ar						
<u> </u>	Explanation : Multiple	e Heat Exchange	rs With S	torage Tanks			
Sanitary Piping	1000/			* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100% Now	\$11,700	LIFE	* *	1		
Cust non	Broken, Extent : Severe,				1		
	Location : Roof Drain						
Sump Pump(s)							
Rigid Piping	100%		2036	* *	4	\$1,600	
	Recent Installation, Ext Location : Basement	ent : Light, Area	Affected	: 100%			
	Other Observation, Exte	ent : Light, Area	Affected	: 100%			
	Location : Basement						
	Explanation : 2 Duple	x Sets					
Fixtures	1000/						
Generic	100%						
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Exte	ent : Light. Area		: 100%			
	Location : 1 Unit Base	-					
	Explanation : 2 Units						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$45,600	
Sprinkler							
No Component	90%		0055		1 0	#2 1 00	
Generic	10%		2056	* *	1-2	\$2,400	

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.

Asset # : 2029

Mechanical	Current Repair	Future Replacen	nent M	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump					
Generic	100%	2035	** 1	\$16,300	
Chemical System Generic	100%	2021 \$50	0,200 1-3	\$55,000	

 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 vears is not included in this report.

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISL	AND FA	CILITIES NORT	TH INFIRMARY CH	ENTER ANNEX
Address	: HAZEN ST.,	RIKERS	S ISLAND		
Borough	: BRONX			Agency's Number	: N/A
Program / Asset #	: DOC0001.50	0 / 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,225,800	\$1,067,200
Interior Architecture	\$274,400	\$475,900
Electrical	\$1,993,600	\$1,305,900
Mechanical		\$1,170,300
Total	\$6,493,700	\$4,019,300
Importance Code A	\$4,225,800	\$1,067,200
Importance Code B	\$2,268,000	\$2,952,100
Total	\$6,493,700	\$4,019,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$31,800			
Interior Architecture	\$111,700			\$4,300
Electrical	\$8,800	\$10,300	\$9,800	\$8,800
Mechanical	\$8,300	\$8,000	\$19,900	\$17,300
Total	\$160,700	\$18,200	\$29,700	\$30,500
Importance Code A	\$31,800	\$2,300		
Importance Code B	\$71,700	\$15,900	\$29,700	\$30,500
Importance Code C	\$57,100			
Total	\$160,700	\$18,200	\$29,700	\$30,500



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 14636

			A3361 m . 14					
rchitecture		Current Repair Future Replacement			Μ			
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls						_		
Cast in Place Concrete	-		\$30,200 ent, Extent : Light, . cade	LIFE Area Affe	* * ected : 2%	5	\$69,600	
Exposed Struc: Steel	5%			LIFE	* *	5	\$14,500	
Masonry: Brick	80%		\$430,700	LIFE	* *	5	\$74,200	
÷	Location Jnt Morta Location Vegetation	n : All Faca er Miss/Eroo n : All Faca	d, Extent : Moderat des Extent : Light, Area	e, Area A	Affected : 25%			
Windows								
Metal/Detention Type	Location Broken/M Location	ation, Exter n : Through lissing Elen n : Various	\$3,580,300 nt : Severe, Area A <u>f</u> out nents, Extent : Mod Locations Through , Extent : Moderate	erate, Ar out	ea Affected : 10%	5	\$28,500	
	Location	n : Through	out		•			
	-	erable, Exte n : Through	ent : Moderate, Are out	a Affecte	ed : 35%			
Steel			\$1,700 hents, Extent : Ligh ium	2034 t, Area A	* * ffected : 5%	5	\$5,100	
Parapets								
Metal Rail	10%			2031	* *	5-10		
No Component	90%							
Roof								
Single Ply Membrane	70%			2026	\$751,700	10	\$116,200	
Single Ply Membrane	20%		\$214,800	2036	* *			
			xtent : Severe, Ared		d : 25%			
			ry 4, Various Loca					
Skylight, Metal/Glass	10%			2036	* *	10	\$55,300	

Interior

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 14636

Architecture		Current I	Repair	Futur	re Replacement	Μ		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors						_		
Cast in Place Concrete		ul Cracks, E	\$15,100 Extent : Moderate, A ium And Dormitori		* * ected : 20%	5	\$33,000	
Ceramic Tile	10%	Now	\$16,100	2029	* *	5	\$2,200	
	Broken/M	lissing Elen	ents, Extent : Mod ry Showers Throug	erate, Ar	rea Affected : 20%	5	¢ 2, 200	
Sheet Vinyl/Rubber	5%			2026	\$123,100	5	\$3,200	
Vinyl Tile	50%	Now	\$176,400	2026	\$352,800	3	\$8,100	
	Location Worn/Ero	n : Through	: Severe, Area Affe					
Interior Walls								
Concrete Masonry Unit			\$29,100 Extent : Moderate, A ry 3	LIFE Area Affe	* * ected : 10%	5	\$13,600	
Glass: Single Pane	5%	Now	\$28,100	LIFE	* *	5	\$1,800	
	Glazing B		ked, Extent : Mode		ea Affected : 35%	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Gypsum Board	10%	1		LIFE	* *	5	\$2,900	
Masonry: Brick	5%			LIFE	* *			
Metal Security Bars	5%			LIFE	* *			
Plywood/Hardboard	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	-	Discoloring	\$10,100 Extent : Moderate	2031 e, Area A	* * ffected : 10%	5	\$6,500	
			Room And Clinic					
Exposed Concrete	5%		\$13,400	LIFE	* *	5	\$300	
	-	-	, Extent : Moderate out Gymnasium	e, Area A	ffected : 30%			
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	15%			LIFE	* *	5	\$8,100	
Plaster	45%		\$98,000	LIFE	* *	5	\$12,100	
		-	ents, Extent : Mod					
			ries 1 And 2 And V		-	ut		
		-	e, Extent : Moderat	e, Area A	Affected : 25%			
	Location	n : Dormito	ries 1 And 2					

Location	:	Dormitories	1	And	2

Electrical	Currer	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Raceway							
Conduit	100%		2026	\$190,400	1		

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.

Asset # : 14636

Electrical		Current	Repair	Futur	e Replacement	Μ		
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	\$129,300	5	\$2,100	
Wiring Braided Cloth		-	\$88,700 ent : Moderate, Are out The Building	2051 a Affecte	* * ed : 100%	1		
Thermoplastic	70%			2036	* *	1		
tand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$24,000	
Generators	100							
Not Accessible	100%							
Batteries	1000/							
Not Accessible	100%							
Fuel Storage Not Accessible	100%							
Lighting	10070							
Interior Lighting								
Fluorescent	-		ures, Extent : Mod out The Building	2021 erate, Ar	\$1,851,200 ea Affected : 100%	10	\$53,700	
Fluorescent	25%			2034	* *	10	\$17,900	
	-	s And Fixtu : Dormito	res, Extent : Model ry 3	rate, Are	a Affected : 100%			
Egress Lighting								
Emergency, Battery	50%			2026	\$101,300	10	\$9,400	
Exit, Service	50%			2026	\$25,000	1		
Exterior Lighting HID	1000/			2026	\$567,000	10	¢200	
Alarm	100%			2020	\$307,000	10	\$200	
Security System								
No Component	30%							
Generic	70%			2026	\$318,000	1	\$20,400	
	Location	: Dormito	-					
Eine (Care also Data ation	Explanat	mon: CC'	TV Surveillance C	ameras				
Fire/Smoke Detection Generic, Digital	100%			2034	* *	1-3	\$48,100	
Generic, Digitai	Other Obs Location Explanat	: Through	Extent : Moderate, A out The Building e Lights, Manual F	Area Affe	ected : 100%			
. <u> </u>	Bells							

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

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.

Asset # : 14636

		A3561 # . 140					
Mechanical	Current R	epair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							_
Energy Source							
Campus Steam	100%	2	2036	* *	1		
Conversion Equipment							
Pres. Reducing Valve/L	P 100%	2	2029	* *	5	\$4,600	
Steam							
Distribution							
Steam Piping/Pump	100%	2	2036	* *	4	\$3,900	
Terminal Devices							
Convector/Radiator	50%		2031	* *	1	\$12,600	
Fan Coil Unit/Heat	50%	2	2026	\$1,124,000	1	\$12,600	
Air Conditioning							
Energy Source	1000/	-					
Electricity	100%	2	2034	* *	1		
Conversion Equipment	000						
No Component	80%						
Not Accessible	20%		·	00/			
	Other Observation, Ex	tent : Light, Area Afj	fected	: 0%			
	Location : Roof	(
	Explanation : No Ro	of Access					
Distribution Ductwork/Diffusers	20%	т	JFE	* *	2	\$20,300	
No Component	20% 80%	L	JILE		Z	\$20,500	
Terminal Devices	8070						
Fan Coil - Cooling	20%	2	2026	\$46,200	1	\$5,000	
No Component	80%	2	2020	\$40,200	1	\$3,000	
Heat Rejection	0070						
No Component	80%						
Not Accessible	20%						
Not Accessible	Other Observation, Ex	tent : Light, Area Afi	fected	: 0%			
	Location : Roof		coroa				
	Explanation : No Ro	of Access					
Ventilation		J					
Distribution							
Ductwork/Diffusers	100%	L	JFE	* *	2-5	\$43,600	
Exhaust Fans						,	
Not Accessible	100%						
	Other Observation, Ex	tent : Light, Area Afj	fected	: 0%			
	Location : Roof						
	Explanation : No Ro	of Access					
lumbing							
H/C Water Piping							
Galv Iron/Steel	100%	2	2031	* *	1		
Sanitary Piping							
	1000/	т	TEE	* *	1		
Cast Iron	100%	L	LIFE		1		
	100%	L	LIFE		1		

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.

Asset # : 14636

Mechanical	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
Plumbing							
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$40,800	
Sprinkler							
No Component	20%						
Generic	80%		2036	* *	1-2	\$17,500	

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF CORRECTION - FY 2017 Print Date : 14-Dec-2016

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$9,108,200	\$544,000
Interior Architecture	\$2,129,200	\$3,533,100
Electrical	\$4,122,500	\$12,113,000
Mechanical	\$104,600	\$1,258,000
Total	\$15,464,600	\$17,448,100
Importance Code A	\$9,177,500	\$695,100
Importance Code B	\$6,123,100	\$16,647,400
Importance Code C	\$163,900	\$105,600
Total	\$15,464,600	\$17,448,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$6,700		
Interior Architecture	\$19,300	\$9,900		\$32,200
Electrical	\$48,400	\$52,200	\$45,700	\$92,800
Mechanical	\$28,700	\$31,600	\$58,100	\$50,500
Total	\$96,300	\$100,400	\$103,800	\$175,500
Importance Code A	\$300	\$15,100	\$8,400	\$9,200
Importance Code B	\$96,100	\$85,300	\$95,500	\$166,300
Importance Code C				
Total	\$96,300	\$100,400	\$103,800	\$175,500



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.

DEPARTMENT OF CORRECTION - 072

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
terior										
Exterior Walls	1.00/		*121			_	\$114.000			
Cast in Place Concrete	10%	Now	\$124,400	LIFE	**	5	\$114,800			
	1		e, Extent : Severe, A	Area Affe	ected : 15%					
			dor Connections Extent : Moderate, A	Area Aff	noted , 100/					
	0		Kitchen And Lowe	55						
Comanata Massama Unit		. Deiween	Kuchen And Lowe		* *		¢4.200			
Concrete Masonry Unit Metal Panel	3% 87%	Now	\$276,100	LIFE 2036	* *	5 5	\$4,300 \$374,400			
Metal Pallel			\$270,100 xtent : Moderate, A			3	\$574,400			
		-	orridor Stair Towe			Mechani	cal Electrical			
		11	, Courtyard Throug				car Breen rear			
		-	ctent : Moderate, A		cted : 10%					
	Location	: Receivin	g Area, Dormitory	Areas Th	nroughout					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 15%					
	Location	: East Fac	ade Walls, Buildin	g 1/3, 5/.	7 2nd Floor					
Windows										
Metal/Detention Type	97%	Now	\$574,500	2036	* *	5	\$54,900			
	e		nt : Moderate, Area	Affected	l : 50%					
		: Through								
		-	ents, Extent : Mode							
			rridor And Variou: ent : Moderate, Are		-					
	-		(s), Dormitory Are	00	2a : 40%					
			xtent : Moderate, A		cted · 20%					
		: Corridoi		ireu nyje	cieu . 2070					
Metal Louvers	3%		(··)	2029	* *	10	\$5,800			
Parapets	570			/			42,000			
Metal Panel	93%	Now	\$76,200	2036	* *	5	\$5,000	1		
	Broken/Mi	issing Elem	ents, Extent : Seve	re, Area	Affected : 20%					
	Location	: At Dorm	itories 1/3, 5/7							
	Corrosion	/Rusting, E	xtent : Light, Area	Affected	: 20%					
	Location	: Through	out							
	-	/Dented, Ex : West Fa	ctent : Moderate, A cade	rea Affec	cted : 5%					
	Seams Op	en/Split, Ex	tent : Moderate, A	rea Affec	rted : 20%					
	-	-	g Throughout	00						
Metal: Cage/Fence	7%			2039	* *	5-10	\$1,500			

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.

DEPARTMENT OF CORRECTION - 072

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

Architecture	Currer	t Repair	Future	Replacement	М	aintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Roof Metal Panel	100% Now	\$8,057,000	2039	* *					
Wetal Fallel		Extent : Moderate, A							
	-	Generator Room, Con			ms And V	Various Stair			
	Locations Throug			,,2na 1 1001 Don	ino inta i	arious starr			
	-	Extent : Moderate, A	rea Affecte	d : 20%					
		Generator Room, Con	trol Rooms	s, 2nd Floor Dor	ms And V	/arious Stair			
	Locations Throug			1 0 50 /					
		Miss, Extent : Severe,		cted : 25%					
		eter Gutters Through		1 250/					
		Extent : Moderate, A	rea Affecte	<i>a</i> : 25%					
	Location : Throu	-	noa Afford	ad . 200/					
		Extent : Moderate, A Generator Room, Con			ms And I	Various Stair			
	Locations Throug		ποι πουπ.	s, 2nu 11001 Don	nis Anu v	anous Siun			
	-	Extent : Moderate, A	Area Affect	ed : 100%					
		eter Gutters Through							
	Explanation : Sta	rm Water Being Deta	ined In Ov	erhanging Soffit	s Becaus	e Of Debris In			
	Gutters. Unable	To Remove Debris							
nterior									
Floors	2004			ste ste	-	¢1 72 <00			
Cast in Place Concrete	20% Now	\$158,600	LIFE	* *	5	\$173,600			
		Extent : Moderate, A		ea : 15%					
		inical Room, Commis g, Extent : Moderate,	-	tod , 100/					
	Location : Comm	-	Area Ajjec	<i>ilea</i> . 10%					
Commin Tile		issur y	2020	* *	5	¢10.900			
Ceramic Tile	5%		2029	* *	5	\$19,800 \$29,800			
Quarry Tile Raised Access Floor	5% 5% Now	¢100 000	2031 2029	* *	5 5	\$29,800 \$37,200			
Raised Access Floor		\$188,000 Frient : Moderat			5	\$57,200			
	Loose/Delam Surface, Extent : Moderate, Area Affected : 35% Location : Control Rooms Throughout								
	Location : Control Rooms Inrougnout Loose/Miss Fasteners, Extent : Severe, Area Affected : 15%								
		ol Rooms Throughout		cu : 1570					
Тотода		n nooms in oughour		* *	5	\$77.500			
Terrazzo Troffio Tonning	25% 5% Now	\$47,300	LIFE 2026	\$473,000	5	\$77,500 \$12,400			
Traffic Topping		۶47,500 ng, Extent : Moderate			5	\$12,400			
	-	chen And Dormitory							
V'					2	¢52 100			
Vinyl Tile	35% Now Broken/Missing El	\$453,900 Extent : Seve	2026	\$2,269,600	3	\$52,100			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Throughout								
		gnoui 1g, Extent : Severe, A	rea Affecto	$d \cdot 20\%$					
	0	lor/ Building Connec.	00		rol Room	S			
		ent : Moderate, Area		-	oi Room	. .			
	Location : Throu		<i>ijjecieu</i> . J	070					

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.

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

Asset # : 2028

			ASSEL # . 20					
Architecture		Current	-	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls								
Concrete Masonry Unit	75%		¢1 22 000	LIFE	* *	5	\$105,600	
Glass: Single Pane	3%		\$122,000	LIFE	* *	5	\$7,900	
	-	гокеп/Стас 1 : Control	rked, Extent : Mode Rooms	raie, Are	a Affectea : 15%			
			Extent : Severe, Are	a Affecte	d : 25%			
		1 : Control		55				
	Explana	tion : Glazi	ing Cloudy/scratche	ed				
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	4%			LIFE	* *	5	\$8,400	
Metal Security Bars	5%			LIFE	* *	-	*2 2 0	
Plaster	3%	Now	\$41,000	LIFE LIFE	* * *	5	\$3,200	
SGFT/Glazed Masonry	8% Broken/M		\$41,900 nents, Extent : Mod					
		-	ry Bathrooms		0011,00000011070			
Ceilings			-					
AcousTileConcealSpLn	8%	Now	\$98,700	2031	* *	5	\$19,800	
		-	ents, Extent : Mod			- ·		
			r Near Dormitories		-	Commiss	ary.	
	-		tent : Light, Area A r Adjacent To Com		2%0			
			Extent : Light, Area	-	: 5%			
			r Near Dormitories			acent To	Law Library.	
Exposed Struc: Steel	7%			LIFE	* *			
Gypsum Board	5%	Now	\$19,300	LIFE	* *	5	\$24,800	
			xtent : Light, Area		: 10%			
			ıt, Below Inmate Sh	iowers.				
Metal Panel	80%		\$1,018,800	LIFE	**	5	\$396,700	
		-	Extent : Moderate, A out Dormitories Ar					
		_	Extent : Moderate, A					
			of Gymnasium.	ireu nyje	cieu . 570			
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
Over 600 Volts				1				
Service Equipment								
Fused Disc Sw	100%			2036	* *	3	\$1,100	
			Extent : Moderate, A	Area Affe	cted : 100%			
		1 : Outside	600 Amps Main Di		a :			

Explanation : One 600 Amps Main Disconnect Switch

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

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

Asset # : 2028

Electrical		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2031	* *	3	\$1,500	
	Location	n : Outside	Extent : Moderate, A 1,000 Kva 4160pri					
Feeders								
Cable	100%			2034	* *	1		
Raceway								
Conduit	100%			2036	* *	1		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$151,000	5	\$1,100	
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	n : Electrica	al Room					
	Explana	tion : Two	2000 Amps Main D	oisconnec	et Switch			
Transformers								
Dry Type	100%			2024	\$30,400	5	\$1,000	
	Location	n : Electrica	Extent : Moderate, A ul And Mechanical 112 Kva And Two 3	Room				
Switchgear / Switchboard	Елрини	uion . One .	112 Kva Ima Iwo :	0 K/u +	50117 - 200/12017			
Fused Disc Sw	70%			2026	\$460,300	5	\$800	
Fused Disc Sw	30%			2020	φ + 00,500 * *	5	\$300	
Raceway	5070			2050		5	\$500	
Conduit	90%			2026	\$675,100	1		
Conduit	10%			2020	**	1		
Panelboards	1070			2030		1		
Fused Disc Sw	10%			2025	\$69,000	5	\$600	
Molded Case Bkrs	65%			2025	\$448,300	5	\$4,500	
Molded Case Bkrs	20%			2023	\$ 44 0,500 * *	5	\$1,400	
Molded Case Bkrs	20% 5%			2054	* *	5	\$300	
Wiring	570			2031		5	φ300	
Thermoplastic	85%			2026	\$982,200	1		
Thermoplastic	10%			2020	\$982,200	1		
Thermoplastic	5%			2056	* *	1		
Motor Controllers	5%			2030		1		
Motor Controllers Motor Control Center	75%			2024	\$1,021,600	5	\$5,400	
Motor Control Center	20%			2024	\$1,021,000 \$272,400	5	\$3,400 \$1,400	
Variable Frequency	20% 5%			2024 2046	\$272,400 * *	5	\$1,400	
Drive	570			2040				
bround								
Grounding Devices	1000/				* *	F	¢2 000	
Generic	100%			LIFE	<u>ጥ</u> ጥ	5	\$3,900	
tand-by Power								
Transfer Switches	1000/			2024	¢100.700	1	¢01 c00	
Automatic	100%			2024	\$129,700	1	\$81,600	

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.

