

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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 : **25-Jul-2012** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,3,5,7,9,11**
Block : **175** **Lot** : **1** **BIN** : **3000605**

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,289,100	\$306,100
Interior Architecture	\$577,700	\$553,100
Electrical	\$521,200	\$582,100
Mechanical	\$314,600	\$585,400
Total	\$4,702,500	\$2,026,700
Priority A	\$3,289,100	\$306,100
Priority B	\$1,046,200	\$1,204,100
Priority C	\$367,200	\$516,500
Total	\$4,702,500	\$2,026,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$27,000		\$10,400	
Interior Architecture	\$3,100	\$9,000		\$3,100
Electrical	\$40,000	\$27,000	\$93,800	\$14,900
Mechanical	\$18,700	\$17,600	\$57,000	\$22,300
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Total	\$164,800	\$129,700	\$237,200	\$116,300
Priority A	\$27,000		\$10,400	
Priority B	\$134,700	\$120,700	\$226,800	\$113,200
Priority C	\$3,100	\$9,000		\$3,100
Total	\$164,800	\$129,700	\$237,200	\$116,300



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
BROOKLYN HOUSE OF DETENTION
Asset # : 129

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$38,400	A
Masonry: Brick	80%			LIFE	**	5	\$131,100	A
Granite Panels	15%			LIFE	**	5	\$18,400	A
Windows								
Glass Block	15%	Now	\$386,300	LIFE	**	5	\$8,300	A
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : North Facade, South Facade							
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%							
	Location : North Facade, South Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : North Facade, South Facade							
	Explanation : Covered With Protection Netting							
Metal/Detention Type	85%	2-4	\$2,902,800	2033	**	5	\$136,600	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : North Facade, South Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : North Facade, South Facade							
	Explanation : Covered With Protection Netting							
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$1,300	A
Masonry: Limestone	5%	Now	\$2,200	LIFE	**	5	\$100	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Metal: Cage/Fence	25%			2028	**	5-10	\$4,200	A
Granite Panels	10%			LIFE	**	5	\$200	A

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Copper/Terne	1%	0-2	\$3,500	2063	* *			A
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Copper/Terne	1%			2063	* *	10	\$700	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Metal Panel	5%			2043	* *	10	\$2,400	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	30%			2028	* *	10	\$8,000	A
Modified Bitumen	10%	Now	\$4,500	2028	* *			A
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Over Administration And Visitors Areas								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Administration And Visitors Areas								
Modified Bitumen	10%	0-2	\$15,100	2033	* *			A
Alligatoring, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Recreation Area Over Chapel								
Explanation : Roof Is Covered With Traffic Pads								
Plaza Roof: Stone Panels	3%			2053	* *			A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Replaced								
Single Ply Membrane	10%	0-2	\$1,700	2023	\$8,700			A
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Single Ply Membrane	30%			2031	* *	10	\$8,000	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Over Elevator Area								

Interior

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	3%			2025	\$77,100	3	\$12,400	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Cast in Place Concrete	37%	0-2	\$77,400	LIFE	* *	5	\$166,900	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%			2032	* *	5	\$10,300	C
Granite Panels	5%			LIFE	* *	5	\$7,700	C
Quarry Tile	10%	0-2	\$57,800	2036	* *	5	\$15,500	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Terrazzo	25%			LIFE	* *	5	\$40,300	C
Vinyl Tile	15%			2023	\$256,600	3	\$11,600	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,000	C
Glass: Special Gauge	5%			LIFE	* *	1		C
Gypsum Board	10%			LIFE	* *	5	\$21,100	C
Plaster	15%			LIFE	* *	5	\$15,800	C
SGFT/Glazed Masonry	35%	0-2	\$231,900	LIFE	* *			C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Steel Plate	25%			LIFE	* *	5	\$52,600	C
Ceilings								
AcousTileConcealSpLn	35%	0-2	\$92,400	2028	* *	5	\$36,600	B
	Cracking/Crumbling, Extent : Light, Area Affected : 30%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%			2040	* *	5	\$8,400	B
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Exposed Concrete	45%	0-2	\$118,100	LIFE	* *	5	\$11,800	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Metal Panel	5%			LIFE	* *	5	\$10,500	B
Plaster	10%			LIFE	* *	5	\$10,500	B

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

Under 600 Volts

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	30%			2043	* *	5	\$1,300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2000 Amps Main Disconnect Switch									
	Molded Case Bkrs	70%			2023	\$23,800	5	\$3,000	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 3000 Amps Main Disconnect Switch									
Transformers									
	Dry Type	100%			2036	* *	5	\$600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Rating Available									
Switchgear / Switchboard									
	Fused Disc Sw	30%			2043	* *	5	\$200	B
	Molded Case Bkrs	70%			2023	\$76,300	5	\$3,000	B
Raceway									
	Conduit	70%			2023	\$98,500	1		B
	Conduit	30%			2043	* *	1		B
Panelboards									
	Fused Disc Sw	5%			2022	\$5,900	5	\$200	B
	Molded Case Bkrs	95%			2022	\$112,200	5	\$4,000	B
Wiring									
	Thermoplastic	90%			2023	\$143,300	1		B
	Thermoplastic	10%			2043	* *	1		B
Motor Controllers									
	Locally Mounted	30%			2021	\$65,100	5	\$300	B
	Motor Control Center	30%			2036	* *	5	\$1,300	B
	Motor Control Center	40%			2021	\$86,700	5	\$1,800	B
Ground									
Grounding Devices									
	Generic	100%	2-4	\$900	LIFE	* *	5	\$2,400	B
Other Observation, Extent : Moderate, Area Affected : 90%									
Location : Water Main Area									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	40%			2036	* *	1	\$19,900	B
	Automatic	60%			2021	\$6,800	1	\$29,900	B

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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	70%			2032	* *	1	\$43,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof And Ground Floor							
	Explanation : One 400 Kw And One 250 Kw							
Diesel	30%	Now	\$23,000	2038	* *	1	\$16,900	B
	Not in Service, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 500 Kw							
Batteries								
Lead/Acid	100%			2017	\$700	5	\$6,000	B
Fuel Storage								
Day Tank	50%			2022	\$4,900	5	\$12,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Three 150 Gallon Tanks							
Main Tank	50%			2026	* *	5	\$2,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 560 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	35%			2028	* *	10	\$44,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	50%			2018	\$349,700	10	\$63,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	5%			2028	* *	10	\$6,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-5 Lamps							
HID	5%			2018	\$24,600	10	\$200	B
Incandescent	5%			2018	\$35,000	2	\$200	B
Egress Lighting								
Emergency, Service	40%			2018	\$7,800	1		B
Emergency, Battery	20%			2023	\$9,800	10	\$6,700	B
Exit, Service	30%			2018	\$5,900	1		B
Exit, Service	10%			2023	\$2,000	1		B
Exterior Lighting								
HID	100%			2018	\$57,700	10	\$500	B

Alarm

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

Alarm

Security System									
Not Accessible		100%							D
Fire/Smoke Detection									
No Component		60%							D
Generic		40%			2033	* *	1-3	\$39,900	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Desk</i>									

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)		Code

Heating

Energy Source									
Campus Steam		100%			2033	* *	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Opposite Side Of Street</i>									
<i>Explanation : From Nearby Court House</i>									
Conversion Equipment									
Pres. Reducing		100%			2026	* *	5	\$8,200	B
Valve/LP Steam									
Distribution									
Steam Piping/Pump		100%			2033	* *	4	\$10,200	B
Terminal Devices									
Air Handler		90%	Now	\$195,700	2028	* *	1	\$69,000	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Convector/Radiator		3%			2028	* *	1	\$1,300	B
Unit Heater-Stm/HW		7%			2023	\$151,300	4	\$900	B

Air Conditioning

Energy Source									
Electricity		100%			2039	* *	1		B
Conversion Equipment									
Int Pkg Unit - Cooling		2%			2024	\$34,600	2	\$200	B
Ext Pkg Unit - Cooling		10%			2028	* *	2	\$800	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof, Condenser Units</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Newer Air Condenser Units Are Served With Refrigerant 410a</i>									
No Component		88%							D

Ventilation

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2-5	\$73,000	B
No Component	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Floor Lobby Entrance</i>								
<i>Explanation : Does Not Have Ventilation - Ventilation Needed At This Location</i>								
Exhaust Fans								
Interior	80%			2018	\$118,900	2	\$3,400	B
Roof	20%			2028	* *	2	\$800	B
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2033	* *	1		B
Galv Iron/Steel	95%	Now	\$7,600	2028	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Low Temp	100%			2023	\$41,700	4	\$13,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$10,800	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction								
	85%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : (5) B-11 (1) B-1</i>								
<i>Explanation : 6 Units</i>								
Hydraulic								
	15%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$69,500	B
Sprinkler								
No Component	75%							D
Generic	25%			2023	\$392,400	1-2	\$9,600	B

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Fire Pump									
	Generic	100%			2032	* *	1	\$25,700	B

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$534,700	\$484,700
Interior Architecture	\$290,100	\$908,900
Electrical	\$117,200	\$975,200
Mechanical	\$279,400	\$844,000
Total	\$1,221,400	\$3,212,800
Priority A	\$534,700	\$484,700
Priority B	\$396,600	\$1,819,200
Priority C	\$290,100	\$908,900
Total	\$1,221,400	\$3,212,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$3,300			
Interior Architecture	\$46,300			\$9,100
Electrical	\$26,300	\$16,200	\$22,100	\$15,000
Mechanical	\$66,600	\$51,900	\$94,500	\$44,500
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$204,600	\$130,200	\$178,800	\$130,800
Priority A	\$3,300			
Priority B	\$181,600	\$130,200	\$178,800	\$121,700
Priority C	\$19,700			\$9,100
Total	\$204,600	\$130,200	\$178,800	\$130,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	3%			LIFE	**	5	\$24,300	A	
Concrete Masonry Unit	7%			LIFE	**	5	\$7,100	A	
Granite Panels	25%	Now	\$209,200	LIFE	**	5	\$30,300	A	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : At Junction Of South Wall And Connecting Corridor To South Tower									
Pre-Cast Concrete	65%			LIFE	**	5	\$341,600	A	
Windows									
Glass Block	10%			LIFE	**	5	\$5,500	A	
Metal/Detention Type	90%			2043	**	5	\$286,300	A	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Cells At West Side									
Parapets									
Cast in Place Concrete	35%			LIFE	**	5	\$9,400	A	
Concrete Masonry Unit	10%			LIFE	**	5	\$300	A	
Metal Rail	5%	4+	\$300	2036	**	5	\$900	A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Over Gymnasium									
Metal: Cage/Fence	25%			2036	**	5-10	\$5,000	A	
Pre-Cast Concrete	25%			LIFE	**	5	\$4,100	A	
Roof									
IRMA/Protected Membrane	35%	Now	\$87,300	2033	**			A	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Over 9th Floor									
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : Over 9th Floor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over 9th Floor Cells, Mechanical Room									
IRMA/Protected Membrane	5%			2031	**	10	\$1,600	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Over Elevator Equipment Room									
Paver: Asphalt	10%			2032	**	10	\$4,800	A	
Traffic Topping	50%	Now	\$95,100	2033	**			A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Outdoor Activity Area									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Outdoor Activity Area									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : Outdoor Activity Area									

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	50%	Now	\$52,700	LIFE	**	5	\$227,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$19,700	2032	**	5	\$5,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	0-2	\$116,600	2036	**	5	\$7,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%			LIFE	**	5	\$8,100	C
Vinyl Tile	35%	0-2	\$120,700	2023	\$603,600	3	\$27,300	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			C
Concrete Masonry Unit	55%			LIFE	**	5	\$77,800	C
Glass: Single Pane	5%			LIFE	**	5	\$13,300	C
Gypsum Board	5%			LIFE	**	5	\$10,600	C
Metal Security Bars	10%			LIFE	**			C
SGFT/Glazed Masonry	5%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$13,300	2028	**	5	\$10,500	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	0-2	\$13,300	2028	**	5	\$8,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	55%			LIFE	**	5	\$14,500	B
Exposed Struc: Steel	5%			LIFE	**			B
Metal Panel	10%			LIFE	**	5	\$21,100	B
Plaster	10%			LIFE	**	5	\$10,500	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 5000 Amperes</i>								
Transformers								
Dry Type	100%			2028	**	5	\$600	B

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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 Code
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2033	* *	5	\$300	B
Molded Case Bkrs	70%			2033	* *	5	\$3,000	B
Raceway								
Conduit	100%			2033	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2031	* *	5	\$4,300	B
Wiring								
Thermoplastic	100%			2033	* *	1		B
Motor Controllers								
Locally Mounted	20%			2028	* *	5	\$200	B
Motor Control Center	80%			2021	\$173,500	5	\$3,600	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$50,200	B
Generators								
Diesel	100%			2026	* *	1	\$63,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2- 650 Kva Mitsubishi Generators</i>								
Batteries								
Lead/Acid	100%			2018	\$700	5	\$6,000	B
Fuel Storage								
Day Tank	50%			2031	* *	5	\$12,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallons</i>								
Main Tank	50%			2038	* *	5	\$2,000	B
Lighting								
Interior Lighting								
Fluorescent	92%			2028	* *	10	\$117,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2023	\$35,300	10	\$6,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID	3%			2023	\$14,900	10	\$100	B

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

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

Lighting

Egress Lighting									
Exit, Service	50%				2023	\$9,800	1		B
Exit, Battery	50%				2023	\$49,300	10	\$4,700	B
Exterior Lighting									
HID	100%				2023	\$58,200	10	\$500	B

Alarm

Security System									
Not Accessible	100%								D
Fire/Smoke Detection									
No Component	60%								D
Generic	40%				2023	\$659,000	1-3	\$40,200	B

