

Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

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 B	\$217,300	\$121,000	\$131,400	\$129,000
Importance Code C	\$28,900			
Total	\$316,000	\$121,000	\$135,500	\$129,000



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
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%	Now	\$678,300	LIFE	**	5	\$8,300	
								<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
								<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
								<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>
								<i>Location : Throughout</i>
								<i>Explanation : Covered With Protection Netting</i>
Metal/Detention Type	84%	Now	\$15,110,000	2057	**	5	\$135,000	
								<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
								<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
								<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
								<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>
								<i>Location : Throughout</i>
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : North Facade, South Facade</i>
								<i>Explanation : Covered With Protection Netting</i>
Metal Louvers	1%	Now	\$27,000	2042	**			
								<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Throughout</i>
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$8,800	
Masonry: Limestone	5%	Now	\$2,300	LIFE	**	5	\$100	
								<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>
								<i>Location : Coping</i>
Metal: Cage/Fence	25%			2032	**	5-10	\$4,200	
Granite Panels	10%			LIFE	**	5-10	\$2,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne Metal Panel	2%			2055	**	10	\$1,300	
	5%	Now	\$800	2044	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%			2032	**	10	\$8,000	
Modified Bitumen	20%	Now	\$9,500	2032	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaza Roof: Stone Panels	3%			2053	**			
Single Ply Membrane	40%	Now	\$1,800	2027	\$36,700			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	37%	Now	\$163,100	LIFE	**	5	\$166,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$10,300	
Marble Panels	5%			LIFE	**	5	\$15,500	
Quarry Tile	10%	Now	\$60,900	2040	**	5	\$15,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terrazzo	25%	Now	\$123,200	LIFE	**	5	\$40,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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%	0-2	\$244,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel Plate	25%	Now	\$42,900	LIFE	**	5	\$52,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	35%	Now	\$97,300	2032	**	5	\$36,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$8,400	
Exposed Concrete	45%	0-2	\$124,400	LIFE	**	5	\$11,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$20,900	
Plaster	10%	Now	\$22,600	LIFE	**	5	\$10,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Main Disconnect Switch</i>								
Molded Case Bkrs	30%			2047	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$21,600	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2040	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 480/277v Pri - 208/120v Sec</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	20%			2047	**	5	\$100	
Molded Case Bkrs	80%			2027	\$140,600	5	\$3,400	
<hr/>								
Raceway								
Conduit	90%			2027	\$180,400	1		
Conduit	10%			2047	**	1		

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Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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 Drive	5%			2044	**		
Ground							
Grounding Devices							
Generic	100%	2-4	\$9,800	LIFE	**	5	\$2,400
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>							
<i>Location : Water Main Area</i>							
<i>Explanation : Corroded</i>							
Stand-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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Roof</i>							
<i>Explanation : One 250 Kw</i>							
Diesel	50%			2023	\$179,600	1	\$31,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Outside</i>							
<i>Explanation : One 400 Kw</i>							
Batteries							
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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Generator Room - Roof And Outside</i>							
<i>Explanation : Two 150 Gallon Tanks</i>							
Main Tank	50%			2030	**	5	\$2,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : One 3000 Gallon Tank</i>							
Lighting							

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BROOKLYN HOUSE OF DETENTION
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
Lighting								
Interior Lighting								
Fluorescent	73%			2032	**	10	\$92,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2022	\$465,600	10	\$25,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2032	**	10	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen And Some Bathroom</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	5%			2032	**	10	\$6,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$6,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$10,000	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2037	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Opposite Side Of Street</i>								
<i>Explanation : From Nearby Court House</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$8,200	
Distribution								
Steam Piping/Pump	100%			2037	**	4	\$6,800	

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	90%	Now	\$206,200	2032	**	1	\$69,000	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof, Condenser Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newer Air Condenser Units Are Served With Refrigerant 410a</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	**	2-5	\$115,600	
No Component	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Floor Lobby Entrance</i>								
<i>Explanation : Does Not Have Ventilation - Ventilation Needed At This Location</i>								
Exhaust Fans								
Interior	80%			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		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Low Temp	100%			2027	\$43,900	4	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sump Pump(s) Rigid Piping	100%			2037	* *	4	\$1,600
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
Sewage Ejector(s) Electric	100%			2032	* *	4	\$1,600
Fixtures Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	85%			LIFE	* *		
	<i>Other Observation, Extent : Light, Area Affected : 85%</i>						
	<i>Location : (4) B-11, (1) B-1, (1) 1-2</i>						
	<i>Explanation : 6 Units</i>						
Hydraulic	15%			LIFE	* *		
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
	<i>Location : B-3</i>						
	<i>Explanation : 1 Unit</i>						
Fire Suppression							
Standpipe Generic	100%			2037	* *	1-5	\$69,500
Sprinkler No Component Generic	75%			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

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

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			
Total	\$390,400	\$131,700	\$182,700	\$161,400



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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$76,600	
Concrete Masonry Unit	7%			LIFE	**	5	\$22,400	
Granite Panels	25%	Now	\$348,100	LIFE	**	5	\$47,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Junction Of South Wall And Connecting Corridor To South Tower</i>								
Pre-Cast Concrete	65%	Now	\$282,000	LIFE	**	5	\$539,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Intake Corridor In Basement</i>								
Windows								
Glass Block	10%	Now	\$45,100	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Connecting Bridge</i>								
Metal/Detention Type	90%	Now	\$1,613,100	2037	**	5	\$48,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Cell Block Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Cells At West Side</i>								
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	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Gymnasium</i>								
Metal: Cage/Fence	25%			2040	**	5-10	\$5,800	
Pre-Cast Concrete	25%			LIFE	**	5	\$9,500	

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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
MANHATTAN HOUSE OF DETENTION NORTH TOWER
Asset # : 2013

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	35%	Now	\$140,400	2037	**			1
	<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> <i>Location : Over 9th Floor</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i> <i>Location : Over 9th Floor</i> <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Over 9th Floor Cells, Mechanical Room, Gymnasium</i>							
IRMA/Protected Membrane	5%			2035	**	10	\$2,400	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Over Elevator Equipment Room</i>							
Paver: Asphalt Traffic Topping	10%			2036	**	10	\$7,300	
	50%	Now	\$153,000	2037	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Outdoor Activity Area</i> <i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i> <i>Location : Outdoor Activity Area</i> <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i> <i>Location : At Roof Drains</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i> <i>Location : Outdoor Activity Area</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Outdoor Activity Area</i> <i>Explanation : Recent Repair Failure</i>							
Interior								
Floors								
Cast in Place Concrete	50%	Now	\$54,600	LIFE	**	5	\$223,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							
Ceramic Tile	5%	0-2	\$61,100	2030	**	5	\$5,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i> <i>Location : Bathrooms</i>							
Quarry Tile	5%	0-2	\$120,800	2040	**	5	\$7,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i> <i>Location : Throughout</i>							
Terrazzo	5%			LIFE	**	5	\$16,000	
Vinyl Tile	35%	0-2	\$125,100	2027	\$625,300	3	\$26,800	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i>							

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**	10	\$236,200	
Concrete Masonry Unit	55%	Now	\$296,500	LIFE	**	5	\$103,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium Walls</i>								
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								
AcousTileConcealSpLn	10%	0-2	\$17,000	2032	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	0-2	\$17,000	2032	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5-10	\$140,600	
Exposed Struc: Steel	5%			LIFE	**	10	\$20,400	
Metal Panel	10%			LIFE	**	5	\$51,100	
Plaster	10%			LIFE	**	5-10	\$35,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2027	\$17,300	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two - 5000 Amperes</i>								
Molded Case Bkrs	60%			2027	\$25,900	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 3000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2025	\$16,200	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1500 Kva 208v Pri - 480/277v Sec</i>								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2027	\$52,700	5	\$300	
Molded Case Bkrs	70%			2027	\$123,000	5	\$3,000	
Raceway								
Busway	2%			2025	\$4,000	1		
Conduit	93%			2027	\$186,400	1		
Conduit	5%			2053	**	1		

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
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	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 Drive	10%			2044	* *			
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	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room - 3rd Floor</i>					
			<i>Explanation : Two- 650 Kva</i>					
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$6,000	
Fuel Storage								
Day Tank								
	50%			2026	\$6,100	5	\$15,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room - 3rd Floor</i>					
			<i>Explanation : 100 Gallons</i>					
Main Tank								
	50%			2030	* *	5	\$2,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 5000 Gallons</i>					
Lighting								

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

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
Lighting								
Interior Lighting Fluorescent	90%			2032	**	10	\$134,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	6%			2022	\$165,300	10	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
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	
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$10,100	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	100%			2037	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Is Provided From 100 Centre Street</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$9,700	
Distribution Steam Piping/Pump	100%			2037	**	4	\$8,000	
Terminal Devices								
Air Handler	95%			2027	\$858,400	1	\$95,800	
Convactor/Radiator	5%			2025	\$79,100	1	\$2,600	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2036	**	1	\$141,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room, Basement</i>								
<i>Explanation : 2 Units</i>								
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%			2032	**	2	\$164,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$144,600	LIFE	**	2-5	\$90,900	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	100%			2027	\$185,200	2	\$5,000	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$50,100	2032	**	1		
<i>Not Insulated, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
HW Heat Exchanger								
Low Temp	100%	Now	\$15,600	2037	**	4	\$16,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
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	100%							
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others</i>								

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

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

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : MANHATTAN HOUSE OF DETENTION SOUTH TOWER
Address : 125 WHITE STREET @ CENTRE ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOC0005.000 / 2033 **Yr Built/Renovated** : 1941 / 2005
Area Sq Ft : 224,729 **Project Type** : CORRECTION
Date of Survey : 14-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,7,8,11
Block : 167 **Lot** : 1 **BIN** : 1079000

CAPITAL	FY 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	\$182,800	\$176,900	\$160,300	\$214,600
Importance Code C	\$11,700			
Total	\$270,500	\$193,000	\$169,500	\$223,600



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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	3%	Now	\$200,700	2047		**		
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East And West Service Entrances</i>							
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : East And West Service Entrances</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East And West Service Entrances</i>							
Masonry: Limestone	70%	4+	\$894,700	LIFE		**	5	\$119,500
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Sallyport</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Wall Facing Third Floor Roof</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Sallyport And 2nd Floor</i>							
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
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : North Entrance</i>							
Windows								
Glass Block	5%			LIFE		**	5	\$7,700
Metal/Detention Type	45%			2037		**	5	\$200,900
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Various Cells</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Detention Cells</i>							
Steel	50%	Now	\$749,900	2035		**	5	\$382,900
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Spandrel Panels - Various Locations On All Facades</i>							
	<i>Glazing Clouded, Extent : Severe, Area Affected : 35%</i>							
	<i>Location : Common Eating Areas In Cell Blocks</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Common Eating Areas In Cell Blocks</i>							

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	40%			LIFE	**	5-10	\$8,200	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Top Activity Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Top Activity Areas</i>								
Masonry: Limestone	40%	Now	\$25,800	LIFE	**	5	\$1,500	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Top Activity Area</i>								
<i>Explanation : Repointing Failure</i>								
Metal: Cage/Fence	20%	Now	\$4,900	2032	**	5	\$1,900	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	30%	Now	\$10,400	2027	\$52,000			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Locker Rooms</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 9th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Locker Rooms</i>								
Cast in Place Concrete	40%	Now	\$41,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 11 West Housing Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 11 West Housing Area And At Basement From Sallyport</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Top Recreation Areas And Sally Port</i>								
<i>Explanation : Repair Failure</i>								
IRMA/Protected Membrane	25%			2027	\$75,400	10	\$9,200	
IRMA/Protected Membrane	5%	Now	\$15,100	2037	**			1
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Connecting Bridge</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Connecting Bridge</i>								

Interior

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	50%	Now	\$306,300	LIFE	**	5	\$313,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room Above Large Air Handler</i>								
Ceramic Tile	5%	0-2	\$28,500	2036	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$84,600	2040	**	5	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Vinyl Tile	40%	Now	\$200,300	2027	\$1,001,500	3	\$43,000	
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, Corridors, Connecting Bridge, 1st Floor Adjacent To Sally Port</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**	10	\$243,700	
Concrete Masonry Unit	58%			LIFE	**	5	\$226,100	
Glass: Single Pane	10%	Now	\$301,000	LIFE	**	5	\$36,600	
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Control Rooms</i>								
<i>Explanation : Glazing Clouded</i>								
Metal Security Bars	10%			LIFE	**	10	\$9,700	
Metal: Cage/Fence	2%			LIFE	**	10	\$2,000	
Ceilings								
AcousTileConcealSpLn	20%	0-2	\$77,200	2032	**	5	\$29,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	5%	Now	\$96,600	2047	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Cashier / Property Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Cashier / Property Offices</i>								
Exposed Concrete	15%	0-2	\$57,600	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	0-2	\$39,900	LIFE	**	5	\$29,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	50%			LIFE	**	5-10	\$199,600	

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One - 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	40%			2027	\$32,300	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2025	\$16,200	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 480/277v Pri - 208/120v Sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2027	\$281,200	5	\$800	
Molded Case Bkrs	20%			2027	\$70,300	5	\$1,200	
Raceway								
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 Drive	20%			2044	**			
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,800	LIFE	**	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	70%			2025	\$48,500	1	\$48,400	
Automatic	30%			2040	**	1	\$20,700	

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2023	\$538,700	1	\$87,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : Two 500 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$8,300	
Fuel Storage								
Day Tank	50%			2026	\$7,100	5	\$17,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Basement</i>								
<i>Explanation : One 250 Gallons</i>								
Main Tank	50%			2030	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2032	**	10	\$166,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
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	
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$13,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2047	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Is Provided From 100 Centre Street</i>								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger	95%			2030	**	1	\$89,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Pres. Reducing Valve/LP Steam	5%			2030	**	5	\$600	
Distribution								
Hot Wtr Piping/Pump	95%	Now	\$146,500	2035	**	4	\$9,000	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	5%	Now	\$700	2037	**	4	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	90%			2027	\$954,700	1	\$106,600	
Convactor/Radiator	10%	Now	\$36,100	2032	**	1	\$5,600	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermostats / Traps Not Functioning. under Construction.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2030	**	1	\$196,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
No Component	5%							
Distribution								
Chilled Wtr Pipe/Pump	100%			2037	**	4	\$9,400	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$158,800	2027	\$793,900	1	\$106,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Air Handlers</i>								
<i>Explanation : In Process Of Updating The Control System</i>								
Heat Rejection								
Water Cooling Tower	100%			2025	\$279,100	2	\$192,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$55,900	LIFE	**	2-5	\$106,800	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%			2032	**	2	\$4,700	
Roof	20%			2027	\$25,900	2	\$1,200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2032	**	1		
HW Heat Exchanger								
Low Temp	100%	0-2	\$12,200	2037	**	4	\$18,900	
		<i>Not in Service, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : 1 Out Of 2 Unit Not Working. Basement</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2021	\$6,900	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2027	\$19,100	1	\$11,700	
Fixtures								
Generic	100%							
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%</i>						
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : 1-roof</i>						
		<i>Explanation : 5 Units</i>						
Hydraulic	20%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$96,500	
Sprinkler								
No Component	30%							
Generic	70%			2047	**	1-2	\$37,500	
Fire Pump								
Generic	100%			2036	**	1	\$35,800	

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER
Asset # : 2033

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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			
Total	\$297,000	\$107,700	\$165,500	\$108,000



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$63,300	LIFE	**	5	\$20,400	
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : West Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : 8th Floor Recreation Yard</i>							
	<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : West Facade - Penthouse Adjacent To Water Tank</i>							
Masonry: Brick	83%			LIFE	**	5	\$338,900	
Masonry: Granite	2%			LIFE	**	5	\$6,100	
Masonry: Limestone	5%	Now	\$114,600	LIFE	**	5	\$7,700	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South East Corner</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South East Corner</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	20%			2035	**	5	\$22,100	
Glass Block	15%			LIFE	**	5	\$20,700	
Metal/Detention Type	50%	0-2	\$2,252,400	2027	\$11,262,100	5	\$100,600	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Receiving Area, Kitchen, Day Room</i>							
	<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Steel	15%			2026	\$889,400	5	\$207,100	
	<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$22,800	
Masonry: Limestone	10%	4+	\$800	LIFE	**	5	\$500	
	<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Coping Stone</i>							

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	30%			2032	**	10	\$13,700	
Copper/Terne	4%			2042	**	10	\$4,600	
IRMA/Protected Membrane	9%	0-2	\$1,700	2027			\$33,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof With Water Tank</i>								
Modified Bitumen	25%			2032	**	10	\$11,400	
Paver: Asphalt	25%			2036	**	10	\$17,100	
Skylight, Metal/Glass	2%			2027		10	\$3,000	
Skylight, Plastic	5%			2040	**	1		
Interior								
Floors								
Cast in Place Concrete	40%			LIFE	**	5	\$466,100	
Cast in Place Concrete	5%	Now	\$28,500	LIFE	**	5	\$29,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps At Loading Platform</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steps At Loading Platform</i>								
Ceramic Tile	5%			2030	**	5	\$13,300	
Quarry Tile	8%			2032	**	5	\$32,000	
Terrazzo	20%			LIFE	**	5	\$83,200	
Traffic Topping	5%			2027		5	\$16,600	
Vinyl Tile	12%			2027		3	\$16,000	
Wood	5%	Now	\$90,300	2042	**	5	\$12,500	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room On Eighth Floor</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room On Eighth Floor</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$31,000	LIFE	**	5	\$27,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Stair</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
Glass: Single Pane	3%			LIFE	**	5	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Laminated Security Glass</i>								
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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DEPARTMENT OF CORRECTION - 072
QUEENS HOUSE OF DETENTION
Asset # : 2034

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$89,700	2040	**	5	\$13,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
AcousTileSusp.Lay-In	5%			2040	**	5	\$10,800	
Exposed Concrete	40%			LIFE	**	5-10	\$108,000	
Exposed Struc: Steel	2%	Now	\$934,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 8th Floor Outdoor Recreation Yard</i>								
Gypsum Board	5%			LIFE	**	5-10	\$37,100	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room</i>								
<i>Explanation : Repairs In Progress</i>								
Metal Panel	5%			LIFE	**	5	\$27,000	
Plaster	33%			LIFE	**	5-10	\$122,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2027	\$40,400	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Molded Case Bkrs	50%			2037	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Main Service Power Breaker Rated @ 2000 Amperes</i>								
Transformers								
Dry Type	100%			2044	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Control Room</i>								
<i>Explanation : 3- 51kva, 208/120 Volts</i>								
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		

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 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%	2-4	\$494,200	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	5%			2032	**	5	\$100	
Locally Mounted	10%			2025	\$76,900	5	\$100	
Locally Mounted	5%	2-4	\$38,400	2047	**	5		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Locally Mounted	5%			2044	**	5	\$100	
Motor Control Center	75%			2025	\$546,100	5	\$4,300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,800	LIFE	**	5	\$3,100	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mechanical Room In The Basement</i>						
		<i>Explanation : Corroded</i>						
Stand-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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room 1</i>						
		<i>Explanation : Emergency Generator Rated @ 400kw</i>						
Diesel	50%			2030	**	1	\$40,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room 2</i>						
		<i>Explanation : Emergency Generator Rated @ 750kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$7,700	
Fuel Storage								
Day Tank	50%			2035	**	5	\$16,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallons Capacity</i>						
Main Tank	50%			2030	**	5	\$2,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 5000 Gallons Capacity</i>						

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

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
Lighting								
Interior Lighting								
Fluorescent	68%			2027	\$2,044,300	10	\$111,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2027	\$300,600	10	\$16,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	10%			2035	**	10	\$16,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Kitchen, Visitors Area</i>								
Incandescent	2%			2022	\$60,100	2	\$100	
LED	10%			2035	**			
Egress Lighting								
Emergency, Service	45%			2022	\$40,500	1		
Emergency, Battery	5%			2027	\$12,300	10	\$2,100	
Exit, Service	50%			2022	\$30,500	1		
Exterior Lighting								
HID	20%			2027	\$162,100	10	\$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2022	\$649,500	1	\$78,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$128,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent D C A S Building</i>								
<i>Explanation : Steam Supplied From Adjacent Queens Borough Hall Building</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2023	\$113,400	5	\$10,600	