Asset # : 2028

	A3361	# . 2020				
Electrical	Current Repair	Futur	Future Replacement Maintenance			
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power						
Generators						
Diesel	100%	2022	\$1,007,700	1	\$102,600	
	Other Observation, Extent : Mod	erate, Area Affe	cted : 100%			
	Location : Outside					
Batteries	Explanation : One 900 Kw					
Lead/Acid	100%	2021	\$2,900	5	\$9,800	
Fuel Storage	100%	2021	\$2,900	5	\$9,000	
Main Tank	100%	2029	* *	5	\$7,800	
	Other Observation, Extent : Mod		cted : 100%	U	<i><i>q</i>,<i>,,,,,,,,,,,,,</i></i>	
	Location : Outside					
	Explanation : One 5,000 Gallor	ns				
ighting						
Interior Lighting						
Fluorescent	80%	2026	\$6,701,100	10	\$194,500	
	Other Observation, Extent : Mod		cted : 100%			
	Location : Throughout The Bui	lding				
	Explanation : T-12 Lamps					
Fluorescent	10%	2034	* *	10	\$24,300	
	T-8 Lamps And Fixtures, Extent :	Moderate, Are	a Affected : 100%			
	Location : Hallways		<i></i>	10		
HID	5%	2021	\$62,400	10	\$400	
Incandescent	5%	2021	\$418,800	2	\$300	
Egress Lighting	700/	2021	¢175 500	1		
Emergency, Service Emergency, Service	70% 10%	2021 2034	\$175,500 * *	1 1		
Exit, Service	20%	2034 2021	\$34,000	1		
Exit, Service	Not Functioning, Extent : Moder			1		
	Location : Corridor	are, mea nyjeen	. 100/0			
Exterior Lighting						
HID	100%	2021	\$1,924,300	10	\$800	
larm			•			
Security System						
Generic	100%	2021	\$1,541,500	1	\$99,000	
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$168,300	
lechanical	Current Repair	Futur	e Replacement	М	aintenance	
System	% of Fail Date Estimated	Cost Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component	Total (Years)	FY		(Yrs)		
Туре						

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.

Asset # : 2028

			ASSEL # . 2					
Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Energy Source								
Campus Steam	100%			2036	* *	1		
			Extent : Light, Area					
			oor Mechanical Equ					
	Explana Regulate		Pressure Steam En	ters Builc	ling - There Are N	o Low Pi	ressure Steam	
Conversion Equipment								
Heat Exchanger	100%	0-2	\$69,300	2041	* *	1	\$75,300	
			Extent : Severe, Are					
			oor Mechanical Equ	-				
	Explana Replace		n To Hot Water He	at Exchai	ngers Will Soon Re	equire Re	etubing Or	
Distribution	E 001			0024	-1- -	4	.	
Hot Wtr Piping/Pump	50%			2034	* *	4	\$6,300	
Steam Piping/Pump	50%			2036	* *	4	\$4,200	
Terminal Devices								
Air Handler	50%			2026	\$876,800	1	\$52,300	
Convector/Radiator	50%			2031	* *	1	\$27,300	
ir Conditioning								
Energy Source								
Electricity	5%			2042	* *	1		
Steam/HW System	95%			2036	* *	1		
Conversion Equipment								
Absorption	10%			2039	* *	1	\$18,300	
Chiller/Steam/HW								
			Extent : Light, Area					
	Location	ı : First Flo	oor Mechanical Eq	uipment l	Room			
No Component	90%							
Distribution								
Chilled Wtr Pipe/Pump	10%			2052	* *	4	\$800	
	Recent Ins	stallation, H	Extent : Light, Area	Affected	: 100%			
	Location	ı : Fisrt Flo	oor Mechenical Equ	uipment H	Room			
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2026	\$13,800	1	\$10,500	
No Component	90%				+,	-	+ - 0,2 0 0	
Heat Rejection								
Water Cooling Tower	10%			2024	\$9,300	2	\$17,000	
No Component	90%			2021	\$7,500	-	\$17,000	
Ventilation	2070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,300	
Exhaust Fans	10070					23	φ,τ,500	
Interior	80%			2026	\$287,600	2	\$4,100	
Roof	80% 20%			2020	\$287,000		\$1,000	
ROOI	20%			2020	\$31,700	2	\$1,000	

Plumbing

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2028

	Α3301 π.	2020								
Mechanical	Current Repair	Future Re	eplacement	Μ						
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
lumbing										
H/C Water Piping										
Brass/Copper	100%	2046	* *	1						
	Other Observation, Extent : Light, A	rea Affected : 5%	%							
	Location : Basement									
	Explanation : Recently Installed Io	nization System								
HW Heat Exchanger										
Low Temp	100%	2052	* *	4	\$16,700					
	Recent Installation, Extent : Light, A									
	Location : First Floor Mechanical	Equipment Roor	n							
Sanitary Piping										
Cast Iron	100% Now \$35,30		* *	1						
	Leak Evident, Extent : Moderate, Are									
	Location : Piping Serving Showers	At Various Loca	ations							
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
	Other Observation, Extent : Light, Al	rea Affected : 10	0%							
	Location : Perimeter Of Building									
	Explanation : Leaders And Gutters									
Sump Pump(s)	100%	2026	\$21,200	4	\$2.500					
Rigid Piping	100% Other Observation, Extent : Light, Ai		\$21,300	4	\$2,500					
	Location : Basement	rea Ajjeciea . 10	1070							
	Explanation : Duplex Unit									
Backflow Preventer	Explanation : Duplex Unit									
Generic	100%	2034	* *	1	\$16,200					
Fixtures	10070	2034		1	\$10,200					
Generic	100%									
re Suppression	10070									
Standpipe										
Generic	100%	2046	* *	1-5	\$85,300					
Sprinkler					+00,000					
No Component	60%									
Generic	40%	2046	* *	1-2	\$19,000					
Fire Pump		-			,					
Generic	100%	2029	* *	1	\$31,600					

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

Print Date : 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES POW	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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,896,600	\$1,187,000
Interior Architecture	\$901,000	\$296,100
Electrical	\$1,128,800	\$1,956,800
Mechanical	\$974,800	\$2,328,300
Total	\$4,901,300	\$5,768,300
Importance Code A	\$2,113,500	\$3,355,900
Importance Code B	\$2,621,700	\$2,412,400
Importance Code C	\$166,100	
Total	\$4,901,300	\$5,768,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$36,900			\$26,500
Interior Architecture	\$37,300			\$1,600
Electrical	\$10,800	\$3,700	\$6,800	\$25,200
Mechanical	\$56,400	\$4,100	\$9,600	\$4,100
Total	\$141,400	\$7,800	\$16,400	\$57,400
Importance Code A	\$37,000	\$4,000	\$4,000	\$31,100
Importance Code B	\$68,100	\$3,800	\$12,400	\$26,300
Importance Code C	\$36,400			
Total	\$141,400	\$7,800	\$16,400	\$57,400



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.

Asset # : 2030

Architecture	Curre	nt Repair	Future Replacement Maintenance						
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior									
Exterior Walls	100/ Norm	¢152 400	LIEE	* *	5	¢70,700			
Cast in Place Concrete	10% Now	+	LIFE		5	\$70,700			
	Location : West	lements, Extent : Ligh	i, Area A	jjeciea : 5%					
			raa Affac	tod · 10%					
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : South Facade								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
	Location : West Facade								
	Water Penetration	ı, Extent : Moderate, A	Area Affe	cted : 5%					
	Location : South Facade								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : South								
Concrete Masonry Unit	5%		LIFE	* *	5	\$4,400			
Masonry: Brick	20%		LIFE	* *	5	\$28,300			
-	Jnt Mortar Miss/E	Erod, Extent : Modera	te, Area A	Affected : 15%					
	Location : Throi	ughout							
Masonry: Brick	53% Now	\$869,600	LIFE	* *	5	\$75,000			
	-	ing, Extent : Severe, A							
	Location : North Facade - Spandrels At Windows								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throi	-							
	Patching Evident, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Repointing Failure, Extent : Severe, Area Affected : 5%								
	Location : East Facade At Hoppers								
	Spalling, Extent : Severe, Area Affected : 15% Location : North And East Facades - 1968 Wing								
		i Anu Easi Facades - 1			F 10				
Metal Panel	10%	¢15.400	2046	* *	5-10	\$97,200			
Metal Coiling Doors	2% Now		2039	**	5	\$4,400			
	Location : East	g, Extent : Light, Area	Affected	: 5%					

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.

Asset # : 2030

	Asset # 17	2030			
rchitecture	Current Repair	aintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priorit
xterior					
Windows	50/ Norra \$10,400	20/11 **	k		
Metal Louvers	5% Now \$19,400 Other Observation, Extent : Severe, An Location : All Louvers Explanation : Inoperable				
Steel	95% Now \$647,200 Air Infiltration, Extent : Severe, Area Location : Throughout	Affected : 100%	5	\$40,300	
	Broken/Missing Elements, Extent : Mo	= =	6		
	Location : Various Locations Throug Deteriorated Finish, Extent : Moderat Location : 1968 Wing				
	Glazing Broken/Cracked, Extent : Mod Location : 1968 Wing				
	Thermally Inefficient, Extent : Modera Location : 1968 Wing				
	Water Penetration, Extent : Moderate, Location : East Wall - Engine Room				
Parapets	10%	2024	5-10		
Metal Rail	Corrosion/Rusting, Extent : Moderate, Location : Throughout		5-10		
No Component	90%				
Roof					
Modified Bitumen	85% Now \$181,300 Blisters, Extent : Moderate, Area Affect Location : Throughout		k		
	Patching Evident, Extent : Moderate, A Location : Throughout	Area Affected : 15%			
	Seams Open/Split, Extent : Moderate, Location : North Edge Of 1968 Addi	tion			
	Water Penetration, Extent : Severe, Ar Location : At Fresh Air Intake / Roof				
Single Ply Membrane	10% Now \$2,100 Drains Clogged, Extent : Moderate, A Location : Throughout		k		
	Gut/DS Non Func/Miss, Extent : Mode Location : Throughout	erate, Area Affected : 40%			
	Ponding, Extent : Moderate, Area Affe Location : Throghout				
	Other Observation, Extent : Light, Are Location : Over Pressure Reducing	Valve Room			
	Explanation : Membrane Partially M	=			
Skylight, Metal/Glass	5% Now \$45,100 Water Penetration, Extent : Severe, Ar Location : Throughout)		

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.

Asset # : 2030

Asset # . 2030								
rchitecture		Current		Future Replacement Maintenance				i per se
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors Cast in Place Concrete	95%	Now	\$270,700	LIFE	* *	5	\$296,100	
Cast III Flace Concrete			Extent : Moderate			5	\$290,100	
	-	-	Level Boiler Room	-		oughout		
Vinyl Tile	5%			2021	\$116,500	3	\$3,600	
v myr rne		ded. Extent	: Severe, Area Affe			5	ψ5,000	
		i : Through						
Interior Walls		0						
Cast in Place Concrete	5%	Now	\$26,900	LIFE	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 40%			
	Locatior	ı : Through	out					
Concrete Masonry Unit	10%	Now	\$9,500	LIFE	* *	5	\$1,800	
j.	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 5%			
	Locatior	ı : Basemer	et					
Masonry: Brick	50%	Now	\$166,100	LIFE	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	i : South Si	de Stair Shaft					
			nt : Severe, Area A					
			ist Pier - 2nd Floor			Spandre	ls	
			xtent : Moderate, A	Area Affe	cted : 10%			
		i : Engine I	Koom					
Plaster	10%			LIFE	* *	5	\$1,300	
			xtent : Moderate, A	rea Affe	cted : 5%			
	-	n : Through	out					
SGFT/Glazed Masonry	25%			LIFE	* *			
			tent : Light, Area A	ffected :	5%			
		i : Engine I		A	(C 1 . 200/			
	-	nscoloring 1 : Through	Extent : Moderate	r, Area Aj	ffected : 30%			
Cailinas	Locuitor	i. Inrougn	oui					
Ceilings AcousTileConcealSpLn	5%			2031	* *	5	\$1,300	
Exposed Concrete	35%	Now	\$91,400	LIFE	* *	5	\$1,300	
Exposed concrete			ent, Extent : Moder		Affected : 10%	5	φ1,200	
	-	-	re Floor / At Hopp		55			
	Paint Pee	ling, Extent	: Severe, Area Affe	ected : 70	0%			
	Location	i : Through	out, Boiler Feed Pi	ump Roo	т			
	Water Per	etration, E	xtent : Light, Area	Affected	: 10%			
	Locatior	i : Through	out					
			Extent : Severe, Are					
			oiler Five Which Is		ger In Service			
	Explana	tion : Parti	al Ceiling Collapse	2				
Exposed Struc: Steel	60%	4+	\$256,400	LIFE	* *			
			xtent : Moderate, A	Area Affe	cted : 10%			
	Locatior	ı : Through	out					

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.

Asset # : 2030

		Α3301 # . 2						
lectrical	Current R	epair	Futur	e Replacement	M	Maintenance		
/stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ver 600 Volts								
Service Equipment	1000					* •••		
Fused Disc Sw	100%		2036	* *	3	\$200		
	Other Observation, Ex	tent : Moderate, A	Area Affe	cted : 100%				
	Location : Outside			a • 1				
	Explanation : One 60	00 Amps Main Dis	sconnect	Switch				
Transformers	1000/		2021	* *	2	¢200		
Dry Type	100% Other Observation Fr	tont Madanata	2031		3	\$200		
	Other Observation, Ex Location : Outside	ieni . Moderale, P	irea Ajje	cieu. 100%				
	Explanation : 3000/4	1000 Kwa 4160pri	180/27	7 500				
Feeders	Explanation : 5000/4	000 Kva 4100pri	- 400/27	7 Sec				
Cable	100%		2034	* *	1			
Raceway	10070		2001		1			
Conduit	100%		2036	* *	1			
nder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2036	* *	5	\$1,100		
	Other Observation, Ex	tent : Moderate, A	Area Affe	cted : 100%				
	Location : Electrical	Room						
	Explanation : Two 40	00 Amps Main Di	sconnect	Switch				
Transformers								
Dry Type	50%		2031	* *	5	\$100		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room							
	Explanation : Two 50	00 Kva 480/277hv	-208/120	Dlv				
Dry Type	50%		2024	\$43,400	5	\$100		
	Other Observation, Ex	tent : Moderate, A	Area Affe	cted : 100%				
	Location : Througho	ut The Building						
	Explanation : Six Dij	ferrent Ratings						
Switchgear / Switchboard								
Air Circuit Breaker	60%		2026	\$705,200	5	\$100		
Air Circuit Breaker	20%		2052	* *	5			
Fused Knife Sw	20% 2-4	\$235,100	2056	* *	5			
	Obsolete Equipment, E		Area Afj	fected : 100%				
	Location : Electrical							
	On Extended Life, Exte		rea Affect	ted : 100%				
	Location : Mechanic	al Room						
Raceway	222							
Conduit	80%		2026	\$1,029,100	1			
Conduit	20%		2036	* *	1			

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.

Asset # : 2030

Electrical		Current	Repair	Future Replacement Maintenance			aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Under 600 Volts									
Panelboards									
Fused Disc Sw	10%			2034	* *	5	\$100		
Fused Knife Sw	5%	2-4	\$8,000	2051	**	5			
			Extent : Moderate,	Area Af	fected : 100%				
		: First Flo		4 66	1 1000/				
			tent : Moderate, A	ea Affec	ted : 100%				
		: Through	out						
Molded Case Bkrs	65%			2025	\$103,900	5	\$700		
Molded Case Bkrs	20%			2034	* *	5	\$200		
Wiring									
Braided Cloth	30%	2-4	\$67,900	2051	* *	1			
	Insulation Aged, Extent : Moderate, Area Affected : 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									
Automatic	100%			2039	* *	1	\$12,400		
Generators									
Diesel	100%			2035	* *	1	\$15,700		
			Extent : Moderate, A	Area Affe	ected : 100%				
		: First Flo							
	Explana	tion : Two	1250 Kw						
Batteries	1000/			2020	¢ 2 000	F	Φ1 Ε ΟΟ		
Lead/Acid	100%			2020	\$2,900	5	\$1,500		
Fuel Storage	500/			2042	* *	5	¢2 000		
Day Tank	50% Other Obs	arvation I	Tytant · Madarata	2042 Area Affe		5	\$3,800		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : First Floor								
			100 Gallons						
Main Tank	-	.on . 1 w0	100 Guilolis	2041	* *	F	¢<00		
	50% Other Obs	arvation I	Tytant · Madarata	2041 A rea Affe		5	\$600		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Underground								
		_	20,000 Gallons						
ighting	Елриана	10n . 1w0	20,000 Gauons						

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.

Asset # : 2030

Electrical	Currer	nt 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	Priorit
ighting							
Interior Lighting				\$ 133 3 00	10	***	
Fluorescent	55% Other Observation Location : Throu Explanation : T-J	-	2021 Area Affe	\$432,300 ected : 100%	10	\$20,400	
Fluorescent	5%		2034	* *	10	\$1,900	
	-	ctures, Extent : Moder ghout The Building	rate, Are	a Affected : 100%			
HID	30%		2021		10	\$400	
Incandescent	10%		2021	\$99,800	2	\$100	
Egress Lighting							
Emergency, Service	100%		2026	\$75,300	1		
Exterior Lighting	1000/		2021	#202 7 00	10	¢100	
HID	100%		2021	\$293,700	10	\$100	
ightning Protection Arresters/Cabling Generic	1000/		2020	* *	5	¢1 200	
Generic	100%		2029		5	\$1,200	
Mechanical	Currer	nt Repair	Futur	e Replacement	м	aintenance	
System		-					Deriorit
Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source Interruptible Gas/Dual Fuel	100%		2046	* *	1		
1 001	Other Observation Location : North	, Extent : Light, Area End Of Building	Affected	: 100%			
	Explanation : 6-	40,000 Gallon Buriea	l Tanks H	For #2 Fuel With L	eak Dete	ction System	
Conversion Equipment Steam Boiler	100% Now Other Observation	\$216,900 , Extent : Severe, Are	2024	\$2,168,800	eak Dete 1	ction System \$36,100	
	100% Now Other Observation Location : Boiler	\$216,900 , Extent : Severe, Are Room Boilers, Providing Stee	2024 a Affecte	\$2,168,800 d : 15%	1	\$36,100	
	100% Now Other Observation Location : Boiler Explanation : 8 E Extensive Proble 100% Now	\$216,900 , Extent : Severe, Are Room Boilers, Providing Stee	2024 a Affecte am To Ad 2036	\$2,168,800 d : 15% djacent Facilities - * *	1	\$36,100	
Steam Boiler Distribution	100% Now Other Observation Location : Boiler Explanation : 8 E Extensive Proble 100% Now Malfunctioning, Ex Location : Vacuu Locations	\$216,900 , Extent : Severe, Area Room Boilers, Providing Stea ms \$595,100 ctent : Severe, Area Aj m Pumps, Water Trea y, Extent : Moderate,	2024 a Affecte am To Ad 2036 ffected : ttment Sy	\$2,168,800 d : 15% djacent Facilities - * * 10% ystem And Water F	1 Unit #5 . 4	\$36,100 Is Off Line With \$2,000	
Steam Boiler	100% Now Other Observation Location : Boiler Explanation : 8 E Extensive Proble 100% Now Malfunctioning, Ex Location : Vacuu Locations Steam Traps Fault	\$216,900 , Extent : Severe, Area Room Boilers, Providing Stea ms \$595,100 ctent : Severe, Area Aj m Pumps, Water Trea y, Extent : Moderate,	2024 a Affecte am To Ad 2036 ffected : ttment Sy	\$2,168,800 d : 15% djacent Facilities - * * 10% ystem And Water F	1 Unit #5 . 4	\$36,100 Is Off Line With \$2,000	
Steam Boiler Distribution Steam Piping/Pump Terminal Devices	100% Now Other Observation Location : Boiler Explanation : 8 E Extensive Proble 100% Now Malfunctioning, Ex Location : Vacuu Locations Steam Traps Fault Location : Variou	\$216,900 , Extent : Severe, Area Room Boilers, Providing Stea ms \$595,100 ctent : Severe, Area Aj m Pumps, Water Trea y, Extent : Moderate,	2024 a Affecte am To Ad 2036 ffected : ttment Sy	\$2,168,800 d : 15% djacent Facilities - * * 10% ystem And Water F	1 Unit #5 . 4	\$36,100 Is Off Line With \$2,000	

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.

Asset # : 2030

			A3561 # . Z					
Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	2%			2026	\$7,200	2	\$100	
	R-134a Ro Location		Extent : Light, Ared	a Affected	<i>l</i> : 2%			
No Component	98%							
entilation								
Distribution Ductwork/Diffusers	Broken, E	Now Extent : Seve n : All Louv	\$162,900 ere, Area Affected : eres	LIFE 20%	* *	2-5	\$22,600	
Exhaust Fans								
Interior			\$31,900 t : Severe, Area Afj Locations	2026 fected : 7	\$159,500 5%	2	\$700	
Roof	25% Not in Ser Locatior	vice, Exten	\$3,100 t : Severe, Area Afj	2026 fected : 2	\$15,500 5%	2	\$200	
lumbing								
H/C Water Piping								
Brass/Copper	30%			2046	* *	1		
Galv Iron/Steel Water Heater	70%			2031	Υ Υ	1		
Electric	Location	servation, E	Extent : Light, Area or Locker Room it	2024 Affected	\$12,100 5 : 100%	4	\$200	
HW Heat Exchanger	2.1.p.10.110							
Low Temp	100%			2052	* *	4	\$4,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100-1							
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping		vice, Exten	\$21,300 t : Severe, Area Afj		* *	4	\$1,600	
	On Extend	ded Life, Ex	Locations In Baser ctent : Severe, Area Locations In Baser	Affected	: 100%			
Backflow Preventer								
No Component	50%					,	* • • • -	
Generic Fixtures	50%			2031	* *	1	\$1,200	
Generic	100%							

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.