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

Heating

Energy Source									
Utility Steam	100%				2043	**	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Steam Is Provided From 100 Centre Street</i>									
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%				2026	**	5	\$8,300	B
Distribution									
Steam Piping/Pump	100%	Now		\$9,600	2033	**	4	\$6,800	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Terminal Devices									
Air Handler	95%				2023	\$694,200	1	\$81,600	B
Convactor/Radiator	5%				2028	**	1	\$2,200	B

Air Conditioning

Energy Source									
Electricity	100%				2039	**	1		B
Conversion Equipment									
Centrifugal, Elec Chiller	80%				2036	**	1	\$120,300	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Chillers</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Chiller Room, 3rd Floor</i>									
<i>Explanation : 2 Units</i>									
No Component	20%								D
Distribution									
Chilled Wtr Pipe/Pump	100%				2033	**	4	\$10,300	B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Air Conditioning									
Terminal Devices									
Air Handler/Cool/Ht	100%			2028	* *	1	\$85,900	B	
	Recent Replace Evident, Extent : Light, Area Affected : 20%								
	Location : Controls For Air Handlers								
Heat Rejection									
Water Cool Tower	100%	0-2	\$161,900	2028	* *	2	\$111,800	B	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Roof								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$77,000	LIFE	* *	2-5	\$77,500	B	
	Needs Cleaning, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Exhaust Fans									
Interior	100%			2023	\$149,800	2	\$4,300	B	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%	Now	\$40,500	2028	* *	1		B	
	Not Insulated, Extent : Severe, Area Affected : 20%								
	Location : Basement								
HW Heat Exchanger									
Low Temp	100%	Now	\$12,600	2033	* *	4	\$13,700	B	
	Broken, Extent : Severe, Area Affected : 50%								
	Location : Basement								
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		B	
Sump Pump(s)									
Submersible	100%			2017	\$6,500	4	\$2,500	B	
Sewage Ejector(s)									
Electric	100%			2023	\$10,800	4	\$1,600	B	
Backflow Preventer									
Generic	100%			2023	\$13,100	1	\$8,500	B	
Fixtures									
Generic	100%							B	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others								
Vertical Transport									

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	80%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : B-10							
		Explanation : 5 Units							
	Hydraulic	20%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : B-1							
		Explanation : 2 Units							
Fire Suppression									
Standpipe									
	Generic	100%		2043		* *	1-5	\$72,600	B
Sprinkler									
	Generic	100%		2043		* *	1-2	\$38,900	B
Fire Pump									
	Generic	100%		2032		* *	1	\$25,900	B

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$776,100	\$454,800
Interior Architecture	\$739,200	\$1,288,800
Electrical	\$323,700	\$899,200
Mechanical	\$342,800	\$1,707,300
Total	\$2,181,900	\$4,350,200
Priority A	\$776,100	\$454,800
Priority B	\$942,300	\$2,715,400
Priority C	\$463,400	\$1,180,000
Total	\$2,181,900	\$4,350,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$38,700			
Interior Architecture	\$27,100	\$10,700		\$3,600
Electrical	\$39,900	\$22,100	\$25,700	\$22,300
Mechanical	\$117,200	\$114,300	\$106,600	\$103,600
Elevators/Escalators	\$65,100	\$65,100	\$65,100	\$65,100
Total	\$288,100	\$212,300	\$197,500	\$194,700
Priority A	\$38,700			
Priority B	\$222,300	\$201,500	\$197,500	\$191,100
Priority C	\$27,100	\$10,700		\$3,600
Total	\$288,100	\$212,300	\$197,500	\$194,700



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	3%	Now	\$190,500	2058	**	*		A
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location : East And West Service Entrances							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : East And West Service Entrances							
Masonry: Limestone	65%			LIFE	**	*	\$111,000	A
	Recent Repair Evident, Extent : Light, Area Affected : 15%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$121,300	LIFE	**	*	\$8,500	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Wall Facing Third Floor Roof							
Metal Panel	10%			2033	**	*	\$156,500	A
Metal Coiling Doors	2%			2040	**	*	\$14,200	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Granite Panels	15%	Now	\$70,700	LIFE	**	*	\$25,600	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : North Entrance							
Windows								
Aluminum	50%	Now	\$250,400	2031	**	*	\$30,600	A
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : North Side							
Glass Block	5%			LIFE	**	*	\$3,800	A
Metal/Detention Type	45%			2033	**	*	\$200,900	A
Parapets								
Masonry: Brick	40%			LIFE	**	*	\$1,200	A
	Recent Repair Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	40%			LIFE	**	*	\$1,500	A
	Recent Repair Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal: Cage/Fence	20%	Now	\$4,600	2028	**	*	\$1,900	A
	Corrosion/Rusting, Extent : Severe, Area Affected : 40%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	30%	Now	\$9,900	2023	\$49,400			A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Over Third Floor Locker Rooms							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Over 9th Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Third Floor Locker Rooms							
Cast in Place Concrete	40%	Now	\$9,900	LIFE	**			A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Over 11 West Housing Area							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over 11 West Housing Area							
IRMA/Protected Membrane	25%			2023	\$71,600	10	\$9,200	A
IRMA/Protected Membrane	5%	Now	\$14,300	2033	**			A
	Expansion Jnt Failure, Extent : Severe, Area Affected : 25%							
	Location : Over Connecting Bridge							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Over Connecting Bridge							
Interior								
Floors								
Cast in Place Concrete	50%	0-2	\$145,400	LIFE	**	5	\$313,400	C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceramic Tile	5%	0-2	\$27,100	2032	**	5	\$7,200	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Quarry Tile	5%	Now	\$80,300	2036	**	5	\$10,700	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
Vinyl Tile	30%			2023	\$713,000	3	\$32,200	C
Vinyl Tile	10%	Now	\$237,700	2033	**	3	\$10,700	C
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Corridors							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors							
	Explanation : 9x9 Units							
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			C
Concrete Masonry Unit	60%			LIFE	**	5	\$117,000	C
Glass: Single Pane	10%			LIFE	**	5	\$36,600	C
Metal Security Bars	10%			LIFE	**			C

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

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

Interior

Ceilings

AcousTileConcealSpLn	25%	0-2	\$183,300	2028	* *	5	\$36,300	B
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Cracking/Crumbling, Extent : Light, Area Affected : 50%
Location : Throughout

Exposed Concrete	15%	0-2	\$54,700	LIFE	* *	5	\$5,400	B
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Metal Panel	10%	0-2	\$37,800	LIFE	* *	5	\$29,000	B
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Corrosion/Rusting, Extent : Light, Area Affected : 20%
Location : Throughout

Plaster	50%			LIFE	* *	5	\$72,600	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$63,900	5	\$1,000	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 1- 5000 Amperes

Transformers

Dry Type	100%			2021	\$14,600	5	\$800	B
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Switchgear / Switchboard

Fused Disc Sw	80%			2023	\$174,500	5	\$800	B
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Molded Case Bkrs	20%			2023	\$43,600	5	\$1,200	B
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Raceway

Conduit	50%			2023	\$140,800	1		B
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Conduit	50%			2033	* *	1		B
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Panelboards

Molded Case Bkrs	50%			2031	* *	5	\$3,000	B
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Molded Case Bkrs	50%			2022	\$141,700	5	\$3,000	B
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Wiring

Thermoplastic	100%			2033	* *	1		B
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Motor Controllers

Locally Mounted	20%			2021	\$106,800	5	\$300	B
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Motor Control Center	50%			2028	* *	5	\$3,100	B
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Motor Control Center	30%			2021	\$160,100	5	\$1,800	B
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Ground

Grounding Devices

Generic	100%	0-2	\$900	LIFE	* *	5	\$3,300	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : Corroded

Stand-by Power

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,300	1	\$69,100	B
Generators								
Diesel	100%			2019	\$76,700	1	\$87,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 2- 500 Kw Caterpillar Generators</i>								
Batteries								
Lead/Acid	100%			2016	\$700	5	\$8,300	B
Fuel Storage								
Day Tank	50%			2031	* *	5	\$17,800	B
Main Tank	50%			2038	* *	5	\$2,800	B
Lighting								
Interior Lighting								
Fluorescent	95%			2028	* *	10	\$166,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2023	\$20,500	10	\$200	B
Incandescent	2%			2023	\$19,400	2	\$100	B
Egress Lighting								
Exit, LED	50%			2058	* *	1		B
Exit, Battery	50%			2023	\$67,900	10	\$6,500	B
Exterior Lighting								
HID	100%			2018	\$80,200	10	\$700	B
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2028	* *	1-3	\$57,100	B

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Conversion Equipment	Heat Exchanger	95%			2026	**	1	\$89,900	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Pres. Reducing Valve/LP Steam	5%			2026	**	5	\$600	B
Distribution									
Hot Wtr Piping/Pump		95%	Now	\$139,000	2031	**	4	\$9,000	B
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Steam Piping/Pump		5%	Now	\$700	2033	**	4	\$500	B
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		Insul. Deteriorating, Extent : Severe, Area Affected : 20%							
		Location : Basement							
Terminal Devices									
Air Handler		90%			2023	\$906,300	1	\$106,600	B
	Convactor/Radiator	10%	Now	\$34,300	2028	**	1	\$5,600	B
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Explanation : Thermostats / Traps Not Functioning							
Air Conditioning									
Energy Source	Electricity	100%			2039	**	1		B
Conversion Equipment	Centrifugal, Elec Chiller	95%			2026	**	1	\$196,800	B
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	No Component	5%							D
Distribution									
Chilled Wtr Pipe/Pump		100%			2033	**	4	\$14,200	B
Terminal Devices									
Air Handler/Cool/Ht		100%	Now	\$150,700	2023	\$753,600	1	\$106,600	B
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Coils On Ac 3 And Ac 4 Units - Upgrade Is Needed							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Air Handlers							
		Explanation : In Process Of Updating The Control System							
Heat Rejection									
Water Cool Tower		100%			2027	**	2	\$192,700	B
Ventilation									
Distribution	Ductwork/Diffusers	100%	Now	\$53,100	LIFE	**	2-5	\$106,800	B
		Needs Cleaning, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Interior	80%			2028	* *	2	\$4,700	B
	Roof	20%	Now	\$2,500	2023	\$24,600	2	\$900	B
	Obsolete Equipment, Extent : Moderate, Area Affected : 15%								
	Location : 5 Exhaust Units, 9th Floor								
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	Now	\$11,200	2036	* *	1		B
	Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%								
	Location : Broken								
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$28,400	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Submersible	100%	Now	\$6,500	2018	\$6,500	4	\$1,600	B
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Sewage Ejector(s)								
	Electric	100%	0-2	\$10,800	2033	* *	4	\$1,600	B
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Backflow Preventer								
	Generic	100%			2023	\$18,100	1	\$11,700	B
	Fixtures								
	Generic	100%							B
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%								
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : 1-10								
	Explanation : 5 Units								
	Hydraulic	20%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : 1-2								
	Explanation : 1 Unit								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Standpipe									
	Generic	100%			2043	* *	1-5	\$100,100	B
Sprinkler									
	No Component	30%							D
	Generic	70%			2043	* *	1-2	\$37,500	B

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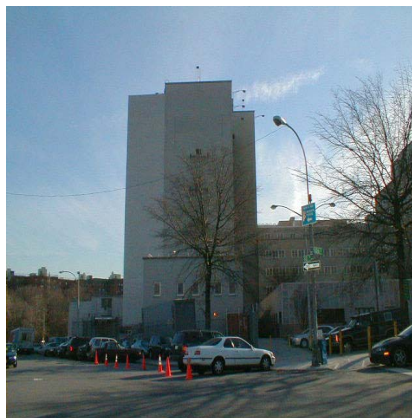
Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$2,246,900	\$290,500
Interior Architecture		\$170,900	\$858,800
Electrical		\$1,821,200	\$1,273,100
Mechanical		\$1,139,300	\$1,747,700
Total		\$5,378,300	\$4,170,100
Priority A		\$2,246,900	\$290,500
Priority B		\$3,045,700	\$3,068,100
Priority C		\$85,700	\$811,600
Total		\$5,378,300	\$4,170,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$19,300		\$32,000	
Interior Architecture	\$63,100	\$4,000	\$24,300	
Electrical	\$54,000	\$37,300	\$50,100	\$22,400
Mechanical	\$55,500	\$24,100	\$62,100	\$28,500
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$231,400	\$104,900	\$207,900	\$90,500
Priority A	\$19,300		\$32,000	
Priority B	\$148,900	\$100,900	\$151,600	\$90,500
Priority C	\$63,100	\$4,000	\$24,300	
Total	\$231,400	\$104,900	\$207,900	\$90,500