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$77,700	2027	\$258,900	4	\$8,800	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Condensate Return System, Throughout</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vacuum Pump, It Leaks Too. Basement Mer</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	60%	Now	\$591,600	2037	**	1	\$59,400	
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various</i>								
Air Handler	15%			2032	**	1	\$16,500	
Convactor/Radiator	15%	Now	\$50,300	2025	\$503,300	1	\$7,800	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
Unit Heater-Stm/HW	10%			2022	\$294,000	4	\$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	5%			2022	\$60,300	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Of Visiting Area</i>								
Split Unit	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Explanation : R-410a</i>								
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								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	70%	Now	\$145,500	LIFE	**	2-5	\$69,500	
<i>Damaged, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, 1st Floor</i>								
<i>Explanation : Ventilation Does Not Exist In Lobby, Basement And Various Offices</i>								
No Component	30%							
Exhaust Fans								
Interior	70%	Now	\$141,500	2037	**	2	\$3,100	
<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$109,200	2027	\$546,200	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Water Main And Various Locations</i>								
HW Heat Exchanger								
Low Temp	50%			2027	\$28,400	4	\$13,200	
Low Temp	50%	Now	\$28,400	2057	**	4	\$8,800	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mer</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1 Unit. Basement Mer</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	Now	\$6,900	2022	\$6,900	4	\$1,600	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement Next To Vacuum Pump</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : B-8</i>								
<i>Explanation : 3 Units</i>								
Hydraulic	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : (1) B-2 (1) I-2</i>								
<i>Explanation : 2 Units</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire 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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd Floor Kitchen</i>						
		<i>Explanation : 1 Uncompleted Set</i>						

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : **RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)**
 Address : **09-09 HAZEN ST., RIKERS ISLAND**
 Borough : **BRONX** Agency's Number : **N/A**
 Program / Asset # : **DOC0001.182 / 4246** Yr Built/Renovated : **1992 / 1992**
 Area Sq Ft : **82,625** Project Type : **CORRECTION**
 Date of Survey : **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



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

Asset # : 4246

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	**	5	\$421,400	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Recaulking Of Exterior Joints</i>							
<hr/>								
Windows								
Metal/Detention Type	100%			2046	**	5	\$72,100	
<hr/>								
Parapets								
Metal Rail	40%			2039	**	5-10	\$110,900	
Pre-Cast Concrete	60%			LIFE	**	5	\$57,900	
<hr/>								
Roof								
Roll Roofing	100%	Now	\$382,800	2028	**	5	\$40,200	1
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : [a] Side Of Building</i>							
	<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 85%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Various Locations Throughout, Ice Ponds Forming</i>							
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : [b] Side Of Building</i>							
	<i>Explanation : Repairs In Progress</i>							
<hr/>								
Interior								
Floors								
Cast in Place Concrete	68%	Now	\$33,600	LIFE	**	5	\$184,000	
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Basement - Steam Leak</i>							
Raised Access Floor	5%	Now	\$293,000	2041	**	5	\$11,600	
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Detention Control Rooms</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Detention Control Rooms</i>							
	<i>Explanation : Worn Surfaces</i>							
Terrazzo	25%			LIFE	**	5	\$24,200	
Traffic Topping	2%			2031	**	5	\$3,100	
<hr/>								
Interior Walls								
Cast in Place Concrete	10%	Now	\$35,000	LIFE	**			
	<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Various Locations In Mechanical Space</i>							
Ceramic Tile	8%			2035	**	5	\$11,500	
Concrete Masonry Unit	69%			LIFE	**	5	\$39,700	
Glass: Single Pane	5%			LIFE	**	5	\$5,400	
Metal Security Bars	8%			LIFE	**			

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

Asset # : 4246

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

Interior

Ceilings

Exposed Concrete	55%	Now	\$84,100	LIFE	**	5	\$10,600	
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Broken/Missing Elements, Extent : Light, Area Affected : 5%

Location : Various Locations Throughout Basement

Exposed Reinforcement, Extent : Light, Area Affected : 2%

Location : Various Locations In Basement Mechanical Space

Metal Panel	25%	Now	\$198,500	LIFE	**	5	\$38,600	
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Staining/Discoloring, Extent : Severe, Area Affected : 60%

Location : Various Locations Throughout

Plaster	20%			LIFE	**	5	\$15,500	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Transformers

Dry Type	100%			2031	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Mechanical Room / Penthouse

Explanation : 1- 75 Kva, 1- 15 Kva 480/208/120 Volts

Raceway

Conduit	100%			2036	**	1		
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Panelboards

Fused Disc Sw	5%			2034	**	5	\$100	
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Molded Case Bkrs	95%			2034	**	5	\$2,100	
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Wiring

Thermoplastic	100%			2036	**	1		
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Motor Controllers

Locally Mounted	10%			2031	**	5	\$100	
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Motor Control Center	90%			2031	**	5	\$2,000	
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Lighting

Interior Lighting

Fluorescent	95%			2026	\$2,480,700	10	\$72,000	
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

HID	5%			2026	\$19,400	10	\$100	
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Egress Lighting

Emergency, Service	50%			2026	\$39,100	1		
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Exit, Service	50%			2026	\$26,500	1		
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Exterior Lighting

HID	100%			2026	\$599,900	10	\$300	
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Alarm

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

Asset # : 4246

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

Alarm

Security System

Generic

100%

2021

\$480,600

1

\$30,900

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

Location : Throughout The Building

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%

2021

\$1,645,100

1-3

\$52,500

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

Location : Throughout The Building

Explanation : Smoke Detectors, Manual Pull Stations And Alarm Bells

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

Heating

Energy Source

Campus Steam

100%

2046

**

1

Conversion Equipment

Heat Exchanger

50%

2029

**

1

\$20,400

Pres. Reducing Valve/LP Steam

50%

2035

**

5

\$2,500

Distribution

Hot Wtr Piping/Pump

100%

2034

**

4

\$6,100

Terminal Devices

Air Handler

80%

2026

\$685,100

1

\$40,900

Convactor/Radiator

10%

Now

\$3,000

2031

**

1

\$2,400

Other Observation, Extent : Moderate, Area Affected : 2%

Location : Throughout

Explanation : Convectors Vent Holes Painted Shut Restricting Air Flow

Convactor/Radiator

10%

2031

**

1

\$2,700

Air Conditioning

Energy Source

Electricity

100%

2042

**

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

No Component

10%

2026

\$73,300

2

\$500

90%

Other Observation, Extent : Light, Area Affected : 0%

Location : Adjacent Building

Explanation : Served By Offsite Chiller

Distribution

Chilled Wtr Pipe/Pump

90%

2046

**

4

\$5,500

No Component

10%

Terminal Devices

Direct Expansion

10%

2031

**

1

Air Handler/Cool/Ht

90%

2026

\$60,700

1

\$46,000

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

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

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

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Condenser Unit	10%			2026	\$3,200	2	\$5,800	
No Component	90%							
Ventilation								
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		
			<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Triplex Booster Pumps</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Water Service Entry</i>					
			<i>Explanation : Strainer Needed</i>					
HW Heat Exchanger								
Low Temp	100%	Now	\$1,000	2036	* *	4	\$8,200	
			<i>Leak Evident, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Piping Connections</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$207,000	LIFE	* *	1		
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Various Locations Under Slab</i>					
Storm Drain Piping								
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	
			<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : 1 Of 2 Sewage Ejectors Not Working In The Basement</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units - Basement To 2nd Floor And 2 Units - Basement To Penthouse</i>					
			<i>Explanation : 4 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$43,200	
Sprinkler								
No Component	90%							
Generic	10%			2036	* *	1-2	\$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.

*** 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 300 BED FACILITY (GRVC)
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.183 / 4245 **Yr Built/Renovated** : 1992 / 1992
Area Sq Ft : 108,087 **Project Type** : CORRECTION
Date of Survey : 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



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

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

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

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

Asset # : 4245

Architecture	Current Repair			Future Replacement		Maintenance		
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	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
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout - Ice Build Up</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$226,400	LIFE	**	5	\$247,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Basement Floor Is Caked With Toxic Material - Macerator Exploded - In Need Of Cleaning And Sealing</i>								
Raised Access Floor	5%	Now	\$191,600	2035	**	5	\$15,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Control Rooms</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Control Rooms</i>								
Metal Security Bars	8%			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.

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

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

Asset # : 4245

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$6,300	2031	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Housing Control Room Areas</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Housing Control Room Areas</i>								
Exposed Concrete	50%	Now	\$100,100	LIFE	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Basement Below Inmate Shower Area And Various Locations.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : In Basement Below Inmate Shower Area</i>								
Metal Panel	25%	Now	\$389,500	LIFE	**	5	\$50,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Plaster	20%			LIFE	**	5	\$20,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	3	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
Transformers								
Dry Type	100%			2031	**	3	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 300 Kva, 4160/480/277 Volts</i>								
Feeders								
Cable	100%			2034	**	1		
Raceway								
Conduit	100%			2036	**	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								

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

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

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

Asset # : 4245

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2031	**	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1- 112.5 Kva, 2- 45 Kva, 1- 30 Kva, 1- 15 Kva 480/2018/120 Volts</i>							
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 Drive	5%			2031	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$33,300	
Generators								
Diesel	100%			2029	**	1	\$41,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 2- Diesel Gensets Rated @ 625 Kw And 900 Kw</i>							
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$4,000	
Fuel Storage								
Day Tank	50%			2034	**	5	\$10,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 275 Gallon Capacity Serving Two Generators</i>							
Main Tank	50%			2041	**	5	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 7500 Gallon Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	95%			2026	\$3,245,100	10	\$94,200	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	5%			2026	\$25,400	10	\$200	

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

Asset # : 4245

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

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	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : C C T V Surveillance Cameras</i>				
Fire/Smoke Detection								
Generic, Analog	100%			2021	\$2,152,100	1-3	\$68,600	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Smoke Detectors, Manual Pull Stations And Alarm Bells</i>				

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

Heating

Energy Source								
Campus Steam	100%			2046	**	1		
Conversion Equipment								
Heat Exchanger	50%	2-4	\$2,200	2029	**	1	\$24,000	
				<i>Corroded, Extent : Moderate, Area Affected : 2%</i>				
				<i>Location : Mechanical Room</i>				
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

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

Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,300	
Exhaust Fans								
Interior	100%			2026	\$229,700	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
HW Heat Exchanger								
Low Temp	100%	Now	\$1,300	2036	* *	4	\$10,700	
		<i>Leak Evident, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Piping Connections</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2034	* *	4	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Duplex Units</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units - Basement To 2nd Floor And 2 Units - Basement To Penthouse</i>						
		<i>Explanation : 4 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$56,500	
Sprinkler								
No Component	20%							
Generic	80%			2036	* *	1-2	\$24,200	

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

Maintenance \$ are aggregated over a 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 ANNA M. KROSS CENTER (AMKC)
Address : 18-18 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.010 / 2045 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 492,205 **Project Type** : CORRECTION
Date of Survey : 14-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 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

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



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

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

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

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	6%	4+	\$441,800	LIFE	**	5	\$34,900	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Peeling In Basement.</i>								
Glass Block	1%			LIFE	**	5	\$5,800	
Masonry: Brick	80%	Now	\$12,947,900	LIFE	**	5	\$744,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Along Upper Floor And Parapets - Buildings 3-5</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
<i>Efflorescence, Extent : Light, Area Affected : 15%</i>								
<i>Location : Building 20 And Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads, Above Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Along Second Floor Windows Buildings 1-5, K-Dormitory Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Bulkheads, Corners, Above 2nd Floor Window Heads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 35%</i>								
<i>Location : K-Dorms 1-4, Upper Level Cells Buildings 1-5 - Various Locations, Buildings 1-2 Baseboard Height - Lower Level.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Brick Cavity Wall</i>								
Metal/Glass Curt Wall	2%	Now	\$567,500	LIFE	**	5	\$34,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Stairs At End Of Day Rooms - East And North Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs At End Of Day Rooms - East And North Facades</i>								
Metal Panel	5%	Now	\$192,900	2036	**	5	\$87,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade Of Gymnasium</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$90,700	
Window Wall	3%			2036	**	5	\$104,600	

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

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

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

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Metal/Detention Type	97%	Now	\$14,493,600	2026	\$72,468,000	5	\$346,100	
	<i>Air Infiltration, Extent : Severe, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Cell Blocks Throughout.</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Cell Blocks Throughout.</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Cell Block 14 And Various Locations Throughout.</i>							
	<i>Caulking Deteriorated, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	3%			2035	**	10	\$36,700	
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$332,100	
Masonry: Brick Cavity	40%	Now	\$652,300	LIFE	**	5	\$36,800	1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Buildings 3, 4, 5</i>							
Metal Panel	5%			2036	**	5	\$17,800	
Metal Rail	20%	Now	\$47,100	2024	\$942,700	5	\$130,500	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Over Cell Housing Three Quad.</i>							
Roof								
Panel/Paver: Cer/Brk	7%			2046	**	10	\$67,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Kitchen And Kitchen Corridor</i>							
	<i>Explanation : New Structure In 2009</i>							
Single Ply Membrane	93%	Now	\$1,300,600	2026	\$4,335,200			1
	<i>Blisters, Extent : Severe, Area Affected : 45%</i>							
	<i>Location : All Buildings</i>							
	<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Main Corridor, T- Post, And Building 1-2</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Elevator Bulkhead - K-Dorms</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Improper Pitch, Drains At High Point</i>							
Interior								

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

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	22%	Now	\$162,000	LIFE	**	5	\$354,500	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water Penetration</i>								
Ceramic Tile	5%	Now	\$68,600	2029	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Dormitory 1 Top Level</i>								
Terrazzo	23%	Now	\$757,200	LIFE	**	5	\$132,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridor Near Pharmacy</i>								
Traffic Topping	15%	Now	\$131,800	2026	\$2,635,100	5	\$69,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile	25%	Now	\$903,100	2021	\$3,010,500	3	\$69,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mens Locker Room And 1st Floor Entry, Chapel And Control Room On First Floor.</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Maintenance Corridor</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%			2021	\$1,560,000	3	\$36,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Buildings 1 And 2</i>								
<i>Explanation : 9x9 Floor Tiles</i>								

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

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$197,100	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Generator Room.</i>								
Concrete Masonry Unit	54%	Now	\$934,200	LIFE	**	5	\$175,000	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corridors Between Buildings 1 And 2 And Exit E040</i>								
Glass: Single Pane	3%	Now	\$280,800	LIFE	**	5	\$18,200	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Control Rooms Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Control Rooms Throughout</i>								
<i>Explanation : Foggy/scratched</i>								
Metal Security Bars	3%			LIFE	**			
Plaster	10%			LIFE	**	5	\$24,300	
SGFT/Glazed Masonry	10%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Kitchen And Kitchen Corridor</i>								
<i>Explanation : Recent Installation Evident</i>								
Steel Plate	5%			LIFE	**	5	\$24,300	

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

Asset # : 2045

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$859,200	2031	**	5	\$92,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Control Room.</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Control Room.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Control Room.</i>								
Exposed Concrete	25%	0-2	\$569,600	LIFE	**	5	\$28,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors And Stairwells - Buildings 1, 2, 4 And K-Dorms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors In Buildings 1, 2, 4 And K-Dorms, At Expansion Joints Between Corridor And Buildings</i>								
Exposed Struc: Steel	5%	Now	\$745,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Housing 6 And 8 And Various Locations Throughout, Main Electrical Room</i>								
Metal Panel	10%	Now	\$236,500	LIFE	**	5	\$92,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Corridors</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Clinic.</i>								
Plaster	35%	Now	\$650,600	LIFE	**	5	\$161,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : K-Dorms 1-4 Upper Level, Cell Blocks 11 And 16 Uppers,</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	3	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen Main Electrical Room</i>								
<i>Explanation : 600 Amperes, 4160 Volts</i>								
Transformers								
Dry Type	100%			2039	**	3	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen Main Electrical Room</i>								
<i>Explanation : 2- 1500 Kva, 4160/480/277 Volts</i>								
Feeders								
Cable	100%			2042	**	1		
Raceway								
Conduit	100%			2046	**	1		

Under 600 Volts

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

Asset # : 2045

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2046	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen Main Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 3000 Amperes</i>								
Air Circuit Breaker	25%			2026	\$56,600	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>								
Fused Disc Sw	25%			2046	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
Transformers								
Dry Type	100%			2024	\$30,400	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Electrical Room</i>								
<i>Explanation : 150 Kva, 480/208 Volts</i>								
Switchgear / Switchboard								
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		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
Thermoplastic	50%			2026	\$866,600	1		
Thermoplastic	25%			2036	**	1		
Thermoplastic	5%			2046	**	1		
Motor Controllers								
Locally Mounted	10%			2024	\$33,800	5	\$300	
Locally Mounted	10%			2031	**	5	\$300	
Motor Control Center	40%			2031	**	5	\$5,400	
Motor Control Center	40%			2024	\$817,300	5	\$5,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,200	
Stand-by Power								

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

Asset # : 2045

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	50%			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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : W 17, 18, 19</i>								
<i>Explanation : Rated @ 1500 Kw</i>								
Diesel	25%			2035	**	1	\$47,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Of Main Kitchen Area</i>								
<i>Explanation : Rated @ 750 Kw</i>								
Diesel	25%	Now	\$587,900	2041	**	1	\$42,900	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Main Electrical Room</i>								
Batteries								
Lead/Acid	75%			2020	\$2,200	5	\$13,700	
Lead/Acid	25%			2018	\$700	5	\$4,600	
Fuel Storage								
Day Tank	25%			2042	**	5	\$22,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : W17, 18, 19</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Day Tank	25%			2042	**	5	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of Main Kitchen Area</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Underground Storage	50%			LIFE	**	5	\$15,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 20000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2021	\$10,110,900	10	\$293,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2031	**	10	\$112,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	8%			2026	\$1,244,400	10	\$36,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2021	\$23,200	10	\$200	
Incandescent	1%			2021	\$155,600	2	\$100	

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

Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2026	\$232,700	1		
Exit, Service	45%			2021	\$141,900	1		
Exit, Service	5%			2026	\$15,800	1		
<hr/>								
Exterior Lighting								
HID	100%			2026	\$3,573,500	10	\$1,500	
<hr/>								
Alarm								
Security System								
Generic	100%			2026	\$2,862,700	1	\$183,800	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : C C T V Surveillance Cameras</i>				
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$303,300	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>				
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$586,900	5	\$29,200	
<hr/>								
Distribution								
Hot Wtr Piping/Pump	60%			2034	**	4	\$21,800	
Steam Piping/Pump	40%			2036	**	4	\$9,700	
<hr/>								
Terminal Devices								
Air Handler	30%	Now	\$153,100	2026	\$1,530,600	1	\$82,200	
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Fresh Air Dampers / Temperature Controls</i>				
Convactor/Radiator	70%	Now	\$1,876,900	2031	**	1	\$100,200	
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Building 1-5</i>				
				<i>Explanation : Radiant Heating System Leaks And Is On Extended Life</i>				
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		

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

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%			2036	**	2	\$12,100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Under Construction</i>						
Window/Wall Unit	20%			2019	\$389,000	1		
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2021	\$964,600	1	\$121,800	
No Component	60%							
Heat Rejection								
Remote Air Cond	40%			2021	\$1,356,600	2	\$137,100	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$274,500	
Exhaust Fans								
Roof	100%			2031	**	2	\$15,100	
Plumbing								
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								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$66,100	LIFE	**	1		
		<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Rigid Piping	100%			2026	\$21,300	4	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Duplex Unit</i>						
Sewage Ejector(s)								
Electric	100%			2026	\$21,300	4	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Duplex Unit</i>						
Fixtures								
Generic	100%							
Vertical Transport								

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

Asset # : 2045

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport Elevators Hydraulic	100%			LIFE		* *		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (9) 1-2, (1) 1-3</i>							
	<i>Explanation : 10 Units</i>							
Fire Suppression Standpipe Generic	100%	Now	\$67,500	2052		* *	1-5	\$174,600
	<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Next To Main Entrance</i>							
Sprinkler No Component Generic	60%							
	40%			2052		* *	1-2	\$55,200
Chemical System Generic	100%			2024	\$50,200		1-3	\$55,000

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.270 / 13661 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 11,146 **Project Type** : CORRECTION
Date of Survey : 12-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$6,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
Metal Panel	79%	Now	\$15,100	2046	**	5	\$40,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : North And East Facades</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Overhang Above Loading Dock</i>								
Metal Coiling Doors	5%			2039	**	5	\$4,300	
Window Wall	1%			2046	**	5	\$1,000	
Windows								
Steel	100%			2042	**	5	\$5,700	
Parapets								
Metal Panel	100%			2046	**	5	\$25,800	
Roof								
Metal Panel	100%	Now	\$38,500	2039	**			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof Gutters - Built-up Ice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Above Overhead Doors At Loading Dock</i>								
Interior								
Floors								
Cast in Place Concrete	98%	Now	\$16,300	LIFE	**	5	\$35,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At South Freezer Door Threshold</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Loading Dock And Electrical Room</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Trench Drains Cracking And Settling Below Slab</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Freezer Area</i>								
<i>Explanation : Structural Steel</i>								
Ceilings								
Exposed Struc: Steel	20%			LIFE	**			
Fiber Board	20%			2031	**			
Metal Panel	60%			LIFE	**	5		

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

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>						
Transformers								
Dry Type	100%			2039	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Available Nameplate Ratings</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	**	5	\$300	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	2%			2042	**	5		
Molded Case Bkrs	98%			2042	**	5	\$300	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 2500 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2031	**	10	\$8,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office And Inside Freezers</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	20%			2031	**	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$1,300	
Exit, Service	50%			2031	**	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	100%			2031	**	10		
Alarm								
Security System Generic	100%			2031	**	1	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2031	**	1-3	\$6,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment								
Heat Pump	10%			2027	\$13,300	2	\$300	
No Component	90%							
Terminal Devices								
Induction Unit	10%			2035	**	1	\$400	
No Component	90%							
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$4,400	1		
No Component	90%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2052	**	1		
Water Heater								
Electric	100%			2024	\$3,300	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closet</i>								
<i>Explanation : 1 - 120 Gallon Unit</i>								
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.