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$165,800	\$1,324,000
Interior Architecture		\$1,311,900
Electrical		\$254,800
Mechanical	\$36,300	\$105,200
Total	\$202,100	\$2,995,800
Importance Code A	\$165,800	\$1,324,000
Importance Code B	\$36,300	\$1,477,300
Importance Code C		\$194,500
Total	\$202,100	\$2,995,800

Total	\$145,400	\$141,100	\$235,600	\$127,600
Importance Code C				
Importance Code B	\$138,600	\$130,100	\$228,400	\$120,100
Importance Code A	\$6,900	\$11,000	\$7,200	\$7,500
Total	\$145,400	\$141,100	\$235,600	\$127,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$51,600	\$45,400	\$175,500	\$41,300
Electrical	\$45,200	\$40,600	\$40,400	\$66,600
Interior Architecture	\$28,900	\$35,300		
Exterior Architecture				
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



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.

Asset # : 14554

		ASSet # : 14					
architecture	Curren	nt Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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	100%		2052	* *	5	¢77.400	
Metal/Detention Type Parapets	100%		2032		3	\$77,400	
Cast in Place Concrete	100%		LIFE	* *	5	\$138,500	
Roof	100/0				2	\$120,200	
Single Ply Membrane	100% 0-2	\$165,800	2034	* *			
	Drains Inad/Mispo	osn, Extent : Moderate	e, Area A	ffected : 20%			
	Location : Throu	ghout					
	-	Moderate, Area Affect		0			
		loor And 1st Floor Ro	-				
		Extent : Light, Area	Affected	: 100%			
	Location : Throu	-	A CC . 1	100/			
		, Extent : Light, Area	Affected	: 10%			
torion	Location . Sin Fl	loor, East Facade					
terior Floors							
Cast in Place Concrete	80%		LIFE	* *	5	\$727,600	
		n, Extent : Light, Area		: 85%	U	¢,_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location : Throu	ghout					
	Explanation : Ep	oxy Coating					
Traffic Topping	12%		2034	* *	5	\$62,400	
	Other Observation	n, Extent : Light, Area	Affected	: 100%			
	Location : Housi	-					
	Explanation : Gr	roup Spaces					
Vinyl Tile	8%		2034	* *	3	\$12,500	
Interior Walls							
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 LIFE	* *			
SGFT/Glazed Masonry Ceilings	18%		LIFE				
AcousTileSusp.Lay-In	10%		2043	* *	5	\$41,600	
Exposed Struc: Steel	10%		LIFE	* *	5	φτ1,000	
Gypsum Board	5% Now	\$8,100	LIFE	* *	5	\$26,000	
~ 1		, Extent : Moderate, A		cted : 2%			
	Location : Mech	anical Corridor, 5th F	Floor				
Metal Panel	75%		LIFE	* *	5	\$389,800	
lectrical	Curren	nt Repair	Futur	e Replacement	М	aintenance	
ystem Component	% of Fail Da	te Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit

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.

Asset # : 14554

Electrical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type	Total (Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	
ver 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2056	* *	3	\$900	
	Other Observation, H	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electric						
	Explanation : One	600 Amps Main Di	sconnect	Switch			
Transformers							
Dry Type	100%		2046	* *	3	\$1,500	
	Other Observation, H	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electric						
	Explanation : One	2500 Kva 4160pri-	480/277s	ec			
Feeders							
Cable	100%		2051	* *	1		
Raceway	1000						
Conduit	100%		2056	* *	1		
nder 600 Volts							
Service Equipment	500/		2056	* *	~	\$700	
Air Circuit Breaker	50%	Sector Madanata	2056		5	\$700	
	Other Observation, E Location : Electric			ctea : 100%			
	Explanation : Two			t Switch For France			
		4000 Amps Main D		**		ф.coo	
Fused Disc Sw	50%	Sector Madanata	2056		5	\$600	
	Other Observation, E Location : Electric		Area Affe	ctea : 100%			
	Explanation : Two		lisaannaa	ot Switch			
Transformers	Explanation . 1wo	4000 Amps Main D	isconnec	i Swiich			
Dry Type	100%		2046	* *	5	\$1,000	
biy iype	Other Observation, I	Extent : Moderate. A		cted : 100%	5	φ1,000	
	Location : Electric						
	Explanation : One	112 Kva, Four 30 H	Kva And	Two 45 Kva 480hv	-208/120	llv	
Switchgear / Switchboard	1						
Fused Disc Sw	90%		2056	* *	5	\$1,100	
Molded Case Bkrs	10%		2056	* *	5	\$700	
Raceway							
Conduit	100%		2056	* *	1		
Panelboards							
Fused Disc Sw	10%		2051	* *	5	\$600	
Molded Case Bkrs	90%		2051	* *	5	\$6,600	
Wiring							
Thermoplastic	100%		2056	* *	1		
Motor Controllers							
Locally Mounted	10%		2046	* *	5	\$200	
Motor Control Center	80%		2046	* *	5	\$6,100	
Variable Frequency	10%		2046	* *			
Drive							
round							
Grounding Devices	1000/		LIDE	* *	5	¢ / 100	
Generic	100%		LIFE	* *	5	\$4,100	

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

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

Asset # : 14554

Electrical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
and-by Power						
Transfer Switches	1000/	2046	* *	1	¢95 500	
Automatic Generators	100%	2046		1	\$85,500	
Diesel	100% Other Observation, Extent : Mode Location : Generator Room Explanation : Two 2000 Kw	2041 rrate, Area Affeo	* * ted : 100%	1	\$107,600	
Batteries						
Lead/Acid	100%	2021	\$2,900	5	\$10,300	
Fuel Storage	201	2051	de de	_	#1 000	
Day Tank	2% Other Observation, Extent : Mode Location : Generator Room Explanation : One 275 Gallons			5	\$1,000	
Main Tank	98%	2066	* *	5	\$8,000	
ab tiu a	Other Observation, Extent : Mode Location : Underground Explanation : One 10,000 Gallo		rted : 100%			
ghting Interior Lighting						
Fluorescent	95% T-8 Lamps And Fixtures, Extent : Location : Throughout The Build		* * Affected : 100%	10	\$242,000	
Fluorescent	5%	2036	* *	10	\$12,700	
Fluorescent	Compact Fluorescent Light, Exter Location : Throughout The Build	nt : Moderate, A			\$12,700	
Egress Lighting						
Emergency, Service	70%	2036	* *	1		
Exit, Service	30%	2036	* *	1		
Exterior Lighting HID	100%	2036	* *	10	\$900	
arm	100%	2030		10	\$900	
Security System						
No Component	50%					
Generic	50%	2036	* *	1	\$51,900	
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$176,400	
lechanical	Current Repair	Future	Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit

Energy Source * * Campus Steam 100% 2036 1

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.

Asset # : 14554

			Asset # : 14	534				
Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Conversion Equipment								
Heat Exchanger	50%			2039	* *	1	\$68,700	
Pres. Reducing Valve/LP Steam	50%			2039	* *	5	\$8,200	
Distribution								
Hot Wtr Piping/Pump	75%			2048	* *	4	\$10,300	
Steam Piping/Pump	25%			2052	* *	4	\$3,400	
Terminal Devices								
Air Handler	100%			2034	* *	1	\$171,800	
			Extent : Light, Area	Affected	: 100%			
	Explana	1 : Through tion : Stear ge Air Duci	n Pre Heat Coils In	Rooftop	Air Handlers With	h Reheat	Coils In The	
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	100%			2034	* *	2	\$17,000	
Cooling								
	Location	ı : Rooftop						
	Explana	tion : 4 Pa	ckaged Rooftop Air	Conditie	oning Units			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$361,400	
/entilation								
Distribution	1000						****	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$154,900	
Exhaust Fans							* 0 * 00	
Roof	100%			2034	* *	2	\$8,500	
Plumbing								
H/C Water Piping	1000				de de			
Brass/Copper	100%			2056	* *	1		
HW Heat Exchanger	100-				de de			
HTHW/HW	100%			2052	**			
			Extent : Light, Area		: 100%			
			oor Mechanical Ro					
	Explana	tion : Insta	nteous Steam To H	ot Water	Heat Exchangers			
Sanitary Piping	1000							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer							,	
Generic	100%			2034	* *	1	\$17,000	
Fixtures								
Generic	100%							
Vortical Transport								

Vertical Transport

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 14554

Mechanical	Current Repa	ir Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Throughout					
	Explanation : 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2056	* *	1-5	\$140,100	
Sprinkler						
Generic	100%	2056	* *	1-2	\$77,800	
Fire Pump						
Generic	100%	2039	* *	1	\$51,900	

 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER				
Address	: 11-11 HAZEN ST., RIKERS ISLAND				
Borough	: BRONX	Agency's Number	: N/A		
Program / Asset #	: DOC0001.020 / 2046	Yr Built/Renovated	: 1971 / 2003		
Area Sq Ft	: 565,795	Project Type	: CORRECTION		
Date of Survey	: 10-Jun-2015	Landmark Status	: NONE		
Areas Surveyed	: Basement, Roof, Floors 1,2				
Block	: 2605 Lot : 40	BIN	: 2097042		

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$33,250,100	\$5,440,600
Interior Architecture	\$5,231,800	\$2,746,600
Electrical	\$1,977,800	\$4,611,900
Mechanical	\$2,508,000	\$3,245,100
Total	\$42,967,700	\$16,044,300
Importance Code A	\$33,250,100	\$5,667,200
Importance Code B	\$9,107,300	\$10,025,400
Importance Code C	\$610,300	\$351,700
Total	\$42,967,700	\$16,044,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$5,700		\$32,800
Interior Architecture		\$14,900	\$12,400	\$24,900
Electrical	\$34,900	\$64,500	\$47,300	\$51,200
Mechanical	\$103,400	\$65,900	\$99,700	\$100,700
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$173,800	\$186,500	\$194,900	\$245,000
Importance Code A	\$31,400	\$16,600	\$11,000	\$45,000
Importance Code B	\$142,400	\$169,900	\$184,000	\$200,100
Total	\$173,800	\$186,500	\$194,900	\$245,000



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.

Asset # : 2046

rchitecture	Current F	Current Repair Future Replacement					
stem Component Type	% of Fail Date Total (Years)	Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Cement-Fiber Panel	5% 4+ Staining/Discoloring, Location : Main En		-	\$394,500 ffected : 25%			
Masonry: Brick Cavity	95% Now Diagonal Cracks, Exi Location : West Fac Expansion Jnt Failur Location : All Faca Rusting Masonry Sup Location : At Windo	cade, Courtyards, (e, Extent : Modera des t, Extent : Moderau	Gymnasii te, Area I	ım, Bulkheads Affected : 25%	5	\$550,500	
Windows							
Aluminum	20% Now Air Infiltration, Exten Location : Through	out			5	\$21,800	
	Broken/Missing Elem Location : Through Glazing Clouded, Ext Location : Various	out Basement And ent : Moderate, Ar	Corridor ea Affect	'S			
Metal/Detention Type	75% 0-2 Air Infiltration, Exten Location : Through	out Housing Areas			5	\$298,400	
	Glazing Broken/Crac Location : Various Thermally Inefficient, Location : Through	Locations In Housi Extent : Severe, A	ng Areas	s, Corridors			
	Unit Inoperable, Exte Location : Through	ent : Severe, Area A	ffected :	40%			
Metal Louvers	5%		2029	* *	10	\$68,200	
Parapets Metal Rail	95% Deformed/Dented, Ex Location : At Main		2039 rea Affec	* * rted : 15%	5-10	\$430,800	
Metal: Cage/Fence	5% Other Observation, E Location : West Fac Explanation : Barbo	Extent : Light, Area cade	2039 Affected	**	5-10	\$9,700	

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.

Asset # : 2046

Architecture	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
IRMA/Protected Membrane	5%		2031	* *	10	\$32,800	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Kitcher	n Roof					
	Explanation : Asp	halt Pavers					
Single Ply Membrane	95% Now	\$402,800	2026	\$4,028,000			
	Blisters, Extent : M	oderate, Area Affecte	ed : 20%				
	Location : Throug	ghout					
	Ponding, Extent : L	ight, Area Affected :	2%				
		djacent To Building					
		Extent : Severe, Area					
	Location : Gymno	sium, Classrooms - 4	49, 50, 51	1			
nterior							
Floors					_		
Cast in Place Concrete	10% Now	\$265,400	LIFE	* *	5	\$145,200	
		Extent : Moderate, A			771		
		nical Electrical Room			s Throug	hout First Floor.	
		Extent : Severe, Are		d:20%			
		nical / Electrical Roo		. Water Free Con	·	. Du sul	
		npletely Flooded Wit		* *			
Ceramic Tile	5% Now	\$61,800	2035		5	\$16,600	
	-	ments, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location : Staff T	ollets					
Quarry Tile	3%		2039	* *	5	\$29,900	
Terrazzo	40% Now	\$1,186,400	LIFE	* *	5	\$207,400	
		Extent : Moderate, A					
		hout Main Corridor					
Troffic Tonning	10%		2031	* *	5	\$83,000	
Traffic Topping					2	AABAAAAAAAAAAAAA	
Vinyl Tile	15%		2026	\$1,627,400	3	\$37,300	
	15% Now	\$2,108,300	2026 2036	* *	3 3	\$37,300 \$37,300	
Vinyl Tile	15% Now Broken/Missing Ele	ements, Extent : Mod	2026 2036 erate, Arc	* * ea Affected : 25%			
Vinyl Tile	15% Now Broken/Missing Ele Location : Contro	ements, Extent : Mod I Rooms, Aid Station	2026 2036 erate, Aro s, Basem	* * ea Affected : 25% ent Corridor			
Vinyl Tile	15% Now Broken/Missing Ele Location : Contro Worn/Eroded, Exter	ements, Extent : Mod I Rooms, Aid Station nt : Severe, Area Affe	2026 2036 erate, Ard s, Basem ected : 75	* * ea Affected : 25% ent Corridor %			
Vinyl Tile	15% Now Broken/Missing Ele Location : Contro Worn/Eroded, Exter	ements, Extent : Mod I Rooms, Aid Station	2026 2036 erate, Ard s, Basem ected : 75	* * ea Affected : 25% ent Corridor %			
Vinyl Tile	15% Now Broken/Missing Ele Location : Contro Worn/Eroded, Exter	ements, Extent : Mod I Rooms, Aid Station nt : Severe, Area Affe	2026 2036 erate, Ard s, Basem ected : 75	* * ea Affected : 25% ent Corridor %			
Vinyl Tile Vinyl Tile 9" X 9"	15% Now Broken/Missing Ele Location : Contro Worn/Eroded, Exter Location : Contro 2%	ements, Extent : Mod I Rooms, Aid Station nt : Severe, Area Affe	2026 2036 erate, Ard s, Basem ected : 75 s, Basem 2041	* * ea Affected : 25% ent Corridor 5% ent Corridor * *	3	\$37,300	

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.

Asset # : 2046

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Interior Walls								
Concrete Masonry Unit	85%		\$531,900	LIFE	* *	5	\$249,100	
	-		tent : Light, Area A					
	Location	: Various	Locations In The M	lechanic	al And Electrical F	Rooms		
Gypsum Board	10%			LIFE	* *	5	\$44,000	
SGFT/Glazed Masonry	3%			LIFE	* *			
Wood	2%	Now	\$78,400	LIFE	* *	5	\$58,600	
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	fected : 10%			
	Location	: Chapel V	Wall - From Steam	Leak				
Ceilings								
AcousTile,Adhered	5%	0-2	\$237,300	2039	* *	5	\$16,600	
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	fected : 35%			
	Location	: Basemer	nt, Various Location	is Throu	ghout			
AcousTileConcealSpLn	30%	Now	\$154,800	2031	* *	5	\$124,500	
1	Broken/Mi	issing Elen	ients, Extent : Ligh	t, Area A	ffected : 5%			
	Location	: Infirmar	y, Waiting Area					
Exposed Concrete	30%	Now	\$246,300	LIFE	* *	5	\$31,100	
F			, Extent : Light, Are		ed : 5%	-	+,	
	0	: Electrice	0	55				
	Spalling, H	Extent : Lig	ht, Area Affected :	2%				
		-	leter Room					
Fiber Board	5%			2031	* *			
Metal Panel	30%	Now	\$319,600	LIFE	* *	5	\$248,900	
			xtent : Moderate, A		cted : 60%	5	<i>_</i> 10,700	
	-	: Gymnas						
			, Extent : Moderate	. Area A	ffected : 20%			
	-	-	out Corridors	, - 1. cu 1	J			

Electrical Maintenance **Current Repair Future Replacement** System % of Fail Date Estimated Cost Year Estimated Cost Cycle **Estimated Cost** Priority Component Total (Years) FY (Yrs) Туре Under 600 Volts Service Equipment Fused Disc Sw 100% 2026 \$226.600 5 \$2.400 Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : Two 4000a Main Disconnect Switch Transformers \$30,400 5 Dry Type 100% 2024 \$2,100 Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : One 225 Kva 480/277pri - 208/120 Sec Switchgear / Switchboard Fused Disc Sw 2026 \$1,200 50% \$469,700 5 * * \$1,200 Fused Disc Sw 50% 2036 5

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.

Asset # : 2046

			A3561 # . Z	040				
lectrical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Raceway								
Conduit	80%			2026	\$900,100	1		
Conduit	20%			2036	* *	1		
Panelboards								
Fused Disc Sw	10%			2025	\$103,400	5	\$1,300	
Molded Case Bkrs	70%			2025	\$724,100	5	\$10,400	
Molded Case Bkrs	20%			2034	* *	5	\$3,000	
Wiring	0.00/			2026	¢1.207.700	1		
Thermoplastic	80%			2026	\$1,386,600 * *	1		
Thermoplastic	20%			2036	* *	1		
Motor Controllers	1.00/			2024	¢ 4 4 700	F	¢400	
Locally Mounted	10%			2024 2024	\$44,700	5	\$400 \$12,000	
Motor Control Center	90%			2024	\$594,000	5	\$13,900	
ound								
Grounding Devices Generic	100%			LIFE	* *	5	\$8,300	
and-by Power	10070			LIFE		5	\$6,500	
Transfer Switches								
Automatic	100%			2031	* *	1	\$174,100	
Generators	10070			2001			<i>Q</i> 17.1,100	
Diesel	35%			2029	* *	1	\$76,700	
			Extent : Moderate, A	Area Affe	ected : 100%		. ,	
	Location	n : Generat	or Room Outside					
	Explana	tion : One	800 Kw For Mod 2	And 4				
Diesel	35%			2029	* *	1	\$76,700	
	Other Ob	servation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Generat	or Room Outside					
	Explana	tion : One	1000 Kw For Mod	1 And 3				
Diesel	30%	Now	\$806,200	2041	* *	1	\$59,200	
	Other Ob	servation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Basemer	1t					
	Explana	tion : One	700 Kw For Main I	Building				
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$21,000	
Fuel Storage								
Main Tank	100%			2041	* *	5	\$13,000	
			Extent : Moderate, A	Area Affe	ected : 100%			
			And Basement					
ohting	Explana	tion : Two	4000 Gallons And	One 275	Gallons			

Lighting

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.

Asset # : 2046

			ASSEL # . 2	040				
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Interior Lighting								
Fluorescent	55%			2031	* *	10	\$223,700	
			Extent : Moderate, A	Area Affe	ected : 100%			
		-	nout The Building					
	_	tion : T-12	Lamps					
Fluorescent	40%			2036	* *	10	\$162,700	
	-		ires, Extent : Mode	rate, Are	a Affected : 100%			
	Location	n : Through	nout The Building					
HID	5%			2021	\$104,400	10	\$700	
Egress Lighting								
Emergency, Service	50%			2021	\$209,700	1		
Emergency, Service	10%			2036	* *	1		
Exit, Service	35%			2021	\$99,400	1		
Exit, Service	5%			2036	* *	1		
Exterior Lighting								
HID	5%			2021	\$205,400	10	\$100	
No Component	95%							
arm								
Security System								
No Component	90%							
Generic	10%			2021	\$329,100	1	\$21,100	
Fire/Smoke Detection								
Under Construction	100%							
echanical		Current	Popoir	Eutur	e Replacement	м	aintenance	
			•					
vstem Component	% of		Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
ating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger	50%		\$18,200	2029	* *	1	\$98,700	
	Corroded	, Extent : M	Ioderate, Area Affe	cted : 70	%			
	Location	n : Basemer	nt Steam Room					
Pres. Reducing Valve/	LP 50%	Now	\$13,200	2029	* *	5	\$6,600	
Steam			· · ·					
			a					

Leak Evident, Extent : Severe, Area Affected : 5% Location : Basement Steam Room (mer-46)

Other Observation, Extent : Moderate, Area Affected : 3%

Location : Basement Steam Room

Explanation : Insulation Damaged Or Missing

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.