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$20,400	A
Masonry: Brick	83%			LIFE	**	5	\$169,500	A
Masonry: Granite	2%			LIFE	**	5	\$3,100	A
Masonry: Limestone	5%	Now	\$108,800	LIFE	**	5	\$7,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South East Corner								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South East Corner								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	35%			2031	**	5	\$38,700	A
Glass Block	15%			LIFE	**	5	\$10,400	A
Metal/Detention Type	50%	0-2	\$2,138,100	2033	**	5	\$100,600	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Receiving Area, Kitchen, Day Room								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,300	A
Masonry: Limestone	10%			LIFE	**	5	\$500	A
Roof								
Built-Up (BUR)	30%			2028	**	10	\$13,700	A
Modified Bitumen	40%			2028	**	10	\$18,300	A
Paver: Asphalt	25%			2032	**	10	\$17,100	A
Skylight, Plastic	5%			2036	**	1		A
Interior								
Floors								
Cast in Place Concrete	40%			LIFE	**	5	\$233,100	C
Cast in Place Concrete	5%	Now	\$27,000	LIFE	**	5	\$29,100	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Steps At Loading Platform								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Steps At Loading Platform								
Ceramic Tile	5%			2026	**	5	\$13,300	C
Quarry Tile	8%			2028	**	5	\$32,000	C
Terrazzo	20%			LIFE	**	5	\$41,600	C
Traffic Topping	5%			2023	\$161,100	5	\$16,600	C
Vinyl Tile	12%			2023	\$265,100	3	\$12,000	C
Wood	5%	Now	\$85,700	2038	**	5	\$12,500	C
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Recreation Room On Eighth Floor								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Recreation Room On Eighth Floor								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$29,500	LIFE	* *	5	\$27,200	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Stair</i>								
Plaster	20%			LIFE	* *	5	\$27,200	C
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	35%			LIFE	* *			C
Steel Plate	30%			LIFE	* *	5	\$81,500	C
Ceilings								
AcousTileConcealSpLn	10%	Now	\$85,200	2036	* *	5	\$13,500	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
Exposed Concrete	45%			LIFE	* *	5	\$15,200	B
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : 8th Floor</i>								
Gypsum Board	5%			LIFE	* *	5	\$13,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Recreation Room</i>								
<i>Explanation : Repairs In Progress</i>								
Metal Panel	5%			LIFE	* *	5	\$13,500	B
Plaster	35%			LIFE	* *	5	\$47,200	B
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%			2043	* *	5	\$2,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room # 2</i>								
<i>Explanation : Main Service Power Breaker Rated @ 2000 Amperes</i>								
No Component	50%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fed From Nearby Court Building</i>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2023	\$174,500	5	\$900	B
Molded Case Bkrs	20%			2043	* *	5	\$1,100	B

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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 Code
Under 600 Volts								
Raceway								
Conduit	90%			2023	\$253,400	1		B
Conduit	10%			2043	* *	1		B
Panelboards								
Fused Disc Sw	5%			2039	* *	5	\$200	B
Molded Case Bkrs	15%			2031	* *	5	\$800	B
Molded Case Bkrs	80%			2022	\$226,700	5	\$4,400	B
Wiring								
Braided Cloth	70%	0-2	\$222,900	2048	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	10%			2043	* *	1		B
Thermoplastic	20%			2033	* *	1		B
Motor Controllers								
Locally Mounted	10%			2028	* *	5	\$100	B
Locally Mounted	10%			2021	\$53,400	5	\$100	B
Locally Mounted	5%	2-4	\$26,700	2043	* *	5		B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Mech Room							
Motor Control Center	75%			2021	\$400,300	5	\$4,300	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$3,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Room In The Basement							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	50%			2021	\$5,700	1	\$32,100	B
Automatic	50%			2036	* *	1	\$32,100	B
Generators								
Diesel	50%			2019	\$38,400	1	\$40,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room 2							
	Explanation : 500 Kva							
Diesel	50%			2032	* *	1	\$40,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room 1							
	Explanation : 750 Kw							
Batteries								
Lead/Acid	100%			2017	\$700	5	\$7,700	B

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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 Code
Stand-by Power								
Fuel Storage Day Tank	50%			2022	\$6,300	5	\$16,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 230 Gallons Capacity							
Main Tank	50%			2026	* *	5	\$2,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 5000 Gallons Capacity							
Lighting								
Interior Lighting Fluorescent	80%			2018	\$722,600	10	\$130,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	10%			2023	\$90,300	10	\$16,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Compact Fluorescent Lamps							
Incandescent	10%			2018	\$90,300	2	\$400	B
Egress Lighting								
Emergency, Service	50%			2018	\$12,600	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : On Generator Ckt							
Exit, Service	50%			2018	\$12,600	1		B
	Obsolete Equipment, Extent : Moderate, Area Affected : 80%							
	Location : Throughout							
Exterior Lighting HID	100%			2023	\$74,500	10	\$600	B
Alarm								
Security System Generic	100%			2018	\$616,500	1	\$78,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : C C T V Surveillance Camera System							
Fire/Smoke Detection Under Construction	100%							D

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Campus Steam	100%			2033	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent D C A S Building</i>								
<i>Explanation : Steam Supplied From Nearby Queens Borough Hall</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2026	* *	5	\$10,600	B
Distribution Steam Piping/Pump	100%			2033	* *	4	\$13,200	B
Terminal Devices Air Handler	60%			2018	\$561,600	1	\$66,000	B
Air Handler	15%			2028	* *	1	\$16,500	B
Convactor/Radiator	15%			2021	\$477,800	1	\$8,600	B
Unit Heater-Stm/HW	10%			2018	\$279,100	4	\$1,600	B
Air Conditioning								
Energy Source Electricity	100%			2031	* *	1		B
Conversion Equipment Window/Wall Unit	10%			2016	\$35,700	1		B
No Component	90%							D
Ventilation								
Distribution Ductwork/Diffusers	70%			LIFE	* *	2-5	\$69,500	B
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, 1st Floor</i>								
<i>Explanation : Ventilation Does Not Exist In Lobby, Basement And Various Offices</i>								
No Component	30%							D
Exhaust Fans Interior	70%	0-2	\$134,300	2033	* *	2	\$3,100	B
<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
No Component	30%							D
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$25,900	2033	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main & Basement</i>								
HW Heat Exchanger Low Temp	100%			2023	\$53,900	4	\$17,600	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Submersible	100%	Now	\$6,500	2018	\$6,500	4	\$1,600	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement Next To Vacuum Pump							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : B-8							
		Explanation : 3 Units							
	Hydraulic	30%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : (1) B-2 (1) I-2							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$89,700	B
	Sprinkler								
	No Component	40%							D
	Generic	60%			2023	\$1,216,100	1-2	\$29,900	B
Fire Pump									
	Generic	100%			2019	\$128,600	1	\$33,200	B

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$36,000	\$457,500
Interior Architecture		\$463,500	\$282,200
Electrical		\$2,068,000	\$801,200
Mechanical		\$201,400	\$797,000
Total		\$2,768,900	\$2,337,800
Priority A		\$36,000	\$457,500
Priority B		\$2,447,800	\$1,636,800
Priority C		\$285,100	\$243,600
Total		\$2,768,900	\$2,337,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture	\$41,300	\$1,500		
Electrical	\$16,300	\$24,800	\$18,400	\$13,500
Mechanical	\$28,400	\$25,800	\$24,600	\$14,300
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$109,600	\$75,800	\$66,700	\$51,400
Priority B	\$68,400	\$74,200	\$66,700	\$51,400
Priority C	\$41,300	\$1,500		
Total	\$109,600	\$75,800	\$66,700	\$51,400



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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 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 Code

Exterior

Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	5	\$421,400	A
Windows								
Metal/Detention Type	100%			2042	* *	5	\$72,100	A
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D

Interior

Floors								
Cast in Place Concrete	73%			LIFE	* *	5	\$197,500	C
Raised Access Floor	5%	Now	\$285,100	2037	* *	5	\$11,600	C
Loose/Delam Surface, Extent : Moderate, Area Affected : 40%								
Location : Detention Control Rooms.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Detention Control Rooms.								
Explanation : Worn Surfaces.								
Terrazzo	20%			LIFE	* *	5	\$19,300	C
Traffic Topping	2%			2027	* *	5	\$3,100	C
Interior Walls								
Cast in Place Concrete	10%	Now	\$34,100	LIFE	* *			C
Diagonal Cracks, Extent : Light, Area Affected : 10%								
Location : Various Locations In Mechanical Space.								
Ceramic Tile	10%			2031	* *	5	\$14,400	C
Concrete Masonry Unit	80%			LIFE	* *	5	\$46,100	C
Ceilings								
Exposed Concrete	55%	Now	\$81,900	LIFE	* *	5	\$10,600	B
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	\$96,600	LIFE	* *	5	\$38,600	B
Staining/Discoloring, Extent : Severe, Area Affected : 60%								
Location : Various Locations Throughout.								
Plaster	20%			LIFE	* *	5	\$15,500	B

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

Under 600 Volts

Service Equipment								
Molded Case Bkrs	100%			2042	* *	5	\$2,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room, 300 Bed Facility.								
Explanation : One 2,000 Amps Main Disconnect Switch.								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4246

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Transformers								
	Dry Type	100%			2035	* *	5	\$300	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Room, 300 Bed Facility And Mechanical Rooms.						
			Explanation : Various Sizes.						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2042	* *	5	\$2,200	B
	Raceway								
	Conduit	100%			2042	* *	1		B
	Panelboards								
	Molded Case Bkrs	100%			2038	* *	5	\$2,200	B
	Wiring								
	Thermoplastic	100%			2042	* *	1		B
	Motor Controllers								
	Locally Mounted	10%			2035	* *	5	\$100	B
	Motor Control Center	90%			2035	* *	5	\$2,000	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,200	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2035	* *	1	\$25,400	B
	Generators								
	Diesel	100%			2031	* *	1	\$32,000	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Generator Room, 300 Bed Facility.						
			Explanation : One 720 Kw.						
	Batteries								
	Lead/Acid	100%			2016	\$1,300	5	\$3,100	B
	Fuel Storage								
	Day Tank	50%			2038	* *	5	\$7,700	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Generator Room, 300 Bed Facility.						
			Explanation : 275 Gallons.						
	Main Tank	50%			2050	* *	5	\$1,200	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Basement, 300 Facility.						
			Explanation : Using 7,500 Gallons Shared By Two Generators Servicing 300 And 200 Bed Facilities.						
Lighting									
	Interior Lighting								
	Fluorescent	75%			2022	\$603,000	10	\$56,800	B
	Fluorescent	10%			2027	* *	10	\$7,600	B
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout.						
			Explanation : Using T-12 Lamps						
	HID	15%			2022	\$84,900	10	\$400	B

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

Asset # : 4246

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

Lighting

Egress Lighting	Exit, Service	100%			2022	\$22,500	1		B
Exterior Lighting	HID	100%			2022	\$56,500	10	\$300	B

Alarm

Security System	Generic	100%			2017	\$467,500	1	\$30,900	B
Fire/Smoke Detection	Generic	100%			2017	\$1,600,500	1-3	\$50,900	B

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

Heating

Energy Source	Campus Steam	100%			2042	**	1		B
Conversion Equipment	Heat Exchanger	50%			2025	\$16,500	1	\$20,400	B
	Pres. Reducing Valve/LP Steam	50%			2031	**	5	\$2,500	B
Distribution	Hot Wtr Piping/Pump	100%			2030	**	4	\$4,100	B
Terminal Devices	Air Handler	80%			2022	\$666,600	1	\$40,900	B
	Convactor/Radiator	10%	Now	\$2,900	2027	**	1	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i> <i>Location : Throughout</i> <i>Explanation : Convectors Vent Holes Painted Shut Restricting Air Flow</i>									
	Convactor/Radiator	10%			2027	**	1	\$2,700	B

Air Conditioning

Energy Source	Electricity	100%			2038	**	1		B
Conversion Equipment	Ext Pkg Unit - Cooling	10%			2022	\$71,300	2	\$500	B
	No Component	90%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : Adjacent Building.</i> <i>Explanation : Served By Chiller In Adjacent Building</i>									
Distribution	Chilled Wtr Pipe/Pump	90%			2042	**	4	\$3,700	B
	No Component	10%							D
Terminal Devices	Direct Expansion	10%			2027	**	1		B
	Air Handler/Cool/Ht	90%			2022	\$59,100	1	\$46,000	B

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

Asset # : 4246

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Heat Rejection								
	Air Condenser Unit	10%			2022	\$3,100	2	\$5,800	B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,100	B
	Exhaust Fans								
	Interior	100%			2027	* *	2	\$2,500	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$9,200	2042	* *	1		B
	Not in Service, Extent : Moderate, Area Affected : 5%								
	Location : Triplex Booster Pumps								
	Other Observation, Extent : Moderate, Area Affected : 1%								
	Location : Water Service Entry								
	Explanation : Strainer Needed								
	HW Heat Exchanger								
	Low Temp	100%	Now	\$1,000	2032	* *	4	\$8,200	B
	Leak Evident, Extent : Light, Area Affected : 1%								
	Location : Piping Connections								
	Sanitary Piping								
	Cast Iron	100%	Now	\$201,400	LIFE	* *	1		B
	Broken, Extent : Severe, Area Affected : 50%								
	Location : Various Locations Under Slab								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2027	* *	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2 Units - Basement To 2nd Floor, 2 Units- Basement To Penthouse								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$41,700	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2032	* *	1-2	\$2,300	B

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$649,800	\$863,600
Interior Architecture	\$1,484,300	\$360,700
Electrical	\$2,789,500	\$73,900
Mechanical		\$803,700
Total	\$4,923,600	\$2,101,900
Priority A	\$649,800	\$863,600
Priority B	\$3,790,800	\$928,200
Priority C	\$483,000	\$310,200
Total	\$4,923,600	\$2,101,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture	\$6,100			
Electrical	\$20,900	\$22,000	\$25,900	\$17,800
Mechanical	\$35,500	\$67,500	\$42,400	\$51,400
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$90,100	\$117,200	\$95,900	\$96,800
Priority B	\$90,100	\$117,200	\$95,900	\$96,800
Priority C				
Total	\$90,100	\$117,200	\$95,900	\$96,800



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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.