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

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

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

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** 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 COGENERATION POWER PLANT
Address : 17-19 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.095 / 14781 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 13,769 **Project Type** : CORRECTION
Date of Survey : 13-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2118476

CAPITAL	FY 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



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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT
Asset # : 14781

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%			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	
Interior								
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	

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT
Asset # : 14781

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Raceway								
Tray	100%			2044	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 2- Main Power Breakers Rated @ 4000 Amperes Each.</i>					
Transformers								
Dry Type	100%			2044	**	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 112.5kva , 30kva, 480/277 Volts</i>					
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								
Motor Control Center	100%			2044	**	5	\$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$4,200	
Generators								
Diesel	100%			2040	**	1	\$5,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room / Outside</i>					
			<i>Explanation : Emergency Generator Rated @ 500 Kw</i>					
Batteries								
Lead/Acid	100%			2022	\$2,900	5	\$500	
Fuel Storage								
Day Tank	50%			2049	**	5	\$1,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 550 Gallons Rated Capacity</i>					
Main Tank	50%			2062	**	5	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : 20,000 Gallons Rated Capacity</i>					
Lighting								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT
Asset # : 14781

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	70%			2035	**	10	\$8,800	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Conference Rooms</i>						
Fluorescent	30%			2035	**	10	\$3,800	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gas Turbine Generator Area</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Stack Only</i>						
		<i>Explanation : Steel</i>						
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$8,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	80%			2057	**	1		
Natural Gas	20%			2057	**	1		
Conversion Equipment								
Steam Boiler	100%			2047	**	1	\$13,600	
		<i>Recent Installation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : 2 Units,Boiler Room</i>						
Distribution								
Steam Piping/Pump	100%			2057	**	4	\$700	
Terminal Devices								
Air Handler	90%			2037	**	1	\$7,700	
Fan Coil Unit/Heat	10%			2037	**	1	\$400	

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT
Asset # : 14781

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2057	* *	1-5	\$7,200
Sprinkler							
Generic	100%			2057	* *	1-2	\$3,900

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 EMERGENCY COMMAND CENTER
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.290 / 13709 **Yr Built/Renovated** : 1940 / 2002
Area Sq Ft : 2,500 **Project Type** : CORRECTION
Date of Survey : 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.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$10,600	
Stucco Cement	80%			2039	**	5	\$105,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Referring To An Eifs Product</i>								
<hr/>								
Windows								
Aluminum	100%			2042	**	5	\$3,700	
<hr/>								
Roof								
Asphalt Shingle	90%			2035	**	10	\$1,800	
Roll Roofing	10%			2025	\$9,700	5	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Snow Present</i>								
<hr/>								
Interior								
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%			2031	**	3	\$6,500	
<hr/>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$3,300	
Gypsum Board	85%			LIFE	**	5	\$28,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Conference Room - South Wall</i>								
<hr/>								
Ceilings								
Gypsum Board	100%	Now	\$22,400	LIFE	**	5	\$71,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement - Exposed Insulation</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Not Accessible	100%							
<hr/>								
Raceway								
Conduit	100%			2036	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	100%			2034	**	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.

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts							
Wiring							
Thermoplastic	100%			2036	* *	1	
Motor Controllers							
Locally Mounted	100%			2031	* *	5	
Ground							
Grounding Devices							
Generic	100%			LIFE	* *	5	
Stand-by Power							
Transfer Switches							
Not Accessible	100%						
Generators							
Not Accessible	100%						
Batteries							
Not Accessible	100%						
Fuel Storage							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	90%			2026	\$43,300	10	\$2,100
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : Throughout The Building</i>				
Fluorescent	10%			2026	\$4,800	10	\$200
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : Throughout The Building</i>				
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							
Generic	50%			2026	\$7,300	1	\$500
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>				
			<i>Location : Outside</i>				
			<i>Explanation : Wall Mounted Cameras</i>				
Generic	50%			2026	\$7,300	1	\$500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : Inside And Outside</i>				
			<i>Explanation : C C T V Surveillance Cameras</i>				
Fire/Smoke Detection							
Generic, Digital	100%			2026	\$49,800	1-3	\$1,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
			<i>Location : Throughout The Building</i>				
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>				

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Adjacent Building</i>								
Conversion Equipment Heat Exchanger	100%			2039	**	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution 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 Electricity	100%			2048	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2031	**	1	\$1,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of Building</i>								
<i>Explanation : 3 Split Type Units</i>								
Terminal Devices Air Handler/Cool/Ht	100%			2034	**	1	\$1,600	
Heat Rejection Remote Air Cond	100%			2031	**	2	\$1,700	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,400	
Exhaust Fans Interior	100%			2034	**	2	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2052	**	1		
HW Heat Exchanger Low Temp	100%			2052	**	4	\$200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2034	**	1	\$200	
Fixtures Generic	100%							
Fire Suppression								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Fire Suppression	Sprinkler								
	No Component	50%							
	Generic	50%			2052	* *	1-2	\$300	

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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



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

Asset # : 2026

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$20,200	LIFE	**	5	\$46,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Loading Dock.</i>								
Masonry: Brick Cavity	91%	Now	\$408,000	LIFE	**	5	\$283,000	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above 3rd Floor Windows And Throughout</i>								
Metal Panel	2%	Now	\$1,700	2036	**	5	\$11,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Academy Building</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Academy Building</i>								
Slate Panels	1%	Now	\$312,800	LIFE	**	5	\$2,300	
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills Throughout</i>								
Window Wall	3%	Now	\$862,600	2056	**	5	\$17,500	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Emergency Enclosed Stairwells Throughout.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairwells In State Of Major Disrepair. Unsafe For Egress</i>								
<i>Explanation : Unsafe Condition</i>								
Windows								
Metal/Detention Type	95%	Now	\$50,357,700	2056	**	5	\$240,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Metal/Detention Type	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	

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

Asset # : 2026

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	98%	Now	\$3,772,600	2036	**			
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout.</i>								
Metal Panel	2%	Now	\$189,600	2046	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Training Academy Building</i>								
Interior								
Floors								
Carpet	5%			2022	\$666,600	3	\$40,700	
Cast in Place Concrete	10%	Now	\$54,300	LIFE	**	5	\$118,800	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Below Kitchen.</i>								
Ceramic Tile	5%	Now	\$50,600	2029	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitory Shower Areas Throughout</i>								
Quarry Tile	5%	Now	\$30,000	2039	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	30%			LIFE	**	5	\$127,300	
Traffic Topping	20%			2026	\$2,591,000	5	\$135,800	
Vinyl Tile	15%	Now	\$399,600	2026	\$1,332,000	3	\$30,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Control Rooms, Facility Areas, Clinic, And Corridors.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$1,150,400	2036	**	3	\$20,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas</i>								

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

Asset # : 2026

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	55%	Now	\$270,600	LIFE	**	5	\$126,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 11/12 Block Stair Area.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : 11/12 Block Stair Area.</i>								
Glass: Special Gauge	5%	Now	\$5,305,600	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Housing Control Room Areas.</i>								
<i>Explanation : Glass Steel Frames Rusting Out.</i>								
Metal Security Bars	5%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$17,300	
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTile,Adhered	30%	Now	\$582,600	2031	**	5	\$81,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Old And New Clinics</i>								
Exposed Concrete	35%	Now	\$235,200	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Under Kitchen.</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor, Above Water Main.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Under Kitchen.</i>								
Metal Panel	5%	Now	\$17,400	LIFE	**	5	\$34,000	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium.</i>								
Plaster	30%			LIFE	**	5	\$101,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Corridor.</i>								

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

Under 600 Volts

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

Asset # : 2026

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2026	\$52,900	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 5,000 Amp Main Disconnect Switch</i>								
Fused Disc Sw	30%			2026	\$45,300	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amp Main Disconnect Switch For Emergency</i>								
Molded Case Bkrs	35%			2026	\$52,900	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4500 Amp Main Disconnect Switch</i>								
Transformers								
Dry Type	25%			2024	\$7,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480hv-208/120lv</i>								
Dry Type	25%			2024	\$7,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kva 480hv-208/120lv</i>								
Dry Type	50%			2024	\$15,200	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room And Electrical Closets</i>								
<i>Explanation : Different Ratings On Kva 480hv-208/120lv Supply</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2026	\$197,300	5	\$500	
Molded Case Bkrs	70%			2026	\$460,300	5	\$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	2051	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	88%			2025	\$606,900	5	\$8,400	
Wiring								
Braided Cloth	50%	2-4	\$577,700	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2026	\$577,700	1		

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

Asset # : 2026

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2024	\$1,006,800	5	\$1,700	
Locally Mounted	30%	2-4	\$431,500	2046	* *	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Generic	100%	0-2	\$18,300	LIFE	* *	5	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$216,200	1	\$111,700	
Generators								
Diesel	100%			2022	\$1,679,600	1	\$140,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And First Floor</i>								
<i>Explanation : Two 250 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$2,900	5	\$13,400	
Fuel Storage								
Day Tank	50%			2025	\$25,400	5	\$33,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 30 Gallons</i>								
Main Tank	50%			2029	* *	5	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : One 2,200 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2021	\$7,456,300	10	\$216,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2031	* *	10	\$99,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	3%			2021	\$51,300	10	\$400	
Incandescent	2%			2021	\$229,400	2	\$200	
Egress Lighting								
Emergency, Service	50%			2021	\$171,600	1		
Emergency, Service	20%			2031	* *	1		
Exit, Service	30%			2021	\$69,800	1		
Exterior Lighting								
HID	100%			2021	\$2,635,300	10	\$1,100	

Alarm

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)
Asset # : 2026

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

Alarm

Security System								
No Component	50%							
Generic	50%			2021	\$1,055,600	1	\$67,800	
Fire/Smoke Detection								
Under Construction	100%							

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

Heating

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	30%			2052	**	4	\$5,400	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Mechanical Rooms</i>					
Steam Piping/Pump	70%			2036	**	4	\$12,500	
Terminal Devices								
Air Handler	5%			2026	\$188,100	1	\$11,200	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : First Floor Mechanical Room</i>					
Convector/Radiator	30%	0-2	\$98,900	2024	\$1,977,300	1	\$31,700	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout, Malfunctioning Steam Traps</i>					
Fan Coil Unit/Heat	65%	0-2	\$339,600	2021	\$6,791,300	1	\$68,600	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout, Malfunctioning Steam Traps</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Dormitories And Other Locations</i>					

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2026	\$64,400	2	\$400	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
No Component	98%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$202,400	

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

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

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

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

Asset # : 2026

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	5%			2026	\$38,600	2	\$600	
Roof	95%			2021	\$527,000	2	\$10,600	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$416,800	2031	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 7 Lower Dormitory</i>						
		<i>Explanation : Repiping Of Bathrooms In Progress</i>						
HW Heat Exchanger								
Low Temp	100%			2052	**	4	\$35,900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Steam Driven Instantaneous Water Heater</i>						
Sanitary Piping								
Cast Iron	100%	0-2	\$303,100	LIFE	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : Dormitory Toilet Rooms Rotted Out Toilet Chair Carriers</i>						
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%							
		<i>Leaking Connections, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Dormitory Toilet Rooms</i>						
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout Dormitory Toilet Rooms</i>						
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units 1st To 3rd Floor, 1 Unit 1st To 2nd Floor</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$189,800	
Sprinkler								
No Component	90%							
Generic	10%			2036	**	1-2	\$10,200	
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.*

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



*Note : 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 FIRE COMMAND CENTER

Asset # : 13662

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$16,300	LIFE	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above The Garage Door Lintel, Both Doors</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Wall, South Facade; Truck Entrance</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Wall, Viewable From The Roof</i>								
Masonry: Brick	55%	Now	\$47,900	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : South Facade</i>								
Metal Panel	20%			2052	**	5-10	\$10,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	15%	Now	\$6,800	2031	**	5	\$1,800	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South / East Facades</i>								
<i>Explanation : Corroded Jambs And Lintels Above All Overhead Doors, Severely Deteriorated</i>								
Windows								
Aluminum	100%			2048	**	5	\$600	
Roof								
Single Ply Membrane	100%			2034	**	10	\$6,800	
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$6,000	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Apparatus Floor</i>								
Quarry Tile	5%			2031	**	5	\$300	
Vinyl Tile	20%			2034	**	3	\$300	
Interior Walls								
Ceramic Tile	2%			2039	**	5		
Concrete Masonry Unit	58%			LIFE	**	5	\$500	
Gypsum Board	10%			LIFE	**	5	\$100	
Plaster	5%	Now	\$100	LIFE	**	5		
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Wall</i>								
SGFT/Glazed Masonry	25%	Now	\$3,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

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

Interior

Ceilings

Exposed Concrete	75%			LIFE	**	5	\$500	
Gypsum Board	25%			LIFE	**	5	\$1,200	

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2052	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Amp Main Disconnect Switch

Raceway

Conduit	100%			2052	**	1		
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Panelboards

Molded Case Bkrs	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$100	

Wiring

Thermoplastic	100%			2052	**	1		
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Motor Controllers

Locally Mounted	100%			2043	**	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2034	**	10	\$3,300	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Service	60%			2034	**	1		
Exit, Service	40%			2034	**	1		

Exterior Lighting

HID	100%			2034	**	10		
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Alarm

Fire/Smoke Detection

Generic, Digital	100%			2036	**	1-3	\$2,300	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	40%			2036	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Steam From Power House</i>							
Electricity	60%			2046	**	1		
Conversion Equipment								
Heat Pump	30%			2027	\$6,600	2	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Trailer Section</i>							
	<i>Explanation : 3 Package Units</i>							
Radiant Heater	30%			2031	**	2	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Trailer Section</i>							
	<i>Explanation : 8 Electrical Radiant Heaters</i>							
No Component	40%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Low Pressure Steam Provided From Adjacent Building</i>							
Distribution								
Steam Piping/Pump	40%			2026	\$11,600	4	\$100	
No Component	60%							
Terminal Devices								
Fan Coil Unit/Heat	40%			2026	\$24,900	1	\$500	
Induction Unit	30%			2035	**	1	\$400	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	60%			2042	**	1		
No Component	40%							
Conversion Equipment								
Heat Pump	30%			2027	\$100	2	\$100	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
	<i>Location : 3 Package Units, Trailer Section</i>							
Window/Wall Unit	30%			2024	\$4,300	1		
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Electric	100%			2021	\$1,100	4		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Closet</i>							
	<i>Explanation : 1- 40 Gallon Unit</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER
Asset # : 13662

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 years is not included in this report.*

Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Address : 15-15 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.030 / 2025 **Yr Built/Renovated** : 1969 / 2005
Area Sq Ft : 469,815 **Project Type** : CORRECTION
Date of Survey : 22-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$68,600	\$34,000		\$28,200
Interior Architecture	\$19,000	\$29,000		\$41,300
Electrical	\$59,700	\$59,200	\$63,200	\$82,900
Mechanical	\$109,400	\$50,600	\$82,500	\$72,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$268,500	\$184,600	\$157,500	\$236,500
Importance Code A	\$81,300	\$50,000	\$12,700	\$42,000
Importance Code B	\$175,100	\$119,400	\$144,800	\$194,500
Importance Code C	\$12,100	\$15,200		
Total	\$268,500	\$184,600	\$157,500	\$236,500



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$240,600	
Masonry: Brick	65%	Now	\$3,628,500	LIFE	**	5	\$312,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Facade At Loading Dock.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Courtyards Between All Housing Units</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyards Between All Housing Units</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Exterior Wall Of Clinic.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Elevation Between Admin And Building 1</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Brick Cavity Walls</i>								
Metal Panel	5%			2036	**	5-10	\$165,400	
Pre-Cast Concrete	20%	Now	\$2,446,300	LIFE	**	5	\$312,800	1
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Spandrels Above Windows</i>								
<i>Open Joints, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Windows</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance Facade.</i>								
Windows								
Aluminum	17%	Now	\$124,200	2034	**	5	\$15,400	
<i>Air Infiltration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Corridor East Side.</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Corridor East Side.</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Courtyard Areas Between Housing Units</i>								
Metal/Detention Type	80%	Now	\$2,767,000	2026	\$55,339,900	5	\$264,300	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Intake Area, Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lounge, Conference Rooms And Various Locations Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Intake Area, Corridors</i>								
Metal Louvers	3%			2029	**	10	\$34,000	

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Metal Panel	10%	Now	\$30,900	2036	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Buildings At Parapet</i>								
Metal Rail	25%	Now	\$13,400	2031	**	5	\$37,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout.</i>								
Metal: Cage/Fence	30%			2031	**	5-10	\$48,400	
Pre-Cast Concrete	35%			LIFE	**	5	\$45,900	
Roof								
Built-Up (BUR)	75%	Now	\$3,594,700	2036	**			1
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Debris on Roof, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout. A Lot Of Bird Life Evident.</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper North And East Corridors, Building 3 At Roof Penetrations, Buildings 2/4 Stairwells, Roof Hatch</i>								
Modified Bitumen	20%	Now	\$24,400	2026	\$1,218,900			
<i>Drains Clogged, Extent : Light, Area Affected : 1%</i>								
<i>Location : Over Kitchen.</i>								
Single Ply Membrane	5%	Now	\$176,000	2036	**			
<i>Blisters, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Administration, Stepped Roof Near Outdoor Seating Area</i>								
Interior								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2022	\$270,500	3	\$16,500	
Cast in Place Concrete	18%	Now	\$99,200	LIFE	**	5	\$217,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : In Basement Below Kitchen.</i>								
Quarry Tile	2%			2039	**	5	\$16,500	
Terrazzo	25%	Now	\$615,700	LIFE	**	5	\$107,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Main Corridor And Building Entrance Area.</i>								
Traffic Topping	3%			2026	\$394,300	5	\$20,700	
Vinyl Tile	35%	Now	\$945,900	2026	\$3,153,200	3	\$72,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Housing Units</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Housing Units</i>								
Vinyl Tile 9" X 9"	10%			2021	\$1,167,100	3	\$27,600	
Wood	5%	Now	\$349,500	2041	**	5	\$25,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$74,000	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement North Wall Mechanical Space.</i>								
Ceramic Tile	5%			2029	**	5	\$30,400	
Concrete Masonry Unit	35%	Now	\$181,900	LIFE	**	5	\$85,200	
<i>Diagonal Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Mechanical Space.</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Mechanical Space.</i>								
Glass: Single Pane	3%			LIFE	**	5	\$13,700	
Gypsum Board	5%	Now	\$12,100	LIFE	**	5	\$18,300	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Social Service Room.</i>								
Masonry: Brick	13%			LIFE	**			
Metal: Cage/Fence	8%			LIFE	**			
SGFT/Glazed Masonry	20%	Now	\$181,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 4 Main, A Side Shower.</i>								
Steel Plate	6%			LIFE	**	5	\$21,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$64,300	2031	**	5	\$51,700	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Pharmacy Administration Second Floor.</i>								
Exposed Concrete	40%	Now	\$1,363,700	LIFE	**	5	\$34,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Main Corridor.</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Electrical Main Service Room Under Loading Dock. Throughout Basement</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Corridor And Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Below Kitchen Soup Kettle Area.</i>								
Exposed Struc: Steel Metal Panel	5%			LIFE	**			
	30%	Now	\$1,061,500	LIFE	**	5	\$206,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Law Library, School Corridor And Various Locations Throughout.</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Plaster	10%			LIFE	**	5	\$34,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2026	\$158,600	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amp And One 5000 Amp Main Disconnect Switch</i>								
Fused Disc Sw	30%			2026	\$68,000	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amp Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	60%			2024	\$264,000	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1500 Kva And One 1000 Kva 480hv-208/120lv Supply</i>								
Dry Type	40%			2024	\$176,000	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room And Electrical Closets</i>								
<i>Explanation : Different Ratings 480hv-208/120lv Supply</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2026	\$375,800	5	\$800	
Molded Case Bkrs	60%			2026	\$563,700	5	\$7,400	