Asset # : 2046

Mechanical		Current I			e Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Distribution	1000/		*1 201 500	00.40	de de		***	
Hot Wtr Piping/Pump	100%	Now	\$1,284,700	2042	* *	4	\$21,900	
			evere, Area Affected	a : 100%				
		: Through	oui Extent : Light, Are	a Affaata	1.200/			
	-	i Frogress, i : Steam R	-	u Ajjecie	<i>u</i> . 30%			
			Extent : Moderate, A	Area Affe	cted · 2%			
			Mechanical Rooms		cieu . 270			
			ral Hot Water Pum		f Service			
Terminal Devices	Explana	non . bever	ai noi maier i ang	<i>55 0 11 0</i>	Service			
Air Handler	19%			2026	\$873,400	1	\$52,100	
Air Handler	1%			2036	**	1	\$2,700	
		place Evide	ent, Extent : Light, .		ected : 100%		1 9	
		: Clinic U						
Convector/Radiator	2%	Now	\$3,200	2024	\$161,100	1	\$2,600	
	Other Obs		Extent : Light, Area				+_,	
	Location	: Through	out					
	Explana	tion : Conv	ector Air Holes Pa	inted Shi	t Restricting Air F	low		
Convector/Radiator	78%			2031	* *	1	\$111,700	
ir Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller				2041	**	1	\$48,000	
			Extent : Light, Arec	ı Affectec	l : 100%			
		: Basemer		A (C	. 1000/			
		tallation, E 1 : Basemen	Extent : Light, Area	Ајјестеа	: 100%			
		: Dasemer	11	2026	\$707.000		\$7.400	
Exterior Pkg Unit - Cooling	20%			2026	\$787,000	2	\$5,400	
	-	-	tent : Light, Area A	ffected :	100%			
	Location							
			Extent : Light, Area	Affected	: 100%			
	Location							
		tion : Serve	es Control Areas					
No Component	70%							
Distribution	100			0050			42 20 2	
Chilled Wtr Pipe/Pump	10%			2052	* *	4	\$2,200	
No Component	90%							
Terminal Devices	1.00/			2026	¢100 200	1	¢07 400	
Air Handler/Cool/Ht	10%			2026	\$108,600	1	\$27,400	
No Component	90%							
Heat Rejection Water Cooling Tower	10%			2027	\$73,400	2	\$44,600	
No Component	10% 90%			2027	φ/3,40U	2	\$ 44 ,000	
The component fentilation	2070							

Ventilation

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2046

Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<i>rentilation</i>								
Distribution	100-						** (= * **	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$247,300	
Exhaust Fans Interior	20%			2026	¢100 500	2	\$2,700	
Roof	20% 80%	Now	\$54,200	2026	\$188,500 \$542,200	2 2	\$2,700 \$8,700	
ROOI		xtent : Seve	pre, Area Affected :		\$342,200	2	\$8,700	
lumbing	Locumon	, nooj						
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Low Temp	90%	Now	\$4,800	2026	\$238,000	4	\$39,500	
			Extent : Light, Area	Affected	: 1%			
		: Basemer						
		tion : 6 Un	its, One Needs Circ	-				
Low Temp	10%			2052	* *	4	\$4,400	
		ervation, E 1 : Basemen	Extent : Light, Area	Affected	: 100%			
				77.	7			
<u> </u>	Explana	tion : 2 Ins	tantaneous Units S	erve Kitc	hen			
Sanitary Piping Cast Iron	100%	Now	\$1,111,000	LIFE	* *	1		
			evere, Area Affected					
			nt And Under Floor		07			
		ent, Extent 1 : Kitchen	: Severe, Area Affe Piping	ctea : 20	70			
Storm Drain Piping	1000/				ste ste	1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2021	\$21,200	4	\$1,600	
Rigid Piping	100%			2021	\$21,300	4	\$1,000	
Sewage Ejector(s) Compressed Air	100%	Now	\$2,700	2026	\$54,800	4	\$1,600	
Compressed An			nt : Moderate, Area			-	ψ1,000	
	-	: Basemer		<i>x i ijjeete</i> (. 100/0			
Fixtures								
Generic	100%							
ertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Locatior	ı : Basemer	nt To 2nd Floor					
	Explana	tion : 8 Un	its					
Hydraulic	10%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemer	t To 1st Floor					
	Explana	tion : 1 Fre	ight Elevator					

Fire Suppression

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.

Asset # : 2046

lechanical	Current Repair	Future Repl	acement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
re Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$231,900	
Sprinkler						
No Component	85%					
Generic	15%	2036	* *	1-2	\$18,600	
	Other Observation, Extent :	Light, Area Affected : 15%				
	Location : Kitchen					
	Explanation : Ansul System	n Serves Cooking Areas.				
Fire Pump						
Generic	100%	2029	* *	1	\$82,800	
Chemical System						
Generic	100%	2024	\$50,200	1-3	\$55,000	

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

DEPARTMENT OF CORRECTION - FY 2017 Print Date: 14-Dec-2016

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,739,600	\$4,859,600
Interior Architecture	\$2,113,800	\$3,321,800
Electrical	\$1,498,700	\$6,518,500
Mechanical		\$1,886,800
Total	\$6,352,100	\$16,586,700
Importance Code A	\$2,739,600	\$5,010,700
Importance Code B	\$3,612,500	\$11,461,100
Importance Code C		\$115,000
Total	\$6,352,100	\$16,586,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$28,400			\$1,400
Interior Architecture	\$12,300	\$2,500	\$30,000	\$14,900
Electrical	\$28,800	\$38,500	\$32,300	\$43,400
Mechanical	\$52,000	\$37,400	\$59,900	\$63,400
Total	\$121,400	\$78,400	\$122,200	\$123,100
Importance Code A	\$35,400	\$4,700	\$4,700	\$6,800
Importance Code B	\$86,000	\$73,700	\$87,500	\$116,300
Importance Code C			\$30,000	
Total	\$121,400	\$78,400	\$122,200	\$123,100



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.

Asset # : 2792

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Concrete Masonry Unit	-		\$1,237,000 d, Extent : Modera	LIFE te, Area	* * Affected : 15%	5	\$48,800	
	Location	: Through	out					
			Extent : Moderate					
	Location	: Courtya	rd Perimeter, At Do	wnspout	ts Throughout			
	-		Extent : Moderate, A	Area Affe	ected : 20%			
	Location	: North Fa	acades Throughout					
Metal Panel	70%	Now	\$504,200	2036	* *	5	\$341,800	
	Broken/Mi	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	: Metal Fa	ascia On Exterior H	Recreatio	n Courtyard Walls	3		
	Deformed	Dented, E	xtent : Light, Area A	Affected .	: 20%			
	Location	: Through	out					
	Staining/D	iscoloring,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	: East Fac	ade And At All Do	wnspouts	5			
Windows								
Aluminum	5%	Now	\$28,400	2034	* *	5	\$900	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location	: Window	Heads Throughout					
Metal/Detention Type	95%			2036	* *	5	\$121,900	
Parapets								
Metal Panel	60%	Now	\$55,800	2036	* *	5	\$3,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location	: Through	out					
	Loose/Mis	s Fastener.	s, Extent : Moderat	e, Area A	Affected : 20%			
	Location	: Through	out And Mechanica	al Bulkhe	ead (J Location)			
Metal: Cage/Fence	10%			2031	* *	5-10	\$2,400	
No Component	30%						. ,	
Roof								
Single Ply Membrane	97%	Now	\$881,600	2026	\$4,408,000			
	Adhesion I	Failure, Ex	tent : Light, Area A	ffected :	15%			
	Location	: Through	out					
	Drains Cle	ogged, Exte	ent : Severe, Area A	ffected :	35%			
	Location	: Trough I	Behind Parapets - 2	Story B	uildings 1-4, 9-16			
	Gut/DS No	on Func/Mi	ss, Extent : Moder	ate, Area	Affected : 40%			
	Location	: Various	Locations Through	out Faci	lity			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 15%			
			y Housing Areas Th					

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2792

Architecture System Component Type nterior Floors	Total	(Years)	Repair Estimated Cost		e Replacement Estimated Cost	Cycle	aintenance Estimated Cost	Priority
Component Type terior Floors	Total	(Years)	Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Floors		N				(Yrs)		
		N 7						
	Location	-	\$317,300 Extent : Moderate cal Rooms, Corrid	-	* * ffected : 15%	5	\$347,100	
Cast in Place Concrete	8%			LIFE	* *	5	\$69,400	
	-	-	\$147,800 Extent : Moderate Housing Shower I	-	-	5	\$19,800	
		Now ded, Extent : Kitchen	\$43,800 : Moderate, Area	2031 Affected	* *	5	\$6,000	
		Now ted Finish, : Mess Ha	\$236,500 Extent : Severe, Ar ll Kitchen	2026 ea Affect	\$473,000 eed : 100%	5	\$12,400	
P U W	Location Patching I Location Jneven Su Location Vater Pen Location Vorn/Eroo	: Corridon Evident, Ex : Through ubstrate, Ex : At Housi etration, E : Connect	tent : Severe, Area ing / Central Corrid xtent : Severe, Area ing Tunnel Near J : Moderate, Area	ffected : Affected dor Conn a Affected Mechani	20% 1 : 15% nections d : 5% cal Room	3	\$44,600	
	-		ent, Extent : Light, . r Program Areas	2034 Area Affe	* * ected : 100%	3	\$7,400	
Interior Walls								
	-		nt, Extent : Light, A Housing Area Bath		* * cted : 50%	5	\$59,900	
Concrete Masonry Unit	72%			LIFE	* *	5	\$115,000	
Glass: Single Pane	3%			LIFE	* *	5	\$9,000	
Gypsum Board Metal Security Bars	5% 5%			LIFE LIFE	* *	5	\$12,000	

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.

Asset # : 2792

robitooturo		0	Asset # : 2					
Architecture		Current	Repair	Futur	e Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings AcousTile,Adhered	10%	Now	\$70,900	2031	* *	5	\$19,800	
Acous me, Aunereu	Worn/Ero		: Moderate, Area			5	\$19,800	
AcousTileSusp.Lay-In	10%		\$12,300	2031	* *	5	\$19,800	
			xtent : Light, Area , 6, 7 Control Ceili	00		or		
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%		\$77,100	LIFE	**	5	\$99,200	
		-	ents, Extent : Seve prridor/ Connection			hanical		
			Extent : Light, Area		-	итси		
		ı : Chapel	0 /	55				
Metal Panel	50%	Now	\$636,700	LIFE	* *	5	\$247,900	
		-	xtent : Moderate, A					
			rridor, Buildings 5-		-			
	6	0	, Extent : Severe, A	rea Affec	cted : 90%			
		1 : Through		A. CC	1 150/			
			xtent : Severe, Are Buildings 2-4 / 1-3		d : 15%			
Metal Panel	5%		Dullungs 2-4 / 1-5	LIFE	* *	5	\$24,800	
lectrical		Current	Ponair	Futur	e Replacement	м	aintenance	
vstem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type	Total	(Years)	Estimateu Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	THOIR
nder 600 Volts								
Service Equipment	1000/			2026	¢151.000	F	¢1.200	
Fused Disc Sw	100% Other Ob		Extent : Moderate, A	2026 Area Affe	\$151,000	5	\$1,300	
		n : Electrico		neu nyje	cieu : 10070			
			600 Amps Main Di	sconect S	Switch			
Transformers			*					
Dry Type	100%			2024	\$30,400	5	\$1,100	
			Extent : Moderate, A					
			al Closet, Electrica			15 W	4901 209/1201	
Switchgoor / Switchhoord	Explana	tion : Five	75 Kva, Four 30 K	va, Ihree	e 45 Kva Ana Four	• 15 Kva -	480hv-208/120lv	
Switchgear / Switchboard Fused Disc Sw	60%			2026	\$394,600	5	\$800	
Fused Disc Sw	10%			2020	**	5	\$100	
Molded Case Bkrs	30%			2026	\$197,300	5	\$2,400	
Raceway								
Conduit	95%			2026	\$712,600	1		
Conduit	5%			2056	* *	1		
			Extent : Light, Area	Affected	: 5%			
	Location	1 : Through	out					

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.

Asset # : 2792

Electrical		Current I	ASSEL # . Z		e Replacement	М	aintenance	
ystem Component Type	% of] Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
nder 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2025	\$620,700	5	\$7,100	
Molded Case Bkrs	10%			2051	* *	5	\$800	
	Recent Inst Location		Extent : Light, Area out	Affected	: 5%			
Wiring								
Thermoplastic	95%			2026	\$1,097,700	1		
Thermoplastic	5%			2056	* *	1		
			Extent : Light, Area	Affected	: 5%			
	Location	: Through	out					
Motor Controllers					.	_	• • • •	
Locally Mounted	10%			2024	\$143,800	5	\$200	
Motor Control Center	55%			2024	\$749,200	5	\$4,500	
Motor Control Center	30%			2039	* *	5	\$2,500	
Variable Frequency Drive	5%			2046	* *			
	Recent Inst Location		Extent : Light, Area out	Affected	: 5%			
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,400	
and-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$92,500	
Generators								
Diesel	100%			2029	* *	1	\$116,500	
			Extent : Light, Area	Affected	: 100%			
	Location							
	Explanati	on : Two	800 Kw					
Batteries	1000/				**	_	<i>^11 100</i>	
Lead/Acid	100%			2021	\$2,900	5	\$11,100	
			Extent : Light, Area	Affected	: 100%			
	Location	: First Flo	or					
Fuel Storage						_	* · · · • · ·	
Day Tank	20%			2034	* *	5	\$11,200	
	Other Obse Location		Extent : Light, Area or	Affected	: 100%			
	Explanati	on : One 2	250 Gallons For Ba	oth Gene	rators			
Main Tank	80%			2041	* *	5	\$7,100	
		rvation, E	Extent : Light, Area		: 100%	·	,	
	Location		-	55				
		-	00 Gallons					
ighting	<i>r</i>	, 0 0						

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.

Asset # : 2792

lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
ghting								•
Interior Lighting								
Fluorescent	75%			2031	* *	10	\$206,900	
	Location	1 : Through	Extent : Moderate, A out The Building g T-12 Lamps	Area Affe	ected : 100%			
Fluorescent	20%			2036	* *	10	\$55,200	
	-		res, Extent : Moder nd Nursery Room	rate, Are	a Affected : 100%			
HID	5%			2026	\$70,800	10	\$500	
Egress Lighting								
Emergency, Service	50%			2026	\$142,200	1		
Emergency, Service	10%			2036	* *	1		
Exit, Service	35%			2021	\$67,400	1		
Exit, Service	5%			2036	* *	1		
Exterior Lighting	1000/			2026	¢2 192 500	10	¢000	
arm	100%			2026	\$2,183,500	10	\$900	
Security System No Component Generic	30% 70%			2021	\$1,224,400	1	\$78,600	
Fire/Smoke Detection Under Construction	100%							
lechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
			Estimated Cost	Veen	Estimated Cost	Cycle		Priorit
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 11011
ystem Component			Estimated Cost		Estimated Cost	-	Estimated Cost	1 11011
ystem Component Type eating Energy Source	Total		Estimated Cost	FY		-	Estimated Cost	
ystem Component Type eating Energy Source Campus Steam			Estimated Cost		**	-	Estimated Cost	
vstem Component Type eating Energy Source Campus Steam Conversion Equipment	Total		Estimated Cost	FY 2036	* *	-		
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger	Total 100% 50%	(Years)		FY 2036 2029	* *	(Yrs)	\$47,500	
vstem Component Type eating Energy Source Campus Steam Conversion Equipment	Total 100% 50% 50%	(Years) 0-2	\$2,300	FY 2036 2029 2029	* * * * * *	-		
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LH	Total 100% 50% 50% Other Obs	(Years) 0-2 vervation, E	\$2,300 Extent : Light, Area	FY 2036 2029 2029 <i>Affected</i>	* * * * * *	(Yrs)	\$47,500	
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LH	Total 100% 50% 50% Other Obs Location	(Years) 0-2 ervation, E a : Steam P	\$2,300 Extent : Light, Area ressure Reducing S	FY 2036 2029 2029 2029 Affected tation	* * * * * *	(Yrs)	\$47,500	
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam	Total 100% 50% 50% Other Obs Location	(Years) 0-2 ervation, E a : Steam P	\$2,300 Extent : Light, Area	FY 2036 2029 2029 2029 Affected tation	* * * * * *	(Yrs)	\$47,500	
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LH Steam Distribution Hot Wtr Piping/Pump	Total 100% 50% 50% Other Obs Location	(Years) 0-2 ervation, E a : Steam P	\$2,300 Extent : Light, Area ressure Reducing S	FY 2036 2029 2029 2029 Affected tation	* * * * * *	(Yrs)	\$47,500	
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices	Total 100% 50% 50% Other Obs Location Explana 100%	(Years) 0-2 ervation, E a : Steam P	\$2,300 Extent : Light, Area ressure Reducing S	FY 2036 2029 2029 Affected tation Missing 2034	** ** ': 2% **	(Yrs) 1 1 5 4	\$47,500 \$2,900 \$14,200	
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	Total 100% 50% 0ther Obs Location Explana 100% 40%	(Years) 0-2 ervation, E a : Steam P	\$2,300 Extent : Light, Area ressure Reducing S	FY 2036 2029 2029 2029 Affected tation Missing 2034 2026	** ** ** ** ** \$795,900	(Yrs) 1 1 5 4 1	\$47,500 \$2,900 \$14,200 \$47,500	
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Air Handler	Total 100% 50% 50% 0ther Obs Location Explana 100% 40% 10%	(Years) 0-2 ervation, E a : Steam P tion : Insul	\$2,300 Extent : Light, Area ressure Reducing S ation Damaged Or	FY 2036 2029 2029 2029 Affected tation Missing 2034 2026 2031	** ** ** ** \$795,900 **	(Yrs) 1 1 5 4 1 1 1 5 4	\$47,500 \$2,900 \$14,200 \$47,500 \$11,900	
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	Total 100% 50% 50% 0ther Obs Location Explana 100% 40% 10% 4%	(Years) 0-2 ervation, E a : Steam P tion : Insul	\$2,300 Extent : Light, Area ressure Reducing S ation Damaged Or \$2,800	FY 2036 2029 2029 2029 <i>Affected</i> <i>tation</i> <i>Missing</i> 2034 2026 2031 2031	** ** ** ** \$795,900 ** **	(Yrs) 1 1 5 4 1	\$47,500 \$2,900 \$14,200 \$47,500	
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Air Handler	Total 100% 50% 50% 0ther Obs Location Explana 100% 40% 10% 4% Other Obs	(Years) 0-2 ervation, E a : Steam P tion : Insul Now ervation, E	\$2,300 Extent : Light, Area ressure Reducing S ation Damaged Or \$2,800 Extent : Light, Area	FY 2036 2029 2029 2029 <i>Affected</i> <i>tation</i> <i>Missing</i> 2034 2026 2031 2031	** ** ** ** \$795,900 ** **	(Yrs) 1 1 5 4 1 1 1 5 4	\$47,500 \$2,900 \$14,200 \$47,500 \$11,900	
ystem Component Type eating Energy Source Campus Steam Conversion Equipment Heat Exchanger Pres. Reducing Valve/LI Steam Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Air Handler	Total 100% 50% 50% 50% 0ther Obs Location Explana 100% 40% 10% 40% 0ther Obs Location	(Years) 0-2 ervation, E 1 : Steam P tion : Insul Now rervation, E 1 : Through	\$2,300 Extent : Light, Area ressure Reducing S ation Damaged Or \$2,800 Extent : Light, Area	FY 2036 2029 2029 2029 Affected tation Missing 2034 2034 2026 2031 2031 Affected	** ** ** ** \$795,900 ** ** **	(Yrs) 1 1 5 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$47,500 \$2,900 \$14,200 \$47,500 \$11,900	

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

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

Asset # : 2792

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
ir Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	5%			2024	\$324,600	2	\$600	
			Extent : Light, Area echanical Room	Affected	: 100%			
	-	ion : Interi l Cafeteria	-	Condition	ing Equipment Ser	ves The I	Kitchen, Visitor's	
Reciprocating Compr/Chiller	10%			2026	\$125,300	1	\$8,900	
	Location Other Obso Location Explanat	: B And J ervation, E : B And J	tent : Light, Area A Mechanical Room. Extent : Light, Area Mechanical Room. r Cooled Chillers S	s Affected s		m, Switc	h Gear Room And	
	Admin			2021	* *	1	¢0.000	
Reciprocating Compr/Chiller	10%			2031		1	\$8,900	
	Explanat Equipmen	ion : Air C	urd Near 9, 10, 11 I ooled Chiller Serv	es The 9,	10, 11 And 12 Qua		_	
Ext Pkg Unit - Heating/Cooling		-	tent : Light, Area A		* *	2	\$1,200	
		: Roof Of	New Clinic / Pharr	nacy				
No Component	65%							
Distribution Chilled Wtr Pipe/Pump No Component	10% 90%			2046	* *	4	\$1,400	
Terminal Devices	2070							
Air Handler/Cool/Ht	10%			2031	* *	1	\$11,900	
Fan Coil - Cooling	5%			2026	\$49,700	1	\$3,100	
No Component	85%							
Heat Rejection								
Remote Air Cond	10%			2026	\$77,200	2	\$13,400	
Water Cooling Tower	10%			2027	\$37,100	2	\$19,300	
No Component	80%							
entilation								
Distribution	1000/			LIPP	ታ ታ -	2.5	¢107.000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$107,000	
Exhaust Fans	750/			2026	\$205 000	n	¢4 400	
Interior Roof	75% 25%	Now	\$1,500	2026 2026	\$305,900 \$73,300	2 2	\$4,400 \$1,200	
KUUI		oning, Exte	\$1,500 nt : Light, Area Aff			L	\$1,200	

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

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

Asset # : 2792

Mechanical	Current Repa	air Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
H/C Water Piping						
Brass/Copper	20%	2036	* *	1		
Galv Iron/Steel	80%	2031	* *	1		
HW Heat Exchanger						
Low Temp	100%	2036	* *	4	\$19,000	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2026	\$21,300	4	\$2,500	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Throughout					
	Explanation : Not Direc	tly Observed				
Fixtures						
Generic	100%					
ire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$96,800	
Sprinkler						
No Component	50%					
Generic	50%	2046	* *	1-2	\$26,900	
Fire Pump						
Generic	100%	2029	* *	1	\$35,900	
Chemical System						
Generic	100%	2024	\$50,200	1-3	\$55,000	

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.