** 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 Code
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	5	\$492,200	A
Windows								
Metal/Detention Type	100%			2042	* *	5	\$108,000	A
Parapets								
Metal Rail	100%			2035	* *	5-10	\$277,200	A
Roof								
Roll Roofing	100%	Now	\$223,400	2018	\$372,400	5	\$40,200	A
Blisters, Extent : Moderate, Area Affected : 5% Location : Various Locations Throughout. Cracking/Crumbling, Extent : Severe, Area Affected : 85% Location : Throughout. Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 85% Location : Throughout. Ponding, Extent : Moderate, Area Affected : 10% Location : Various Locations Throughout.								
Interior								
Floors								
Cast in Place Concrete	70%	0-2	\$110,100	LIFE	* *	5	\$247,700	C
Other Observation, Extent : Light, Area Affected : 10% Location : Throughout. Explanation : Basement Floor Is Caked With Dirt And Stains. In Great Need Of A Cleaning And Sealing.								
Raised Access Floor	5%	Now	\$372,900	2037	* *	5	\$15,200	C
Loose/Delam Surface, Extent : Severe, Area Affected : 100% Location : Throughout Control Room 15.								
Terrazzo	25%			LIFE	* *	5	\$31,600	C
Interior Walls								
Ceramic Tile	10%			2035	* *	5	\$17,300	C
Concrete Masonry Unit	90%			LIFE	* *	5	\$62,400	C

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

DEPARTMENT OF CORRECTION - 072
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 Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$6,100	2027	* *	5	\$4,000	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Housing Control Room Areas.								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Housing Control Room Areas.								
Exposed Concrete	50%	Now	\$243,400	LIFE	* *	5	\$12,600	B
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout Basement.								
Exposed Reinforcement, Extent : Light, Area Affected : 5%								
Location : In Basement Below Inmate Shower Area And Various Locations.								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : In Basement Below Inmate Shower Area.								
Metal Panel	25%	Now	\$757,800	LIFE	* *	5	\$50,600	B
Staining/Discoloring, Extent : Severe, Area Affected : 60%								
Location : Throughout.								
Plaster	20%			LIFE	* *	5	\$20,200	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Transformers								
Dry Type	100%			2035	* *	3	\$600	B
Feeders								
Cable	100%			2038	* *	1		B
Raceway								
Conduit	100%			2042	* *	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	* *	5	\$500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room.								
Explanation : One 2,000 Amps Main Disconnect Switch.								
Transformers								
Dry Type	100%			2035	* *	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room.								
Explanation : Various Sizes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	\$2,800	B
Raceway								
Conduit	90%			2042	* *	1		B
Conduit	10%			2048	* *	1		B

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2038	**	5	\$2,600	B
Molded Case Bkrs	10%			2044	**	5	\$300	B
Wiring								
Thermoplastic	90%			2042	**	1		B
Thermoplastic	10%			2048	**	1		B
Motor Controllers								
Locally Mounted	10%			2035	**	5	\$100	B
Locally Mounted	10%			2039	**	5	\$100	B
Motor Control Center	80%			2035	**	5	\$2,400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$33,300	B
Generators								
Diesel	100%			2031	**	1	\$41,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room.								
Explanation : One 520 Kw.								
Batteries								
Lead/Acid	100%			2016	\$1,300	5	\$4,000	B
Fuel Storage								
Day Tank	70%			2038	**	5	\$14,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room.								
Explanation : One 275 Gallon.								
Main Tank	30%			2050	**	5	\$1,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement.								
Explanation : Using 7,500 Gallons Shared By Two Generators For 300 And 200 Bed Facilities.								
Lighting								
Interior Lighting								
Fluorescent	85%			2027	**	10	\$84,300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout.								
Explanation : Using T-12 Lamps.								
HID	15%			2027	**	10	\$500	B
Egress Lighting								
Exit, Service	100%			2027	**	1		B
Exterior Lighting								
HID	100%			2022	\$73,900	10	\$300	B
Alarm								
Security System								
Generic	100%			2017	\$611,600	1	\$40,400	B

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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
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

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

Alarm

Fire/Smoke Detection
Generic

100%

2017

\$2,093,700

1-3

\$66,600

B

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

Heating

Energy Source

Campus Steam

100%

2042

* *

1

B

Conversion Equipment

Heat Exchanger

50%

2-4

\$2,200

2025

\$21,500

1

\$24,000

B

*Corroded, Extent : Moderate, Area Affected : 2%
Location : Mechanical Room*

Pres. Reducing
Valve/LP Steam

50%

2031

* *

5

\$3,200

B

Distribution

Hot Wtr Piping/Pump

100%

2030

* *

4

\$5,300

B

Terminal Devices

Air Handler

90%

2027

* *

1

\$60,200

B

Fan Coil Unit/Heat

10%

2027

* *

1

\$3,500

B

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

B

Conversion Equipment

Centrifugal, Elec Chiller

100%

2035

* *

1

\$117,000

B

Distribution

Chilled Wtr Pipe/Pump

100%

2048

* *

4

\$8,000

B

Terminal Devices

Air Handler/Cool/Ht

100%

2027

* *

1

\$66,800

B

Heat Rejection

Water Cool Tower

100%

2023

\$580,200

2

\$108,800

B

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$60,300

B

Exhaust Fans

Interior

100%

2022

\$223,500

2

\$3,300

B

Plumbing

H/C Water Piping

Brass/Copper

100%

2042

* *

1

B

HW Heat Exchanger

Low Temp

100%

Now

\$1,300

2032

* *

4

\$10,700

B

*Leak Evident, Extent : Light, Area Affected : 1%
Location : Piping Connections*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

B

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

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

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

Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$1,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Units							
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units - Basement To 2nd Floor, 2 Units- Basement To Penthouse							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$54,500	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2032	* *	1-2	\$3,000	B

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$11,302,100	\$1,508,600
Interior Architecture		\$8,197,300	\$3,282,700
Electrical		\$416,400	\$9,627,900
Mechanical		\$6,882,100	\$1,611,000
Total		\$26,797,900	\$16,030,200
Priority A		\$11,302,100	\$1,508,600
Priority B		\$10,834,500	\$11,565,800
Priority C		\$4,661,300	\$2,955,800
Total		\$26,797,900	\$16,030,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture	\$9,200		\$11,100	\$23,000
Electrical	\$80,700	\$98,600	\$61,700	\$52,600
Mechanical	\$41,400	\$65,300	\$94,100	\$65,300
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$170,700	\$203,300	\$206,300	\$180,400
Priority A				
Priority B	\$170,700	\$203,300	\$195,300	\$157,300
Priority C			\$11,100	\$23,000
Total	\$170,700	\$203,300	\$206,300	\$180,400



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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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%	4+	\$716,400	LIFE	* *	5	\$29,100	A
<i>Painted Surfaces, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Peeling In Basement.</i>								
Masonry: Brick	80%	Now	\$4,198,900	LIFE	* *	5	\$744,100	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Building 20.</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads, Above Windows</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Along Second Floor Windows</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads, Corners</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Horizontal Soft Joints Aligned With Window Heads Are Starting To Bulge.</i>								
Masonry: Brick	5%	Now	\$262,400	LIFE	* *	5	\$46,500	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Between Buildings 1 And 2 And At The End Of Block 14.</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room Joining Mechanical Rooms 3 And 4</i>								
Metal/Glass Curt Wall	2%	Now	\$276,100	LIFE	* *	5	\$34,900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs At End Of Day Rooms- East Facade.</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs At End Of Day Rooms- East Facade.</i>								
Metal Panel	5%	Now	\$187,700	2032	* *	5	\$87,200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade Of Gymnasium.</i>								
Window Wall	3%			2042	* *	5	\$104,600	A

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)
Asset # : 2045

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Windows								
Metal/Detention Type	67%	Now	\$4,869,700	2032	* *	5	\$239,000	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Cell Blocks Throughout.							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Cell Blocks Throughout.							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Cell Block 14 And Various Locations Throughout.							
Metal/Detention Type	11%	Now	\$159,900	2042	* *	5	\$39,200	A
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
	Location : Administration Area							
Metal/Detention Type	19%			2042	* *	5	\$135,600	A
Metal Louvers	3%			2031	* *	10	\$36,700	A
Parapets								
Metal Rail	30%	Now	\$68,800	2035	* *	5	\$195,700	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Over Cell Housing Three Quad.							
No Component	70%							D
Roof								
Single Ply Membrane	95%	Now	\$215,400	2027	* *			A
	Blisters, Extent : Light, Area Affected : 5%							
	Location : Over Building 3 Housing.							
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Explanation : Improper Pitch, Drains At High Point							
Single Ply Membrane	5%	Now	\$226,800	2032	* *			A
	Adhesion Failure, Extent : Severe, Area Affected : 85%							
	Location : Membrane Delaminated During A Storm On Building 14 Housing.							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Roof Substrate And Flashing Lifted One Corner Of Building 14 Housing Facility.							

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Cast in Place Concrete	25%	Now	\$179,100	LIFE	* *	5	\$402,900	C
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Explanation : Ground Water Penetration							
	Ceramic Tile	5%	Now	\$66,800	2025	\$1,335,100	5	\$18,400	C
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Dormitory 1 Top							
	Terrazzo	23%	Now	\$736,600	LIFE	* *	5	\$132,400	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Corridor Near Pharmacy							
	Traffic Topping	5%	Now	\$85,500	2022	\$854,500	5	\$23,000	C
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium.							
	Traffic Topping	5%			2030	* *	5	\$46,000	C
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Staff Mess-hall And Pantries.							
	Vinyl Tile	2%			2030	* *	3	\$5,500	C
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Maintenance Corridor							
	Vinyl Tile	25%	Now	\$292,900	2017	\$2,928,800	3	\$69,100	C
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Near Room O T 12, Men's Locker Room And 1st Floor Entry, Chapel And Control Room On First Floor.							
		Uneven Substrate, Extent : Severe, Area Affected : 20%							
		Location : Corridors Between Buildings 1 And 2							
	Vinyl Tile	10%			2027	* *	3	\$27,600	C
Interior Walls									
	Cast in Place Concrete	6%	Now	\$287,600	LIFE	* *			C
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Generator Room.							
	Cast in Place Concrete	4%			LIFE	* *			C
	Concrete Masonry Unit	55%			LIFE	* *	5	\$178,300	C
	Concrete Masonry Unit	5%	Now	\$84,200	LIFE	* *	5	\$16,200	C
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Corridors Between Buildings 1 And 2 And Exit E040							
	Plaster	15%			LIFE	* *	5	\$36,500	C
	SGFT/Glazed Masonry	10%			LIFE	* *			C
	SGFT/Glazed Masonry	5%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pantries.							
		Explanation : Recent Replacement Evident							

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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 Code

Interior

Ceilings

AcousTileSusp.Lay-In	20%			2027	**	5	\$147,300	B
AcousTileSusp.Lay-In	5%	Now	\$278,600	2027	**	5	\$18,400	B

Broken/Missing Elements, Extent : Severe, Area Affected : 20%

Location : Control Room.

Staining/Discoloring, Extent : Severe, Area Affected : 40%

Location : Control Room.

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

Location : Control Room.

Exposed Concrete	18%			LIFE	**	5	\$20,700	B
Exposed Concrete	2%	Now	\$44,300	LIFE	**	5	\$2,300	B

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

Location : Housing Building Three.

Exposed Concrete	5%	0-2	\$110,800	LIFE	**	5	\$5,800	B
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Corridor Near Stair 4-67 And Various Others, Stair 4-68

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

Location : Building 2 Corridors

Exposed Struc: Steel	5%	Now	\$2,901,900	LIFE	**			B
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Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Lower Housing 6 And 8 And Various Locations Throughout Building One Corridor.

Metal Panel	2%	Now	\$9,200	LIFE	**	5	\$18,400	B
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Deformed/Dented, Extent : Light, Area Affected : 10%

Location : Clinic.

Metal Panel	8%			LIFE	**	5	\$73,700	B
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Plaster	35%	Now	\$126,600	LIFE	**	5	\$161,200	B
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Water Penetration, Extent : Moderate, Area Affected : 100%

Location : Dormitory 1 Top, Cell 16 At Upper 11

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

Over 600 Volts

Service Equipment

Air Circuit Breaker	100%			2042	**	3	\$1,800	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Outside Main Kitchen Area.

Explanation : Two 3,000 Amp Disconnect Switches.