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Outside</i>								
<i>Explanation : Four 600 Kw</i>								
Diesel	20%			2035	**	1	\$36,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor - Kitchen</i>								
<i>Explanation : One 300 Kw</i>								
Batteries								
Lead/Acid	80%			2019	\$2,300	5	\$13,900	
Lead/Acid	20%			2020	\$600	5	\$3,500	

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

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
Stand-by Power								
Fuel Storage Day Tank	10%			2042	**	5	\$6,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallons</i>								
Day Tank	40%			2025	\$20,600	5	\$27,300	
Main Tank	50%			2029	**	5	\$5,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								
Lighting								
Interior Lighting Fluorescent	40%			2034	**	10	\$135,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	58%			2021	\$6,749,800	10	\$195,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	2%			2021	\$34,700	10	\$200	
Egress Lighting								
Emergency, Service	20%			2034	**	1		
Emergency, Service	40%			2021	\$139,300	1		
Exit, Service	40%			2021	\$94,400	1		
Exterior Lighting								
HID	100%			2021	\$3,410,900	10	\$1,400	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$1,366,200	1	\$87,700	
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	**	1		
Conversion Equipment								
Heat Exchanger	70%			2029	**	1	\$127,400	
Pres. Reducing Valve/LP Steam	30%			2029	**	5	\$6,600	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Distribution							
Hot Wtr Piping/Pump	70%			2034	**	4	\$19,100
Steam Piping/Pump	30%			2036	**	4	\$5,400
Terminal Devices							
Air Handler	30%	Now	\$22,900	2026	\$1,145,100	1	\$61,500
<i>Leak Evident, Extent : Moderate, Area Affected : 40%</i>							
<i>Location : Coils</i>							
Convactor/Radiator	70%			2024	\$4,680,600	1	\$83,300
Air Conditioning							
Energy Source							
Electricity	100%			2034	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	2%			2021	\$48,100	1	\$3,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : Serves Auditorium Only</i>							
Window/Wall Unit	15%			2021	\$218,300	1	
No Component	83%						
Distribution							
Chilled Wtr Pipe/Pump	2%			2036	**	4	\$400
No Component	98%						
Terminal Devices							
Air Handler/Cool/Ht	2%			2026	\$10,200	1	\$4,600
No Component	98%						
Heat Rejection							
Remote Air Cond	2%			2021	\$14,400	2	\$5,100
No Component	98%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$205,300
Exhaust Fans							
Interior	20%			2031	**	2	\$2,300
Roof	80%	Now	\$9,000	2026	\$450,200	2	\$7,200
<i>Broken, Extent : Light, Area Affected : 100%</i>							
<i>Location : Fan Covers</i>							
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2036	**	1	
HW Heat Exchanger							
Low Temp	100%			2026	\$219,600	4	\$54,600
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Rigid Piping	100%			2031	**	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units In Several Areas</i>								
Sewage Ejector(s) Compressed Air	100%			2036	**	4	\$1,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Backflow Preventer Generic	100%			2031	**	1	\$22,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : 2 Units Basement To 2nd Floor, 1 Unit Basement To 1st Floor</i>								
Fire Suppression								
Standpipe Generic	100%			2036	**	1-5	\$192,600	
Sprinkler No Component Generic	50%			2036	**	1-2	\$51,600	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Ansul System Serves Cooking Areas</i>								
Chemical System Generic	100%			2021	\$50,200	1-3	\$55,000	

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.180 / 4127 **Yr Built/Renovated** : 1986 / 2006
Area Sq Ft : 274,813 **Project Type** : CORRECTION
Date of Survey : 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	0-2	\$1,236,600	LIFE	**	5	\$97,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	70%	Now	\$1,008,000	2036	**	5	\$683,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 8%</i>								
<i>Location : Underside Of Overhang At Loading Dock, Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	5%			2034	**	5	\$1,800	
Metal/Detention Type	95%			2036	**	5	\$125,000	
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$9,700	
Metal Panel	25%	Now	\$158,700	2046	**	5	\$41,500	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : Parapet Caps</i>								
Metal: Cage/Fence	30%			2031	**	5-10	\$199,300	
No Component	35%							
Roof								
Single Ply Membrane	100%	Now	\$363,600	2031	**			
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Corridor Connections</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Under Bulkhead Roof Leaders On Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Expansion Joints, Corridor Connections</i>								

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$74,000	LIFE	**	5	\$404,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations In The Mechanical Space</i>								
Quarry Tile	2%	2-4	\$22,700	2039	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Service Area</i>								
Raised Access Floor	3%	Now	\$584,700	2041	**	5	\$23,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Detention Control Room Spaces</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Detention Control Room Spaces</i>								
<i>Explanation : Worn Surface.</i>								
Traffic Topping	15%			2031	**	5	\$77,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Day Rooms, Bathrooms</i>								
<i>Explanation : Epoxy Coating</i>								
Vinyl Tile	35%	0-2	\$705,900	2026	\$2,353,200	3	\$54,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Control Room Spaces</i>								
<i>Explanation : Glass Cloudy, Scratched</i>								
Gypsum Board	8%			LIFE	**	5	\$26,800	
Metal Security Bars	7%			LIFE	**			
Plywood/Hardboard	2%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$64,000	2039	**	5	\$20,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Control Rooms Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Control Rooms Throughout</i>								
Exposed Concrete	25%			LIFE	**	5	\$16,100	
Metal Panel	65%	2-4	\$429,100	LIFE	**	5	\$334,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Corridor Connections, Expansion Joints</i>								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
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	100%			2036	**	5	\$1,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- Main Service Switches Rated @ 2000 Amperes Each</i>							
Transformers								
Dry Type	100%			2031	**	5	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 3- 45 Kva, 480/208/120 Volts</i>							
Switchgear / Switchboard								
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								
Locally Mounted	10%			2031	**	5	\$200	
Motor Control Center	90%			2031	**	5	\$6,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$84,600	
Generators								
Diesel	100%			2029	**	1	\$106,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical / Generator Room</i>							
	<i>Explanation : 2- Diesel Genset Rated @ 1100kw Each.</i>							
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$10,200	
Fuel Storage								
Day Tank	50%			2034	**	5	\$25,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical / Generator Room</i>							
	<i>Explanation : 275 Gallon Capacity Serving Both Generators</i>							
Main Tank	50%			2041	**	5	\$4,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 8000 Gallon Capacity</i>							

Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2026	\$8,250,700	10	\$239,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
Alarm								
Security System								
Generic	100%			2021	\$1,598,300	1	\$102,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2021	\$5,471,700	1-3	\$174,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	99%			2036	**	1		
Natural Gas	1%			2046	**	1		
Conversion Equipment								
Furnace	1%			2026	\$6,500	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Roof Mounted Units</i>								
Heat Exchanger	50%	Now	\$1,100	2029	**	1	\$61,100	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room J</i>								
<i>Explanation : Insulation Damaged Or Missing</i>								
Pres. Reducing Valve/LP Steam	49%			2029	**	5	\$8,000	
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$132,700	2034	**	4	\$13,500	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Level In Mechanical Room J</i>								

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	60%			2026	\$1,709,100	1	\$102,000	
Convactor/Radiator	3%	Now	\$3,000	2031	**	1	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>								
Convactor/Radiator	37%			2031	**	1	\$32,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2036	**	1	\$12,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Window/Wall Unit	5%			2021	\$54,300	1		
No Component	85%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$35,800	
No Component	90%							
Terminal Devices								
Direct Expansion	10%			2026	\$24,600	1		
No Component	90%							
Heat Rejection								
Air Condenser Unit	10%			2026	\$15,800	2	\$19,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$91,200	LIFE	**	2-5	\$153,200	
<i>Inadequate Supply, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Showers</i>								
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		
<i>Broken, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Mixing Valves</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Triplex Booster Pump Not Operational</i>								
HW Heat Exchanger								
Low Temp	100%	Now	\$3,300	2036	**	4	\$27,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Piping Connections</i>								

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Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$688,500	LIFE	* *	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations Under Slab</i>								
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 Generic	15%			2036	* *	1-2	\$65,400	
Fire Pump Generic	100%			2029	* *	1	\$51,300	

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** 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 JAMES A. THOMAS CENTER (JATC)
Address : 14-14 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.050 / 2027 **Yr Built/Renovated** : 1933 / 2003
Area Sq Ft : 405,852 **Project Type** : CORRECTION
Date of Survey : 03-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 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



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

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

Asset # : 2027

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$180,300	LIFE	**	5	\$166,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i> <i>Location : D Mechanical Area And South Side.</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Building Vacated</i> <i>Explanation : Facility Condemned In 2014 - Preceding Report Dated March 2011 By Gannett Fleming Is As Follows</i>								
Masonry: Brick	85%	Now	\$4,098,900	LIFE	**	5	\$353,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i> <i>Location : Main Entrance Facade And Various Locations Throughout.</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i> <i>Location : Outside Kitchen And Outside-Emergency Generator Courtyard Facades.</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Various Locations Throughout.</i>								
Masonry: Limestone	2%	Now	\$87,300	LIFE	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> <i>Location : Various Window Sills And Other Locations Throughout.</i>								
Metal/Glass Curt Wall	5%	Now	\$634,100	LIFE	**	5	\$39,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> <i>Location : At Day Room Stairs</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Location : At Day Room Stairs</i>								
Windows								
Metal/Detention Type	60%			2036	**	5	\$342,400	
Metal/Detention Type	40%	0-2	\$14,341,500	2046	**	5	\$114,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Administration Area</i> <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i> <i>Location : Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.</i> <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i> <i>Location : Visitors Area And Kitchen</i>								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								

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

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

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

Asset # : 2027

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	30%	Now	\$285,600	LIFE	**	5	\$312,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Auditorium, Commissary, 7th Block Area</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium, Commissary, 7th Block Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Cast in Place Concrete	5%	Now	\$23,800	LIFE	**	5	\$52,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen And Storage Areas</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : D Mechanical Area</i>								
Ceramic Tile	5%	Now	\$88,700	2029	**	5	\$11,900	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms.</i>								
Quarry Tile	2%	Now	\$526,100	2046	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Kitchen Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	10%	Now	\$425,500	LIFE	**	5	\$37,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout.</i>								
Traffic Topping	5%			2026	\$567,700	5	\$29,800	
Vinyl Tile	43%	Now	\$334,600	2026	\$3,346,500	3	\$76,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Auditorium, Corridor(s) And Various Locations Throughout Building.</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridor(s), Return Search Area In 7th Block, Auditorium</i>								

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

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

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

Asset # : 2027

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$224,400	LIFE	**	5	\$105,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Dressing Rooms Behind Auditorium</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Block 1a.</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Plaster	10%	Now	\$162,100	LIFE	**	5	\$15,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Auditorium And First Floor Gun Arsenal.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium And First Floor Gun Arsenal.</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
SGFT/Glazed Masonry	15%	4+	\$117,400	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Block</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Visitors Corridor And Mechanical Area Block 7</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Visitors Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	20%	Now	\$611,300	LIFE	**	5	\$119,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Kitchen And Throughout Corridors.</i>								
Plaster	10%			LIFE	**	5	\$29,800	
Plaster	20%	Now	\$720,800	LIFE	**	5	\$59,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 7th Block And Visitors Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 7th Block, Block 1a (Currently Leaking), Commissary, Visiting Area And Various Locations Throughout Building.</i>								

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

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

Asset # : 2027

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$226,600	5	\$1,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 3000 Amps Main Disconnect Switch. The Building Is Vacant - No Inmates</i>							
<hr/>								
Transformers								
Dry Type	100%			2024	\$30,400	5	\$1,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Ratings Available</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$939,500	5	\$1,700	
<hr/>								
Raceway								
Conduit	100%			2026	\$1,125,100	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2025	\$103,400	5	\$900	
Molded Case Bkrs	90%			2025	\$931,000	5	\$9,600	
<hr/>								
Wiring								
Braided Cloth	70%	2-4	\$1,213,300	2051	* *	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Thermoplastic	30%			2026	\$520,000	1		
<hr/>								
Motor Controllers								
Locally Mounted	30%			2024		5	\$800	
Motor Control Center	70%			2024	\$1,430,300	5	\$7,700	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$18,300	LIFE	* *	5	\$6,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$259,400	1	\$124,900	
<hr/>								
Generators								
Diesel	100%			2022	\$798,800	1	\$157,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - Outside</i>							
	<i>Explanation : Two 720 Kw</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2018	\$2,900	5	\$15,000	
<hr/>								
Fuel Storage								
Main Tank	100%			2029	* *	5	\$9,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 2,500 Gallons</i>							

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

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

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

Asset # : 2027

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	97%			2026	\$9,751,600	10	\$283,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	3%			2021	\$44,900	10	\$300	
Egress Lighting								
Emergency, Service	60%			2021	\$180,500	1		
Exit, Service	40%			2021	\$81,500	1		
Exterior Lighting								
HID	100%			2021	\$2,946,600	10	\$1,200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2021	\$1,180,200	1	\$75,800	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2021	\$5,656,500	1-3	\$180,400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Campus Steam	100%			2036	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access For Survey - Data Shown In This Report Is From March 2011</i>								
<i>Survey - Steam May Be Shut Off</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$18,900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Entire Building Is Unoccupied With Unsafe Conditions Inside - Mechanical Systems May Have Deteriorated Further</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$1,280,900	2036	**	4	\$15,700	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%			2021	\$1,318,900	1	\$78,700	
Convactor/Radiator	60%			2024	\$3,465,700	1	\$61,600	

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

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

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

Asset # : 2027

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$1,095,800	2039	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Mechanical Rooms</i>					
			<i>Explanation : Duplex Units</i>					
Sewage Ejector(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$166,300	
Sprinkler								
No Component	95%							
Generic	5%			2036	**	1-2	\$4,500	
Fire Pump								
Not Accessible	100%							
Chemical System								
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.

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

*Note : 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 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.

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$8,700	
Metal Panel	82%			2046	**	5-10	\$523,200	
Metal Sect. OHD	3%			2039	**	5	\$8,700	
Windows								
Aluminum	95%	2-4	\$126,000	2042	**	5	\$7,800	
		<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Paint Peeling Throughout Exterior.</i>						
Metal Louvers	5%			2035	**	10	\$5,100	
Roof								
Built-Up (BUR)	15%			2031	**	10	\$24,900	
Metal Panel	85%	Now	\$61,200	2039	**			
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 3%</i>						
		<i>Location : Overhang Above Metal Doors Where It Meets Building</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>						
		<i>Location : Overhang Above Metal Doors Where It Meets Building</i>						
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$15,500	LIFE	**	5	\$85,000	
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Near Garage Door Entrance.</i>						
Vinyl Tile	10%			2031	**	3	\$1,600	
Interior Walls								
Concrete Masonry Unit	100%	Now	\$103,800	LIFE	**	5	\$19,400	
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Mechanical Room / Stairwell</i>						
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$700	2039	**	5	\$1,100	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Control Room.</i>						
		<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Control Room.</i>						
Exposed Concrete	10%			LIFE	**	5	\$700	
Exposed Struc: Steel	85%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>						

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2039	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 75 Kva, 45 Kva, 30 Kva, 480/208/120 Volts</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	**	5	\$800	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$800	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$8,900	
Generators								
Diesel	100%			2035	**	1	\$11,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated @ 355 Kw</i>						
Batteries								
Lead/Acid	100%			2020	\$2,900	5	\$1,100	
Fuel Storage								
Day Tank	50%			2042	**	5	\$2,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : No Available Nameplate Rating Capacity</i>						
Main Tank	50%			2054	**	5	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 25000 Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	30%			2031	**	10	\$7,900	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	70%			2031	**	10	\$700	
Egress Lighting								
Emergency, Service	50%			2031	**	1		
Exit, Service	50%			2031	**	1		

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting HID	100%			2031	**	10	\$100	
Alarm								
Security System Generic	100%			2031	**	1	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$17,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2052	**	1		
Conversion Equipment Furnace	100%			2031	**	1	\$14,300	
Air Conditioning								
Energy Source Electricity	100%			2048	**	1		
Conversion Equipment No Component	90%							
Not Accessible	10%							
Terminal Devices								
Direct Expansion	10%			2031	**	1		
No Component	90%							
Heat Rejection								
Remote Air Cond	10%			2031	**	2	\$2,000	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%	Now	\$2,400	LIFE	**	2-5	\$4,000	
<i>Damaged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Warehouse</i>								
No Component	75%							
Exhaust Fans								
Interior	15%			2031	**	2	\$100	
Roof	40%			2031	**	2	\$400	
No Component	45%							
Plumbing								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2046	* *	1		
Water Heater Electric	100%			2025	\$8,600	4	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Closet</i>						
		<i>Explanation : 1- 40 Gallon Unit</i>						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
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	

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** 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 NORTH FACILITY,OBCC 300 CELL ANX
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.063 / 4248 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 79,197 **Project Type** : CORRECTION
Date of Survey : 05-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 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



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$85,900	2036	**	5	\$232,900	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
	<i>Location : South Facade.</i>							
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : South And West Facades.</i>							
	<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>							
	<i>Location : All Facades</i>							
<hr/>								
Windows								
Metal/Detention Type	100%	Now	\$781,400	2036	**	5	\$37,300	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors And Various Locations Throughout.</i>							
<hr/>								
Parapets								
Metal Rail	100%	4+	\$24,900	2039	**	5	\$17,300	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Roof								
IRMA/Protected Membrane	100%	Now	\$692,600	2036	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout.</i>							
	<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Various Locations.</i>							
	<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Main Corridor, Mechanical Room And Various Other Locations.</i>							
<hr/>								
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$17,800	LIFE	**	5	\$38,900	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Electrical Space.</i>							
	<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Mechanical Electrical Space.</i>							
Ceramic Tile	5%			2035	**	5	\$5,900	
Raised Access Floor	5%	Now	\$140,400	2029	**	5	\$11,100	
	<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Housing Control Rooms.</i>							
	<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Housing Control Rooms</i>							
Terrazzo	60%			LIFE	**	5	\$55,600	
Traffic Topping	15%			2031	**	5	\$22,200	

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

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

Asset # : 4248

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	65%	Now	\$125,000	LIFE	**	5	\$58,600	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells</i>								
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	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Maintenance Department Hallway.</i>								
Metal Panel	70%	Now	\$133,200	LIFE	**	5	\$103,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathrooms, Corridors</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Adjacent To Fifth Floor Elevator.</i>								

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2031	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Closet</i>						
		<i>Explanation : Two 30 Kva</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$2,100	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	90%			2034	**	5	\$1,900	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$24,400	
Generators								
Diesel	100%			2029	**	1	\$30,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 720 Kw</i>						
Batteries								
Lead/Acid	100%			2019		5	\$2,900	
Fuel Storage								
Day Tank	50%			2034	**	5	\$7,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : At Outside Generator</i>						
		<i>Explanation : One 275 Gallons</i>						
Main Tank	50%			2041	**	5	\$1,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 10,000 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$65,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	5%			2026		10	\$18,600	
Incandescent	5%			2026		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.

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

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

Asset # : 4248

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$4,700	
Distribution								
Steam Piping/Pump	100%			2046	**	4	\$5,900	
Terminal Devices								
Air Handler	80%			2026	\$656,700	1	\$39,200	
Convactor/Radiator	20%			2039	**	1	\$5,100	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	2%			2027	\$60,700	2	\$100	
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	
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof - 2 Of 39 Units Defective</i>								

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing							
H/C Water Piping Brass/Copper	100%			2046	* *	1	
		<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
		<i>Location : Second Floor Mechanical Equipment Room</i>					
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	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : 1 - 5</i>					
		<i>Explanation : 2 Units</i>					
Fire Suppression							
Standpipe Generic	100%			2046	* *	1-5	\$39,900
Sprinkler No Component Generic	50%			2046	* *	1-2	\$11,100
Fire Pump Generic	100%			2029	* *	1	\$14,800

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Estimates are rounded to the nearest hundred dollars.