DEPARTMENT OF CORRECTION - FY 2017 Print Date : 14-Dec-2016

Asset Name	: RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING								
Address	: 14-12 HAZEN ST., RIKERS ISLAND								
Borough	: BRONX	Agency's Number : N/A							
Program / Asset #	: DOC0001.200 / 4129	Yr Built/Renovated : 1990 / 2015							
Area Sq Ft	: 8,392	Project Type : CORRECTION							
Date of Survey	: 03-Feb-2015	Landmark Status : NONE							
Areas Surveyed	: Roof, Floors 1,2								
Block	: 2605 Lot : 40	BIN : 2096863							

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$411,600	\$378,100
Interior Architecture	\$220,900	\$141,800
Electrical		\$105,000
Mechanical		\$78,300
Total	\$632,500	\$703,200
Importance Code A	\$411,600	\$378,100
Importance Code B	\$220,900	\$274,500
Importance Code C		\$50,600
Total	\$632,500	\$703,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$45,000	\$4,600		\$1,700
Interior Architecture	\$10,300	\$5,500		\$19,400
Electrical	\$1,400	\$1,700	\$4,400	\$1,600
Mechanical	\$1,200	\$1,100	\$1,700	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$61,900	\$16,900	\$10,100	\$27,800
Importance Code A	\$45,400	\$5,000	\$400	\$2,200
Importance Code B	\$16,500	\$11,900	\$9,700	\$25,500
Total	\$61,900	\$16,900	\$10,100	\$27,800



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.

Asset # : 4129

chitecture		Current I	Repair	Future Replacement Maintenance				aintenance	_
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priori
erior									
Exterior Walls									
Cast in Place Concrete	5%		\$19,000	LIFE		* *	5	\$17,500	
		-	ents, Extent : Ligh					in Dail Deata	
			Fire Exit Stair Foo Stair Hanging In T		sconneciea Fra	m L	lower Su	ur kan Posis	
			Extent : Moderate		ffected : 5%				
	Location	ı : At Exter	ior Stairs						
Metal Panel	77%			2046	:	* *	5-10	\$370,400	
Metal Panel	10%		\$19,400	2046		* *	5	\$13,100	
		0	xtent : Moderate, A		cted : 10%				
			ior Fire Exit Stairc						
Metal: Cage/Fence	3%			2039		* *	5	\$9,200	
			Extent : Light, Area	Affected	: 100%				
			eter Windows ective Grills						
Weathering Steel	5%		\$45,100	LIFE	:	* *	1		
Windows	570	NOW	\$+5 ,100	LIFE			1		
Aluminum	100%	Now	\$156.800	2034	:	* *	5	\$3,200	
	Ctrwt/Bal	nc Not Fun	ct, Extent : Severe,	Area Afj	fected : 30%			. ,	
	Location	ı : Through	out						
	-		ent : Severe, Area A	ffected :	20%				
	Location	ı : Office A	reas						
Parapets	0.004			0045		* *	~	¢2.400	
Metal Panel	20% 80%	Now	¢ < 700	2046 2031		* *	5 5	\$3,400	
Metal: Cage/Fence			\$6,700 Extent : Moderate, A			~ ~	5	\$11,300	
		1 : Through		11eu 11jje	cieu . 1070				
Roof									
Spray-on Foam	100%			2034	:	* *	5	\$217,400	
* •	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%				
		ı : Roof Sur							
			Extent : Moderate, 1	Area Affe	ected : 100%				
		n : Through							
	Explana	tion : Snow	Present						

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 4129

rchitecture		Current I	Repair	Futur	e Replacement	М		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	10%			2025	¢271 400	2	¢16 600	
Carpet	Recent Re		ent, Extent : Light,		\$271,400 ected : 100%	3	\$16,600	
Ceramic Tile		ded, Extent	\$10,300 : Light, Area Affeo poms And Janitors		* *	5	\$2,800	
Raised Access Floor	20%			2039	* *	5	\$83,000	
Sheet Vinyl/Rubber	15%			2031	* *	5	\$24,900	
Vinyl Tile	Location Worn/Ero	Crumbling, 1 : At Thres ded, Extent	\$90,400 Extent : Moderate holds : Moderate, Area out Administrative	Affected	-	3	\$20,700	
Interior Walls	Locanor	r. Inrough	ourrantitustianie	spaces				
Gypsum Board	100%			LIFE	* *	5	\$50,600	
Ceilings	10070			511 5		0	<i>\$20,000</i>	
AcousTileSusp.Lay-In	Location Misaligne Location Staining/I Location Other Obs Location	issing Elen 1 : Personn d/Bulging, 1 : 2nd Floo Discoloring 1 : Administ servation, E 1 : Through	, Extent : Light, Art tration, Kitchen An Extent : Light, Area	Admin. A Area Aff ea Affect d Locker Affected	Areas fected : 15% ed : 35% r Room Areas	5	\$49,800	
Gypsum Board	10%			LIFE	* *	5	\$13,800	
lectrical		Current	Repair	Futur	e Replacement		aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ver 600 Volts								
Transformers	1000/			2021	* *	2		
Dry Type	Location	servation, E 1 : Electrico	Extent : Moderate, A al Room 300 Kva 4160hv-48		ected : 100%	3		
Feeders								
Cable	100%			2034	* *	1		
Raceway Conduit	100%			2036	* *	1		

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.

Asset # : 4129

Electrical	Current Repair	Future	Replacement	cement Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Moderate,	2036 Area Affect	* * ed : 100%	5	\$200		
	Location : Electrical Rooms - Inside . Explanation : Two 2,000 Amps And C	And Outside	2	nect Swi	tch		
Transformers				_			
Dry Type		2031	**	5			
	Other Observation, Extent : Moderate, Location : Electrical Room - Outside		ea : 100%				
Switchgear / Switchboard	Explanation : Two 112.5 Kva 480hv-	208/12010					
Molded Case Bkrs	100%	2036	* *	5	\$200		
Raceway	10070	2000		5	φ200		
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		
round							
Grounding Devices							
Not Accessible	100%						
tand-by Power							
Transfer Switches							
Automatic	100%	2039	* *	1	\$2,600		
Generators							
Diesel	100%	2035	**	1	\$3,300		
	Other Observation, Extent : Moderate,	Area Affect	ed:100%				
	Location : Outside						
	Explanation : No Access For Ratings						
Batteries Lead/Acid	100%	2020	\$2,900	5	\$300		
Fuel Storage							
Main Tank	100%	2054	* *	5	\$200		
	Other Observation, Extent : Light, Area Location : Outside	a Affected :	100%				
	Explanation : One 650 Gallons						

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.

Asset # : 4129

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Interior Lighting								
Fluorescent	30%			2034	* *	10	\$2,300	
	-	s And Fixtu 1 : Fisrt Flo	res, Extent : Model oor	rate, Are	a Affected : 100%			
Fluorescent	65%			2026	\$105,000	10	\$5,000	
	Locatio	1 : Through	Extent : Moderate, A out 3 T-12 Lamps				. ,	
Fluorescent	5%			2034	* *	10	\$400	
	-		t Light, Extent : Ma out The Building	oderate, A	Area Affected : 100	0%		
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		
Security System Generic Fire/Smoke Detection Generic, Digital	100% 100%			2031 2031	**	1 1-3	\$3,100 \$5,200	
lechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment	100/0			2000		1		
Heat Exchanger	100%			2029	* *	1	\$4,200	
Distribution	100/0			2027		1	ψτ,200	
Hot Wtr Piping/Pump	100%			2034	* *	4	\$600	
Terminal Devices	100%			2004		+	φυυυ	
Air Handler	90%			2026	\$78,300	1	\$4,700	
Convector/Radiator	90% 10%			2020	\$78,500 * *	1	\$4,700	
	10%			2031	· ·	1	¢300	
r Conditioning Energy Source								
	1000/			2034	* *	1		
				2034		1		
Electricity	100%							
Electricity Conversion Equipment Interior Pkg Unit -	100%			2031	* *	2	\$500	
Electricity Conversion Equipment	100% Recent In	stallation, H	Extent : Light, Area			2	\$500	
Electricity Conversion Equipment Interior Pkg Unit - Cooling	100%	stallation, H	Extent : Light, Area			2	\$500	
Electricity Conversion Equipment Interior Pkg Unit -	100% Recent In	stallation, E 1 : Roof	Extent : Light, Area			2	\$500	

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

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

Asset # : 4129

		A3361 # . 4	123					
Mechanical		Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Air Conditioning								
Heat Rejection								
Under Construction	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,700		
Exhaust Fans								
Roof	90%		2031	* *	2	\$200		
Wall Unit	10%		2034	* *	2			
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2046	* *	1			
Water Heater								
Electric	100%		2024	\$2,500	4			
	Other Obs	ervation, Extent : Light, Area	Affected					
		: 1st Floor						
	Explanat	ion : 1- 30 Gallon Unit						
Sanitary Piping	1							
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Backflow Preventer								
Generic	100%		2031	* *	1	\$500		
Fixtures	10070		2001		-	4000		
Generic	100%							
Vertical Transport	100/0							
Elevators								
Hydraulic	100%		LIFE	* *				
Trydraune		ervation, Extent : Light, Area		: 100%				
		: 1st To 2nd Floor	ingeereu	. 100/0				
		ion : 1 Unit						
Fire Suppression	ылринии	1011.1 01111						
Sprinkler								
No Component	80%							
Generic	20%		2056	* *	1-2	\$500		
Generic		ervation, Extent : Light, Area			1-2	\$300		
		ervation, Extent : Ligni, Area : 1st Floor	пјестеа	. 100/0				
			na Inctal	lad To Protoct Com	munica	tion Fauinmart		
	Explanal	tion : Clean Agent System Bei	ng Instal	ieu 10 Protect Con	nmunicai	tion Equipment		

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.

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES TRAN	SPORTATION 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

Total	\$5,976,100	\$2,355,100
Importance Code C	\$288,000	
Importance Code B	\$4,712,900	\$730,200
Importance Code A	\$975,100	\$1,624,900
Total	\$5,976,100	\$2,355,100
Mechanical	\$931,600	\$190,700
Electrical	\$2,737,800	\$301,300
Interior Architecture	\$1,331,500	\$363,300
Exterior Architecture	\$975,100	\$1,499,800
CAPITAL	FY 2018 - 2021	FY 2022 - 2027

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$8,000			\$800
Interior Architecture	\$58,300	\$10,400		\$20,000
Electrical	\$5,500	\$5,600	\$5,100	\$7,200
Mechanical	\$24,500	\$6,600	\$15,400	\$85,400
Total	\$96,300	\$22,600	\$20,500	\$113,400
Importance Code A	\$14,300		\$1,400	\$1,000
Importance Code B	\$82,100	\$22,600	\$19,200	\$112,400
Importance Code C				
Total	\$96,300	\$22,600	\$20,500	\$113,400



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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

rchitecture	Current Rep	Current Repair Future Replacement Maintenance						
rstem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Masonry: Brick	75% Now	\$608,800	LIFE	* *	5	\$52,500		
	Corrosion/Rusting, Exte							
	Location : South Faca		-	-				
	Jnt Mortar Miss/Erod, H	-	a Affecte	ed : 20%				
	Location : North Faca							
	Spalling, Extent : Mode		l : 15%					
	Location : Throughout							
	Vertical Cracks, Extent Location : Second Flo			: 5%				
Metal Coiling Doors	25% Now	\$95,400	2031	* *	5	\$27,300		
	Corrosion/Rusting, Exte Location : Various Loc			5%				
Windows								
Steel	100% Now	\$130,300	2034	* *	5	\$40,500		
	Air Infiltration, Extent :	Light, Area Affect	ted : 5%					
	Location : Throughout	<u>.</u>						
	Corrosion/Rusting, Exte	nt : Light, Area Aj	ffected :	5%				
	Location : Various Lir	tel Locations Thro	oughout	Garage				
	Unit Inoperable, Extent Location : Officers Lo		Affected	: 25%				
	Water Penetration, Exte Location : Window Sil		ea Affect	ed : 25%				
	Weather Strip Missing, 1	Extent : Moderate,	Area Aj	ffected : 50%				
	Location : Officers Lo	cker Room						
Parapets								
Masonry: Brick	70%]	LIFE	* *	5	\$3,100		
Metal Panel	10%		2046	* *	5	\$1,700		
	Other Observation, Exte		ffected :	100%				
	Location : Throughout							
	Explanation : Coping	-						
Metal Rail	20% Now		2039	* *	5	\$6,200		
	Corrosion/Rusting, Exte		ffected :	10%				
	Location : Throughout							
Roof	0.00/		.	MA 40 - 05 -				
Built-Up (BUR)	98% Now	. ,	2026	\$1,406,800				
	Blisters, Extent : Moder							
	Location : Various Loc	-	-	1 100/				
	Water Penetration, Exte				an A 1 ?	nd Elson		
	Transform T7 ' T			1ησ Γ τατάσε Χηάς	es And 2	na Floor		
	Location : Various Loc Corridor Near Comm	0	u meina	ing Ourage Spac				
Motel Davel	Corridor Near Comm	inications Area						
Metal Panel		s3,500	2039	**				

Interior

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.

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture	Current I	Repair	Future Replacement Maintenance			aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Floors								
Cast in Place Concrete	65% Now Horizontal Cracks, E Location : Tire Sho Water Penetration, E Location : Mechani	p And Various Loco xtent : Light, Area	ations Th Affected	roughout : 10%	5 Se Service	\$157,300 e Area		
Ceramic Tile	5% Now	\$20,600	2022	\$206,000	5	\$2,800		
	Broken/Missing Elem Location : Mens To Worn/Eroded, Extent Location : Through	ilet And Shower Fa : Moderate, Area	acilities					
Raised Access Floor	5%		2029	* *	5	\$20,700		
Vinyl Tile	25%		2021	\$452,000	3	\$13,800		
Interior Walls								
Concrete Masonry Unit	Diagonal Cracks, Ex Location : Room M Horizontal Cracks, E Location : Perimete Vertical Cracks, Exte Location : Room M Water Penetration, E Location : From Lo	-3, Perimeter Wall. xtent : Moderate, A vr Walls nt : Moderate, Are -3 And Various Loo xtent : Moderate, A	s Area Affected cations Th Area Affec	cted : 20% d : 20% hroughout cted : 10%	5	\$27,000		
Gypsum Board	10%		LIFE	* *	5	\$5,100		
Metal: Cage/Fence	10%		LIFE	* *				
Ceilings	150/		2021	* *	F	¢16 600		
AcousTileSusp.Lay-In AcousTileSusp.Lay-In	15% 15%		2031 2031	* *	5 5	\$16,600 \$16,600		
Exposed Concrete	15% 10% Now	\$34,200	LIFE	* *	5	\$1,700		
-	Cracking/Crumbling, Location : Radio SI Staining/Discoloring, Location : Radio SI	Extent : Light, Are hop Extent : Light, Are hop	ea Affecte ea Affecte	ed : 5%	5	\$1,700		
Exposed Struc: Steel	50% Now Corrosion/Rusting, E Location : Mens Lo	cker Room And Va		d : 5%	o North	Wall In Service		
	Area Of Garage Ab	ove windows						

C			
System % of Component Tota	 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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

	~	Isset # : 203	I				
lectrical	Current Rep	air F	utur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100% Other Observation, Exter Location : Electrical R Explanation : One 400	nt : Moderate, Area oom			5 Main Dis	\$300 sconnect Switch	
Transformers							
Dry Type	100% Other Observation, Exter Location : Electrical R Explanation : One 400	nt : Moderate, Area oom			5 Olv	\$300	
Switchgear / Switchboard							
Fused Disc Sw	100%	20	026	\$93,900	5	\$300	
Raceway							
Conduit	100%	20	026	\$18,000	1		
Panelboards Molded Case Bkrs	100%	20	025	\$57,500	5	\$1,900	
Wiring Thermoplastic	100%	20	026	\$39,300	1		
Motor Controllers Locally Mounted	100%	20	024	\$110,600	5	\$500	
round Grounding Devices Not Accessible	100%						
tand-by Power Transfer Switches Manual	100% Other Observation, Exter Location : Outside Explanation : Missing J	nt : Light, Area Affe	026 ected	\$17,100 : 100%	5	\$300	
ighting							
Interior Lighting Fluorescent	60% Other Observation, Exter Location : Throughout Explanation : T-12 Lan	nt : Moderate, Area The Building	021 1 Affe	\$186,600 cted : 100%	10	\$40,700	
HID	40%	-	021	\$464,400	10	\$1,000	
Egress Lighting	TU /0	20	021	φ+0+,+00	10	φ1,000	
Egless Lighting Exit, Service Exit, Service	80% 20%		021 021	\$30,700 \$7,700	1 1		
Exterior Lighting			-	+ · , · 30			
HID	100%	20	021	\$536,500	10	\$200	
ightning Protection Arresters/Cabling Generic	100%		029	**	5	\$2,200	
larm							
Fire/Smoke Detection							

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.

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating				-				
Energy Source								
Campus Steam	80%			2036	* *	1		
Electricity	20%			2036	* *	1		
Conversion Equipment								
Radiant Heater	Location Other Obs	vice, Exten 1 : Various servation, E	Extent : Light, Area			2	\$5,500	
	Location	ı : Office A	rea					
	Explana	tion : 40 E	ectrical Radiants					
Not Accessible	80%							
Distribution								
Hot Wtr Piping/Pump			\$57,100 evere, Area Affected out	2034 d : 10%	* *	4	\$2,900	
No Component	20%							
Terminal Devices								
Unit Heater-Stm/HW	80%			2021	\$734,000	4	\$5,400	
No Component	20%							
Air Conditioning								
Energy Source	1000/			20.42	* *	1		
Electricity	100%			2042	··· ··	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%			2026	\$65,600	2	\$500	
Cooling	-	igerant, Ex 1 : 3 Units (tent : Light, Area A Dn Roof	ffected :	10%			
Window/Wall Unit	10%			2021	\$29,200	1		
No Component	80%							
ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,200	
Exhaust Fans								
Interior	20%	. -	.	2021	\$31,400	2	\$500	
Roof	Location	ervation, E 1 : Roof	\$4,500 Extent : Moderate, 1 n Covers Missing	2021 Area Affe	\$90,300 ected : 5%	2	\$1,400	
lumbing	Елріана	110n . 4 F al	i Covers missing					
H/C Water Piping								
Brass/Copper	70%			2036	* *	1		
Galv Iron/Steel	30%			2030	* *	1		
Sanitary Piping	5070			2001		1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	20070					-		
Cast Iron	100%			LIFE	* *	1		

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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Mechanical		Current R	lepair	Futur	e Replacement	Μ	aintenance	
System Component Type		'ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$38,600	
Sprinkler								
Generic	100%			2036	* *	1-2	\$20,700	
Chemical System								
Dry	100%			2021	\$50,200	1-3	\$55,000	
-	Other Obser	vation, E.	xtent : Light, Area	Affected	: 100%			
	Location :	Outside (Gas Refill Stations					
	Explanatio	on : 2 Sets						

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name	: RIKERS ISLAND FACILITIES VISIT	ORS 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$345,100	\$120,200
Interior Architecture		\$74,000
Electrical	\$241,000	\$540,800
Mechanical	\$224,300	
Total	\$810,400	\$735,100
Importance Code A	\$345,100	\$120,200
Importance Code B	\$465,300	\$614,800
Total	\$810,400	\$735,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$3,700
Interior Architecture	\$22,300		\$500	\$10,100
Electrical	\$1,700	\$1,700	\$1,500	\$2,100
Mechanical	\$27,000	\$1,900	\$4,700	\$24,000
Total	\$51,000	\$3,500	\$6,700	\$39,900
Importance Code A	\$24,800		\$700	\$3,900
Importance Code B	\$26,200	\$3,500	\$5,500	\$36,000
Importance Code C			\$500	
Total	\$51,000	\$3,500	\$6,700	\$39,900



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2864

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	1000/			2046	de ale	. 10		
Metal Panel	100%			2046	* *	5-10	\$165,300	
Windows	1000/			2016	* *	5	\$5,000	
Metal/Detention Type Parapets	100%			2046		5	\$5,000	
Metal Panel	100%			2046	* *	5	\$2,400	
	Other Obs	ervation, E : Around I	Extent : Light, Area Perimeter		: 100%	5	φ 2 ,100	
	Explana	tion : Meta	l Panel Soffits / Ov	erhangs				
Roof	24			0000				
Skylight, Plastic	3%	N.	¢200.000	2039	* *	1	600 F00	
Spray-on Foam			\$300,000 lerate, Area Affecta Locations Through		* *	5	\$28,500	
	-		oderate, Area Affect Locations Through		6			
		r/Impact D : Center O	amage, Extent : Mo fRoof	oderate, I	Area Affected : 5%	ó		
	Other Obs Location	ervation, E : Through	Extent : Moderate, A out	Area Affe	cted : 100%			
	Explana	tion : Snow	Present					
erior Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
	Cracking/	-	Extent : Moderate ms / Locker Rooms		ffected : 25%	5	φ2,000	
Sheet Vinyl/Rubber	70%			2031	* *	5	\$19,000	
-		ded, Extent : Through	: Moderate, Area . out	Affected .	: 15%			
Vinyl Tile	Location	: Through	\$14,800 hents, Extent : Mod out Office Areas			3	\$1,700	
			: Moderate, Area	00				
T	Location	: Through	out Office Areas A	nd Locke	r Koom			
Interior Walls	50/			2025	* *	F	¢1 000	
Ceramic Tile	5% 95%			2035 LIFE	* *	5 5	\$1,000 \$11,400	
Gypsum Board		ervation 4	Extent : Light, Area			3	φ11 , 400	
		: Through	-	i gjecieu	. 100/0			
			glass Reinforced T					

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.