Transformers

Dry Type	100%			2035	**	3	\$2,700	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Kitchen Electrical Room

Explanation : Two 1,500 Kva

Feeders

Cable	100%			2038	**	1		B
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)
Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Raceway								
Conduit	50%			2042	* *	1		B
Tray	50%			2035	* *	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2022	\$165,300	5	\$1,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 800 Amps							
Fused Disc Sw	10%			2042	* *	5	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 800 Amps							
Transformers								
Dry Type	50%			2020	\$14,000	5	\$900	B
Dry Type	50%			2027	* *	5	\$900	B
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	* *	5	\$1,100	B
Molded Case Bkrs	30%			2022	\$179,200	5	\$3,900	B
Molded Case Bkrs	10%			2042	* *	5	\$1,300	B
Molded Case Bkrs	10%	0-2	\$59,700	2052	* *	5	\$600	B
	Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
Raceway								
Conduit	50%			2032	* *	1		B
Conduit	50%			2022	\$404,800	1		B
Panelboards								
Fused Disc Sw	15%			2021	\$122,200	5	\$1,700	B
Molded Case Bkrs	35%			2021	\$285,200	5	\$4,500	B
Molded Case Bkrs	40%			2030	* *	5	\$5,200	B
Molded Case Bkrs	10%			2038	* *	5	\$1,300	B
Wiring								
Braided Cloth	20%	2-4	\$183,200	2047	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Insulation Aged							
Thermoplastic	50%			2022	\$457,900	1		B
Thermoplastic	20%			2032	* *	1		B
Thermoplastic	10%			2042	* *	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$65,700	5	\$700	B
Locally Mounted	10%			2035	* *	5	\$300	B
Motor Control Center	40%			2027	* *	5	\$5,400	B
Motor Control Center	30%			2020	\$460,500	5	\$4,000	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,200	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)
Asset # : 2045

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
Transfer Switches									
	Automatic	50%			2020	\$10,900	1	\$75,700	B
	Automatic	40%			2027	* *	1	\$60,600	B
	Automatic	10%			2035	* *	1	\$15,100	B
Generators									
	Diesel	80%			2018	\$117,700	1	\$152,500	B
	Diesel	4%			2031	* *	1	\$7,600	B
	Diesel	5%	Now	\$7,400	2037	* *	1	\$8,600	B
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Outside									
	Diesel	1%			2031	* *	1	\$1,900	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Of Main Kitchen Area									
Explanation : One 750 Kw									
	Gasoline	5%			2018	\$7,400	1	\$9,500	B
	Gasoline	5%	Now	\$7,400	2037	* *	1	\$8,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Not In Service									
Batteries									
	Lead/Acid	50%			2016	\$600	5	\$9,100	B
	Lead/Acid	40%			2016	\$500	5	\$7,300	B
	Lead/Acid	10%	Now	\$100	2017	\$100	5	\$900	B
Corroded Terminals, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Fuel Storage									
	Day Tank	1%			2038	* *	5	\$900	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Of Main Kitchen Area									
Explanation : 336 Gallons									
	Main Tank	79%			2037	* *	5	\$11,400	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 1,500 Gallons									
	Main Tank	20%			2025	\$22,300	5	\$2,900	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 2,500 Gallons									

Lighting

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

Asset # : 2045

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting									
	Interior Lighting								
	Fluorescent	75%			2022	\$3,592,200	10	\$338,600	B
	Fluorescent	10%			2027	* *	10	\$45,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	HID	8%			2022	\$269,600	10	\$1,300	B
	HID	5%			2027	* *	10	\$800	B
	Incandescent	2%			2022	\$95,800	2	\$200	B
Egress Lighting									
	Emergency, Battery	15%			2027	* *	10	\$17,800	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Kitchen Area.							
		Explanation : Wall Mounted.							
	Exit, Service	35%			2022	\$46,800	1		B
	Exit, Service	8%			2017	\$10,700	1		B
	Exit, Service	2%	Now	\$2,700	2032	* *	1		B
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Main Exit E003, S6010 And E036							
	Exit, Battery	40%			2027	* *	10	\$13,300	B
Exterior Lighting									
	HID	100%			2022	\$336,700	10	\$1,500	B
Alarm									
	Security System								
	Generic	100%			2022	\$2,785,000	1	\$183,800	B
Fire/Smoke Detection									
	Under Construction	100%							D

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2032	* *	1		B
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2018	\$571,000	5	\$29,200	B
	Distribution								
	Hot Wtr Piping/Pump	60%			2030	* *	4	\$14,600	B
	Steam Piping/Pump	40%			2032	* *	4	\$14,600	B

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 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 Code
Heating									
	Terminal Devices								
	Air Handler	30%	Now	\$148,900	2022	\$1,489,000	1	\$82,200	B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Fresh Air Dampers / Temperature Controls							
	Convactor/Radiator	70%	Now	\$1,826,000	2027	**	1	\$100,200	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Building 1-5							
		Explanation : Radiant Heating System Leaks. On Extended Life.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	40%			2017	\$1,699,600	2	\$12,100	B
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	20%			2016	\$378,500	1		B
	No Component	40%							D
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2017	\$938,400	1	\$121,800	B
	No Component	60%							D
	Heat Rejection								
	Remote Air Cond	40%			2017	\$1,319,800	2	\$137,100	B
	No Component	60%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$274,500	B
	Exhaust Fans								
	Roof	100%			2027	**	2	\$15,100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2032	**	1		B
	Galv Iron/Steel	80%			2027	**	1		B
	HW Heat Exchanger								
	Low Temp	100%			2032	**	4	\$73,000	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2022	\$20,700	4	\$1,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2022	\$20,700	4	\$1,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (9) 1-2, (1) 1-3							
		Explanation : 10 Units							
Fire Suppression									
	Standpipe								
	Under Construction	100%							D
Sprinkler									
	Under Construction	100%							D

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture			\$41,400
Interior Architecture			\$35,800
Total			\$77,200
Priority	A		\$41,400
Priority	C		\$35,800
Total			\$77,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$5,900		\$2,800	
Interior Architecture	\$16,100			
Electrical	\$2,800	\$39,800	\$2,100	\$1,300
Mechanical	\$1,000	\$200	\$900	\$200
Total	\$25,800	\$40,000	\$5,800	\$1,500
Priority	A		\$2,800	
Priority	B	\$40,000	\$3,000	\$1,500
Priority	C	\$16,100		
Total	\$25,800	\$40,000	\$5,800	\$1,500



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$6,900	A
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	A
Metal Panel	80%	Now	\$5,900	2042	**	5	\$41,400	A
<i>Deformed/Dented, Extent : Light, Area Affected : 2%</i>								
<i>Location : North Facade.</i>								
Metal Coiling Doors	5%			2035	**	5	\$4,300	A
Windows								
Steel	100%			2038	**	5	\$5,700	A
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Cast in Place Concrete	98%	Now	\$15,900	LIFE	**	5	\$35,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Freezer Doors</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Loading Dock And Electrical Room.</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Trench Drains Coming Apart And Sinking Below Slab.</i>								
Ceramic Tile	2%			2031	**	5	\$300	C
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$700	C
Metal Panel	60%			LIFE	**			C
SGFT/Glazed Masonry	20%			LIFE	**			C
Steel Plate	15%			LIFE	**	5	\$1,700	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Freezer Area</i>								
<i>Explanation : Structural Steel</i>								
Ceilings								
Exposed Struc: Steel	20%			LIFE	**			B
Fiber Board	20%			2027	**			B
Metal Panel	60%			LIFE	**	5		B

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2035	**	5		B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$300	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$300	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$3,400	B
Generators								
Diesel	100%			2031	**	1	\$4,300	B
			Other Observation, Extent : Moderate, Area Affected : 100%					
			Location : Outside					
			Explanation : 400 Kw					
Batteries								
Lead/Acid	100%			2016	\$1,300	5	\$400	B
Fuel Storage								
Day Tank	50%			2038	**	5	\$1,000	B
Underground Storage	50%			LIFE	**	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	50%			2027	**	10	\$5,100	B
			Other Observation, Extent : Moderate, Area Affected : 100%					
			Location : Office And Inside Freezers.					
			Explanation : T-8 Lamps					
HID	50%			2027	**	10	\$200	B
Egress Lighting								
Emergency, Battery	50%			2027	**	10	\$1,300	B
Exit, Service	50%			2027	**	1		B
Exterior Lighting								
HID	99%			2027	**	10		B
HID	1%	0-2		2032	**			B
			Malfunctioning, Extent : Moderate, Area Affected : 100%					
			Location : Outside					
Alarm								
Security System								
No Component	50%							D
Generic	50%			2017	\$31,500	1	\$2,100	B

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

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

Alarm

Fire/Smoke Detection								
No Component	50%			2027	* *	1-3	\$3,400	D
Generic	50%							B

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

Heating

Energy Source								
Electricity	100%			2042	* *	1		B
Conversion Equipment								
Heat Pump	10%			2023	\$13,000	2	\$300	B
No Component	90%							D
Terminal Devices								
Induction Unit	10%			2031	* *	1	\$400	B
No Component	90%							D

Air Conditioning

Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2020	\$4,300	1		B
No Component	90%							D

Plumbing

H/C Water Piping								
Brass/Copper	100%			2048	* *	1		B
Water Heater								
Electric	100%			2020	\$3,200	4	\$100	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Closet								
Explanation : 1 - 120 Gallon Unit								
Sanitary Piping								
Cast Iron	100%	Now	\$900	LIFE	* *	1		B
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Trench Drains								
Explanation : Covers / Grates Broken								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$1,600	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Duplex Unit								
Backflow Preventer								
Generic	100%			2027	* *	1	\$700	B
Fixtures								
Generic	100%							B

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$112,100
Total		\$112,100
Priority A		\$112,100
Total		\$112,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$1,000		\$1,900	
Electrical				
Mechanical	\$100	\$500	\$100	\$500
Total	\$1,200	\$500	\$2,000	\$500
Priority A	\$1,000		\$1,900	
Priority B	\$200	\$500	\$200	\$500
Total	\$1,200	\$500	\$2,000	\$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.

** 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Exterior

Exterior Walls

Masonry: Brick

15%

LIFE

* *

5

\$7,900

A

Stucco Cement

85%

2035

* *

5

\$112,100

A

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout.**Explanation : Exterior Insulating Foam System.*

Windows

Aluminum

100%

2038

* *

5

\$3,700

A

Roof

Asphalt Shingle

90%

2031

* *

10

\$1,800

A

Roll Roofing

10%

2021

\$9,500

5

\$2,000

A

Interior

Floors

Not Accessible

100%

D

Interior Walls

Not Accessible

100%

D

Ceilings

Not Accessible

100%

D

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

Over 600 Volts

Service Equipment

Not Accessible

100%

D

Transformers

Not Accessible

100%

D

Feeders

Not Accessible

100%

D

Raceway

Not Accessible

100%

D

Under 600 Volts

Service Equipment

Not Accessible

100%

D

Transformers

Not Accessible

100%

D

Switchgear / Switchboard

Not Accessible

100%

D

Raceway

Not Accessible

100%

D

Panelboards

Not Accessible

100%

D

Wiring

Not Accessible

100%

D

Motor Controllers

Not Accessible

100%

D

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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
RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER
Asset # : 13709

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Not Accessible	100%							D
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Not Accessible	100%							D
Egress Lighting								
Not Accessible	100%							D
Exterior Lighting								
HID	100%			2022	\$1,700	10		B
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$7,100	1	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Outside</i>								
<i>Explanation : Wall Mounted Cameras.</i>								
Fire/Smoke Detection								
Not Accessible	100%							D

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

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	* *	1	\$1,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Side Of Building</i> <i>Explanation : Split Type Units</i>								
Distribution								
Not Accessible	100%							D
Terminal Devices								
Not Accessible	100%							D
Heat Rejection								
Remote Air Cond	100%			2027	* *	2	\$1,700	B
Ventilation								
Distribution								
Not Accessible	100%							D
Exhaust Fans								
Not Accessible	100%							D
Plumbing								
H/C Water Piping								
Not Accessible	100%							D
Water Heater								
Not Accessible	100%							D
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Not Accessible	100%							D
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Not Accessible	100%							D
Fire Suppression								
Standpipe								
Not Accessible	100%							D
Sprinkler								
Not Accessible	100%							D
Fire Pump								
Not Accessible	100%							D

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$54,787,100	\$728,400
Interior Architecture	\$9,287,100	\$4,838,600
Electrical	\$7,520,300	\$3,727,900
Mechanical	\$452,900	\$7,424,700
Total	\$72,047,400	\$16,719,600
Priority A	\$54,787,100	\$728,400
Priority B	\$8,647,200	\$11,356,400
Priority C	\$8,613,100	\$4,634,900
Total	\$72,047,400	\$16,719,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,400		\$5,100	
Interior Architecture	\$65,900		\$13,600	\$17,000
Electrical	\$66,700	\$56,900	\$42,200	\$42,200
Mechanical	\$51,800	\$49,600	\$53,800	\$21,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$217,500	\$118,300	\$126,500	\$92,400
Priority A	\$21,400		\$5,100	
Priority B	\$147,300	\$118,300	\$107,800	\$75,400
Priority C	\$48,900		\$13,600	\$17,000
Total	\$217,500	\$118,300	\$126,500	\$92,400



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$19,700	LIFE	* *	5	\$46,700	A
	Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Main Loading Dock.							
Masonry: Brick	92%			LIFE	* *	5	\$286,100	A
	Repairs in Progress, Extent : Light, Area Affected : 75% Location : Pinning And Pointing Brick Throughout.							
Metal Panel	2%	Now	\$1,700	2042	* *	5	\$11,700	A
	Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : North Facade.							
Window Wall	3%	Now	\$503,500	2032	* *	5	\$17,500	A
	Corrosion/Rusting, Extent : Severe, Area Affected : 60% Location : Southwest Facade Stairwells And All Emergency Enclosed Stairwells Throughout.							
Windows								
Metal/Detention Type	98%	Now	\$50,538,400	2052	* *	5	\$248,100	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout Glazing Broken/Cracked, Extent : Moderate, Area Affected : 70% Location : Throughout. Thermally Inefficient, Extent : Moderate, Area Affected : 70% Location : Throughout							
Metal/Detention Type	2%			2048	* *	5	\$10,100	A
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Dining Area.							
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$8,200	A
Metal Rail	50%			2035	* *	5-10	\$147,600	A
Roof								
Built-Up (BUR)	100%	Now	\$3,745,200	2032	* *			A
	Blisters, Extent : Severe, Area Affected : 40% Location : Throughout. Drains Clogged, Extent : Moderate, Area Affected : 10% Location : Various Locations. Ponding, Extent : Moderate, Area Affected : 20% Location : Throughout.							