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

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.065 / 4249 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 136,605 **Project Type** : CORRECTION
Date of Survey : 05-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 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



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

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

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

Asset # : 4249

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$176,600	2036	**	5	\$478,900	
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Corridor Connecting Central Building To Annex</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Northwest Facades And Various Locations On The Southeast Facades.</i>							
<hr/>								
Windows								
Metal/Detention Type	100%	Now	\$558,800	2036	**	5	\$53,400	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Main Corridor And Various Locations Throughout.</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Corridors</i>							
<hr/>								
Parapets								
Metal Rail	100%	Now	\$15,400	2031	**	5	\$21,400	
	<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Roof								
Built-Up (BUR)	100%	Now	\$431,200	2036	**			
	<i>Blisters, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Central Core Rooftop And Various Locations Throughout.</i>							
	<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : All Roofs</i>							
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Bulkhead Door</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Southwest Housing Block And Various Locations Throughout.</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Main Corridor, Control Rooms And Various Locations Throughout.</i>							
<hr/>								
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$184,000	LIFE	**	5	\$201,300	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Basement.</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Room Floor Is Porous Allowing Water Through To Floor Below.</i>							
Raised Access Floor	5%	Now	\$242,200	2029	**	5	\$19,200	
	<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : In All Housing Control Rooms.</i>							
Terrazzo	35%			LIFE	**	5	\$55,900	
Traffic Topping	15%			2031	**	5	\$38,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	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	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 1%</i>								
<i>Location : Exposed Steel On Perimeter Walls In Stair Shafts.</i>								
Ceilings								
Exposed Concrete	47%			LIFE	**	5	\$15,000	
Exposed Struc: Steel	8%			LIFE	**			
Metal Panel	30%	Now	\$393,800	LIFE	**	5	\$76,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Rooms.</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Control Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Rooms.</i>								
Plaster	15%			LIFE	**	5	\$19,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Common Areas In Cell Blocks</i>								
<i>Explanation : Sprayed Coating</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	3	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2031	**	3	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Kva 4160pri - 480/277sec</i>								
Feeders								
Cable	100%			2034	**	1		
Raceway								
Conduit	100%			2036	**	1		

Under 600 Volts

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
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	100%			2036	**	5	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room And Generator Room</i>						
		<i>Explanation : One 2500 Amps And Two 1600 Amps Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2031	**	5	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical And Generator Room</i>						
		<i>Explanation : Two 75 Kva 480pri - 208/120sec</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$3,600	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$300	
Molded Case Bkrs	90%			2034	**	5	\$3,200	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$42,000	
Generators								
Diesel	100%			2029	**	1	\$52,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : Two 1100 Kw</i>						
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$5,100	
Fuel Storage								
Day Tank	50%			2034	**	5	\$12,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 275 Gallons</i>						
Main Tank	50%			2041	**	5	\$2,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : Using Two 2,500 Gallon</i>						
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	65%			2026	\$2,806,200	10	\$81,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2034	**	10	\$37,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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								
HID	100%			2026	\$991,800	10	\$400	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	**	5	\$4,000	
Alarm								
Security System								
No Component	30%							
Generic	70%			2026	\$556,200	1	\$35,700	
Fire/Smoke Detection								
Generic, Analog	100%			2026	\$2,719,900	1-3	\$84,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2036	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$3,300	2029	**	5	\$4,100	
<i>Leak Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Equipment Room</i>								
Distribution								
Steam Piping/Pump	100%			2046	**	4	\$10,100	
Terminal Devices								
Air Handler	100%			2026	\$1,416,000	1	\$84,500	
Air Conditioning								
Energy Source								
Electricity	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.

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	2%			2031	**	1	\$1,300	
No Component	98%							
Terminal Devices								
Direct Expansion	2%			2031	**	1		
No Component	98%							
Heat Rejection								
Air Condenser Unit	2%			2031	**	2	\$1,900	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,200	
Exhaust Fans								
Interior	80%			2031	**	2	\$3,300	
Roof	20%			2031	**	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$39,200	2046	**	1		
<i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 65%</i>								
<i>Location : First Floor Mechanical Room, 2 Of 3 Defective Pumps</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Triplex Booster Pumps</i>								
HW Heat Exchanger								
Low Temp	50%	Now	\$40,700	2056	**	4	\$6,800	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Mechanical Equipment Room, 1 Of 2 Defective Instantaneous Hot Water Heat Exchanger</i>								
Low Temp	50%			2036	**	4	\$6,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Observed On Basement Level, Leaks Originate On Upper Floors</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : No Back Flow Preventer On The Domestic Water Supply</i>								
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units B To 5, 3 Units 1 To 5</i>						
		<i>Explanation : 5 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			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 years is not included in this report.

Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)
Address : 15-00 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.080 / 2029 **Yr Built/Renovated** : 1935 / 1990
Area Sq Ft : 87,169 **Project Type** : CORRECTION
Date of Survey : 22-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4,6,7
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 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
Importance Code A	\$31,800	\$2,600		\$700
Importance Code B	\$135,800	\$37,600	\$48,000	\$95,400
Importance Code C	\$32,700			
Total	\$200,300	\$40,200	\$48,000	\$96,100



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

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

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

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

Asset # : 2029

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$69,400	LIFE	**	5	\$32,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Sills</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Sills</i>								
Masonry: Brick	85%	Now	\$1,263,200	LIFE	**	5	\$108,900	
<i>Repainting Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 3rd, 4th And 6th Floors - All Facades</i>								
Metal Panel	8%	Now	\$14,200	2036	**	5	\$19,200	
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Female Locker Room</i>								
Metal: Cage/Fence	2%	0-2	\$5,600	2031	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Egress Stairs. Stair Pan And Support Beams</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Over Stairs</i>								
<i>Explanation : Water Penetration</i>								
Windows								
Metal/Detention Type	60%	Now	\$1,719,200	2036	**	5	\$41,100	
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal/Detention Type	40%	Now	\$2,292,300	2036	**	5	\$27,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$4,700	
Metal Panel	15%	Now	\$10,400	2046	**	5	\$2,700	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 6th Floor Roof, 7th Floor Roof</i>								
Metal Rail	35%			2031	**	5-10	\$59,100	

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 NORTH INFIRMARY CENTER (NIC)

Asset # : 2029

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	65%	Now	\$42,200	2026	\$421,700			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Pitch Pockets</i>								
Modified Bitumen	10%	Now	\$1,700	2026	\$82,500			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above Day Rooms On North Side</i>								
Single Ply Membrane	25%	Now	\$35,700	2026	\$119,100			1
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 7th Floor Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Female Locker Room And Vistor's House</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$13,000	LIFE	**	5	\$28,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$48,600	2029	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Detention Area Showers</i>								
Terrazzo	25%	Now	\$291,500	LIFE	**	5	\$25,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Floors And At Expansion Joints</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Traffic Topping	15%	Now	\$9,300	2026	\$466,700	5	\$12,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Detention Dormitory Showers</i>								
Vinyl Tile	45%	Now	\$479,800	2026	\$959,700	3	\$22,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Area 3b, First Floor Infirmary, Staff Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

Asset # : 2029

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$62,500	2029	**	5	\$11,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Detention Area Showers And Various Locations Throughout</i>								
Concrete Masonry Unit	40%	Now	\$201,200	LIFE	**	5	\$37,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Detention Showers And Basement East Wall</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Walls</i>								
Glass: Single Pane	4%			LIFE	**	5	\$7,100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout / Control Rooms</i>								
Metal Security Bars	10%			LIFE	**			
Plaster	18%	Now	\$32,700	LIFE	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormitories And Staircase</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Various Dormitories</i>								
SGFT/Glazed Masonry	18%			LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2031	**	5	\$13,000	
Exposed Concrete	25%			LIFE	**	5	\$5,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Cells</i>								
<i>Explanation : Cells On Floors 2-3 Are Reported To Be Cast-in-place Concrete</i>								
Metal Panel	10%			LIFE	**	5	\$16,300	
Plaster	55%	Now	\$90,500	LIFE	**	5	\$44,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mental Health 1 And 2, Third Floor Showers</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2026	\$35,600	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Molded Case Bkrs	50%			2036	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 500 Amperes</i>								

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

Asset # : 2029

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	50%			2031	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 150 Kva, 480/208/120 Volts</i>								
Dry Type	50%			2024	\$15,200	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 37.5 Kva And 75 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2026	\$117,400	5	\$200	
Molded Case Bkrs	50%			2036	**	5	\$1,100	
Raceway								
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	10%	2-4	\$29,600	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2036	**	1		
Thermoplastic	20%			2046	**	1		
Motor Controlllers								
Locally Mounted	20%			2039	**	5	\$100	
Motor Control Center	70%			2024	\$149,000	5	\$1,700	
Variable Frequency Drive	10%			2039	**			
Ground								
Grounding Devices								
Generic	100%	0-2	\$18,300	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$26,800	
Batteries								
No Component	50%							
No Component	50%							
Lighting								
Interior Lighting								
Fluorescent	100%			2034	**	10	\$79,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

Asset # : 2029

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

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	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : C C T V Surveillance Cameras</i>				
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	\$53,700	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells</i>				

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

Heating

Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$5,200	
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	
Convactor/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 - Cooling Split Unit	5%			2024	\$107,900	2	\$300	
	10%			2036	* *			
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
Window/Wall Unit	5%			2021	\$17,200	1		
No Component	80%							

Ventilation

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

Asset # : 2029

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,600	
Exhaust Fans								
Interior	100%			2026	\$185,200	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$10,000	2036	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Water Main</i>								
HW Heat Exchanger								
Low Temp	50%			2046	**	4	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Instantaneous Heaters Installed To Replace Heat Exchangers With Storage Tanks</i>								
Low Temp	50%			2036	**	4	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Laundry Area In Basement</i>								
<i>Explanation : Multiple Heat Exchangers With Storage Tanks</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$11,700	LIFE	**	1		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Drain Piping</i>								
Sump Pump(s)								
Rigid Piping	100%			2036	**	4	\$1,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Duplex Sets</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit Basement To 7th Floor, 1 Unit 1st To 6th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$45,600	
Sprinkler								
No Component	90%							
Generic	10%			2056	**	1-2	\$2,400	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)
Asset # : 2029

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

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX
Address : HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.500 / 14636 **Yr Built/Renovated** : 1935 / 1985
Area Sq Ft : 78,100 **Project Type** : CORRECTION
Date of Survey : 22-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL	FY 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



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

Asset # : 14636

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$30,200	LIFE	**	5	\$69,600	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Exposed Struc: Steel	5%			LIFE	**	5	\$14,500	
Masonry: Brick	80%	Now	\$430,700	LIFE	**	5	\$74,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Windows								
Metal/Detention Type	95%	Now	\$3,580,300	2036	**	5	\$28,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$1,700	2034	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
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%	Now	\$214,800	2036	**			
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Dormitory 4, Various Locations</i>								
Skylight, Metal/Glass	10%			2036	**	10	\$55,300	
Interior								

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

Asset # : 14636

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	35%	Now	\$15,100	LIFE	**	5	\$33,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium And Dormitories</i>								
Ceramic Tile	10%	Now	\$16,100	2029	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormitory Showers Throughout</i>								
Sheet Vinyl/Rubber Vinyl Tile	5%			2026	\$123,100	5	\$3,200	
	50%	Now	\$176,400	2026	\$352,800	3	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	70%	Now	\$29,100	LIFE	**	5	\$13,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitory 3</i>								
Glass: Single Pane	5%	Now	\$28,100	LIFE	**	5	\$1,800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$2,900	
Masonry: Brick	5%			LIFE	**			
Metal Security Bars	5%			LIFE	**			
Plywood/Hardboard	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$10,100	2031	**	5	\$6,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Room And Clinic</i>								
Exposed Concrete	5%	Now	\$13,400	LIFE	**	5	\$300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Gymnasium</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	15%			LIFE	**	5	\$8,100	
Plaster	45%	Now	\$98,000	LIFE	**	5	\$12,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dormitories 1 And 2 And Various Locations Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Dormitories 1 And 2</i>								

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

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

Asset # : 14636

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2025	\$129,300	5	\$2,100	
Wiring								
Braided Cloth	30%	2-4	\$88,700	2051	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	70%			2036	**	1		
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$24,000	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	75%			2021	\$1,851,200	10	\$53,700	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	25%			2034	**	10	\$17,900	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Dormitory 3</i>						
Egress Lighting								
Emergency, Battery	50%			2026	\$101,300	10	\$9,400	
Exit, Service	50%			2026	\$25,000	1		
Exterior Lighting								
HID	100%			2026	\$567,000	10	\$200	
Alarm								
Security System								
No Component	30%							
Generic	70%			2026	\$318,000	1	\$20,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Dormitory</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$48,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>						

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

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

Asset # : 14636

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Campus Steam	100%			2036	**	1	
Conversion Equipment							
Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$4,600
Distribution							
Steam Piping/Pump	100%			2036	**	4	\$3,900
Terminal Devices							
Convactor/Radiator	50%			2031	**	1	\$12,600
Fan Coil Unit/Heat	50%			2026	\$1,124,000	1	\$12,600
Air Conditioning							
Energy Source							
Electricity	100%			2034	**	1	
Conversion Equipment							
No Component	80%						
Not Accessible	20%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : No Roof Access</i>					
Distribution							
Ductwork/Diffusers	20%			LIFE	**	2	\$20,300
No Component	80%						
Terminal Devices							
Fan Coil - Cooling	20%			2026	\$46,200	1	\$5,000
No Component	80%						
Heat Rejection							
No Component	80%						
Not Accessible	20%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : No Roof Access</i>					
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,600
Exhaust Fans							
Not Accessible	100%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : No Roof Access</i>					
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2031	**	1	
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	

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

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

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

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



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$124,400	LIFE	**	5	\$114,800	
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Corridor Connections</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Between Kitchen And Lower Housing Block Buildings.</i>								
Concrete Masonry Unit	3%			LIFE	**	5	\$4,300	
Metal Panel	87%	Now	\$276,100	2036	**	5	\$374,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Corridor Stair Tower And South Side Of North Mechanical Electrical Room, Commissary, Courtyard Throughout.</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Receiving Area, Dormitory Areas Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade Walls, Building 1/3, 5/7 2nd Floor</i>								
Windows								
Metal/Detention Type	97%	Now	\$574,500	2036	**	5	\$54,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Corridor And Various Locations Throughout.</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Corridor(s), Dormitory Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor(s)</i>								
Metal Louvers	3%			2029	**	10	\$5,800	
Parapets								
Metal Panel	93%	Now	\$76,200	2036	**	5	\$5,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Dormitories 1/3, 5/7</i>								
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Coping Throughout</i>								
Metal: Cage/Fence	7%			2039	**	5-10	\$1,500	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Metal Panel	100%	Now	\$8,057,000	2039		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Over Generator Room, Control Rooms, 2nd Floor Dorms And Various Stair Locations Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Generator Room, Control Rooms, 2nd Floor Dorms And Various Stair Locations Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Gutters Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Generator Room, Control Rooms, 2nd Floor Dorms And Various Stair Locations Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Perimeter Gutters Throughout</i>								
<i>Explanation : Storm Water Being Detained In Overhanging Soffits Because Of Debris In Gutters. Unable To Remove Debris</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$158,600	LIFE		**	5	\$173,600
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room, Commissary</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Commissary</i>								
Ceramic Tile	5%			2029		**	5	\$19,800
Quarry Tile	5%			2031		**	5	\$29,800
Raised Access Floor	5%	Now	\$188,000	2029		**	5	\$37,200
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Control Rooms Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Control Rooms Throughout</i>								
Terrazzo	25%			LIFE		**	5	\$77,500
Traffic Topping	5%	Now	\$47,300	2026	\$473,000		5	\$12,400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Kitchen And Dormitory Bathrooms</i>								
Vinyl Tile	35%	Now	\$453,900	2026	\$2,269,600		3	\$52,100
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corridor/ Building Connections, Loading Areas, Control Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

Interior

Interior Walls

Concrete Masonry Unit	75%			LIFE	**	5	\$105,600
Glass: Single Pane	3%	Now	\$122,000	LIFE	**	5	\$7,900

Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%

Location : Control Rooms

Other Observation, Extent : Severe, Area Affected : 25%

Location : Control Rooms

Explanation : Glazing Cloudy/scratched

Glass: Special Gauge	2%			LIFE	**	1	
Gypsum Board	4%			LIFE	**	5	\$8,400
Metal Security Bars	5%			LIFE	**		
Plaster	3%			LIFE	**	5	\$3,200
SGFT/Glazed Masonry	8%	Now	\$41,900	LIFE	**		

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

Location : Dormitory Bathrooms

Ceilings

AcousTileConcealSpLn	8%	Now	\$98,700	2031	**	5	\$19,800
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Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Corridor Near Dormitories 1 And 2 And Adjacent To Commissary.

Patching Evident, Extent : Light, Area Affected : 2%

Location : Corridor Adjacent To Commissary.

Water Penetration, Extent : Light, Area Affected : 5%

Location : Corridor Near Dormitories 1 And 2 And Corridor Adjacent To Law Library.

Exposed Struc: Steel	7%			LIFE	**		
Gypsum Board	5%	Now	\$19,300	LIFE	**	5	\$24,800

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

Location : Basement, Below Inmate Showers.

Metal Panel	80%	0-2	\$1,018,800	LIFE	**	5	\$396,700
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Corrosion/Rusting, Extent : Moderate, Area Affected : 35%

Location : Throughout Dormitories And Corridors

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Center Of Gymnasium.

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2036	**	3	\$1,100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 600 Amps Main Disconnect Switch

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 1,000 Kva 4160pri - 480/277 Sec</i>							
Feeders								
Cable	100%			2034	**	1		
Raceway								
Conduit	100%			2036	**	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$151,000	5	\$1,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>							
Transformers								
Dry Type	100%			2024	\$30,400	5	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical And Mechanical Room</i>							
	<i>Explanation : One 112 Kva And Two 30 Kva 480hv - 208/120lv</i>							
Switchgear / Switchboard								
Fused Disc Sw	70%			2026	\$460,300	5	\$800	
Fused Disc Sw	30%			2036	**	5	\$300	
Raceway								
Conduit	90%			2026	\$675,100	1		
Conduit	10%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2025	\$69,000	5	\$600	
Molded Case Bkrs	65%			2025	\$448,300	5	\$4,500	
Molded Case Bkrs	20%			2034	**	5	\$1,400	
Molded Case Bkrs	5%			2051	**	5	\$300	
Wiring								
Thermoplastic	85%			2026	\$982,200	1		
Thermoplastic	10%			2036	**	1		
Thermoplastic	5%			2056	**	1		
Motor Controllers								
Motor Control Center	75%			2024	\$1,021,600	5	\$5,400	
Motor Control Center	20%			2024	\$272,400	5	\$1,400	
Variable Frequency Drive	5%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$129,700	1	\$81,600	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2022	\$1,007,700	1	\$102,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 900 Kw</i>								
Batteries								
Lead/Acid	100%			2021	\$2,900	5	\$9,800	
Fuel Storage								
Main Tank	100%			2029	**	5	\$7,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 5,000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2026	\$6,701,100	10	\$194,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2034	**	10	\$24,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	5%			2021	\$62,400	10	\$400	
Incandescent	5%			2021	\$418,800	2	\$300	
Egress Lighting								
Emergency, Service	70%			2021	\$175,500	1		
Emergency, Service	10%			2034	**	1		
Exit, Service	20%			2021	\$34,000	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
Exterior Lighting								
HID	100%			2021	\$1,924,300	10	\$800	
Alarm								
Security System								
Generic	100%			2021	\$1,541,500	1	\$99,000	
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$168,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	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.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
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		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor Mechanical Equipment Room</i>							
	<i>Explanation : Low Pressure Steam Enters Building - There Are No Low Pressure Steam Regulators</i>							
<hr/>								
Conversion Equipment								
Heat Exchanger	100%	0-2	\$69,300	2041	**	1	\$75,300	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : First Floor Mechanical Equipment Room</i>							
	<i>Explanation : Steam To Hot Water Heat Exchangers Will Soon Require Retubing Or Replacement</i>							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	50%			2034	**	4	\$6,300	
Steam Piping/Pump	50%			2036	**	4	\$4,200	
<hr/>								
Terminal Devices								
Air Handler	50%			2026	\$876,800	1	\$52,300	
Convector/Radiator	50%			2031	**	1	\$27,300	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	5%			2042	**	1		
Steam/HW System	95%			2036	**	1		
<hr/>								
Conversion Equipment								
Absorption Chiller/Steam/HW	10%			2039	**	1	\$18,300	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor Mechanical Equipment Room</i>							
No Component	90%							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	10%			2052	**	4	\$800	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor Mechanical Equipment Room</i>							
No Component	90%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	10%			2026	\$13,800	1	\$10,500	
No Component	90%							
<hr/>								
Heat Rejection								
Water Cooling Tower	10%			2024	\$9,300	2	\$17,000	
No Component	90%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$94,300	
<hr/>								
Exhaust Fans								
Interior	80%			2026	\$287,600	2	\$4,100	
Roof	20%			2026	\$51,700	2	\$1,000	
<hr/>								
Plumbing								

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2046	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Recently Installed Ionization System</i>							
HW Heat Exchanger Low Temp	100%			2052	* *	4	\$16,700	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor Mechanical Equipment Room</i>							
Sanitary Piping Cast Iron	100%	Now	\$35,300	LIFE	* *	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Piping Serving Showers At Various Locations</i>							
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Perimeter Of Building</i>							
	<i>Explanation : Leaders And Gutters</i>							
Sump Pump(s) Rigid Piping	100%			2026	\$21,300	4	\$2,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Duplex Unit</i>							
Backflow Preventer Generic	100%			2034	* *	1	\$16,200	
Fixtures Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2046	* *	1-5	\$85,300	
Sprinkler No Component Generic	60%			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.