Asset # : 2864

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Ceilings	0.50/	N T	*7 5 00	2020	ste ste	-	¢10 500	
AcousTileSusp.Lay-In	95%	Now	\$7,500	2039	**	5	\$10,500	
			xtent : Moderate, A Locker Room And			2000		
			Extent : Light, Area		-	Juce		
			out Ceilings	Ајјестей	. 10070			
		-	rglass Reinforced H	Panels				
Plywood/Hardboard	5%		Stass Hengereeu I	2046	* *	1		
Electrical		Current	Renair	Futur	e Replacement	м	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priori
Component Type	Total	(Years)	Listinuteu Cost	FY	Listiniated Cost	(Yrs)	Listimuteu Cost	1 1 101 1
Inder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	* *	5	\$300	
Moraca Case Dins		ervation, E	Extent : Moderate, 1		ected : 100%	5	\$500	
		: Electrico		55				
	Explana	tion : Main	Service Disconned	ct Switch	Rated @ 400 Amp	eres		
Transformers								
Dry Type	100%			2031	* *	5		
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrico						
	Explana	tion : 75 K	va, 45 Kva, 480/20	8/120 Vo	lts			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	* *	5	\$300	
Raceway	100-							
Conduit	100%			2036	* *	1		
Panelboards	1000/			2 024	de de	_	\$2 00	
Molded Case Bkrs	100%			2034	* *	5	\$300	
Wiring	1000/			2026	* *	1		
Thermoplastic	100%			2036	小 个	1		
bround Grounding Devices								
Grounding Devices Generic	100%			LIFE	* *	5	\$200	
tand-by Power	100%			LIFE	· •	5	\$200	
Transfer Switches								
Automatic	100%			2031	* *	1	\$3,700	
Generators	10070			2001		-	40,100	
Not Accessible	100%							
Batteries	/ •							
Not Accessible	100%							
NOT ACCESSION								
Fuel Storage								

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.

Asset # : 2864

	ASS					
lectrical	Current Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting						
Interior Lighting	10000	2026	****	10	\$11.100	
Fluorescent	100% T 12 Laura And Eintern Er	2026	\$382,500	10	\$11,100	
	T-12 Lamps And Fixtures, Ex Location : Throughout The		ea Affectea : 100%)		
Egress Lighting	Location : Intolignout The	Duitaing				
Emergency, Service	50%	2026	\$5,700	1		
Exit, Service	50%	2026	\$3,900	1		
Exterior Lighting		2020	<i>40,700</i>	-		
HID	100%	2026	\$87,900	10		
arm			. ,			
Security System						
Generic	100%	2026	\$70,400	1	\$4,500	
	Other Observation, Extent : 1		cted : 100%			
	Location : Throughout The	Building				
	Explanation : C C T V Sur	veillance Cameras				
Fire/Smoke Detection						
					+	
Generic, Digital	100%	2021	\$241,000	1-3	\$7,700	
	Other Observation, Extent : 1	Moderate, Area Affe		1-3	\$7,700	
	Other Observation, Extent : 1 Location : Throughout The	Moderate, Area Affe Building	cted : 100%	_		
	Other Observation, Extent : 1	Moderate, Area Affe Building	cted : 100%	_		
Generic, Digital	Other Observation, Extent : 1 Location : Throughout The	Moderate, Area Affe Building 5, Manual Pull Stati	cted : 100%	arm Bells		
Generic, Digital	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights	Moderate, Area Affe Building 5, Manual Pull Statio Futur	octed : 100%	arm Bells M	5	Priorit
Generic, Digital Mechanical ystem Component	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair	Moderate, Area Affe Building 5, Manual Pull Statio Futur	octed : 100% ons, Horns And Ald e Replacement	arm Bells M	aintenance	Priori
Generic, Digital Aechanical ystem Component Type	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estima	Moderate, Area Affe Building 5, Manual Pull Statio Futur ated Cost Year	octed : 100% ons, Horns And Ald e Replacement	arm Bells M Cycle	aintenance	Priori
Generic, Digital	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estima	Moderate, Area Affe Building 5, Manual Pull Statio Futur ated Cost Year	octed : 100% ons, Horns And Ald e Replacement	arm Bells M Cycle	aintenance	Priori
Generic, Digital Mechanical ystem Component Type eating Energy Source	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estima	Moderate, Area Affe Building 5, Manual Pull Statio Futur ated Cost Year	octed : 100% ons, Horns And Ald e Replacement	arm Bells M Cycle	aintenance	Priori
Generic, Digital Aechanical ystem Component Type eating Energy Source Electricity	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estima Total (Years)	Moderate, Area Affe Building 5, Manual Pull Statio Futur ated Cost Year FY	octed : 100% ons, Horns And Ald e Replacement Estimated Cost	M M Cycle (Yrs)	aintenance	Priori
Generic, Digital Aechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100%	Moderate, Area Affe Building 5, Manual Pull Statio Futur ated Cost Year FY	octed : 100% ons, Horns And Ald e Replacement Estimated Cost	M M Cycle (Yrs)	aintenance	Priori
Generic, Digital Aechanical ystem Component Type eating Energy Source Electricity	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100%	Moderate, Area Affe Building s, Manual Pull Station Futur ated Cost Year FY 2036 \$24,800 2031	ected : 100% ons, Horns And Ala e Replacement Estimated Cost **	urm Bells M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Mechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4	Moderate, Area Affe Building s, Manual Pull Station Futur ated Cost Year FY 2036 \$24,800 2031	ected : 100% ons, Horns And Ala e Replacement Estimated Cost **	urm Bells M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Mechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4 On Extended Life, Extent : M	Moderate, Area Affe Building s, Manual Pull Station Futur ated Cost Year FY 2036 \$24,800 2031 Voderate, Area Affec	ected : 100% ons, Horns And Ala e Replacement Estimated Cost ** ** ted : 100%	urm Bells M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Mechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4 On Extended Life, Extent : M Location : Roof	Moderate, Area Affe Building s, Manual Pull Station Futur ated Cost Year FY 2036 \$24,800 2031 Voderate, Area Affec	ected : 100% ons, Horns And Ala e Replacement Estimated Cost ** ** ted : 100%	urm Bells M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Aechanical ystem Component Type eating Energy Source Electricity Conversion Equipment	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4 On Extended Life, Extent : M Location : Roof Other Observation, Extent : 1	Moderate, Area Affe Building s, Manual Pull Station Futur ated Cost Year FY 2036 \$24,800 2031 Voderate, Area Affected	ected : 100% ons, Horns And Ala e Replacement Estimated Cost ** ** ted : 100%	urm Bells M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4 On Extended Life, Extent : M Location : Roof Other Observation, Extent : I Location : Roof Explanation : 3 Roof Top U	Moderate, Area Affe Building s, Manual Pull Station Futur ated Cost Year FY 2036 \$24,800 2031 Voderate, Area Affected	ected : 100% ons, Horns And Ala e Replacement Estimated Cost ** ** ted : 100%	urm Bells M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4 On Extended Life, Extent : M Location : Roof Other Observation, Extent : 1 Location : Roof Explanation : 3 Roof Top U 100%	Moderate, Area Affe Building s, Manual Pull Stati Futur ated Cost Year FY 2036 \$24,800 2031 Voderate, Area Affected Light, Area Affected Inits 2021	sected : 100% ons, Horns And Ala e Replacement Estimated Cost ** ted : 100% : 100% \$125,500	urm Bells M Cycle (Yrs) 1	aintenance Estimated Cost	Priori
Generic, Digital Aechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Heat Pump Terminal Devices	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4 On Extended Life, Extent : M Location : Roof Other Observation, Extent : I Location : Roof Explanation : 3 Roof Top U	Moderate, Area Affe Building s, Manual Pull Stati Futur ated Cost Year FY 2036 \$24,800 2031 Voderate, Area Affected Light, Area Affected Inits 2021	sected : 100% ons, Horns And Ala e Replacement Estimated Cost ** ted : 100% : 100% \$125,500	1 mm Bells	aintenance Estimated Cost \$3,000	Priori
Generic, Digital Aechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Heat Pump Terminal Devices	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4 On Extended Life, Extent : M Location : Roof Other Observation, Extent : 1 Location : Roof Explanation : 3 Roof Top U 100%	Moderate, Area Affe Building s, Manual Pull Stati Futur ated Cost Year FY 2036 \$24,800 2031 Voderate, Area Affected Light, Area Affected Inits 2021	sected : 100% ons, Horns And Ala e Replacement Estimated Cost ** ted : 100% : 100% \$125,500	1 mm Bells	aintenance Estimated Cost \$3,000	Priori
Generic, Digital	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4 On Extended Life, Extent : M Location : Roof Other Observation, Extent : I Location : Roof Explanation : 3 Roof Top U 100% On Extended Life, Extent : M	Moderate, Area Affe Building s, Manual Pull Stati Futur ated Cost Year FY 2036 \$24,800 2031 Voderate, Area Affected Light, Area Affected Inits 2021	sected : 100% ons, Horns And Ala e Replacement Estimated Cost ** ted : 100% : 100% \$125,500	1 mm Bells	aintenance Estimated Cost \$3,000	Priori
Generic, Digital Aechanical ystem Component Type eating Energy Source Electricity Conversion Equipment Heat Pump Terminal Devices	Other Observation, Extent : 1 Location : Throughout The Explanation : Strobe Lights Current Repair % of Fail Date Estime Total (Years) 100% 100% 2-4 On Extended Life, Extent : M Location : Roof Other Observation, Extent : I Location : Roof Explanation : 3 Roof Top U 100% On Extended Life, Extent : M	Moderate, Area Affe Building s, Manual Pull Stati Futur ated Cost Year FY 2036 \$24,800 2031 Voderate, Area Affected Light, Area Affected Inits 2021	sected : 100% ons, Horns And Ala e Replacement Estimated Cost ** ted : 100% : 100% \$125,500	1 mm Bells	aintenance Estimated Cost \$3,000	Priori

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.

Asset # : 2864

Mechanical	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Air Conditioning							
Conversion Equipment			* ~ ~ ~	-	*- • •		
Heat Pump	100%	2020	\$800	2	\$700		
	On Extended Life, Extent : Moderate,	Area Affect	ted : 100%				
	Location : 3 Rtus, Roof	A.CC / 1	1000/				
	R-22 Refrigerant, Extent : Light, Area	Affected :	100%				
	Location : Roof						
Terminal Devices	1000/	0001	\$00.000		*= = • • •		
Air Handler/Cool/Ht	100%	2021	\$98,800	1	\$7,500		
Ventilation							
Distribution	1000/		* *	2.5	¢ < 700		
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,700		
Exhaust Fans	1000/	2021	¢10,500	2	¢ 100		
Roof	100%	2021	\$18,500	2	\$400		
Plumbing							
H/C Water Piping Brass/Copper	100%	2036	* *	1			
Water Heater	100%	2030		1			
Electric	100%	2021	\$3,600	4	\$100		
Electric	Other Observation, Extent : Light, Art			4	\$100		
	Location : Female Locker Room	eu nyjecieu	. 10070				
	Explanation : 1 Unit						
Sanitary Piping	Daprananion . 1 Onn						
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping				-			
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer		2		-			
Generic	100%	2031	* *	1	\$700		
Fixtures				-	+ . 00		
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%	2036	* *	1-2	\$3,400		

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.

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$18,786,200	\$3,396,300
Interior Architecture	\$3,032,400	\$6,883,100
Electrical	\$1,178,500	\$9,656,100
Mechanical	\$16,257,700	\$4,598,600
Total	\$39,254,900	\$24,534,100
Importance Code A	\$19,201,700	\$3,396,300
Importance Code B	\$20,053,200	\$20,700,300
Importance Code C		\$437,500
Total	\$39,254,900	\$24,534,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Interior Architecture		\$9,200		\$41,400
Electrical	\$33,000	\$46,800	\$33,000	\$37,200
Mechanical	\$49,100	\$46,100	\$65,500	\$46,700
Total	\$82,100	\$102,100	\$98,500	\$125,300
Importance Code A	\$12,500		\$12,500	\$400
Importance Code B	\$69,600	\$102,100	\$85,900	\$124,900
Total	\$82,100	\$102,100	\$98,500	\$125,300



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.

Asset # : 2865

rchitecture	Current	Current Repair Future Replacement Mainten					
stem Component Type		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls Metal Panel	60% Now Broken/Missing Elen	\$2,315,100 ents_Extent : Mode	2036 erate, Ar	* * ea Affected : 40%	5	\$1,046,400	
	Location : Various Deformed/Dented, E. Location : Various Other Observation, E Location : All Mod	Locations Through xtent : Moderate, A Locations Through Extent : Severe, Area	out All M rea Affec out All M	lodules ted : 25% lodules			
	Explanation : Modi Grade Is In Severe		n Blocks	Exterior Sheath	ing From	Finished Floor To	
Metal Panel	40% Other Observation, E Location : South Ea Explanation : Cell	Extent : Light, Area ast Corner Of West		* *	5-10	\$2,557,800	
Windows							
Aluminum	60% 2-4 Air Infiltration, Exter Location : Various Water Penetration, E Location : Various	Locations Through extent : Moderate, A	out All M rea Affe	lodules cted : 25%	5	\$58,700	
Metal/Detention Type	40% Now Broken/Missing Elen Location : Various Thermally Inefficient Location : Through	Locations Through Extent : Moderate	out	-	5	\$142,700	
Parapets Not Accessible	100%						
Roof							
Single Ply Membrane	40% Other Observation, E Location : Located Explanation : Refer	At South East Corn	er Of We		10	\$288,300	
Spray-on Foam	60% Now Insul Deter/Miss, Ext Location : Various Water Penetration, E Location : Various	Locations Through xtent : Moderate, A	out All M rea Affe	lodules cted : 40%	5	\$288,300	

Interior

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.

Asset # : 2865

Architecture	Cu	rrent Repair	Futur	e Replacement	Μ		
ystem Component Type	% of Fail	Date Estimated Cost ears)		Estimated Cost		Estimated Cost	Priority
terior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$161,200	
Sheet Vinyl/Rubber	35%		2031	* *	5	\$386,800	
Vinyl Tile	45% N	ow \$1,083,800	2026	\$5,418,800	3	\$124,300	
-	Broken/Missin	g Elements, Extent : Mod	lerate, Ar	ea Affected : 20%			
	Location : Ad	lministration And Vario	ıs Toilet H	Room Spaces Thro	ughout M	lodules	
	Worn/Eroded,	Extent : Moderate, Area	Affected	: 35%			
	Location : Co	orridors, Offices And Loi	bby Areas	Throughout			
Vinyl Tile	10%		2034	* *	3	\$27,600	
v myr rne		e Evident, Extent : Light,		ected : 100%	5	φ27,000	
		rious Locations Throug					
Interior Walls	Location	intous Locanons Throug	10111				
Gypsum Board	20%		LIFE	* *	5	\$97,200	
• •	20% 60%		LIFE	* *	5	\$97,200	
Gypsum Board		tion Extent Light Ano.			3	\$291,700	
		tion, Extent : Light, Arec	і Ајјесіеа	: 100%			
	Location : Th	8	D				
		Fiberglass Reinforced					
Metal Security Bars	10%		LIFE	* *			
Steel Plate	10%		LIFE	* *	5	\$48,600	
Ceilings AcousTileSusp.Lay-In	Water Penetra	ow \$1,185,700 tion, Extent : Moderate, urious Locations Throug			5	\$165,800	
	Other Observa Location : Th	tion, Extent : Light, Arec	n Affected				
Gypsum Board	Water Penetra	ow \$214,900 tion, Extent : Moderate, urious Administrative Lo			5 lules	\$138,100	
Gypsum Board		e Evident, Extent : Light, prious Locations	LIFE Area Affe	* * ected : 100%	5	\$92,100	
Metal Panel		ow \$354,700 ting, Extent : Moderate, roughout	LIFE Area Affe	* * cted : 20%	5	\$276,300	
lectrical	Cu	rrent Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail	Date Estimated Cost ears)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	100% Other Observa	tion, Extent : Moderate,	2036 Area Affe	* * ccted : 100%	5	\$900	

Location : Electrical Room

Explanation : 4- Main Service Switches Rated @ 4000 Amperes Each

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.

Asset # : 2865

Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Transformers								
Dry Type	100%			2031	* *	5	\$700	
			Extent : Moderate, A	Area Affe	ected : 100%			
		1 : Electrico						
	Explana	tion : 45 K	va, 30 Kva 480/208	8/120 Vol	ts			
Switchgear / Switchboard	1000/			2026	* *	~	¢000	
Fused Disc Sw	100%			2036	* *	5	\$900	
Raceway	1000/			2026	ale ale	1		
Conduit	100%			2036	* *	1		
Panelboards	50/			2024	* *	-	#2 00	
Fused Disc Sw	5%			2034	* *	5	\$200	
Molded Case Bkrs	95%			2034	* *	5	\$5,100	
Wiring	1000/			2026	* *	1		
Thermoplastic	100%			2036	-11-	1		
Motor Controllers	1000/			2024	¢1 429 200	5	¢1 400	
Locally Mounted	100%			2024	\$1,438,300	5	\$1,400	
bround								
Grounding Devices Not Accessible	100%							
tand-by Power	10070							
Transfer Switches								
Automatic	100%			2031	* *	1	\$62,300	
Generators	10070			2001		•	¢0 2 ,500	
Diesel	100%			2029	* *	1	\$78,500	
			Extent : Moderate, A		ected : 100%	-	<i></i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
		n : Generat		55				
	Explana	tion : 8- En	nergency Generato	r Set Rat	ed @ 1150 Kw Ea	ch		
Batteries	1		0 2					
Lead/Acid	100%			2019	\$2,900	5	\$7,500	
Fuel Storage								
Main Tank	100%			2041	* *	5	\$6,000	
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Outside						
	Explana	tion : 8- M	ain Tanks, 5000 Ga	llons Ra	ted Capacity			
ighting								
Interior Lighting								
Fluorescent	100%			2026	\$6,403,900	10	\$185,900	
			ures, Extent : Mod	erate, Ar	ea Affected : 100%	ó		
	Location	1 : Through	out The Building					
Egress Lighting								
Emergency, Service	48%			2026	\$92,000	1		
Emergency, Battery	2%			2026	\$10,500	10	\$1,000	
Exit, Service	50%			2026	\$64,900	1		
Exterior Lighting								
HID	100%			2026	\$1,471,200	10	\$600	

Alarm

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2865

			Asset # : Z	005				
Electrical		Current I	Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm								
Security System Generic	Location	: Inside A	Extent : Moderate, 1 nd Outside F V Surveillance C		\$1,178,500 cted : 100%	1	\$75,700	
Fire/Smoke Detection Generic, Digital	Location	: Through ion : Alarr	Extent : Moderate, 1 out The Building n Bells, Horns, Stro			1-3 tions And	\$124,900 d Smoke	
Mechanical		Current I	Repair	Futur	e Replacement	м	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
leating								
Energy Source Electricity	100%			2036	* *	1		
Conversion Equipment Heat Pump	Location	: Through	Extent : Light, Area out oximately 60 Units		\$415,500 : 100%	2	\$62,700	
Terminal Devices Fan Coil Unit/Heat	100%		~	2021	\$5,832,800	1	\$65,400	
ir Conditioning Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment Heat Pump			tent : Light, Area A nd Side Walls	2020 ffected :	\$14,100 100%	2	\$12,400	
Terminal Devices Fan Coil - Cool/Heat	100%			2021	\$7,374,200	1	\$65,400	
Heat Rejection Remote Air Cond	100%			2021	\$2,327,100	2	\$141,100	
entilation Distribution Ductwork/Diffusers		Now eriorating, : Exterior	\$13,400 Extent : Moderate, Ducts	LIFE Area Afj	* * fected : 10%	2-5	\$22,600	
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$90,400	
Exhaust Fans Roof No Component	80% 20%			2021	\$247,800	2	\$5,000	

Plumbing

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.