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 ERIC M. TAYLOR CENTER (EMTC)
Asset # : 2026

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	5%			2021	\$648,500	3	\$40,700	C	
Cast in Place Concrete	10%	Now	\$52,800	LIFE	* *	5	\$118,800	C	
	Water Penetration, Extent : Severe, Area Affected : 10% Location : First Floor Below Kitchen.								
Ceramic Tile	5%	Now	\$19,700	2025	\$984,600	5	\$13,600	C	
	Other Observation, Extent : Severe, Area Affected : 100% Location : 7th Lower Detention Facility Showers. Explanation : Repair Underway.								
Quarry Tile	5%	Now	\$29,200	2035	* *	5	\$20,400	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Kitchen Area								
Terrazzo	30%			LIFE	* *	5	\$127,300	C	
Traffic Topping	15%			2022	\$1,890,500	5	\$101,900	C	
Traffic Topping	5%			2027	* *	5	\$34,000	C	
Vinyl Tile	15%	Now	\$259,200	2022	\$1,295,900	3	\$30,600	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100% Location : Lower Housing Control Room And Corridors.								
Vinyl Tile	10%	Now	\$863,900	2032	* *	3	\$20,400	C	
	Broken/Missing Elements, Extent : Severe, Area Affected : 40% Location : Throughout Housing Areas. Worn/Eroded, Extent : Severe, Area Affected : 40% Location : Throughout Housing Areas. Other Observation, Extent : Severe, Area Affected : 90% Location : Throughout Housing Areas. Explanation : 9x9's.								
Interior Walls									
Concrete Masonry Unit	32%	Now	\$153,200	LIFE	* *	5	\$73,700	C	
	Broken/Missing Elements, Extent : Light, Area Affected : 1% Location : 11 And 12 Block Stair Area. Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1% Location : 11 And 12 Block Stair Area.								
Concrete Masonry Unit	33%			LIFE	* *	5	\$76,000	C	
Glass: Special Gauge	5%	Now	\$6,882,200	LIFE	* *	1		C	
	Other Observation, Extent : Severe, Area Affected : 60% Location : Throughout Housing Control Room Areas. Explanation : Glass Steel Frames Rusting Out.								
Plaster	10%			LIFE	* *	5	\$17,300	C	
SGFT/Glazed Masonry	18%			LIFE	* *			C	
SGFT/Glazed Masonry	2%	Now	\$333,800	LIFE	* *			C	
	Other Observation, Extent : Severe, Area Affected : 60% Location : 7 Block Lower Housing. Explanation : Repair Underway.								

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

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

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

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

Asset # : 2026

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

Interior

Ceilings

AcousTileConcealSpLn	30%			2027	**	5	\$203,700	B
Exposed Concrete	35%	Now	\$572,100	LIFE	**	5	\$29,700	B

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : First Floor Under Kitchen.

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

Location : First Floor, Above Water Main.

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

Location : First Floor Under Kitchen.

Metal Panel	5%	Now	\$17,000	LIFE	**	5	\$34,000	B
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Water Penetration, Extent : Light, Area Affected : 2%

Location : Gymnasium.

Plaster	30%			LIFE	**	5	\$101,900	B
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : First Floor Corridor.

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2022	\$61,200	5	\$800	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room #2

Explanation : 1,000 and 4,500 Amps.

Fused Disc Sw	50%			2022	\$61,200	5	\$800	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room #1

Explanation : 5,000 Amps.

Transformers

Dry Type	50%			2027	**	5	\$700	B
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Dry Type	50%			2020	\$14,000	5	\$700	B
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Switchgear / Switchboard

Fused Disc Sw	20%			2022	\$83,600	5	\$300	B
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Molded Case Bkrs	80%			2022	\$334,500	5	\$7,600	B
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Raceway

Conduit	90%			2022	\$485,700	1		B
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Conduit	10%			2032	**	1		B
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Panelboards

Fused Disc Sw	5%			2030	**	5	\$400	B
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Fused Toggle Switch	2%	2-4	\$10,900	2047	**	5	\$100	B
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Molded Case Bkrs	80%			2021	\$434,600	5	\$7,600	B
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Molded Case Bkrs	13%			2030	**	5	\$1,200	B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	25%	2-4	\$152,600	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	15%			2042	* *	1		B
Thermoplastic	60%			2032	* *	1		B
Motor Controllers								
Locally Mounted	70%			2020	\$716,300	5	\$1,700	B
Locally Mounted	20%	2-4	\$204,700	2042	* *	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Locally Mounted	10%			2035	* *	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$1,800	LIFE	* *	5	\$5,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$21,700	1	\$111,700	B
Generators								
Diesel	50%			2018	\$73,500	1	\$70,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 250 Kw</i>								
Diesel	50%			2025	\$73,500	1	\$70,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - First Floor</i>								
<i>Explanation : 250 Kw.</i>								
Batteries								
Lead/Acid	100%			2016	\$1,300	5	\$13,400	B
Fuel Storage								
Day Tank								
	6%			2030	* *	5	\$4,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 30 Gallons.</i>								
Main Tank	94%			2037	* *	5	\$10,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2,000 Gallons</i>								

Lighting

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 ERIC M. TAYLOR CENTER (EMTC)
Asset # : 2026

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	45%			2017	\$1,589,400	10	\$149,800	B
Fluorescent	30%			2022	\$1,059,600	10	\$99,900	B
Fluorescent	10%	2-4	\$353,200	2032	* *			B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-12 Lamps								
HID	10%			2022	\$248,500	10	\$1,200	B
Incandescent	5%			2017	\$176,600	2	\$400	B
Egress Lighting								
Exit, Service	70%			2022	\$69,100	1		B
Exit, Service	30%			2017	\$29,600	1		B
Exterior Lighting								
HID	100%			2017	\$248,300	10	\$1,100	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2017	\$1,026,900	1	\$67,800	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$3,515,500	1-3	\$111,800	B
Mechanical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	\$421,100	5	\$21,600	B
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$26,800	B
Terminal Devices								
Air Handler	20%			2022	\$732,100	1	\$44,900	B
Convactor/Radiator	30%			2027	* *	1	\$35,200	B
Fan Coil Unit/Heat	50%			2022	\$5,082,300	1	\$58,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Cooling	15%			2022	\$470,000	2	\$3,300	B
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	No Component	85%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$202,400	B
Exhaust Fans									
	Interior	20%			2022	\$150,100	2	\$2,200	B
	Roof	80%			2022	\$431,800	2	\$8,900	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$405,500	2027	* *	1		B
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Various							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : 7 Lower Dorm							
		Explanation : Re-piping Of Bathroom In Progress							
	HW Heat Exchanger								
	Low Temp	100%			2048	* *	4	\$53,800	B
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Steam Driven Instantaneous Water Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$20,700	4	\$2,500	B
	Sewage Ejector(s)								
	Electric	100%			2022	\$20,700	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units 1st To 3rd Floor, 1 Unit 1st To 2nd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$183,000	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2032	* *	1-2	\$10,200	B

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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.

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$110,000	
Total	\$110,000	
Priority A	\$110,000	
Total	\$110,000	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$37,700			
Interior Architecture	\$29,000	\$400		
Electrical		\$2,500		
Mechanical	\$100	\$900	\$200	\$100
Total	\$66,800	\$3,700	\$200	\$100
Priority A	\$37,700			
Priority B	\$18,000	\$3,700	\$200	\$100
Priority C	\$11,000			
Total	\$66,800	\$3,700	\$200	\$100



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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 FIREHOUSE
Asset # : 13662

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$15,800	LIFE	* *	5	\$3,800	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Above The Garage Door Lintel, Both Doors.								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Upper Wall, South Facade; Truck Entrance.								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Upper Wall, Viewable From The Roof.								
Masonry: Brick	65%	Now	\$55,100	LIFE	* *	5	\$4,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : South Facade.								
Metal Sect. OHD	25%	Now	\$21,900	2027	* *	5	\$2,900	A
Other Observation, Extent : Severe, Area Affected : 25%								
Location : South Facade								
Explanation : Corroded Jambs; Lintels Above Both Overhead Doors, Severely Deteriorated.								
Windows								
Steel	100%	Now	\$55,000	2047	* *	5	\$3,500	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout.								
Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : North Facade								
Roof								
Single Ply Membrane	100%			2030	* *	10	\$6,800	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : All.								
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$7,400	LIFE	* *	5	\$8,300	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Apparatus Floor								
Ceramic Tile	5%			2025	\$7,200	5	\$200	C

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Interior Walls									
Ceramic Tile	2%			2035	* *	5		C	
Concrete Masonry Unit	58%			LIFE	* *	5	\$500	C	
Gypsum Board	10%			LIFE	* *	5	\$100	C	
Plaster	5%	Now		LIFE	* *	5		C	
Water Penetration, Extent : Light, Area Affected : 2% Location : East Wall.									
SGFT/Glazed Masonry	25%	Now	\$3,600	LIFE	* *			C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Various Locations Throughout.									
Ceilings									
AcousTileSusp.Lay-In	20%			2027	* *	5	\$800	B	
Water Penetration, Extent : Moderate, Area Affected : 10% Location : Captains Office									
Exposed Concrete	75%	Now	\$18,000	LIFE	* *	5	\$500	B	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout Exposed Reinforcement, Extent : Light, Area Affected : 2% Location : Northwest Corner. Water Penetration, Extent : Moderate, Area Affected : 10% Location : First Floor									
Gypsum Board	5%			LIFE	* *	5	\$200	B	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$3,200	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Amp Main Disconnect Switch								
Raceway								
Conduit	20%			2022	\$2,300	1		B
Conduit	80%			2042	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2038	* *	5	\$100	B
Wiring								
Thermoplastic	100%			2042	* *	1		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 FIREHOUSE
Asset # : 13662

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

Lighting

Interior Lighting
Fluorescent

100% 2027 * * 10 \$2,400 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : T-12 Lamps

Exterior Lighting
HID

100% 2027 * * 10 B

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

Heating

Energy Source
Campus Steam

100% 2032 * * 1 B

Distribution

Steam Piping/Pump

100% 2022 \$34,700 4 \$100 B

Terminal Devices

Convactor/Radiator

60% 2020 \$28,200 1 \$500 B

Fan Coil Unit/Heat

40% 2022 \$29,800 1 \$300 B

Plumbing

H/C Water Piping
Galv Iron/Steel

100% 2020 \$14,900 1 B

Water Heater

Electric

100% 2017 \$800 4 B
Other Observation, Extent : Light, Area Affected : 100%
Location : Closet
Explanation : 1 - 40 Gallon Unit

Sanitary Piping

Cast Iron

100% LIFE * * 1 B

Storm Drain Piping

Cast Iron

100% LIFE * * 1 B

Fixtures

Generic

100% B

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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 : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,978,800	\$1,083,200
Interior Architecture	\$7,869,600	\$2,440,100
Electrical	\$457,900	\$12,098,200
Mechanical	\$307,300	\$6,586,800
Total	\$12,613,500	\$22,208,300
Priority A	\$3,978,800	\$1,083,200
Priority B	\$4,502,300	\$19,012,300
Priority C	\$4,132,400	\$2,112,800
Total	\$12,613,500	\$22,208,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$24,900	\$55,500		
Interior Architecture	\$23,600	\$10,300	\$5,500	\$24,100
Electrical	\$70,500	\$68,900	\$55,800	\$59,000
Mechanical	\$102,600	\$49,600	\$99,600	\$43,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$233,300	\$196,200	\$172,800	\$138,500
Priority A	\$24,900	\$55,500		
Priority B	\$184,900	\$130,400	\$167,200	\$114,400
Priority C	\$23,600	\$10,300	\$5,500	\$24,100
Total	\$233,300	\$196,200	\$172,800	\$138,500



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$120,300	A
Masonry: Brick	45%	Now	\$244,400	LIFE	**	5	\$216,500	A
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Facade At Loading Dock.								
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%								
Location : Courtyards Between Housing Units								
Caulking Deteriorated, Extent : Light, Area Affected : 2%								
Location : Courtyards Between Housing Units								
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Exterior Wall Of Clinic.								
Masonry: Brick	35%			LIFE	**	5	\$168,400	A
Metal Panel	5%			2032	**	5-10	\$165,400	A
Pre-Cast Concrete	10%	Now	\$148,700	LIFE	**	5	\$156,400	A
Caulking Deteriorated, Extent : Light, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance Facade.								
Windows								
Aluminum	20%	Now	\$142,100	2030	**	5	\$18,100	A
Air Infiltration, Extent : Light, Area Affected : 2%								
Location : Main Corridor East Side.								
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%								
Location : Main Corridor East Side.								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout Courtyard Areas Between Housing Units								
Metal/Detention Type	40%	Now	\$538,400	2032	**	5	\$132,100	A
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%								
Location : Intake Area.								
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Lounge, Conference Rooms And Various Locations Throughout.								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Intake Area.								
Metal/Detention Type	40%			2032	**	5	\$264,300	A
Parapets								
Metal Rail	25%	Now	\$13,000	2027	**	5	\$37,000	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout.								
Metal: Cage/Fence	30%			2027	**	5-10	\$48,400	A
Pre-Cast Concrete	25%			LIFE	**	5	\$32,800	A
No Component	20%							D