Maintenance \$ are aggregated over a 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 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



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$153,400	LIFE	**	5	\$70,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$4,400	
Masonry: Brick	20%			LIFE	**	5	\$28,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	53%	Now	\$869,600	LIFE	**	5	\$75,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade - Spandrels At Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Repointing Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade At Hoppers</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North And East Facades - 1968 Wing</i>								
Metal Panel	10%			2046	**	5-10	\$97,200	
Metal Coiling Doors	2%	Now	\$15,400	2039	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal Louvers	5%	Now	\$19,400	2041			* *	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : All Louvers</i>							
	<i>Explanation : Inoperable</i>							
Steel	95%	Now	\$647,200	2051		5	\$40,300	* *
	<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : 1968 Wing</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 1968 Wing</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 1968 Wing</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 8%</i>							
	<i>Location : East Wall - Engine Room (at Electrical Boxes)</i>							
Parapets								
Metal Rail	10%			2024			5-10	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
No Component	90%							
Roof								
Modified Bitumen	85%	Now	\$181,300	2031			* *	
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : North Edge Of 1968 Addition</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : At Fresh Air Intake / Roof</i>							
Single Ply Membrane	10%	Now	\$2,100	2031			* *	
	<i>Drains Clogged, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Over Pressure Reducing Valve Room</i>							
	<i>Explanation : Membrane Partially Melted Due To Steam Pipe Leak</i>							
Skylight, Metal/Glass	5%	Now	\$45,100	2026	\$902,100			
	<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$270,700	LIFE	**	5	\$296,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Level Boiler Room And Various Locations Throughout</i>								
Vinyl Tile	5%			2021	\$116,500	3	\$3,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$26,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$9,500	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Masonry: Brick	50%	Now	\$166,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Stair Shaft</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South East Pier - 2nd Floor. At Upper Floor Window Spandrels</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engine Room</i>								
Plaster	10%			LIFE	**	5	\$1,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Engine Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	5%			2031	**	5	\$1,300	
Exposed Concrete	35%	Now	\$91,400	LIFE	**	5	\$1,200	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Fire Floor / At Hoppers</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout, Boiler Feed Pump Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Under Boiler Five Which Is No Longer In Service</i>								
<i>Explanation : Partial Ceiling Collapse</i>								
Exposed Struc: Steel	60%	4+	\$256,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment Fused Disc Sw	100%			2036	**	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Transformers Dry Type	100%			2031	**	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 3000/4000 Kva 4160pri - 480/277 Sec</i>								
Feeders Cable	100%			2034	**	1		
Raceway Conduit	100%			2036	**	1		
Under 600 Volts								
Service Equipment Molded Case Bkrs	100%			2036	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amps Main Disconnect Switch</i>								
Transformers Dry Type	50%			2031	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 500 Kva 480/277hv-208/120lv</i>								
Dry Type	50%			2024	\$43,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Six Diferrent Ratings</i>								
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		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Raceway Conduit	80%			2026	\$1,029,100	1		
Conduit	20%			2036	**	1		

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$100	
Fused Knife Sw	5%	2-4	\$8,000	2051	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Two 1250 Kw</i>								
Batteries								
Lead/Acid	100%			2020	\$2,900	5	\$1,500	
Fuel Storage								
Day Tank	50%			2042	**	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Two 100 Gallons</i>								
Main Tank	50%			2041	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Two 20,000 Gallons</i>								
Lighting								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	55%			2021	\$432,300	10	\$20,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2034	**	10	\$1,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	30%			2021		10	\$400	
Incandescent	10%			2021	\$99,800	2	\$100	
Egress Lighting								
Emergency, Service	100%			2026	\$75,300	1		
Exterior Lighting								
HID	100%			2021	\$293,700	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	**	5	\$1,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North End Of Building</i>								
<i>Explanation : 6- 40,000 Gallon Buried Tanks For #2 Fuel With Leak Detection System</i>								
Conversion Equipment Steam Boiler	100%	Now	\$216,900	2024	\$2,168,800	1	\$36,100	
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 8 Boilers, Providing Steam To Adjacent Facilities - Unit #5 Is Off Line With Extensive Problems</i>								
Distribution Steam Piping/Pump	100%	Now	\$595,100	2036	**	4	\$2,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pumps, Water Treatment System And Water Feeding Valves, Various Locations</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Terminal Devices Under Construction	100%							
Air Conditioning								
Energy Source Electricity	100%			2034	**	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.

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE
Asset # : 2030

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2026	\$7,200	2	\$100	
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Roof</i>							
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$162,900	LIFE	**	2-5	\$22,600	
	<i>Broken, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : All Louvres</i>							
Exhaust Fans								
Interior	75%	Now	\$31,900	2026	\$159,500	2	\$700	
	<i>Not in Service, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Various Locations</i>							
Roof	25%	Now	\$3,100	2026	\$15,500	2	\$200	
	<i>Not in Service, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2046	**	1		
Galv Iron/Steel	70%			2031	**	1		
Water Heater								
Electric	100%			2024	\$12,100	4	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Locker Room</i>							
	<i>Explanation : 1 Unit</i>							
HW Heat Exchanger								
Low Temp	100%			2052	**	4	\$4,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%	Now	\$21,300	2036	**	4	\$1,600	
	<i>Not in Service, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Various Locations In Basement</i>							
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Various Locations In Basement</i>							
Backflow Preventer								
No Component	50%							
Generic	50%			2031	**	1	\$1,200	
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 years is not included in this report.

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

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



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

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION
Asset # : 14554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	**	5	\$839,400	
Masonry: Brick Cavity	3%			LIFE	**	5	\$7,700	
Pre-Cast Concrete	32%			LIFE	**	5	\$268,600	
Windows								
Metal/Detention Type	100%			2052	**	5	\$77,400	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$138,500	
Roof								
Single Ply Membrane	100%	0-2	\$165,800	2034	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 5th Floor And 1st Floor Roofs</i>								
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5th Floor, East Facade</i>								
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$727,600	
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epoxy Coating</i>								
Traffic Topping	12%			2034	**	5	\$62,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Housing Areas</i>								
<i>Explanation : Group Spaces</i>								
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	**			
SGFT/Glazed Masonry	18%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$41,600	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%	Now	\$8,100	LIFE	**	5	\$26,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mechanical Corridor, 5th Floor</i>								
Metal Panel	75%			LIFE	**	5	\$389,800	

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

Note : 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 RMSC, 800 BED ADDITION

Asset # : 14554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	**	3	\$900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 600 Amps Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2046	**	3	\$1,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2500 Kva 4160pri-480/277sec</i>						
Feeders								
Cable	100%			2051	**	1		
Raceway								
Conduit	100%			2056	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2056	**	5	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical And Generator Room</i>						
		<i>Explanation : Two 4000 Amps Main Disconnect Switch For Emergency</i>						
Fused Disc Sw	50%			2056	**	5	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2046	**	5	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Closet, Mechanical And Electrical Room</i>						
		<i>Explanation : One 112 Kva, Four 30 Kva And Two 45 Kva 480hv-208/120lv</i>						
Switchgear / Switchboard								
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 Drive	10%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,100	

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

Asset # : 14554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$85,500	
Generators								
Diesel	100%			2041	**	1	\$107,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 2000 Kw</i>								
Batteries								
Lead/Acid	100%			2021	\$2,900	5	\$10,300	
Fuel Storage								
Day Tank								
	2%			2051	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallons For Both Generators</i>								
Main Tank	98%			2066	**	5	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : One 10,000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent								
	95%			2036	**	10	\$242,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$12,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service								
	70%			2036	**	1		
Exit, Service								
	30%			2036	**	1		
Exterior Lighting								
HID	100%			2036	**	10	\$900	
Alarm								
Security System								
No Component								
Generic	50%			2036	**	1	\$51,900	
Fire/Smoke Detection								
Generic, Digital	100%			2036	**	1-3	\$176,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2036	**	1		

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION
Asset # : 14554

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam Pre Heat Coils In Rooftop Air Handlers With Reheat Coils In The Discharge Air Ductwork</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2034	**	2	\$17,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : 4 Packaged Rooftop Air Conditioning Units</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$361,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$154,900	
Exhaust Fans								
Roof	100%			2034	**	2	\$8,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2052	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : Instantaneous Steam To Hot Water Heat Exchangers</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$17,000	
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION
Asset # : 14554

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 4 Units</i>						
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

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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



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

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

Asset # : 2046

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%	4+	\$39,400	2026	\$394,500			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entrance And West Facade</i>								
Masonry: Brick Cavity	95%	Now	\$3,968,000	LIFE	**	5	\$550,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade, Courtyards, Gymnasium, Bulkheads</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Windows</i>								
Windows								
Aluminum	20%	Now	\$3,518,000	2051	**	5	\$21,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement And Corridors</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Metal/Detention Type	75%	0-2	\$24,992,000	2046	**	5	\$298,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 85%</i>								
<i>Location : Throughout Housing Areas</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations In Housing Areas, Corridors</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 85%</i>								
<i>Location : Throughout Housing Areas</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas</i>								
Metal Louvers	5%			2029	**	10	\$68,200	
Parapets								
Metal Rail	95%			2039	**	5-10	\$430,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Main Core Building</i>								
Metal: Cage/Fence	5%			2039	**	5-10	\$9,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Barbed Wire Fencing</i>								

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

Asset # : 2046

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	5%			2031	**	10	\$32,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Kitchen Roof</i>							
	<i>Explanation : Asphalt Pavers</i>							
Single Ply Membrane	95%	Now	\$402,800	2026	\$4,028,000			
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Roof Adjacent To Building 3 Entrance</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Gymnasium, Classrooms - 49, 50, 51</i>							
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$265,400	LIFE	**	5	\$145,200	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Mechanical Electrical Room 40 And Various Locations Throughout First Floor.</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Mechanical / Electrical Room 46</i>							
	<i>Explanation : Completely Flooded With Sewage Water From Sanitary Line Break</i>							
Ceramic Tile	5%	Now	\$61,800	2035	**	5	\$16,600	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Staff Toilets</i>							
Quarry Tile	3%			2039	**	5	\$29,900	
Terrazzo	40%	Now	\$1,186,400	LIFE	**	5	\$207,400	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Main Corridors, Lobby On First Floor</i>							
Traffic Topping	10%			2031	**	5	\$83,000	
Vinyl Tile	15%			2026	\$1,627,400	3	\$37,300	
Vinyl Tile 9" X 9"	15%	Now	\$2,108,300	2036	**	3	\$37,300	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Control Rooms, Aid Stations, Basement Corridor</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Control Rooms, Aid Stations, Basement Corridor</i>							
Wood	2%			2041	**	5	\$24,900	
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Gymnasium</i>							

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

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

Asset # : 2046

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	85%	Now	\$531,900	LIFE	**	5	\$249,100	
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations In The Mechanical And Electrical Rooms</i>								
Gypsum Board	10%			LIFE	**	5	\$44,000	
SGFT/Glazed Masonry	3%			LIFE	**			
Wood	2%	Now	\$78,400	LIFE	**	5	\$58,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chapel Wall - From Steam Leak</i>								
Ceilings								
AcousTile,Adhered	5%	0-2	\$237,300	2039	**	5	\$16,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Basement, Various Locations Throughout</i>								
AcousTileConcealSpLn	30%	Now	\$154,800	2031	**	5	\$124,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Infirmary, Waiting Area</i>								
Exposed Concrete	30%	Now	\$246,300	LIFE	**	5	\$31,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Water Meter Room</i>								
Fiber Board	5%			2031	**			
Metal Panel	30%	Now	\$319,600	LIFE	**	5	\$248,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$226,600	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000a Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2024	\$30,400	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Kva 480/277pri - 208/120 Sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2026	\$469,700	5	\$1,200	
Fused Disc Sw	50%			2036	**	5	\$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.

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

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

Asset # : 2046

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 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								
Thermoplastic	80%			2026	\$1,386,600	1		
Thermoplastic	20%			2036	* *	1		
Motor Controllers								
Locally Mounted	10%			2024	\$44,700	5	\$400	
Motor Control Center	90%			2024	\$594,000	5	\$13,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$174,100	
Generators								
Diesel	35%			2029	* *	1	\$76,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room Outside</i>					
			<i>Explanation : One 800 Kw For Mod 2 And 4</i>					
Diesel	35%			2029	* *	1	\$76,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room Outside</i>					
			<i>Explanation : One 1000 Kw For Mod 1 And 3</i>					
Diesel	30%	Now	\$806,200	2041	* *	1	\$59,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 700 Kw For Main Building</i>					
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$21,000	
Fuel Storage								
Main Tank	100%			2041	* *	5	\$13,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside And Basement</i>					
			<i>Explanation : Two 4000 Gallons And One 275 Gallons</i>					
Lighting								

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

Asset # : 2046

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
Lighting								
Interior Lighting Fluorescent	55%			2031	* *	10	\$223,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	40%			2036	* *	10	\$162,700	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2021	\$329,100	1	\$21,100	
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger	50%	Now	\$18,200	2029	* *	1	\$98,700	
		<i>Corroded, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Basement Steam Room</i>						
Pres. Reducing Valve/LP Steam	50%	Now	\$13,200	2029	* *	5	\$6,600	
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement Steam Room (mer-46)</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 3%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Explanation : Insulation Damaged Or Missing</i>						

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

Asset # : 2046

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,284,700	2042	* *	4	\$21,900	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Steam Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Mechanical Rooms</i>								
<i>Explanation : Several Hot Water Pumps Out Of Service</i>								
<hr/>								
Terminal Devices								
Air Handler	19%			2026	\$873,400	1	\$52,100	
Air Handler	1%			2036	* *	1	\$2,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic Units</i>								
<hr/>								
Convactor/Radiator	2%	Now	\$3,200	2024	\$161,100	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>								
<hr/>								
Convactor/Radiator	78%			2031	* *	1	\$111,700	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
<hr/>								
Conversion Equipment								
Centrifugal, Elec Chiller	10%			2041	* *	1	\$48,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Exterior Pkg Unit - Cooling	20%			2026	\$787,000	2	\$5,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves Control Areas</i>								
<hr/>								
No Component	70%							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	10%			2052	* *	4	\$2,200	
No Component	90%							
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	10%			2026	\$108,600	1	\$27,400	
No Component	90%							
<hr/>								
Heat Rejection								
Water Cooling Tower	10%			2027	\$73,400	2	\$44,600	
No Component	90%							
<hr/>								
Ventilation								

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

Asset # : 2046

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$247,300	
Exhaust Fans								
Interior	20%			2026	\$188,500	2	\$2,700	
Roof	80%	Now	\$54,200	2026	\$542,200	2	\$8,700	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
Low Temp	90%	Now	\$4,800	2026	\$238,000	4	\$39,500	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : 6 Units, One Needs Circulating Pump Repair</i>								
Low Temp	10%			2052	**	4	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Instantaneous Units Serve Kitchen</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$1,111,000	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Under Floor</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen Piping</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2021	\$21,300	4	\$1,600	
Sewage Ejector(s)								
Compressed Air	100%	Now	\$2,700	2026	\$54,800	4	\$1,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 8 Units</i>								
Hydraulic	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Freight Elevator</i>								
Fire Suppression								

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

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

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

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



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

Asset # : 2792

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$1,237,000	LIFE	**	5	\$48,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Courtyard Perimeter, At Downspouts Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facades Throughout</i>								
Metal Panel	70%	Now	\$504,200	2036	**	5	\$341,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Metal Fascia On Exterior Recreation Courtyard Walls</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade And At All Downspouts</i>								
Windows								
Aluminum	5%	Now	\$28,400	2034	**	5	\$900	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Heads Throughout</i>								
Metal/Detention Type	95%			2036	**	5	\$121,900	
Parapets								
Metal Panel	60%	Now	\$55,800	2036	**	5	\$3,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose/MISS Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout And Mechanical Bulkhead (J Location)</i>								
Metal: Cage/Fence	10%			2031	**	5-10	\$2,400	
No Component	30%							
Roof								
Single Ply Membrane	97%	Now	\$881,600	2026	\$4,408,000			
<i>Adhesion Failure, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Trough Behind Parapets - 2 Story Buildings 1-4, 9-16</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout Facility</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Story Housing Areas Throughout</i>								
Skylight, Plastic	3%			2039	**	1		
Interior								

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

Asset # : 2792

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	40%	Now	\$317,300	LIFE	**	5	\$347,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Rooms, Corridors</i>								
Cast in Place Concrete	8%			LIFE	**	5	\$69,400	
Ceramic Tile	10%	Now	\$147,800	2029	**	5	\$19,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Women's Housing Shower Facilities</i>								
Quarry Tile	2%	Now	\$43,800	2031	**	5	\$6,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Traffic Topping	5%	Now	\$236,500	2026	\$473,000	5	\$12,400	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mess Hall Kitchen</i>								
Vinyl Tile	30%	Now	\$583,600	2026	\$1,945,300	3	\$44,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Corridors Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Housing / Central Corridor Connections</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Connecting Tunnel Near J Mechanical Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%			2034	**	3	\$7,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Program Areas</i>								
Interior Walls								
Ceramic Tile	15%			2035	**	5	\$59,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Women Housing Area Bathrooms</i>								
Concrete Masonry Unit	72%			LIFE	**	5	\$115,000	
Glass: Single Pane	3%			LIFE	**	5	\$9,000	
Gypsum Board	5%			LIFE	**	5	\$12,000	
Metal Security Bars	5%			LIFE	**			

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

Asset # : 2792

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	10%	Now	\$70,900	2031	**	5	\$19,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$12,300	2031	**	5	\$19,800	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Where 5, 6, 7 Control Ceiling Meets The Main Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%	Now	\$77,100	LIFE	**	5	\$99,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Corridor/ Connection Tunnel, Outside Of J Mechanical</i>								
<i>Recent Installation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Chapel</i>								
Metal Panel	50%	Now	\$636,700	LIFE	**	5	\$247,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Corridor, Buildings 5-7, Building 9/11</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Between Buildings 2-4 / 1-3</i>								
Metal Panel	5%			LIFE	**	5	\$24,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$151,000	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six 1600 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2024	\$30,400	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Closet, Electrical And Mechanical Room</i>								
<i>Explanation : Five 75 Kva, Four 30 Kva, Three 45 Kva And Four 15 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	60%			2026	\$394,600	5	\$800	
Fused Disc Sw	10%			2056	**	5	\$100	
Molded Case Bkrs	30%			2026	\$197,300	5	\$2,400	
Raceway								
Conduit	95%			2026	\$712,600	1		
Conduit	5%			2056	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2792

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2025	\$620,700	5	\$7,100	
Molded Case Bkrs	10%			2051	* *	5	\$800	
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Wiring								
Thermoplastic	95%			2026	\$1,097,700	1		
Thermoplastic	5%			2056	* *	1		
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
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	* *			
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,400	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$92,500	
<hr/>								
Generators								
Diesel	100%			2029	* *	1	\$116,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Two 800 Kw</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2021	\$2,900	5	\$11,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<hr/>								
Fuel Storage								
Day Tank								
	20%			2034	* *	5	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : One 250 Gallons For Both Generators</i>								
<hr/>								
Main Tank								
	80%			2041	* *	5	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 10,000 Gallons</i>								
<hr/>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	75%			2031	**	10	\$206,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	20%			2036	**	10	\$55,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clinic And Nursery Room</i>								
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								
HID	100%			2026	\$2,183,500	10	\$900	
Alarm								
Security System								
No Component	30%							
Generic	70%			2021	\$1,224,400	1	\$78,600	
Fire/Smoke Detection								
Under Construction	100%							
Mechanical								
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								
Heat Exchanger	50%			2029	**	1	\$47,500	
Pres. Reducing Valve/LP Steam	50%	0-2	\$2,300	2029	**	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Steam Pressure Reducing Station</i>								
<i>Explanation : Insulation Damaged Or Missing</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$14,200	
Terminal Devices								
Air Handler	40%			2026	\$795,900	1	\$47,500	
Air Handler	10%			2031	**	1	\$11,900	
Convactor/Radiator	4%	Now	\$2,800	2031	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>								
Convactor/Radiator	46%			2031	**	1	\$28,500	