Asset # : 2865

Mechanical	Current Repair	Future	Replacement	M	aintenance	l i
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater						
Electric	100%	2021	\$60,400	4	\$1,200	
	Other Observation, Extent : I	Light, Area Affected :	100%			
	Location : Throughout					
	Explanation : 120 Gallon U	Inits In Most Modula	r Units And Sprut	igs		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Plastic/PVC	100%	2031	* *	1		
Fixtures						
Generic	100%					
ire Suppression						
Sprinkler						
Generic	100%	2026	\$4,548,300	1-2	\$56,800	

 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF CORRECTION - FY 2017 Print Date: 14-Dec-2016

Asset Name	: VERNON C. BAIN CNTR, MARITIM	E #3 800 BED FLOA	ATING DETEN FACILITY
Address	: #1 HALLECK STREET @ EAST RIVI	ER	
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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$617,500	\$1,103,400
Interior Architecture	\$7,414,600	\$2,564,700
Electrical	\$142,200	\$9,039,000
Mechanical	\$1,007,500	\$12,845,800
Total	\$9,181,800	\$25,552,900
Importance Code A	\$617,500	\$2,734,900
Importance Code B	\$5,397,200	\$22,346,100
Importance Code C	\$3,167,100	\$471,800
Total	\$9,181,800	\$25,552,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture	\$28,100			\$50,000
Electrical	\$46,500	\$33,100	\$40,000	\$51,600
Mechanical	\$120,900	\$181,200	\$150,500	\$183,800
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$220,100	\$239,000	\$215,200	\$310,000
Importance Code A	\$30,700	\$30,700	\$30,700	\$30,700
Importance Code B	\$161,300	\$208,300	\$184,500	\$279,300
Importance Code C	\$28,100			
Total	\$220,100	\$239,000	\$215,200	\$310,000



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.

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

Asset # : 2866

Architecture		Current Repair Future Replacement			М				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior									
Exterior Walls Metal Panel	-		\$121,200 Extent : Severe, Ar g Sea Wall At Pede			5 uth Pasy	\$614,600 Control Gate		
	Location	: Through	tent : Moderate, Ar out Extent : Moderate, A						
		: Through							
****	Explana	tion : This	Is Ship Constructio	n - Stee	l Plates Welded To	gether			
Windows Metal/Detention Type	98%			2037	* *	5	\$309,600		
Metal Louvers	2%			2037	* *	10	\$10,800		
Parapets									
Metal Rail		Now ted Finish, : Through	\$138,300 Extent : Moderate, out	2040 Area Af	* * fected : 50%	5	\$179,100		
Roof									
Metal Panel	Location Other Obs	: 4th Floo	\$181,700 Extent : Moderate, A r Deck And Throug Extent : Moderate, A out	hout					
	Explana	tion : This	Component Is Actu	ally Pair	nted Steel Surfaces				
Skylight, Metal/Glass Traffic Topping	Location	: Outdoor	\$176,300 Extent : Severe, A Recreation Area			10	\$10,500		
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25% Location : Recreation Deck Recent Replace Evident, Extent : Light, Area Affected : 100%								
			ent, Extent : Light, . Recreation Area	Area Aff	ected : 100%				
	Vegetation		Extent : Moderate, A	Area Affe	ected : 20%				
			xtent : Moderate, A b And 3bb Cells	rea Affe	ected : 10%				
			: Severe, Area Affe Recreation Area	ected : 5	0%				
			Extent : Moderate, A Recreation Area	Area Affe	ected : 100%				
	Explana	tion : Steel	Deck Is Covered W	ith Dex	-o-tex Type Coating	3			

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Asset # : 2866

rchitecture		Current Repair Future Replacement				Μ		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors						_		
Quarry Tile	2%			2032	* * *	5	\$13,500	
Raised Access Floor	3%	Now	\$ < 0.0 200	2036 2037	* *	5 5	\$50,600 \$10,100	
Sheet Vinyl/Rubber			\$600,200 amage, Extent : Se			5	\$10,100	
Steel Plate		Rusting, E	\$1,896,300 Extent : Moderate, A			1		
			oom, Bathrooms, S		wer kooms, Corru		\$2.100	
Traffic Topping	-		\$171,900 Extent : Severe, A ium	2037 rea Affec		5	\$8,400	
Vinyl Tile	Locatior Cracking/ Locatior Worn/Ero	issing Elem 1 : School A Crumbling, 1 : Corridor	\$691,100 nents, Extent : Seve and Library Extent : Moderate rs, School, Law Lib : Moderate, Area a rs	r, Area Aj rary	ffected : 25%	3	\$74,100	
Interior Walls								
Fiberglass Panel	3%			LIFE	* *	10	\$7,000	
Glass: Single Pane	3%		** *** ***	LIFE	* * *	5	\$42,100	
Metal Security Bars	10%		\$2,397,300	LIFE				
	-		ent : Severe, Area A ors Inoperable - Te			Electrical	Malfunction	
Steel Plate	84%		\$769,700	LIFE	* *	5	\$471,800	
Steel Thate			xtent : Moderate, A		cted : 20%	5	φ+/1,000	
		0	rs, Showers, Bathro			sets, Kitc	hen	
Ceilings								
AcousTileSusp.Lay-In	15%			2032	* *	5	\$67,400	
Exposed Struc: Steel	20%			LIFE	* *	10	\$179,800	
Metal Panel	35%		\$539,800	LIFE	* *	5	\$196,600	
			Extent : Moderate,	Area Afj	fected : 50%			
		ı : Through						
	0	Discoloring 1 : Through	, Extent : Moderate out	e, Area A	ffected : 50%			
Metal Panel	30%			LIFE	* *	5	\$337,000	
		ietration, E 1 : Cells 3a	Extent : Moderate, A b And 3bb	Area Affe	cted : 10%			
		servation, E 1 : Inmate (Extent : Moderate, A Cells	Area Affe	ected : 100%			
	Explana	tion : This	Component Is Actu	allv Stee	l Plates.			

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.

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

Asset # : 2866

lectrical	Current Repair Future Replacement Maintenance						
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	50%	2027	\$40,400	5	\$800		
	Other Observation, Extent : Moder	ate, Area Affect	ted : 100%				
	Location : Generator Room In Th						
	Explanation : 2 Main Service Pro	otectors Rated @	© 4000 Amperes				
Fused Disc Sw	50%	2027	\$40,400	5	\$700		
	Other Observation, Extent : Moder	ate, Area Affect	ted : 100%				
	Location : Con Edison Electrical	Room					
	Explanation : 2 Main Service Dis	connect Switch	es Rated @ 4000	Ampere	<i>s</i> .		
Transformers							
Dry Type	100%	2025	\$16,200	5	\$1,100		
	Other Observation, Extent : Moder	ate, Area Affect	ted : 100%				
	Location : Outside						
	Explanation : 2- 2500kva, 480/20	08/120 Volts					
Switchgear / Switchboard							
Molded Case Bkrs	100%	2027	\$351,600	5	\$8,200		
Raceway							
Conduit	100%	2027	\$401,000	1			
Panelboards							
Fused Disc Sw	5%	2026	\$18,400	5	\$400		
Molded Case Bkrs	95%	2026	\$350,200	5	\$7,800		
Wiring							
Thermoplastic	100%	2027	\$617,700	1			
Motor Controllers							
Locally Mounted	5%	2025	\$38,400	5	\$100		
Motor Control Center	95%	2025	\$691,800	5	\$8,000		
round							
Grounding Devices							
Not Accessible	100%						
and-by Power							
Transfer Switches	1000/		***		# ~ = · ~ -		
Automatic	100%	2025	\$92,400	1	\$95,400		
Generators	1000/						
Diesel	100%	2023	\$718,300	1	\$120,100		
	Other Observation, Extent : Moder	ate, Area Affect	ted : 100%				
	Location : Generator Room	4 11 500 33					
D	Explanation : 2-2000 Kw Air Star	rt And 1- 500 Ki	w Electric Start				
Batteries	1000/	2022	¢1 500	F	¢11 = 00		
Lead/Acid	100%	2022	\$1,500	5	\$11,500		

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

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

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

Asset # : 2866

Electrical	Current	Current Repair Future Replacement Maintenance					
System Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
tand-by Power							
Fuel Storage Day Tank	50% Other Observation, . Location : Genera	tor Room		\$11,600 cted : 100%	5	\$28,800	
		O And 250 Gallons					
Main Tank	50% Other Observation, A Location : Bottom Explanation : 2-40			* * cted : 100%	5	\$4,600	
ighting							
Interior Lighting Fluorescent	50% Other Observation, . Location : Throug Explanation : T-12	hout The Facility	2022 Area Affe	\$2,618,600 cted : 100%	10	\$142,200	
Fluorescent	50% Other Observation, J Location : Throug Explanation : T-8	Extent : Moderate, A hout The Facility	2027 Area Affe	\$2,618,600 cted : 100%	10	\$142,200	
Egress Lighting	*	1					
Emergency, Service	60%		2022	\$94,000	1		
Emergency, Battery Exit, Service	10% 30%		2022 2022	\$43,000 \$31,800	10 1	\$7,500	
Exterior Lighting	30%		2022	\$51,800	1		
HID	15%		2022	\$180,500	10	\$100	
LED	5%		2035	* *			
No Component	80%						
larm							
Security System Generic	100%		2035	* *	1	\$115,800	
Generic	Other Observation, Location : Through	Extent : Light, Area hout The Facility T V Surveillance C	Affected		1	\$115,800	
Fire/Smoke Detection Under Construction	100%						
Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating	*		•				•
Energy Source							

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.

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

Asset # : 2866

Mechanical	Current			Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Conversion Equipment Steam Boiler	100% Other Observation, Location : Lower I Explanation : 3 Ut	Level Boiler Room	2025 Affected :	\$1,550,800 100%	1	\$307,000	
Distribution Steam Piping/Pump	100% Now Corroded, Extent : S Location : Throug	hout		* *	4	\$15,300	
	Malfunctioning, Ext Location : Valves, Steam Traps Faulty, Location : Various	Various Locations Extent : Severe, Ar	-				
Terminal Devices Air Handler	95% 0-2 Corroded, Extent : M Location : Throug		2022 cted : 15%	\$1,631,800	1	\$163,900	
Unit Heater-Stm/HW	5%		2022	\$102,900	4	\$2,100	
ir Conditioning Energy Source Electricity	100%		2035	* *	1		
Conversion Equipment Centrifugal,Compressor Turbine	100%		2040	* *	1	\$335,500	
	R-134a Refrigerant, Location : 6 Sets, F		ı Affected	: 100%			
Distribution Chilled Wtr Pipe/Pump	100%		2027	\$1,557,000	4	\$22,900	
Terminal Devices Air Handler/Cool/Ht	100%		2022	\$1,353,200	1	\$191,700	
Heat Rejection Remote Air Cond	100%		2035	* *	2	\$215,900	
entilation Distribution Ductwork/Diffusers	100% Now Corroded, Extent : M Location : Various		LIFE cted : 10%	* *	2-5	\$172,900	
Exhaust Fans Interior	100%		2022	\$352,100	2	\$9,500	
lumbing	10070			4202,100	-	<i>\$7,500</i>	
H/C Water Piping Brass/Copper	100%		2027	\$951,400	1		

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.

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

Asset # : 2866

Mechanical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger Low Temp	Corroded, Extent : Severe, Ar Location : Various Location On Extended Life, Extent : Se	es vere, Area Affected	* *	4	\$30,700	
	Location : Various Location	2.5				
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%	2022	\$11,400	4	\$2,500	
Sewage Ejector(s) Electric	100%	2022	\$11,400	4	\$2,500	
Backflow Preventer Generic	100% Other Observation, Extent : L Location : Pier		\$30,900 : 100%	1	\$19,000	
Fixtures	Explanation : Located On S	hore				
Generic	100%					
Vertical Transport Elevators Geared Traction	100% Other Observation, Extent : L Location : (2) B-3 (2) May Explanation : 4 Passenger,	n Deck, 1-3 (1) B				
Fire Suppression						
Standpipe Generic	100%	2027	\$1,136,900	1-5	\$162,100	
Sprinkler Generic	100%	2027	\$3,719,700	1-2	\$86,800	
Fire Pump Generic	100%	2023	\$236,000	1	\$57,900	
Chemical System Generic	100% Other Observation, Extent : L Location : Kitchen Explanation : 1 Set	2022 ight, Area Affected	\$26,900 : 100%	1-3	\$55,000	

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.

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

Asset Name Address	: BAIN CORRECTIONAL CENTER BARGE PIER : HUNTS POINT FOOT OF HALLECK ST						
Borough	: BRONX					Agency's Number	: N/A
Program / Asset #	: DOC0011.10	0 / 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 2018	FY 2019	FY 2020	FY 2021
Piers	\$36,500			\$2,300
Total	\$36,500			\$2,300
Importance Code A	\$36,000			
Importance Code B	\$600			
Importance Code C				\$2,300
Total	\$36,500			\$2,300



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.

DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE PIER

Asset # : 14102

Piers	Current Repa	ir <u>Futur</u>	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck						
Concrete	50%	LIFE	* *	5	\$7,700	
Not Accessible	50%					
Deck Surface						
Asphalt	100%	2036	* *	5	\$4,600	
	Cracking, Extent : Light, A	Area Affected : 5%				
	Location : Throughout					
Pile Caps						
Concrete	100%	LIFE	* *	5	\$600	
Piles and Bracing						
Steel	50%	LIFE	* *	5	\$63,700	
	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 Part, Extent : Lig	ht, Area Affected : 50%	ó			
	Location : Fence Fabric	Not Connected To Rai	ls At North End Of	Asset		
No Component	95%					

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.

Print Date : 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Piers	\$915,100	\$35,600
Total	\$915,100	\$35,600
Importance Code A	\$843,400	
Importance Code B	\$71,700	\$35,600
Total	\$915,100	\$35,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$81,500			\$13,300
Total	\$81,500			\$13,300
Importance Code A	\$52,700			
Importance Code B	\$28,800			\$13,300
Total	\$81,500			\$13,300



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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural Deck						
Concrete	40% 0-2 \$415,100	LIFE	* *	5	\$6,900	
	Corrosion of Reinforcement, Extent : Se Location : Underdeck	vere, Area Affect	ed : 90%			
	Exposed Reinforcement, Extent : Severe	, Area Affected :	90%			
	Location : Underdeck					
	Spalling, Extent : Severe, Area Affected Location : Underdeck	: 90%				
Concrete		LIFE	* *	5	\$1,700	
	Cracking, Extent : Moderate, Area Affec Location : Isolated Throughout Topsic					
	Spalling, Extent : Moderate, Area Affect					
	Location : Isolated Throughout Topsic	le				
Concrete	20%	LIFE	* *	5	\$6,900	
Timber	25% Surface Wearing/Scaling, Extent : Light	LIFE Area Affected :	* *	5	\$19,300	
	Location : Throughout	, лгеи дуестей .	10070			
Not Accessible	5%					
Pile Caps	50/ N		* *		#2 <00	
Timber	5% Now \$44,900 Broken, Extent : Severe, Area Affected : Location : Pile Cap Ends	LIFE 20%	* *	4	\$3,600	
Timber	10% 4+ \$9,000 Rotting/Splitting, Extent : Moderate, Arc	LIFE ea Affected : 20%	* *	4	\$7,200	
	Location : Pile Cap Ends	55				
Timber	85%	LIFE	* *	4	\$92,100	
	Rotting/Splitting, Extent : Light, Area A Location : Throughout	ffected : 20%				
Piles and Bracing						
Timber	10% Now \$141,500 Broken, Extent : Severe, Area Affected :	LIFE	* *	4-5	\$4,100	
	Location : Isolated Throughout	20%				
Timber	15% 4+ \$212,200	LIFE	* *	4-5	\$6,200	
	Rotting/Splitting, Extent : Moderate, Ar Location : Throughout		ó			
Timber	25%	LIFE	* *	4-5	\$19,200	
Not Accessible	50%					
ender Facing						
Timber	100%	2036	* *	3	\$46,600	
	Rotting/Splitting, Extent : Moderate, Ar		6		,	
	Location : At Breasting Dolphins		100/			
	Surface Wearing/Scaling, Extent : Light Location : At Breasting Dolphins In T		40%			

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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

mated Cost Priority
\$9,900
\$76,400
\$3,300
ψ5,500

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Print Date : 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

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 2018	FY 2019	FY 2020	FY 2021
Piers	\$36,500			
Total	\$36,500			

Importance Code A Total \$36,500 **\$36,500**



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 1836

iers		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ructural								
Deck								
Concrete	25%			LIFE	* *	5	\$900	
	Cracking, Extent : Light, Area Affected : 50%							
	Location : Throughout							
Not Accessible	75%							
Pile Caps								
Timber	80%	4+	\$14,500	LIFE	* *	4	\$5,800	
	Rotting/Splitting, Extent : Moderate, Area Affected : 5%							
	Location : End Of Pile Caps							
Timber	15%			LIFE	* *	4	\$1,600	
Timber	5%	Now	\$4,500	LIFE	* *	4	\$400	
	Rotting/Splitting, Extent : Severe, Area Affected : 50%							
	Location : Along Face Of Trestle							
Piles and Bracing								
Timber	10%	4+	\$14,300	LIFE	* *	4-5	\$400	
	Rotting/Splitting, Extent : Moderate, Area Affected : 20%							
	Location : Along Face Of Trestle							
Timber	60%			LIFE	* *	4-5	\$4,700	
	Rotting/Splitting, Extent : Light, Area Affected : 20%							
	Location : Above Water							
Not Accessible	30%							

Asset Name	: RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF					
Address	: RIKERS ISLAND NORTH END, WES	T 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 2018 - 2021	FY 2022 - 2027
Piers	\$442,200	
Total	\$442,200	
Importance Code A	\$442,200	
Total	\$442,200	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$63,400		\$10,800	
Total	\$63,400		\$10,800	
Importance Code A	\$62,400			
Importance Code B	\$1,000		\$8,900	
Importance Code C			\$1,900	
Total	\$63,400		\$10,800	



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

Piers	Current Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ructural						
Deck	100/ 0.2 017/ 200	LIPP	* *	~	\$5.000	
Concrete	40% 0-2 \$176,300 Corrosion of Reinforcement, Extent : So	LIFE		5	\$5,200	
	Location : Underdeck North Half Of V		a Affected : 100%			
	Spalling, Extent : Severe, Area Affected	-				
	Location : Underdeck North Half Of V					
Concrete	<u> </u>	LIFE	* *	5	\$1,900	
Concrete	Exposed Reinforcement, Extent : Mode		Affected : 50%	5	ψ1,900	
	Location : Underdeck North Half Of V		55			
	Other Observation, Extent : Moderate,	-	cted : 50%			
	Location : Underdeck Randomly Three	ughout				
	Explanation : Delaminated Areas					
Concrete	20%	LIFE	* *	5	\$5,200	
Not Accessible	25%					
Deck Surface						
Asphalt	50%	2040	* *	5	\$3,800	
No Component	50%					
Pile Caps	2.50/	LIPP	* *	F	¢200	
Concrete	35% Cracking, Extent : Light, Area Affected	LIFE		5	\$300	
	Location : Throughout	. 570				
	Discolor & Bleeding, Extent : Light, Ar	ea Affecte	$d \cdot 5\%$			
	Location : Throughout	eurijjeen				
Concrete	5% 4+ \$10,400	LIFE	* *	5		
Concrete	Spalling, Extent : Moderate, Area Affec		6	5		
	Location : Throughout Southern Half					
Timber	25% Now \$38,200	LIFE	* *	4	\$13,600	
	Broken, Extent : Severe, Area Affected	: 40%				
	Location : At Ends Of Caps					
Timber	35% 4+ \$53,400	LIFE	* *	4	\$19,100	
	Excess Deflections, Extent : Moderate,		ected : 25%			
	Location : Adjacent To Bulkhead					
	Rotting/Splitting, Extent : Moderate, An	ea Affecte	ed : 40%			
	Location : Throughout					

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

		15500				
Piers	Current Repair	Future Replace	cement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Piles and Bracing						
Steel	5% 4+ \$18,60 Corrosion, Extent : Moderate, Area Location : Throughout		* *	5	\$5,300	
Steel	25%	LIFE	* *	5	\$53,300	
	Corrosion, Extent : Light, Area Affec Location : In Splash Zone	cted : 30%			. ,	
	Missing Coating, Extent : Light, Are Location : In Splash Zone	a Affected : 30%				
Timber	20% Now \$72,10 Broken, Extent : Severe, Area Affecto Location : Isolated Piles And All B	ed : 100%	* *	4-5	\$6,200	
Timber	15%	LIFE	* *	4-5	\$8,700	
	Rotting/Splitting, Extent : Light, Area Location : Throughout	a Affected : 25%			+ = , , , , , , , , , , , , , , , , , ,	
Timber	15% 4+ \$36,00 Rotting/Splitting, Extent : Moderate, Location : Throughout		* *	4-5	\$4,700	
Not Accessible	20%					
Fender						
Wales and Chocks						
Timber	95%	2036	* *	4	\$13,800	
No Component	5%					
Piles						
Timber	60% Rotting/Splitting, Extent : Light, Area Location : At Tops Of Piles	2036 a Affected : 10%	* *	4	\$4,000	
No Component	5%					
Not Accessible	35%					
Deck Elements						
Coping/Curb						
Timber	2% 4+ \$1,00 Rotting/Splitting, Extent : Moderate, Location : Section 135 Ft From So	Area Affected : 100%	* *			

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.