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	55%	Now	\$2,564,600	2032	* *			A
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
<i>Debris on Roof, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout. A Lot Of Bird Life Evident.</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout.</i>								
Modified Bitumen	10%	Now	\$11,900	2027	* *			A
<i>Drains Clogged, Extent : Light, Area Affected : 1%</i>								
<i>Location : Over Kitchen.</i>								
Modified Bitumen	30%			2027	* *	10	\$163,300	A
Single Ply Membrane	5%			2027	* *	10	\$27,200	A
Interior								
Floors								
Carpet	2%			2021	\$263,200	3	\$16,500	C
Cast in Place Concrete	14%			LIFE	* *	5	\$168,800	C
Cast in Place Concrete	14%	Now	\$75,000	LIFE	* *	5	\$168,800	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : In Basement Below Kitchen.</i>								
Quarry Tile	2%			2035	* *	5	\$16,500	C
Terrazzo	8%			LIFE	* *	5	\$34,400	C
Terrazzo	17%	Now	\$407,300	LIFE	* *	5	\$73,200	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Main Corridor And Building Entrance Area.</i>								
Traffic Topping	3%			2027	* *	5	\$20,700	C
Vinyl Tile	35%	Now	\$3,067,600	2032	* *	3	\$72,300	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Housing Units</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Housing Units</i>								
<i>Other Observation, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : 9x9's.</i>								
Wood	5%	Now	\$340,000	2037	* *	5	\$25,800	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium.</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$72,000	LIFE	**			C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement North Wall Mechanical Space.</i>								
Ceramic Tile	5%			2025	\$1,570,300	5	\$30,400	C
Concrete Masonry Unit	25%	Now	\$126,400	LIFE	**	5	\$60,800	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Mechanical Space.</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Mechanical Space.</i>								
Gypsum Board	10%	Now	\$23,600	LIFE	**	5	\$36,500	C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Social Service Room.</i>								
Masonry: Brick	20%			LIFE	**			C
SGFT/Glazed Masonry	5%	Now	\$44,100	LIFE	**			C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 4 Main, A Side Shower.</i>								
SGFT/Glazed Masonry	30%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	15%	Now	\$62,500	2027	**	5	\$51,700	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Pharmacy Administration Second Floor.</i>								
Exposed Concrete	14%	Now	\$232,200	LIFE	**	5	\$12,100	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Main Corridor.</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Electrical Main Service Room Under Loading Dock.</i>								
<i>Spalling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Main Corridor.</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Below Kitchen Soup Kettle Area.</i>								
Exposed Concrete	16%			LIFE	**	5	\$13,800	B
Exposed Struc: Steel	5%			LIFE	**			B
Metal Panel	20%	Now	\$3,442,400	LIFE	**	5	\$137,800	B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Law Library, School Corridor And Various Locations Throughout.</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout.</i>								
Metal Panel	20%			LIFE	**	5	\$137,800	B
Plaster	10%			LIFE	**	5	\$34,400	B

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

Under 600 Volts

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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 Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2042	* *	5	\$1,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room - Kitchen</i>					
			<i>Explanation : One 3,000 Amp For Kitchen Area And One 5,000 Amp For General Area.</i>					
Fused Disc Sw	50%			2022	\$91,800	5	\$1,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room - Main Building</i>					
			<i>Explanation : One 1,200 Amp Electrical Service For Main Building</i>					
Transformers								
Dry Type	80%			2020	\$342,400	5	\$1,400	B
Dry Type	20%			2035	* *	5	\$300	B
Switchgear / Switchboard								
Fused Disc Sw	30%			2022	\$179,200	5	\$600	B
Molded Case Bkrs	50%			2022	\$298,700	5	\$6,200	B
Molded Case Bkrs	20%			2042	* *	5	\$2,500	B
Raceway								
Conduit	80%			2022	\$647,600	1		B
Conduit	20%			2042	* *	1		B
Panelboards								
Molded Case Bkrs	20%			2038	* *	5	\$2,500	B
Molded Case Bkrs	50%			2021	\$407,400	5	\$6,200	B
Molded Case Bkrs	30%			2030	* *	5	\$3,700	B
Wiring								
Braided Cloth	50%	2-4	\$457,900	2047	* *	1		B
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Thermoplastic	30%			2032	* *	1		B
Thermoplastic	20%			2032	* *	1		B
Motor Controllers								
Locally Mounted	50%			2020	\$273,900	5	\$1,600	B
Motor Control Center	30%			2020	\$460,500	5	\$3,800	B
Motor Control Center	20%			2027	* *	5	\$2,600	B
Ground								
Grounding Devices								
Generic	25%	0-2	\$500	LIFE	* *	5	\$1,700	B
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Missing Grounding Means Due To Discontinuous Water Main Piping.</i>					
Generic	75%			LIFE	* *	5	\$5,200	B
Stand-by Power								
Transfer Switches								
Automatic	70%			2020	\$15,200	1	\$101,200	B
Automatic	30%			2039	* *	1	\$43,400	B

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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 Code
Stand-by Power									
Generators									
	Diesel	80%			2025	\$117,700	1	\$145,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement And Outside									
Explanation : Four Generators - No Ratings Available									
	Diesel	20%			2035	**	1	\$36,400	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Second Floor - Kitchen									
Explanation : One 1,200 Kw									
Batteries									
	Lead/Acid	80%			2016	\$1,000	5	\$13,900	B
	Lead/Acid	20%			2017	\$300	5	\$3,500	B
Fuel Storage									
	Day Tank	2%			2030	**	5	\$1,400	B
	Main Tank	98%			2037	**	5	\$10,600	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Using 5,000 Gallon Tank									
Lighting									
Interior Lighting									
	Fluorescent	20%			2030	**	10	\$67,500	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout Kitchen Area.									
Explanation : Using T-8 Lamps									
	Fluorescent	65%			2022	\$2,329,200	10	\$219,500	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Space.									
Explanation : Using T-12 Lamps									
	HID	10%			2022	\$252,100	10	\$1,200	B
	HID	5%			2022	\$126,100	10	\$600	B
Egress Lighting									
	Emergency, Service	10%			2022	\$10,000	1		B
	Exit, Service	90%			2022	\$90,100	1		B
Exterior Lighting									
	Fluorescent	2%			2022	\$9,100	10	\$900	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Entrance Canopy									
Explanation : Using T-12 Lamps.									
	HID	98%			2022	\$315,000	10	\$1,400	B
Alarm									
Security System									
	No Component	50%							D
	Generic	50%			2022	\$1,329,200	1	\$87,700	B
Fire/Smoke Detection									
	No Component	50%							D
	Generic	50%			2022	\$4,550,200	1-3	\$149,100	B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Campus Steam	100%			2032	**	1		B
	Conversion Equipment								
	Heat Exchanger	70%			2031	**	1	\$127,400	B
	Pres. Reducing Valve/LP Steam	30%			2025	\$128,200	5	\$6,600	B
	Distribution								
	Hot Wtr Piping/Pump	70%			2030	**	4	\$12,700	B
	Steam Piping/Pump	30%			2032	**	4	\$8,200	B
	Terminal Devices								
	Air Handler	30%	Now	\$22,300	2022	\$1,114,000	1	\$61,500	B
		Leak Evident, Extent : Moderate, Area Affected : 40%							
		Location : Coils							
	Convactor/Radiator	70%			2020	\$4,553,600	1	\$83,300	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	**	1		B
	Conversion Equipment								
	Reciprocating Compr/Chiller	2%			2017	\$46,800	1	\$3,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Serves Auditorium Only							
	Window/Wall Unit	15%			2017	\$212,400	1		B
	No Component	83%							D
	Distribution								
	Chilled Wtr Pipe/Pump	2%			2032	**	4	\$500	B
	No Component	98%							D
	Terminal Devices								
	Air Handler/Cool/Ht	2%			2027	**	1	\$4,600	B
	No Component	98%							D
	Heat Rejection								
	Remote Air Cond	2%			2027	**	2	\$5,100	B
	No Component	98%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$205,300	B
	Exhaust Fans								
	Interior	20%			2027	**	2	\$2,300	B
	Roof	80%	Now	\$8,800	2022	\$438,000	2	\$7,200	B
		Broken, Extent : Light, Area Affected : 100%							
		Location : Fan Covers							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	**	1		B
	HW Heat Exchanger								
	Low Temp	100%			2022	\$213,700	4	\$36,400	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$29,900	LIFE	* *	1		B
				Malfunctioning, Extent : Moderate, Area Affected : 75%					
				Location : Grease Trap Serving Kitchen					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%		2027		* *	4	\$1,600	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Duplex Units In Several Areas					
	Sewage Ejector(s)								
	Compressed Air	100%		2032		* *	4	\$2,500	B
				Recent Repair Evident, Extent : Light, Area Affected : 20%					
				Location : Basement					
	Backflow Preventer								
	Generic	100%		2027		* *	1	\$22,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%		LIFE		* *			C
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Various					
				Explanation : 2 Units Basement To 2nd Floor, 1 Unit Basement To 1st Floor					
Fire Suppression									
	Standpipe								
	Generic	100%		2032		* *	1-5	\$185,700	B
	Sprinkler								
	No Component	50%							D
	Generic	50%		2032		* *	1-2	\$51,600	B
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : Kitchen					
				Explanation : Ansul System Serves Cooking Areas					

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$761,200	\$1,423,500
Interior Architecture	\$1,524,200	\$917,700
Electrical	\$6,878,200	\$3,175,600
Mechanical	\$976,400	\$3,037,200
Total	\$10,139,900	\$8,554,000
Priority A	\$761,200	\$1,423,500
Priority B	\$8,083,800	\$6,547,000
Priority C	\$1,295,000	\$583,500
Total	\$10,139,900	\$8,554,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$900	
Interior Architecture				\$25,700
Electrical	\$51,100	\$56,000	\$44,800	\$44,800
Mechanical	\$70,100	\$38,100	\$70,300	\$33,000
Total	\$121,200	\$94,100	\$116,000	\$103,400
Priority A			\$900	
Priority B	\$121,200	\$94,100	\$115,100	\$77,700
Priority C				\$25,700
Total	\$121,200	\$94,100	\$116,000	\$103,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	30%			LIFE	**	5	\$97,600	A	
Metal Panel	70%	Now	\$490,300	2032	**	5	\$683,300	A	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Underside Of Overhang At Loading Dock.									
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Windows									
Aluminum	5%			2038	**	5	\$1,800	A	
Metal/Detention Type	95%			2042	**	5	\$125,000	A	
Parapets									
Concrete Masonry Unit	10%			LIFE	**	5	\$9,700	A	
Metal Panel	25%	Now	\$61,800	2042	**	5	\$41,500	A	
Caulking Deteriorated, Extent : Light, Area Affected : 1%									
Location : Parapet Caps.									
Metal Panel	35%			2042	**	5	\$116,300	A	
Metal: Cage/Fence	30%			2035	**	5-10	\$199,300	A	
Roof									
Single Ply Membrane	50%	Now	\$88,400	2030	**			A	
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%									
Location : Various Locations Throughout.									
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 1%									
Location : Under Bulkhead Roof Leaders On Main Roof.									
Single Ply Membrane	50%			2030	**	10	\$281,100	A	
Interior									
Floors									
Cast in Place Concrete	45%	Now	\$72,000	LIFE	**	5	\$404,900	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Various Locations In The Mechanical Space.									
Quarry Tile	2%			2035	**	5	\$12,300	C	
Raised Access Floor	3%	Now	\$568,900	2037	**	5	\$23,100	C	
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%									
Location : All Detention Control Room Spaces.									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : All Detention Control Room Spaces.									
Explanation : Worn Surface.									
Vinyl Tile	50%	0-2	\$654,100	2027	**	3	\$77,100	C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Various Locations Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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

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

Interior

Interior Walls

Ceramic Tile	10%			2035	**	5	\$55,800	C
Concrete Masonry Unit	80%			LIFE	**	5	\$178,600	C
Gypsum Board	10%			LIFE	**	5	\$33,500	C

Ceilings

AcousTileSusp.Lay-In	10%	Now	\$62,200	2035	**	5	\$20,600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Detention Control Room 15.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Detention Control Room 15.</i>								

Exposed Concrete	25%			LIFE	**	5	\$16,100	B
Metal Panel	65%	Now	\$167,000	LIFE	**	5	\$334,200	B
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Corridor.</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	**	5	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
<i>Explanation : Two 2,000 Amps Main Disconnect Switch.</i>								

Transformers

Dry Type	100%			2027	**	5	\$1,000	B
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Switchgear / Switchboard

Fused Disc Sw	100%			2032	**	5	\$1,200	B
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Raceway

Conduit	100%			2032	**	1		B
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Panelboards

Molded Case Bkrs	100%			2030	**	5	\$7,200	B
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Wiring

Thermoplastic	100%			2032	**	1		B
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Motor Controllers

Locally Mounted	20%			2027	**	5	\$400	B
Motor Control Center	80%			2027	**	5	\$6,000	B

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$4,000	B
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Stand-by Power

Transfer Switches

Automatic	100%			2027	**	1	\$84,600	B
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC
Asset # : 4127