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

Asset # : 2792

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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								
Int Pkg Unit - Heating/Cooling	5%			2024	\$324,600	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Main Mechanical Room</i>						
		<i>Explanation : Interior Packaged Air Conditioning Equipment Serves The Kitchen, Visitor's Area And Cafeteria</i>						
Reciprocating Compr/Chiller	10%			2026	\$125,300	1	\$8,900	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B And J Mechanical Rooms</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B And J Mechanical Rooms</i>						
		<i>Explanation : Water Cooled Chillers Serve Male Staff Locker Room, Switch Gear Room And Admin</i>						
Reciprocating Compr/Chiller	10%			2031	* *	1	\$8,900	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Court Yard Near 9, 10, 11 And 12 Quad</i>						
		<i>Explanation : Air Cooled Chiller Serves The 9, 10, 11 And 12 Quad Air Handling Equipment</i>						
Ext Pkg Unit - Heating/Cooling	10%			2031	* *	2	\$1,200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Of New Clinic / Pharmacy</i>						
No Component	65%							
Distribution								
Chilled Wtr Pipe/Pump	10%			2046	* *	4	\$1,400	
No Component	90%							
Terminal Devices								
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%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$107,000	
Exhaust Fans								
Interior	75%			2026	\$305,900	2	\$4,400	
Roof	25%	Now	\$1,500	2026	\$73,300	2	\$1,200	
		<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Roof</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Not Directly Observed</i>						
Fixtures								
Generic	100%							
Fire 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	

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

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



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$19,000	LIFE	**	5	\$17,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : Exterior Fire Exit Stair Footings Disconnected From Lower Stair Rail Posts</i>								
<i>Leaving Bottom Of Stair Hanging In The Air</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Exterior Stairs</i>								
Metal Panel	77%			2046	**	5-10	\$370,400	
Metal Panel	10%	Now	\$19,400	2046	**	5	\$13,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Exterior Fire Exit Staircase</i>								
Metal: Cage/Fence	3%			2039	**	5	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Perimeter Windows</i>								
<i>Explanation : Protective Grills</i>								
Weathering Steel	5%	Now	\$45,100	LIFE	**	1		
Windows								
Aluminum	100%	Now	\$156,800	2034	**	5	\$3,200	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Office Areas</i>								
Parapets								
Metal Panel	20%			2046	**	5	\$3,400	
Metal: Cage/Fence	80%	Now	\$6,700	2031	**	5	\$11,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Spray-on Foam	100%			2034	**	5	\$217,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Surface</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Snow Present</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2025	\$271,400	3	\$16,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Ceramic Tile	5%	Now	\$10,300	2029	**	5	\$2,800	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms And Janitors Closet</i>								
Raised Access Floor	20%			2039	**	5	\$83,000	
Sheet Vinyl/Rubber	15%			2031	**	5	\$24,900	
Vinyl Tile	50%	Now	\$90,400	2031	**	3	\$20,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Thresholds</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Administrative Spaces</i>								
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$50,600	
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$89,000	2039	**	5	\$49,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Personnel Room And Open Admin. Areas</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Office</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 35%</i>								
<i>Location : Administration, Kitchen And Locker Room Areas</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fiberglass Reinforced Panels</i>								
Gypsum Board	10%			LIFE	**	5	\$13,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2031	**	3		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 300 Kva 4160hv-480/277lv Supply</i>								
Feeders								
Cable	100%			2034	**	1		
Raceway								
Conduit	100%			2036	**	1		

Under 600 Volts

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Rooms - Inside And Outside</i>							
	<i>Explanation : Two 2,000 Amps And One 1600 Amps Main Disconnect Switch</i>							
<hr/>								
Transformers								
Dry Type	100%			2031	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room - Outside</i>							
	<i>Explanation : Two 112.5 Kva 480hv-208/120lv</i>							
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$200	
<hr/>								
Raceway								
Conduit	70%			2036	**	1		
Conduit	30%			2052	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	65%			2034	**	5	\$100	
Molded Case Bkrs	30%			2048	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	70%			2036	**	1		
Thermoplastic	30%			2052	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$2,600	
<hr/>								
Generators								
Diesel	100%			2035	**	1	\$3,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : No Access For Ratings</i>							
<hr/>								
Batteries								
Lead/Acid	100%			2020	\$2,900	5	\$300	
<hr/>								
Fuel Storage								
Main Tank	100%			2054	**	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One 650 Gallons</i>							
<hr/>								
Lighting								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	30%			2034	**	10	\$2,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fisrt Floor</i>								
Fluorescent	65%			2026	\$105,000	10	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2034	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	20%			2034	**	1		
Emergency, Service	40%			2026	\$3,200	1		
Exit, LED	5%			2061	**	1		
Exit, Service	35%			2026	\$800	1		
Alarm								
Security System								
Generic	100%			2031	**	1	\$3,100	
Fire/Smoke Detection								
Generic, Digital	100%			2031	**	1-3	\$5,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2036	**	1		
Conversion Equipment								
Heat Exchanger	100%			2029	**	1	\$4,200	
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$600	
Terminal Devices								
Air Handler	90%			2026	\$78,300	1	\$4,700	
Convactor/Radiator	10%			2031	**	1	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2031	**	2	\$500	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
Under Construction	100%							

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1st Floor</i>							
<i>Explanation : 1- 30 Gallon Unit</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Backflow Preventer							
Generic	100%			2031	**	1	\$500
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1st To 2nd Floor</i>							
<i>Explanation : 1 Unit</i>							
Fire Suppression							
Sprinkler							
No Component	80%						
Generic	20%			2056	**	1-2	\$500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1st Floor</i>							
<i>Explanation : Clean Agent System Being Installed To Protect Communication Equipment</i>							

Note : 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 TRANSPORTATION GARAGE**
 Address : **17-17 HAZEN ST., RIKERS ISLAND**
 Borough : **BRONX** Agency's Number : **N/A**
 Program / Asset # : **DOC0001.100 / 2031** Yr Built/Renovated : **1964 /**
 Area Sq Ft : **73,895** Project Type : **CORRECTION**
 Date of Survey : **30-Dec-2014** Landmark Status : **NONE**
 Areas Surveyed : **Roof, Floors 1,2**
 Block : **2605** Lot : **40** BIN : **2096863**

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

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.

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$608,800	LIFE	**	5	\$52,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i> <i>Location : South Facade At Masonry Supports Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i> <i>Location : North Facade, Throughout</i> <i>Spalling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i> <i>Location : Second Floor Wall At East Facade</i>								
Metal Coiling Doors	25%	Now	\$95,400	2031	**	5	\$27,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> <i>Location : Various Locations Throughout</i>								
Windows								
Steel	100%	Now	\$130,300	2034	**	5	\$40,500	
<i>Air Infiltration, Extent : Light, Area Affected : 5%</i> <i>Location : Throughout</i> <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> <i>Location : Various Lintel Locations Throughout Garage</i> <i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i> <i>Location : Officers Locker Room</i> <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Window Sills</i> <i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i> <i>Location : Officers Locker Room</i>								
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$3,100	
Metal Panel	10%			2046	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Coping Cap</i>								
Metal Rail	20%	Now	\$4,500	2039	**	5	\$6,200	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	98%	Now	\$140,700	2026	\$1,406,800			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i> <i>Location : Various Locations Throughout Roof</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Throughout Including Garage Spaces And 2nd Floor Corridor Near Communications Area</i>								
Metal Panel	2%	Now	\$3,500	2039	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i> <i>Location : Roof Hatches</i>								
Interior								

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$143,700	LIFE	**	5	\$157,300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tire Shop And Various Locations Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanics Shop M-3 And Various Locations In Garage Service Area</i>								
Ceramic Tile	5%	Now	\$20,600	2022	\$206,000	5	\$2,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mens Toilet And Shower Facilities</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Raised Access Floor	5%			2029	**	5	\$20,700	
Vinyl Tile	25%			2021	\$452,000	3	\$13,800	
Interior Walls								
Concrete Masonry Unit	80%	2-4	\$288,000	LIFE	**	5	\$27,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Room M-3, Perimeter Walls</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Walls</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Room M-3 And Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : From Lower Roofs</i>								
Gypsum Board	10%			LIFE	**	5	\$5,100	
Metal: Cage/Fence	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2031	**	5	\$16,600	
AcousTileSusp.Lay-In	15%			2031	**	5	\$16,600	
Exposed Concrete	10%	Now	\$34,200	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Radio Shop</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Radio Shop</i>								
Exposed Struc: Steel	50%	Now	\$447,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mens Locker Room And Various Locations Adjacent To North Wall In Service Area Of Garage Above Windows</i>								
Gypsum Board	10%			LIFE	**	5	\$13,800	

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

Under 600 Volts

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
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	100%			2026	\$4,800	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amps, One 600 Amps And One 800 Amps Main Disconnect Switch</i>							
Transformers								
Dry Type	100%			2024	\$30,400	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Kva And One 300 Kva 480/277hv - 208/120lv</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$93,900	5	\$300	
Raceway								
Conduit	100%			2026	\$18,000	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$57,500	5	\$1,900	
Wiring								
Thermoplastic	100%			2026	\$39,300	1		
Motor Controllers								
Locally Mounted	100%			2024	\$110,600	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Manual	100%			2026	\$17,100	5	\$300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Missing Rating Tag</i>							
Lighting								
Interior Lighting								
Fluorescent	60%			2021	\$186,600	10	\$40,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
HID	40%			2021	\$464,400	10	\$1,000	
Egress Lighting								
Exit, Service	80%			2021	\$30,700	1		
Exit, Service	20%			2021	\$7,700	1		
Exterior Lighting								
HID	100%			2021	\$536,500	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	**	5	\$2,200	
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2021	\$1,471,300	1-3	\$46,900	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Asset # : 2031

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	80%			2036	**	1		
Electricity	20%			2036	**	1		
Conversion Equipment								
Radiant Heater	20%	Now	\$6,300	2026	\$125,100	2	\$5,500	
			<i>Not in Service, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Various Offices</i>					
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Office Area</i>					
			<i>Explanation : 40 Electrical Radiants</i>					
Not Accessible	80%							
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$57,100	2034	**	4	\$2,900	
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
No Component	20%							
Terminal Devices								
Unit Heater-Stm/HW	80%			2021	\$734,000	4	\$5,400	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2026	\$65,600	2	\$500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 3 Units On Roof</i>					
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	80%	Now	\$4,500	2021	\$90,300	2	\$1,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Fan Covers Missing</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2036	**	1		
Galv Iron/Steel	30%			2031	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Gas Refill Stations</i>						
		<i>Explanation : 2 Sets</i>						

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Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.160 / 2864 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 12,104 **Project Type** : CORRECTION
Date of Survey : 05-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2109479

CAPITAL	FY 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



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%			2046	**	5-10	\$165,300	
Windows								
Metal/Detention Type	100%			2046	**	5	\$5,000	
Parapets								
Metal Panel	100%			2046	**	5	\$2,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Around Perimeter</i>							
	<i>Explanation : Metal Panel Soffits / Overhangs</i>							
Roof								
Skylight, Plastic	3%			2039	**	1		
Spray-on Foam	97%	Now	\$300,000	2036	**	5	\$28,500	
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Center Of Roof</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Snow Present</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Bathrooms / Locker Rooms</i>							
Sheet Vinyl/Rubber	70%			2031	**	5	\$19,000	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	25%	Now	\$14,800	2026	\$74,000	3	\$1,700	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout Office Areas</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout Office Areas And Locker Room</i>							
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$1,000	
Gypsum Board	95%			LIFE	**	5	\$11,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Walls</i>							
	<i>Explanation : Fiberglass Reinforced Type Panels</i>							

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

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

Interior

Ceilings

AcousTileSusp.Lay-In	95%	Now	\$7,500	2039	**	5	\$10,500	
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Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Kitchen, Locker Room And Office - Cashier 1 And 2 Space

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

Location : Throughout Ceilings

Explanation : Fiberglass Reinforced Panels.

Plywood/Hardboard	5%			2046	**	1		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2036	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 400 Amperes

Transformers

Dry Type	100%			2031	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 75 Kva, 45 Kva, 480/208/120 Volts

Switchgear / Switchboard

Molded Case Bkrs	100%			2036	**	5	\$300	
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Raceway

Conduit	100%			2036	**	1		
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Panelboards

Molded Case Bkrs	100%			2034	**	5	\$300	
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Wiring

Thermoplastic	100%			2036	**	1		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Stand-by Power

Transfer Switches

Automatic	100%			2031	**	1	\$3,700	
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Generators

Not Accessible	100%							
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Batteries

Not Accessible	100%							
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Fuel Storage

Not Accessible	100%							
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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.

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2026	\$382,500	10	\$11,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting Emergency, Service	50%			2026	\$5,700	1		
Exit, Service	50%			2026	\$3,900	1		
<hr/>								
Exterior Lighting HID	100%			2026	\$87,900	10		
<hr/>								
Alarm								
Security System Generic	100%			2026	\$70,400	1	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection Generic, Digital	100%			2021	\$241,000	1-3	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment Heat Pump	100%	2-4	\$24,800	2031	**	2	\$3,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Roof Top Units</i>								
<hr/>								
Terminal Devices Air Handler	100%			2021	\$125,500	1	\$7,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2034	**	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.

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Heat Pump	100%			2020	\$800	2	\$700	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 3 Rtus, Roof</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	\$98,800	1	\$7,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans								
Roof	100%			2021	\$18,500	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Electric	100%			2021	\$3,600	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Female Locker Room</i>						
		<i>Explanation : 1 Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2031	* *	1	\$700	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2036	* *	1-2	\$3,400	

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

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

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

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.

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES WEST FACILITY

Asset # : 2865

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	60%	Now	\$2,315,100	2036	* *	5	\$1,046,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout All Modules</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout All Modules</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Modules</i>								
<i>Explanation : Modules Are Elevated On Blocks. Exterior Sheathing From Finished Floor To Grade Is In Severe Disrepair</i>								
Metal Panel	40%			2046	* *	5-10	\$2,557,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South East Corner Of West Facility</i>								
<i>Explanation : Cell Structures</i>								
Windows								
Aluminum	60%	2-4	\$9,464,900	2051	* *	5	\$58,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout All Modules</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout All Modules</i>								
Metal/Detention Type	40%	Now	\$2,988,400	2036	* *	5	\$142,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Not Accessible	100%							
Roof								
Single Ply Membrane	40%			2031	* *	10	\$288,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Located At South East Corner Of West Facility</i>								
<i>Explanation : Referes To Cell Structures</i>								
Spray-on Foam	60%	Now	\$3,031,900	2036	* *	5	\$288,300	
<i>Insul Deter/Miss, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout All Modules</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout All Modules</i>								

Interior

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES WEST FACILITY

Asset # : 2865

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$161,200	
Sheet Vinyl/Rubber	35%			2031	**	5	\$386,800	
Vinyl Tile	45%	Now	\$1,083,800	2026	\$5,418,800	3	\$124,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Administration And Various Toilet Room Spaces Throughout Modules</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridors, Offices And Lobby Areas Throughout</i>								
Vinyl Tile	10%			2034	**	3	\$27,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Gypsum Board	20%			LIFE	**	5	\$97,200	
Gypsum Board	60%			LIFE	**	5	\$291,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fiberglass Reinforced Panels</i>								
Metal Security Bars	10%			LIFE	**			
Steel Plate	10%			LIFE	**	5	\$48,600	
Ceilings								
AcousTileSusp.Lay-In	45%	Now	\$1,185,700	2031	**	5	\$165,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout Modules</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fiberglass Reinforced Panels</i>								
Gypsum Board	15%	Now	\$214,900	LIFE	**	5	\$138,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Administrative Locations Throughout All Modules</i>								
Gypsum Board	10%			LIFE	**	5	\$92,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Metal Panel	30%	Now	\$354,700	LIFE	**	5	\$276,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Switches Rated @ 4000 Amperes Each</i>								

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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 WEST FACILITY

Asset # : 2865

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2031	**	5	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 45 Kva, 30 Kva 480/208/120 Volts</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$900	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$200	
Molded Case Bkrs	95%			2034	**	5	\$5,100	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2024	\$1,438,300	5	\$1,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$62,300	
Generators								
Diesel	100%			2029	**	1	\$78,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Rooms</i>						
		<i>Explanation : 8- Emergency Generator Set Rated @ 1150 Kw Each</i>						
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$7,500	
Fuel Storage								
Main Tank	100%			2041	**	5	\$6,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 8- Main Tanks, 5000 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2026	\$6,403,900	10	\$185,900	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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								

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

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

Alarm

Security System

Generic

100% 2021 \$1,178,500 1 \$75,700
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Inside And Outside
Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100% 2031 * * 1-3 \$124,900
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Alarm Bells, Horns, Strobe Lights, Manual Pull Stations And Smoke Detectors

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

Heating

Energy Source

Electricity

100% 2036 * * 1

Conversion Equipment

Heat Pump

100% 2020 \$415,500 2 \$62,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Approximately 60 Units

Terminal Devices

Fan Coil Unit/Heat

100% 2021 \$5,832,800 1 \$65,400

Air Conditioning

Energy Source

Electricity

100% 2034 * * 1

Conversion Equipment

Heat Pump

100% 2020 \$14,100 2 \$12,400
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roofs And Side Walls

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

Ventilation

Distribution

Ductwork/Diffusers

20% Now \$13,400 LIFE * * 2-5 \$22,600
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%
Location : Exterior Ducts

Ductwork/Diffusers

80% LIFE * * 2-5 \$90,400

Exhaust Fans

Roof

80% 2021 \$247,800 2 \$5,000

No Component

20%

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.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	* *	1		
Water Heater Electric	100%			2021	\$60,400	4	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 120 Gallon Units In Most Modular Units And Sprungs</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Plastic/PVC	100%			2031	* *	1		
Fixtures								
Generic	100%							
Fire 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.*

Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Address : #1 HALLECK STREET @ EAST RIVER
Borough : BRONX **Agency's Number** : V.C.B.C.
Program / Asset # : DOC0010.000 / 2866 **Yr Built/Renovated** : 1989 / 2011
Area Sq Ft : 310,000 **Project Type** : CORRECTION
Date of Survey : 12-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 2780 **Lot** : 73 **BIN** : 2101256

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$121,200	2047	**	5	\$614,600	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Retaining Sea Wall At Pedestrian Walkway / Entry Path Pasy Control Gate</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is Ship Construction - Steel Plates Welded Together</i>								
<hr/>								
Windows								
Metal/Detention Type	98%			2037	**	5	\$309,600	
Metal Louvers	2%			2036	**	10	\$10,800	
<hr/>								
Parapets								
Metal Rail	100%	Now	\$138,300	2040	**	5	\$179,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Metal Panel	80%	Now	\$181,700	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor Deck And Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Painted Steel Surfaces</i>								
<hr/>								
Skylight, Metal/Glass	2%			2047	**	10	\$10,500	
Traffic Topping	18%	Now	\$176,300	2037	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Outdoor Recreation Area</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Deck</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Recreation Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 3ab And 3bb Cells</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Outdoor Recreation Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outdoor Recreation Area</i>								
<i>Explanation : Steel Deck Is Covered With Dex-o-tex Type Coating</i>								

Interior

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Quarry Tile	2%			2032	**	5	\$13,500	
Raised Access Floor	3%			2036	**	5	\$50,600	
Sheet Vinyl/Rubber	3%	Now	\$600,200	2037	**	5	\$10,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Kitchen</i>								
Steel Plate	45%	Now	\$1,896,300	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room, Bathrooms, Showers, Mer Rooms, Corridors</i>								
Traffic Topping	3%	Now	\$171,900	2037	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Gymnasium</i>								
Vinyl Tile	44%	Now	\$691,100	2027	\$1,727,700	3	\$74,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : School And Library</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors, School, Law Library</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Interior Walls								
Fiberglass Panel	3%			LIFE	**	10	\$7,000	
Glass: Single Pane	3%			LIFE	**	5	\$42,100	
Metal Security Bars	10%	Now	\$2,397,300	LIFE	**			
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Cell Doors Inoperable - Temp Handles Put In Place. Electrical Malfunction</i>								
Steel Plate	84%	Now	\$769,700	LIFE	**	5	\$471,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, Showers, Bathrooms, Mep And Janitor Closets, Kitchen</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2032	**	5	\$67,400	
Exposed Struc: Steel	20%			LIFE	**	10	\$179,800	
Metal Panel	35%	Now	\$539,800	LIFE	**	5	\$196,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	30%			LIFE	**	5	\$337,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cells 3ab And 3bb</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inmate Cells</i>								
<i>Explanation : This Component Is Actually Steel Plates.</i>								