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 2018 - 2021	FY 2022 - 2027
Piers	\$187,200	\$47,700
Total	\$187,200	\$47,700
Importance Code A	\$187,200	
Importance Code B		\$47,700
Total	\$187,200	\$47,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$19,100			
Total	\$19,100			
Importance Code A				
Importance Code B	\$19,100			
Total	\$19,100			



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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER TRESTLE

Asset # : 13474

Piers		Current I	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
structural								
Deck								
Timber	100%	Now	\$90,600	LIFE	* *	5	\$2,200	1
	Missing P	art, Extent	: Severe, Area Affe	cted : 100	0%			
	Location	a : Entire St	ructure					
Pile Caps								
Timber	100%	Now	\$50,500	LIFE	* *	4	\$4,100	1
	Missing P	art, Extent	: Severe, Area Affe	cted : 759	%			
	Location	: Two Ori	ginal Caps Remain					
Piles and Bracing								
Timber	40%	Now	\$31,800	LIFE	* *	4-5	\$900	1
	Broken, E	xtent : Seve	re, Area Affected :	50%				
	Location	a : At End C	Of Pier					
	Missing P	ile, Extent .	· Severe, Area Affe	cted : 50%	6			
	Location	a : At End C	of Pier					
Timber	60%	2-4	\$14,300	LIFE	* *	4-5	\$1,400	
			ent : Moderate, Ar		d : 50%		<i>\\</i> 1 ,100	
	0 1	: Through						
Deck Elements		0						
Railing								
Timber	100%	Now	\$19,100	2022	\$47,700			
			: Light, Area Affect		. ,			
	-	: All Raili						

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.

Asset Name	: BAIN CORRECTIONAL CENTER BARGE BULKHEAD						
Address	: HUNTS POINT FOOT OF HALLECH	K 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 2018 - 2021	FY 2022 - 2027
Bulkheads	\$326,000	
Total	\$326,000	
Importance Code A	\$326,000	
Total	\$326,000	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$19,100		\$800	\$900
Total	\$19,100		\$800	\$900
Importance Code A	\$500			
Importance Code B	\$18,600		\$800	\$900
Total	\$19,100		\$800	\$900



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE BULKHEAD

Asset # : 13476

Bulkheads		Current R	epair	Future	Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Structural								
Sheet Piles								
Steel	45%	4+	\$326,000	LIFE	* *			
			oderate, Area Affe	ected : 25%	6			
	Location	: Splash Zo	ne					
Not Accessible	55%							
Pile Caps								
Concrete	15%			LIFE	* *	5	\$1,100	
No Component	85%							
Backfill								
Fill								
Topsoil	5%	Now	\$13,100	2067	* *			
			ctent : Severe, Are	00				
			cations On South S	Side, Two	Locations On Eas	st Side O	f Cellular Wall	
	Explanat	tion : Sinkho	oles					
Not Accessible	95%							
Surface								
Concrete	2%			2036	* *	5	\$300	
Gravel	5%	Now	\$5,300	2042	* *	2-5	\$100	
			ctent : Severe, Are					
			ocations Along Th	e Bulkhea	d			
	Explanat	ion : Sinkho	oles, Loss Of Fill					
Gravel	73%			2036	* *	2-5	\$2,600	
Topsoil	20%			2025	\$13,100	5	\$1,100	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset Name	: RIKERS ISLAND FACILITIES GRAVITY WALL						
Address	: RIKERS ISLAND NORTH END	: RIKERS ISLAND NORTH END					
Borough	: BRONX	Agency's Number : N/A					
Program / Asset #	: DOC0001.230 / 13475	Yr Built/Renovated :					
Linear Ft	: 287	Project Type : CORRECTION	J				
Date of Survey	: 13-Jan-2016	Landmark Status : NONE					
Areas Surveyed	:						
Block	: 2605 Lot : 40	BIN :					

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$747,300	
Total	\$747,300	
Importance Code A	\$747,300	
Total	\$747,300	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$50,700		\$300	
Total	\$50,700		\$300	
Importance Code A	\$10,900			
Importance Code B	\$39,700		\$300	
Total	\$50,700		\$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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES GRAVITY WALL

Asset # : 13475

Bulkheads		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tructural								
Gravity Wall								
Stone	45%	Now	\$747,300	LIFE	* *	5	\$10,900	
	Displaced	Elements,	Extent : Severe, Ar	ea Affect	ed : 100%			
	Location	: Collapse	ed Portions 30 Ft L	ong Sout	h Of Pier And 100	Ft Long	North Of Pier	
Stone	45%			LIFE	* *	5	\$21,900	
Not Accessible	10%						. ,	
ackfill								
Fill								
Topsoil	45%	Now	\$21,400	2067	* *			
1	Erosion, E	xtent : Sev	ere, Area Affected .	50%				
	Location	: At Colla	psed Areas					
Not Accessible	55%							
Surface								
Asphalt	10%	4+	\$5,000	2042	* *	5	\$200	
Ĩ	Cracking,	Extent : M	oderate, Area Affec	eted : 5%	,)			
	Location	: Random						
Topsoil	45%			2025	\$13,400	5	\$600	
ropson		rtent · I io	ht, Area Affected :		ψ15,400	5	φ000	
		: Through	00	10/0				
		8	ight, Area Affected	• 10%				
		: Through		. 10/0				
		0		2025	#10 100		.	
Topsoil	45%	Now	\$13,400	2027	\$13,400	5	\$300	
	0		: Severe, Area Affe	cted : 50	%			
	Location	: At Colla	psed Areas					

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 Name	: RIKERS ISLAND FACILITIES RIP-RAP					
Address	: RIKERS ISLAND CIRCUMFERENCE	E 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 2018 - 2021	FY 2022 - 2027
Bulkheads	\$2,593,400	\$1,609,200
Total	\$2,593,400	\$1,609,200
Importance Code B	\$321,900	\$1,521,300
Importance Code C	\$2,271,500	\$87,900
Total	\$2,593,400	\$1,609,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$41,900		\$28,300	\$14,900
Total	\$41,900		\$28,300	\$14,900
Importance Code B	\$41,900		\$28,300	\$14,900
Total	\$41,900		\$28,300	\$14,900



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES RIP-RAP

Asset # : 13473

Bulkheads	- 0							
		ent Repair		e Replacement		aintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural								
Revetment								
Stone	15% Nov	. , ,	LIFE	* *	5	\$15,500		
	0	tent : Moderate, Area A						
	Location : Isol	ated Throughout; Erosi	on Above	e Revetment				
Stone	70%		LIFE	* *	5	\$144,800		
No Component	15%							
Backfill								
Fill								
Topsoil	15% Nov	+==-;===	2055	* *				
	Erosion, Extent : Severe, Area Affected : 25%							
	Location : Isol	ated Throughout; Sloug	hing Of I	Face Above Revet	nent			
Not Accessible	85%							
Surface								
Asphalt	15%		2036	* *	5	\$29,600		
Topsoil	15% Nov	+,	2025	\$268,500	5	\$6,100		
		Severe, Area Affected						
	Location : Beh	ind Revetment Isolated	Through	out; Erosion Belov	v Buildin	gs 160 And 140		
Topsoil	70%		2025	\$1,252,900	5	\$56,600		
-	Erosion, Extent.	Light, Area Affected :	25%					
	Location : Thre	oughout						
Deck Elements								
Railing								
Fencing	5% 4+	\$18,000	2028	* *	3	\$300		
		ur, Extent : Moderate, A	Area Affe	cted : 25%				
	Location : Wes	tern Side Of Island						
Guard Rail	10% 0-2	2 \$23,900	LIFE	* *				
	Progressing Sco	ur, Extent : Severe, Are	a Affecte	d : 10%				
	Location : Five	e Areas Along North Sh	ore Total	ing 500 Ft				
No Component	85%							
	0070							

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.

Asset Name	: RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD						
Address	: RIKERS ISLAND NORTH END, INSH	: 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 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$21,000		\$5,300	\$100
Total	\$21,000		\$5,300	\$100
Importance Code A	\$5,400			
Importance Code B	\$14,200		\$5,300	\$100
Importance Code C	\$1,400			
Total	\$21,000		\$5,300	\$100



 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD

Asset # : 13509

		0000				
Bulkheads	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb				_		
Timber	95%	LIFE	* *	5	\$200	
Timber	5% 4+ \$1,200		* *	5		
	Rotting/Splitting, Extent : Moderate, A Location : At North End	геа Ајјеси	ea : 50%			
Sheet Piles	Locution . In Norm Linu					
Steel	50%	LIFE	* *	10		
	Corrosion, Extent : Light, Area Affecte					
	Location : At Top Of Sheet Piles					
	Missing Coating, Extent : Light, Area	Affected :	15%			
	Location : At Top Of Sheet Piles					
	Other Observation, Extent : Moderate,	, Area Affe	cted : 5%			
	Location : Throughout					
	Explanation : Exposed Cut Out Hole	s For Tie I	Backs			
Not Accessible	50%					
Wales Steel	100%	LIFE	* *	5	\$9.600	
Steel	Corrosion, Extent : Light, Area Affecte			5	\$9,000	
	Location : Throughout	<i>u</i> .1070				
	Missing Coating, Extent : Light, Area	Affected :	10%			
	Location : Throughout	55				
Pile Caps						
Concrete	100%	LIFE	* *	5	\$1,200	
Backfill						
Fill						
Topsoil	2% Now \$600		**			
	Other Observation, Extent : Severe, An Location : Beneath Deteriorated Con					
	Explanation : Settlement	icreie surj	uce			
Not Accessible	98%					
Surface	98%					
Asphalt	5% Now \$600	2036	* *	5	\$100	
1 ispinate	Settlement, Extent : Severe, Area Affect			U	\$100	
	Location : North End					
Asphalt	5%	2036	* *	5	\$100	
Concrete	25% 0-2 \$6,000		* *	5	\$300	
	Cracking, Extent : Severe, Area Affect					
	Location : 130 Ft From South					
Gravel	45%	2036	* *	2-5	\$300	
Gravel	20% Now \$1,200		* *	2-5	\$100	
	Settlement, Extent : Moderate, Area Aj	ffected : 10	0%			
	Location : Adjacent To Bulkhead					
	Other Observation, Extent : Severe, An	rea Affecte	d : 10%			
	Location : South End	D. 111 '				
	Explanation : Sinkholes Adjacent To	Bulkhead				

Fender

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD

Asset # : 13509

Bulkheads	Current Repair	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ender						
Piles						
Timber	45%	2036	* *	4	\$2,200	
	Worn, Extent : Light, Area	Affected : 20%				
	Location : Throughout					
No Component	10%					
Not Accessible	45%					
Wales and Chocks						
Timber	5% Now	\$2,000 2036	* *	4	\$600	
	Broken, Extent : Severe, Ar	ea Affected : 100%				
	Location : Throughout					
Timber	10% 4+	\$3,900 2036	* *	4	\$1,100	
	Displaced Elements, Exten		fected : 50%			
	Location : Along Face Of	Bulkhead				
	Worn, Extent : Moderate, A	Area Affected : 30%				
	Location : Throughout					
Timber	75%	2036	* *	4	\$8,300	
No Component	10%					

 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 vears is not included in this report.

Asset Name	: RIKERS ISLAND FACILITIES TIMBER BULKHEAD					
Address	: RIKERS ISLAND NORTH END, UND	ER 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 2018 - 2021	FY 2022 - 2027
Bulkheads	\$51,100	\$77,300
Total	\$51,100	\$77,300
Importance Code A	\$51,100	
Importance Code B		\$77,300
Total	\$51,100	\$77,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$7,300			\$1,200
Total	\$7,300			\$1,200
Importance Code A	\$1,900			
Importance Code B	\$4,000			\$1,200
Importance Code C	\$1,400			
Total	\$7,300			\$1,200



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER BULKHEAD

Asset # : 4161

Bulkheads		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%			LIFE	* *	5	\$2,800	
Sheet Piles								
Timber	10%	4+	\$51,100	LIFE	* *	4	\$400	
		litting, Ext : Through	ent : Moderate, Ard out	ea Affecte	ed : 20%			
Timber	90%			LIFE	* *	4	\$5,800	
Backfill Fill	1000/							
Not Accessible	100%							
Surface	90%			2036	* *	5	¢2 400	
Asphalt	Settlement		ight, Area Affected alf Of Bulkhead			5	\$2,400	
Asphalt			\$4,000 Ioderate, Area Affe ng From Southwes		* *	5	\$100	
Fender	Locanon		ng i rom Sounnes	i comer				
Piles								
Steel	50%			2023	\$77,300	10		
			evere, Area Affecte ved Soldier Piles In		f Sheeting			
No Component	50%							

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.

Asset Name	: RIKERS ISLAND FACILITIES MARINA					
Address	: RIKERS ISLAND NORTH END					
Borough	: BRONX	Agency's Number : N/A				
Program / Asset #	: DOC0012.000 / 13603	Yr Built/Renovated :				
Area Sq Ft	: 1,208	Project Type : CORRECTION				
Date of Survey	: 14-Jan-2016	Landmark Status : NONE				
Areas Surveyed	:					
Block	: 2605 Lot : 40	BIN :				

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Marinas/Docks	\$106,300	\$138,700
Total	\$106,300	\$138,700
Importance Code A	\$106,300	
Importance Code C		\$138,700
Total	\$106,300	\$138,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Marinas/Docks	\$28,400	\$3,400	\$6,500	\$5,500
Total	\$28,400	\$3,400	\$6,500	\$5,500
Importance Code A	\$27,200	\$100	\$4,300	\$2,100
Importance Code B	\$100	\$100	\$2,100	\$100
Importance Code C	\$1,100	\$3,300	\$100	\$3,300
Total	\$28,400	\$3,400	\$6,500	\$5,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MARINA

Asset # : 13603

Marinas/Docks		Current	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
ccess Walkways								
Gangways								
Aluminum	100%			2047	* *	1-3	\$7,000	
loating Docks								
Anchor Piles								
Steel	50%			2047	* *	3-5	\$13,200	
			Ioderate, Area Affe	ected : 25	9%			
		: Splash Z		<i>cc</i> , 1	250/			
	-	-	ent : Light, Area A	ffected : .	25%			
		: Splash Z	one					
Not Accessible	50%							
Fenders	0.05			2025	M12 - 000	2	MA - # 000	
Vinyl	98%		<i>44</i>	2025	\$136,000	2	\$16,500	
Vinyl	2%	4+	\$1,100	2025	\$2,800	2	\$300	
			Extent : Light, Area	Affected	: 100%			
		: At End C						
Floats/Frames	Explanal	tion : Loos	e					
Concrete	60%			2036	* *	5	\$4,200	
Polyethylene	30%	4+	\$9,500	2030	* *	-5 1-5	\$4,200 \$700	
Folyettiylette			9,500 ed Floatation, Exte					
		: South M			eraie, mea mjecie	<i>u</i> . 100/	0	
Staal		0-2		2022	* *	5	¢100	
Steel	10% Damagad		\$3,000 The Guide, Extent : I	2032 Moderate		5 50/	\$100	
	-	: One Loc		noueruie	, Area Affectea . 2	570		
rotective Structure	Location	· · One Loc	anon					
Wave Attenuator								
Steel/Timber	60%			2047	* *	5	\$67,800	
Steel/Timber	10%	4+	\$64,800	2047	* *	5	\$5,600	
			Ioderate, Area Affe)%	-	+-,	
			h Band In Splash Z					
		-	ent : Moderate, Ar		ed : 10%			
		: Splash Z						
Not Accessible	30%	-						
lectrical	5070							
Lighting Fixture								
Incandescent	25%	Now	\$3,100	2021	\$10,400			
			Extent : Severe, Are					
			st Corner Of Marii					
	Explanat	tion : Two	Broken Fixtures					
Incandescent	75%			2021	\$31,100			
lectrical/Mech.					, - • •			
Power Supply/Bollards								
	20%			2025	\$4,800			
Plastic		Now	\$11,500	2025	\$19,200			
Plastic Plastic	80%	INOW	\$11,500	2025	φ 1 , - 00			
			Extent : Severe, Are					
	Other Obs	ervation, E		a Affecte	d : 100%			

d for potential future inf Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date: 14-Dec-2016 **DEPARTMENT OF CORRECTION - FY 2017**

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 2018 - 2021	FY 2022 - 2027
Marinas/Docks	\$3,146,200	\$721,600
Total	\$3,146,200	\$721,600
Importance Code A	\$3,146,200	\$721,600
Total	\$3,146,200	\$721,600

EXPENSE

Total

Importance Code

Total



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS

Asset # : 1839

Marinas/Docks	Current Repair			Futur	e Replacement	М	aintenance	
System Component Type		ail Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Facing	1000/	NT	¢701 (00	2027	\$731 (00			
Timber		Now	\$721,600	2027	\$721,600			
		vation, Exte Fender Rac	nt : Severe, Area ka Prokon	а Ајјесте	a : 100%			
		r ender Kac n : Missing						
Piles	Explanallo	n : missing	Pari					
Timber	100%	Now	\$542,100	2032	* *			
Timber			nt : Severe, Area		$d \cdot 100\%$			
		Fender Rac		<i>x i i jjecic</i>	4.100/0			
	Explanatio							
Wales and Chocks								
Timber	100%	Now	\$101,500	2032	* *			
	Other Obser	vation, Exte	nt : Severe, Area	a Affecte	d : 100%			
	Location :	Fender Rac	ks Broken					
	Explanatio	n : Missing	Part					
Gallows Frames								
Tower Frames								
Steel	100%	4+	\$889,400	2036	* *			
			nt : Moderate, A	rea Affe	cted : 100%			
		Throughout						
	Explanatio	n : Deflecte	d Elements & C	orrrosio	n			
Movable Ramps								
Bearings	1000/	NT.	¢200 <00	20.42	* *			
Steel		Now	\$308,600	2042				
			nt : Severe, Area mp Collapsed	а Ајјесте	a : 100%			
			mp Conapsea					
Deck and Railing	Explanatio	n . Droken						
Timber Deck on Steel	100%	Now	\$582,800	2042	* *			
Timber Deck on Steel		11011	nt : Severe, Area	-0	d : 100%			
			mp Collapsed					
	Explanatio		T COULT DO					

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 Name	: RIKERS ISLAND FACILITIES SMALL FERRY DOCK								
Address	: RIKERS ISLAND NORTH END, WES	: 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

Total
Importance Code
Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Marinas/Docks	\$39,900	\$100	\$5,000	\$800
Total	\$39,900	\$100	\$5,000	\$800
Importance Code A	\$7,100		\$1,900	\$600
Importance Code B	\$2,200	\$100	\$1,300	\$200
Importance Code C	\$30,600		\$1,800	
Total	\$39,900	\$100	\$5,000	\$800



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES SMALL FERRY DOCK

Asset # : 13510

Marinas/Docks	Current Repair Future Replace			e Replacement	placement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Access Walkways									
Deck	1000/		2025	¢17 700	~	¢			
Timber	100% Surface Wearing/Sca Location : Isolated		2025 Area Afj	\$17,700 fected : 25%	5	\$500			
Gangways									
Aluminum	90%	¢2 100	2053	* *	1-3	\$4,200			
Aluminum	10% Now Other Observation, E Location : At Barge Explanation : Toe P	e Gangway Interfac		* * 1 : 100%	1-3	\$500			
Piles and Bracing	1								
Steel	70% Corrosion, Extent : L Location : Splash Z Missing Coating, Ext Location : Splash Z	Cone ent : Moderate, Are		* * ed : 25%	5-10	\$1,000			
Not Accessible	30%								
Floating Docks Anchor Piles									
Steel	60% Corrosion, Extent : L Location : At Guide Missing Coating, Ext Location : At Guide	e Pad Locations ent : Moderate, Are		* * ed : 5%	3-5	\$5,300			
Not Accessible	40%								
Fenders									
Rubber	100%		2025	\$300	1-2	\$200			
Barge Steel	80% Corrosion, Extent : L Location : Splash Z		2036 : 25%	* *	5	\$1,100			
Not Accessible	20%								
Protective Structure									
Pile Cluster	10-1					*			
Timber	40% Other Observation, E Location : At Botto Explanation : Corr	m Wire Ropes	2028 Affected	**	4-10	\$27,500			
Timber	10% 0-2 Loose Wrapping, Ext Location : At South		2031 Affected :	** 100%	4	\$900			
Not Accessible	50%								

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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES SMALL FERRY DOCK

Asset # : 13510

Marinas/Docks		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
Deck Elements								
Railing								
Aluminum	30%			2026	\$7,100			
Aluminum	30%	Now	\$7,100	2027	\$7,100			
	Broken, Ex	tent : Severe	, Area Affected :	100%				
	Location	: 12 Ft Of B	roken Rail Due T	o Impac	t From Gangway			
Steel	40%			2025	\$24,900			
	Corrosion,	Corrosion, Extent : Light, Area Affected : 5%						
	Location	Location : Isolated At Welds And Joints						

 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 vears is not included in this report.

DEPARTMENT OF CORRECTION - 072

Project: CORRECTION

CAPITAL		ī	Y 2018 - 2021			FY 2022 - 2027
Special S	Systems		56,000,000			0
EXPENSE		FY 2018	FY 2019		FY 2020	FY 2021
Special S	Systems	2,300,000	2,300,000		2,300,000	2,300,000
ASSET #	NAME			SQFT	CAPITAL	EXPENSE
4275	RIKERS ISLAND D	OMESTIC/FIRE WATER S	SERVICE		7,000,000	1,800,000
4276	RIKERS ISLAND SA	ANITARY SYSTEM			14,000,000	2,000,000
4277	RIKERS ISLAND ST	FORM SYSTEM			7,000,000	1,800,000
4278	RIKERS ISLAND EI	LECTRICAL			14,000,000	1,800,000
4280	RIKERS ISLAND U	NDERGROUND STEAM 7	FUNNEL		14,000,000	1,800,000

 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.