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2027	\$40,400	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room In The Basement</i>								
<i>Explanation : 2 Main Service Protectors Rated @ 4000 Amperes</i>								
Fused Disc Sw	50%			2027	\$40,400	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Con Edison Electrical Room</i>								
<i>Explanation : 2 Main Service Disconnect Switches Rated @ 4000 Amperes.</i>								
Transformers								
Dry Type	100%			2025	\$16,200	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2- 2500kva, 480/208/120 Volts</i>								
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	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$92,400	1	\$95,400	
Generators								
Diesel	100%			2023	\$718,300	1	\$120,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2-2000 Kw Air Start And 1- 500 Kw Electric Start</i>								
Batteries								
Lead/Acid	100%			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.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2026	\$11,600	5	\$28,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2400 And 250 Gallons Capacity</i>								
Main Tank	50%			2030	**	5	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bottom Level</i>								
<i>Explanation : 2- 40000 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$2,618,600	10	\$142,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Facility</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2027	\$2,618,600	10	\$142,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Facility</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	60%			2022	\$94,000	1		
Emergency, Battery	10%			2022	\$43,000	10	\$7,500	
Exit, Service	30%			2022	\$31,800	1		
Exterior Lighting								
HID	15%			2022	\$180,500	10	\$100	
LED	5%			2035	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	**	1	\$115,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Facility</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$96,000	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2025	\$1,550,800	1	\$307,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level Boiler Room</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution Steam Piping/Pump	100%	Now	\$667,300	2037	* *	4	\$15,300	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Valves, Various Locations</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<hr/>								
Terminal Devices Air Handler	95%	0-2	\$163,200	2022	\$1,631,800	1	\$163,900	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Unit Heater-Stm/HW	5%			2022	\$102,900	4	\$2,100	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2035	* *	1		
<hr/>								
Conversion Equipment Centrifugal,Compressor Turbine	100%			2040	* *	1	\$335,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6 Sets, Roof</i>								
<hr/>								
Distribution Chilled Wtr Pipe/Pump	100%			2027	\$1,557,000	4	\$22,900	
<hr/>								
Terminal Devices Air Handler/Cool/Ht	100%			2022	\$1,353,200	1	\$191,700	
<hr/>								
Heat Rejection Remote Air Cond	100%			2035	* *	2	\$215,900	
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$137,500	LIFE	* *	2-5	\$172,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<hr/>								
Exhaust Fans Interior	100%			2022	\$352,100	2	\$9,500	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2027	\$951,400	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
HW Heat Exchanger Low Temp	100%	Now	\$39,500	2037	* *	4	\$30,700
			<i>Corroded, Extent : Severe, Area Affected : 40%</i>				
			<i>Location : Various Locations</i>				
			<i>On Extended Life, Extent : Severe, Area Affected : 40%</i>				
			<i>Location : Various Locations</i>				
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%			2027	\$30,900	1	\$19,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Pier</i>				
			<i>Explanation : Located On Shore</i>				
Fixtures Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : (2) B-3 (2) Main Deck,1-3 (1) B-1</i>				
			<i>Explanation : 4 Passenger, 1 Freight</i>				
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%			2022	\$26,900	1-3	\$55,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Kitchen</i>				
			<i>Explanation : 1 Set</i>				

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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : BAIN CORRECTIONAL CENTER BARGE PIER
Address : HUNTS POINT FOOT OF HALLECK ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.100 / 14102 **Yr Built/Renovated** :
Area Sq Ft : 4,140 **Project Type** : CORRECTION
Date of Survey : 29-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2780 **Lot** : 73 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 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.

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

DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE PIER
Asset # : 14102

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	50%			LIFE	**	5	\$7,700	
Not Accessible	50%							
Deck Surface								
Asphalt	100%			2036	**	5	\$4,600	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Pile Caps								
Concrete	100%			LIFE	**	5	\$600	
Piles and Bracing								
Steel	50%			LIFE	**	5	\$63,700	
			<i>Corrosion, Extent : Light, Area Affected : 20%</i>					
			<i>Location : At The Top 3 Ft Of The Piles</i>					
Not Accessible	50%							
Deck Elements								
Railing								
Fencing	5%	4+	\$600	2032	**	3		
			<i>Missing Part, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Fence Fabric Not Connected To Rails At North End Of Asset</i>					
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.

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	40%	0-2	\$415,100	LIFE	**	5	\$6,900	
<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Underdeck</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Underdeck</i>								
<i>Spalling, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Underdeck</i>								
Concrete	10%	4+	\$20,800	LIFE	**	5	\$1,700	
<i>Cracking, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout Topside</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout Topside</i>								
Concrete	20%			LIFE	**	5	\$6,900	
Timber	25%			LIFE	**	5	\$19,300	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	5%							
Pile Caps								
Timber	5%	Now	\$44,900	LIFE	**	4	\$3,600	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Pile Cap Ends</i>								
Timber	10%	4+	\$9,000	LIFE	**	4	\$7,200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pile Cap Ends</i>								
Timber	85%			LIFE	**	4	\$92,100	
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Piles and Bracing								
Timber	10%	Now	\$141,500	LIFE	**	4-5	\$4,100	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Isolated Throughout</i>								
Timber	15%	4+	\$212,200	LIFE	**	4-5	\$6,200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Timber	25%			LIFE	**	4-5	\$19,200	
Not Accessible	50%							
Fender								
Facing								
Timber	100%			2036	**	3	\$46,600	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Breasting Dolphins</i>								
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 40%</i>								
<i>Location : At Breasting Dolphins In Tidal Zone</i>								

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	5%	2-4	\$15,900	2036	**	3-5	\$9,900	
<i>Corrosion, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Breasting Dolphins In Tidal Zone</i>								
Steel	20%			2036	**	3-5	\$76,400	
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : At Breasting Dolphins Above Water</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Breasting Dolphins Above Water</i>								
<i>Explanation : Coating Loss</i>								
Timber	15%	Now	\$36,100	2036	**	4	\$3,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Offshore End Of Pier</i>								
No Component	40%							
Not Accessible	20%							
Deck Elements								
Railing								
Fencing	90%			2025		3		
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughtout</i>								
No Component	10%							
Coping/Curb								
Timber	70%			LIFE	**			
No Component	30%							

Note : 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 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** :

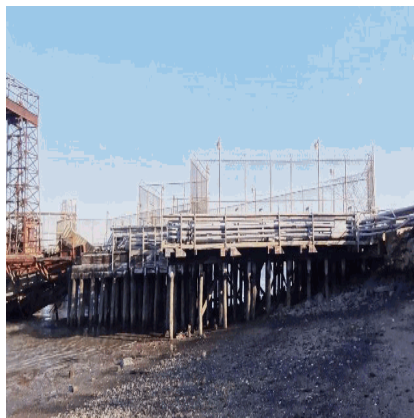
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$36,500			
Total	\$36,500			
Importance Code A	\$36,500			
Total	\$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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE
Asset # : 1836

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

Note : 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 PILE SUPPORTED WHARF
Address : RIKERS ISLAND NORTH END, WEST OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.240 / 13508 **Yr Built/Renovated** :
Area Sq Ft : 6,930 **Project Type** : CORRECTION
Date of Survey : 14-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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.

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF
Asset # : 13508

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	40%	0-2	\$176,300	LIFE	**	5	\$5,200	
<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underdeck North Half Of Wharf</i>								
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underdeck North Half Of Wharf</i>								
Concrete	15%	4+	\$66,100	LIFE	**	5	\$1,900	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Underdeck North Half Of Wharf</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Underdeck Randomly Throughout</i>								
<i>Explanation : Delaminated Areas</i>								
Concrete Not Accessible	20%			LIFE	**	5	\$5,200	
	25%							
Deck Surface								
Asphalt	50%			2040	**	5	\$3,800	
No Component	50%							
Pile Caps								
Concrete	35%			LIFE	**	5	\$300	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Discolor & Bleeding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete	5%	4+	\$10,400	LIFE	**	5		
<i>Spalling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout Southern Half Of Structure</i>								
Timber	25%	Now	\$38,200	LIFE	**	4	\$13,600	
<i>Broken, Extent : Severe, Area Affected : 40%</i>								
<i>Location : At Ends Of Caps</i>								
Timber	35%	4+	\$53,400	LIFE	**	4	\$19,100	
<i>Excess Deflections, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Adjacent To Bulkhead</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF
Asset # : 13508

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Piles and Bracing								
Steel	5%	4+	\$18,600	LIFE	**	5	\$5,300	
<i>Corrosion, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	25%			LIFE	**	5	\$53,300	
<i>Corrosion, Extent : Light, Area Affected : 30%</i>								
<i>Location : In Splash Zone</i>								
<i>Missing Coating, Extent : Light, Area Affected : 30%</i>								
<i>Location : In Splash Zone</i>								
Timber	20%	Now	\$72,100	LIFE	**	4-5	\$6,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Piles And All Braces Throughout</i>								
Timber	15%			LIFE	**	4-5	\$8,700	
<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Timber	15%	4+	\$36,000	LIFE	**	4-5	\$4,700	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Not Accessible	20%							
Fender								
Wales and Chocks								
Timber	95%			2036	**	4	\$13,800	
No Component	5%							
Piles								
Timber	60%			2036	**	4	\$4,000	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Tops Of Piles</i>								
No Component	5%							
Not Accessible	35%							
Deck Elements								
Coping/Curb								
Timber	2%	4+	\$1,000	LIFE	**			
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Section 135 Ft From South</i>								
Timber	98%			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.

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TIMBER TRESTLE

Asset # : 13474

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck Timber	100%	Now	\$90,600	LIFE	**	5	\$2,200	1
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Structure</i>								
Pile Caps Timber	100%	Now	\$50,500	LIFE	**	4	\$4,100	1
<i>Missing Part, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Two Original Caps Remain</i>								
Piles and Bracing Timber	40%	Now	\$31,800	LIFE	**	4-5	\$900	1
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At End Of Pier</i>								
<i>Missing Pile, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At End Of Pier</i>								
Timber	60%	2-4	\$14,300	LIFE	**	4-5	\$1,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Deck Elements Railing Timber	100%	Now	\$19,100	2022	\$47,700			
<i>Missing Part, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Railing</i>								

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

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

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

Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : BAIN CORRECTIONAL CENTER BARGE BULKHEAD
Address : HUNTS POINT FOOT OF HALLECK ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.000 / 13476 **Yr Built/Renovated** :
Linear Ft : 1,183 **Project Type** : CORRECTION
Date of Survey : 29-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2780 **Lot** : 2 **BIN** :

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

DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE BULKHEAD
Asset # : 13476

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	45%	4+	\$326,000	LIFE		**		
	<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Splash Zone</i>							
Not Accessible	55%							
Pile Caps								
Concrete	15%			LIFE		**	5	\$1,100
No Component	85%							
Backfill								
Fill								
Topsoil	5%	Now	\$13,100	2067		**		
	<i>Other Observation, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Three Locations On South Side, Two Locations On East Side Of Cellular Wall</i>							
	<i>Explanation : Sinkholes</i>							
Not Accessible	95%							
Surface								
Concrete	2%			2036		**	5	\$300
Gravel	5%	Now	\$5,300	2042		**	2-5	\$100
	<i>Other Observation, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : At Five Locations Along The Bulkhead</i>							
	<i>Explanation : Sinkholes, Loss Of Fill</i>							
Gravel	73%			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.

** 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 GRAVITY WALL
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.230 / 13475 **Yr Built/Renovated** :
Linear Ft : 287 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GRAVITY WALL

Asset # : 13475

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Stone	45%	Now	\$747,300	LIFE	**	5	\$10,900	
	<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Collapsed Portions 30 Ft Long South Of Pier And 100 Ft Long North Of Pier</i>							
Stone	45%			LIFE	**	5	\$21,900	
Not Accessible	10%							
Backfill								
Fill								
Topsoil	45%	Now	\$21,400	2067	**			
	<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Collapsed Areas</i>							
Not Accessible	55%							
Surface								
Asphalt	10%	4+	\$5,000	2042	**	5	\$200	
	<i>Cracking, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Random</i>							
Topsoil	45%			2025	\$13,400	5	\$600	
	<i>Erosion, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Settlement, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Topsoil	45%	Now	\$13,400	2027	\$13,400	5	\$300	
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Collapsed Areas</i>							

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

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

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

Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES RIP-RAP
Address : RIKERS ISLAND CIRCUMFERENCE OF ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.210 / 13473 **Yr Built/Renovated** :
Linear Ft : 17,273 **Project Type** : CORRECTION
Date of Survey : 15-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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.

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	15%	Now	\$2,199,200	LIFE	**	5	\$15,500	
	<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout; Erosion Above Revetment</i>							
Stone	70%			LIFE	**	5	\$144,800	
No Component	15%							
Backfill								
Fill								
Topsoil	15%	Now	\$214,500	2055	**			
	<i>Erosion, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Isolated Throughout; Sloughing Of Face Above Revetment</i>							
Not Accessible	85%							
Surface								
Asphalt	15%			2036	**	5	\$29,600	
Topsoil	15%	Now	\$107,400	2025	\$268,500	5	\$6,100	
	<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Behind Revetment Isolated Throughout; Erosion Below Buildings 160 And 140</i>							
Topsoil	70%			2025	\$1,252,900	5	\$56,600	
	<i>Erosion, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Deck Elements								
Railing								
Fencing	5%	4+	\$18,000	2028	**	3	\$300	
	<i>Progressing Scour, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Western Side Of Island</i>							
Guard Rail	10%	0-2	\$23,900	LIFE	**			
	<i>Progressing Scour, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Five Areas Along North Shore Totaling 500 Ft</i>							
No Component	85%							

Note : 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 STEEL SHEET PILE BULKHEAD
Address : RIKERS ISLAND NORTH END, INSHORE OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.250 / 13509 **Yr Built/Renovated** :
Linear Ft : 204 **Project Type** : CORRECTION
Date of Survey : 14-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL

Total
 Importance Code
Total

EXPENSE	FY 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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Timber	95%			LIFE	**	5	\$200	
Timber	5%	4+	\$1,200	LIFE	**	5		
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At North End</i>								
Sheet Piles								
Steel	50%			LIFE	**	10		
<i>Corrosion, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Top Of Sheet Piles</i>								
<i>Missing Coating, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Top Of Sheet Piles</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exposed Cut Out Holes For Tie Backs</i>								
Not Accessible								
	50%							
Wales								
Steel	100%			LIFE	**	5	\$9,600	
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Missing Coating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pile Caps								
Concrete	100%			LIFE	**	5	\$1,200	
Backfill								
Fill								
Topsoil	2%	Now	\$600	2055	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Beneath Deteriorated Concrete Surface</i>								
<i>Explanation : Settlement</i>								
Not Accessible								
	98%							
Surface								
Asphalt	5%	Now	\$600	2036	**	5	\$100	
<i>Settlement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North End</i>								
Asphalt	5%			2036	**	5	\$100	
Concrete	25%	0-2	\$6,000	2040	**	5	\$300	
<i>Cracking, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 130 Ft From South</i>								
Gravel	45%			2036	**	2-5	\$300	
Gravel	20%	Now	\$1,200	2036	**	2-5	\$100	
<i>Settlement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent To Bulkhead</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South End</i>								
<i>Explanation : Sinkholes Adjacent To Bulkhead</i>								
Fender								

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

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

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	45%			2036	**	4	\$2,200	
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Not Accessible	45%							
Wales and Chocks								
Timber	5%	Now	\$2,000	2036	**	4	\$600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	10%	4+	\$3,900	2036	**	4	\$1,100	
<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Along Face Of Bulkhead</i>								
<i>Worn, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
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 years is not included in this report.

Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES TIMBER BULKHEAD
Address : RIKERS ISLAND NORTH END, UNDER ASSET 13508
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.147 / 4161 **Yr Built/Renovated** :
Linear Ft : 231 **Project Type** : CORRECTION
Date of Survey : 14-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TIMBER BULKHEAD

Asset # : 4161

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%			LIFE	**	5	\$2,800	
Sheet Piles								
Timber	10%	4+	\$51,100	LIFE	**	4	\$400	
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Timber	90%			LIFE	**	4	\$5,800	
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	90%			2036	**	5	\$2,400	
			<i>Settlement, Extent : Light, Area Affected : 30%</i>					
			<i>Location : North Half Of Bulkhead</i>					
Asphalt	10%	2-4	\$4,000	2042	**	5	\$100	
			<i>Settlement, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 30 Ft Long From Southwest Corner</i>					
Fender								
Piles								
Steel	50%			2023	\$77,300	10		
			<i>Corrosion, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Abandoned Soldier Piles In Front Of Sheeting</i>					
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.

** 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 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.

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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2047	**	1-3	\$7,000	
Floating Docks								
Anchor Piles								
Steel	50%			2047	**	3-5	\$13,200	
		<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Splash Zone</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Splash Zone</i>						
Not Accessible	50%							
Fenders								
Vinyl	98%			2025	\$136,000	2	\$16,500	
Vinyl	2%	4+	\$1,100	2025	\$2,800	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : At End Of Dock</i>						
		<i>Explanation : Loose</i>						
Floats/Frames								
Concrete	60%			2036	**	5	\$4,200	
Polyethylene	30%	4+	\$9,500	2032	**	1-5	\$700	
		<i>Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : South Modules</i>						
Steel	10%	0-2	\$3,000	2032	**	5	\$100	
		<i>Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : One Location</i>						
Protective Structure								
Wave Attenuator								
Steel/Timber	60%			2047	**	5	\$67,800	
Steel/Timber	10%	4+	\$64,800	2047	**	5	\$5,600	
		<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 2 Ft High Band In Splash Zone</i>						
		<i>Missing Coating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Splash Zone</i>						
Not Accessible	30%							
Electrical								
Lighting Fixture								
Incandescent	25%	Now	\$3,100	2021	\$10,400			
		<i>Other Observation, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Southwest Corner Of Marina</i>						
		<i>Explanation : Two Broken Fixtures</i>						
Incandescent	75%			2021	\$31,100			
Electrical/Mech.								
Power Supply/Bollards								
Plastic	20%			2025	\$4,800			
Plastic	80%	Now	\$11,500	2025	\$19,200			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Four Out Of Five On Floating Docks</i>						
		<i>Explanation : Broken</i>						

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

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

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

**DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS

Asset # : 1839

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing Timber	100%	Now	\$721,600	2027	\$721,600			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Missing Part</i>								
Piles								
Timber	100%	Now	\$542,100	2032			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Broken</i>								
Wales and Chocks								
Timber	100%	Now	\$101,500	2032			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Missing Part</i>								
Gallows Frames								
Tower Frames Steel	100%	4+	\$889,400	2036			* *	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deflected Elements & Corrosion</i>								
Movable Ramps								
Bearings Steel	100%	Now	\$308,600	2042			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Movable Ramp Collapsed</i>								
<i>Explanation : Broken</i>								
Deck and Railing								
Timber Deck on Steel	100%	Now	\$582,800	2042			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Movable Ramp Collapsed</i>								
<i>Explanation : Broken</i>								

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

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

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

Print Date : 14-Dec-2016

DEPARTMENT OF CORRECTION - FY 2017

Asset Name : RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Address : RIKERS ISLAND NORTH END, WEST OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.260 / 13510 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 720 **Project Type** : CORRECTION
Date of Survey : 15-Jan-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Timber	100%			2025	\$17,700	5	\$500	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Isolated Throughout</i>								
Gangways								
Aluminum	90%			2053	**	1-3	\$4,200	
Aluminum	10%	Now	\$2,100	2057	**	1-3	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Barge Gangway Interface</i>								
<i>Explanation : Toe Plate Broken</i>								
Piles and Bracing								
Steel	70%			2047	**	5-10	\$1,000	
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Splash Zone</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	30%							
Floating Docks								
Anchor Piles								
Steel	60%			2047	**	3-5	\$5,300	
<i>Corrosion, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Guide Pad Locations</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Guide Pad Locations</i>								
Not Accessible	40%							
Fenders								
Rubber	100%			2025	\$300	1-2	\$200	
Barge								
Steel	80%			2036	**	5	\$1,100	
<i>Corrosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	20%							
Protective Structure								
Pile Cluster								
Timber	40%			2028	**	4-10	\$27,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Bottom Wire Ropes</i>								
<i>Explanation : Corrosion</i>								
Timber	10%	0-2	\$6,600	2031	**	4	\$900	
<i>Loose Wrapping, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Southwest Cluster</i>								
Not Accessible	50%							
Deck Elements								

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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Aluminum	30%			2026	\$7,100			
Aluminum	30%	Now	\$7,100	2027	\$7,100			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 12 Ft Of Broken Rail Due To Impact From Gangway</i>								
Steel	40%			2025	\$24,900			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated At Welds And Joints</i>								

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DEPARTMENT OF CORRECTION - 072

Project: CORRECTION

CAPITAL		FY 2018 - 2021		FY 2022 - 2027	
Special Systems		56,000,000		0	
EXPENSE		FY 2018	FY 2019	FY 2020	FY 2021
Special Systems		2,300,000	2,300,000	2,300,000	2,300,000

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

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