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Generators								
	Diesel	100%			2025	\$147,100	1	\$106,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room.							
		Explanation : Two 880 Kw.							
Batteries									
	Lead/Acid	100%			2016	\$1,300	5	\$10,200	B
Fuel Storage									
	Day Tank	70%			2030	* *	5	\$35,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room.							
		Explanation : Using 275 Gallons For Both Generators.							
	Main Tank	30%			2037	* *	5	\$2,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement.							
		Explanation : Using 7,820 Gallons For Both Generators.							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2022	\$2,273,000	10	\$214,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout.							
		Explanation : Using T-12 Lamps.							
	HID	15%			2022	\$282,200	10	\$1,300	B
Egress Lighting									
	Emergency, Service	5%			2022	\$3,700	1		B
	Exit, Service	95%			2022	\$71,000	1		B
Exterior Lighting									
	HID	100%			2022	\$188,000	10	\$800	B
Alarm									
	Security System								
	Generic	100%			2017	\$1,555,000	1	\$102,600	B
Fire/Smoke Detection									
	Generic	100%			2017	\$5,323,200	1-3	\$169,400	B
Mechanical									
		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Furnace	1%			2022	\$6,300	1	\$1,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : 2 Roof Mounted Units							
Heat Exchanger	50%	Now	\$1,100	2025	\$54,800	1	\$61,100	B
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical Room J							
	Explanation : Insulation Damaged Or Missing							
Pres. Reducing Valve/LP Steam	49%			2025	\$156,200	5	\$8,000	B
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$129,100	2030	* *	4	\$13,500	B
	Corroded, Extent : Moderate, Area Affected : 5%							
	Location : Upper Level In Mechanical Room J							
Terminal Devices								
Air Handler	60%			2022	\$1,662,700	1	\$102,000	B
Convactor/Radiator	3%	Now	\$2,900	2027	* *	1	\$2,400	B
	Other Observation, Extent : Moderate, Area Affected : 1%							
	Location : Throughout							
	Explanation : Convector Air Holes Painted Shut Restricting Air Flow							
Convactor/Radiator	37%			2027	* *	1	\$32,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2022	\$174,400	1	\$12,800	B
Window/Wall Unit	5%			2017	\$52,800	1		B
No Component	85%							D
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$35,800	B
No Component	90%							D
Terminal Devices								
Direct Expansion	10%			2022	\$23,900	1		B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2022	\$15,400	2	\$19,100	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$88,700	LIFE	* *	2-5	\$153,200	B
	Inadequate Supply, Extent : Moderate, Area Affected : 10%							
	Location : Showers							
Exhaust Fans								
Interior	60%			2022	\$340,900	2	\$5,100	B
Roof	40%			2022	\$163,400	2	\$3,400	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$30,700	2032	* *	1		B
		Broken, Extent : Moderate, Area Affected : 2%							
		Location : Various Mixing Valves							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Triplex Booster Pump Not Operational							
	HW Heat Exchanger Low Temp	100%	Now	\$3,200	2032	* *	4	\$27,200	B
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Piping Connections							
	Sanitary Piping Cast Iron	100%	Now	\$669,800	LIFE	* *	1		B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Various Locations Under Slab							
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s) Rigid Piping	100%			2022	\$20,700	4	\$1,600	B
	Fixtures Generic	100%							B
Fire Suppression									
	Standpipe Generic	100%			2032	* *	1-5	\$138,600	B
	Sprinkler No Component	85%							D
	Generic	15%			2032	* *	1-2	\$11,600	B
	Fire Pump Generic	100%			2025	\$380,700	1	\$51,300	B

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$18,988,600	\$843,900
Interior Architecture		\$3,496,600	\$5,386,000
Electrical		\$11,440,000	\$3,460,300
Mechanical		\$3,853,900	\$3,861,100
Total		\$37,779,000	\$13,551,400
Priority A		\$18,988,600	\$843,900
Priority B		\$16,661,500	\$7,529,800
Priority C		\$2,129,000	\$5,177,700
Total		\$37,779,000	\$13,551,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture		\$29,800		\$25,600
Electrical	\$62,400	\$65,700	\$52,500	\$50,900
Mechanical	\$36,300	\$27,400	\$45,200	\$22,300
Total	\$98,700	\$122,800	\$97,700	\$98,800
Priority A				
Priority B	\$98,700	\$107,900	\$97,700	\$73,200
Priority C		\$14,900		\$25,600
Total	\$98,700	\$122,800	\$97,700	\$98,800



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$175,400	LIFE	* *	5	\$166,300	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : D Mechanical Area And South Side.</i>								
Masonry: Brick	85%	Now	\$3,987,700	LIFE	* *	5	\$353,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance Facade And Various Locations Throughout.</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outside Kitchen And Outside-emergency Generator Courtyard Facades.</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout.</i>								
Masonry: Limestone	2%	Now	\$84,900	LIFE	* *	5	\$6,200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Window Sills And Other Locations Throughout.</i>								
Metal/Glass Curt Wall	5%	Now	\$616,900	LIFE	* *	5	\$39,000	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Day Room Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Day Room Stairs</i>								
Windows								
Metal/Detention Type	60%			2032	* *	5	\$342,400	A
Metal/Detention Type	40%	0-2	\$13,952,400	2042	* *	5	\$114,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Administration Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Visitors Area And Kitchen</i>								
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Cast in Place Concrete	30%	Now	\$277,800	LIFE	* *	5	\$312,500	C	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Auditorium, Commissary, 7th Block Area									
Uneven Substrate, Extent : Severe, Area Affected : 20%									
Location : Auditorium, Commissary, 7th Block Area									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Basement									
Explanation : Ground Water									
Cast in Place Concrete	5%	Now	\$23,200	LIFE	* *	5	\$52,100	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Kitchen And Storage Areas									
Uneven Surface, Extent : Severe, Area Affected : 10%									
Location : D Mechanical Area									
Ceramic Tile	5%	Now	\$86,300	2025	\$862,900	5	\$11,900	C	
Worn/Eroded, Extent : Light, Area Affected : 10%									
Location : Toilet Rooms.									
Quarry Tile	2%	Now	\$511,900	2042	* *	5	\$7,100	C	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Kitchen Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Kitchen Area									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Kitchen Area									
Terrazzo	10%	Now	\$414,000	LIFE	* *	5	\$37,200	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 30%									
Location : Various Locations Throughout.									
Traffic Topping	5%			2022	\$552,300	5	\$29,800	C	
Vinyl Tile	43%	Now	\$325,600	2022	\$3,255,700	3	\$76,800	C	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Auditorium, Corridor(s) And Various Locations Throughout Building.									
Uneven Substrate, Extent : Severe, Area Affected : 15%									
Location : Corridor(s), Return Search Area In 7th Block, Auditorium									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$218,400	LIFE	* *	5	\$105,100	C
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Dressing Rooms Behind Auditorium								
Diagonal Cracks, Extent : Severe, Area Affected : 2%								
Location : Dressing Rooms Behind Auditorium								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Dressing Rooms Behind Auditorium								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout Block 1a.								
Glass: Special Gauge	5%			LIFE	* *	1		C
Plaster	10%	Now	\$157,700	LIFE	* *	5	\$15,800	C
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Auditorium And First Floor Gun Arsenal.								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium And First Floor Gun Arsenal.								
SGFT/Glazed Masonry	20%			LIFE	* *			C
SGFT/Glazed Masonry	15%	4+	\$114,200	LIFE	* *			C
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : 7th Block								
Ceilings								
AcousTileConcealSpLn	5%			2027	* *	5	\$29,800	B
AcousTileConcealSpLn	5%			2035	* *	5	\$29,800	B
Exposed Concrete	30%			LIFE	* *	5	\$22,300	B
Exposed Concrete	5%	Now	\$71,600	LIFE	* *	5	\$3,700	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Visitors Corridor And D Mechanical Area Block 7								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Visitors Corridor								
Exposed Struc: Steel	5%			LIFE	* *			B
Metal Panel	20%	Now	\$594,800	LIFE	* *	5	\$119,000	B
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Kitchen.								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Kitchen And Throughout Corridors.								
Plaster	10%			LIFE	* *	5	\$29,800	B
Plaster	20%	Now	\$701,200	LIFE	* *	5	\$59,500	B
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 7th Block And Visitors Area								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 7th Block, Block 1a (Currently Leaking), Commissary, Visiting Area And Various Locations Throughout Building.								

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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 Code
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2042	* *	3	\$1,500	B
Transformers								
Dry Type	100%			2035	* *	3	\$2,200	B
Feeders								
Not Accessible	100%							D
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2042	* *	5	\$900	B
Fused Disc Sw	50%			2022	\$91,800	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 800 Amps</i>								
Transformers								
Dry Type	50%			2020	\$14,000	5	\$700	B
Dry Type	50%			2035	* *	5	\$700	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5	\$1,700	B
Raceway								
Conduit	80%			2022	\$647,600	1		B
Conduit	20%			2042	* *	1		B
Panelboards								
Molded Case Bkrs	50%			2021	\$407,400	5	\$5,300	B
Molded Case Bkrs	30%	2-4	\$244,500	2047	* *	5	\$1,600	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	20%			2038	* *	5	\$2,100	B
Wiring								
Braided Cloth	30%	2-4	\$274,800	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Rubber	50%			2021	\$457,900	1		B
Thermoplastic	20%			2042	* *	1		B
Motor Controllers								
Locally Mounted	30%			2035	* *	5	\$800	B
Motor Control Center	40%			2020	\$614,000	5	\$4,400	B
Motor Control Center	30%	2-4	\$460,500	2042	* *	5	\$1,700	B
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$124,900	B

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

Estimates are rounded to the nearest hundred dollars.

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

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

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 Code
Stand-by Power								
Generators								
Diesel	50%			2025	\$388,600	1	\$78,600	B
Diesel	50%			2025	\$388,600	1	\$78,600	B
Batteries								
Lead/Acid	50%			2016	\$600	5	\$7,500	B
Lead/Acid	50%			2016	\$600	5	\$7,500	B
Fuel Storage								
Main Tank	100%			2037	* *	5	\$9,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 2,500 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2027	* *	10	\$58,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Amps</i>								
Fluorescent	75%			2017	\$2,321,600	10	\$218,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2022	\$108,900	10	\$500	B
Egress Lighting								
Emergency, Service	10%			2022	\$8,600	1		B
Exit, Service	90%			2022	\$77,800	1		B
Exterior Lighting								
HID	100%			2022	\$277,600	10	\$1,200	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2017	\$7,861,500	1-3	\$250,100	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</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 Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Various</i>								
<i>Explanation : Steam Is Shut Off In Many Mechanical Rooms</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	\$369,000	5	\$18,900	B

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

Asset # : 2027

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$1,246,200	2032	* *	4	\$15,700	B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%			2017	\$1,283,100	1	\$78,700	B
Convactor/Radiator	60%			2020	\$3,371,700	1	\$61,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
No Component	95%							D
Not Accessible	5%							D
Terminal Devices								
No Component	95%							D
Not Accessible	5%							D
Heat Rejection								
No Component	95%							D
Not Accessible	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$177,400	B
Exhaust Fans								
Interior	60%			2017	\$394,600	2	\$5,800	B
Not Accessible	40%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$888,400	2027	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Low Temp	100%			2048	* *	4	\$47,200	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms</i>								
<i>Explanation : Duplex Units</i>								
Sewage Ejector(s)								
Not Accessible	100%							D

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

Asset # : 2027

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$160,400	B
	Sprinkler								
	No Component	95%							D
	Generic	5%			2032	* *	1-2	\$4,500	B
Fire Pump									
	Not Accessible	100%							D

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$61,300	\$58,000
Interior Architecture		\$40,400	\$193,800
Total		\$101,700	\$251,900
Priority A		\$61,300	\$58,000
Priority C		\$40,400	\$193,800
Total		\$101,700	\$251,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				
Interior Architecture	\$36,000		\$1,200	
Electrical	\$4,700	\$7,000	\$5,700	\$5,200
Mechanical	\$6,600	\$3,300	\$9,100	\$3,200
Total	\$47,200	\$10,300	\$16,000	\$8,400
Priority A				
Priority B	\$12,800	\$10,300	\$14,800	\$8,400
Priority C	\$34,500		\$1,200	
Total	\$47,200	\$10,300	\$16,000	\$8,400



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 NEW CENTRAL WAREHOUSE
Asset # : 2554

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

Exterior

Exterior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$58,000	A
Windows								
Aluminum	95%	2-4	\$61,300	2044	* *	5	\$7,800	A
<i>Deteriorated Finish, Extent : Light, Area Affected : 5% Location : Paint Peeling Throughout Exterior.</i>								
Metal Louvers	5%			2035	* *	10	\$5,100	A
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D

Interior

Floors								
Cast in Place Concrete	90%	Now	\$34,500	LIFE	* *	5	\$193,800	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 2% Location : Near Garage Door Entrance.</i>								
Vinyl Tile	10%			2030	* *	3	\$3,700	C
Interior Walls								
Concrete Masonry Unit	100%	Now	\$40,400	LIFE	* *	5	\$19,400	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 2% Location : Mechanical Room.</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,500	2035	* *	5	\$2,500	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Control Room. Staining/Discoloring, Extent : Light, Area Affected : 2% Location : Control Room.</i>								
Exposed Concrete	35%			LIFE	* *	5	\$5,400	B
Exposed Struc: Steel	60%			LIFE	* *			B

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

Under 600 Volts

Service Equipment								
Fused Disc Sw	100%			2048	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : One 400 Amp Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2039	* *	5	\$100	B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	* *	5	\$800	B
Raceway								
Conduit	100%			2048	* *	1		B

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Panelboards								
	Molded Case Bkrs	100%			2044	* *	5	\$800	B
	Wiring								
	Thermoplastic	100%			2048	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$200	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$8,900	B
	Generators								
	Diesel	100%			2035	* *	1	\$11,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Ground Floor								
	Explanation : One 1,000 Kw								
	Batteries								
	Lead/Acid	100%			2017	\$1,300	5	\$1,100	B
	Fuel Storage								
	Main Tank	100%			2057	* *	5	\$800	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Underground								
	Explanation : One 25,000 Gallon								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	* *	10	\$10,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Using T-8 Lamps								
	HID	60%			2030	* *	10	\$600	B
	Egress Lighting								
	Emergency, Service	40%			2030	* *	1		B
	Exit, Battery	60%			2030	* *	10	\$1,200	B
	Exterior Lighting								
	HID	100%			2027	* *	10	\$100	B
Alarm									
	Security System								
	Generic	100%			2027	* *	1	\$10,800	B
	Fire/Smoke Detection								
	Generic	100%			2027	* *	1-3	\$17,800	B

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

Heating

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 NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2048	**	1		B
	Conversion Equipment								
	Furnace	100%			2030	**	1	\$14,300	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		B
	Conversion Equipment								
	No Component	90%							D
	Not Accessible	10%							D
	Terminal Devices								
	Direct Expansion	10%			2030	**	1		B
	No Component	90%							D
	Heat Rejection								
	Remote Air Cond	10%			2030	**	2	\$2,000	B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	25%	Now	\$2,300	LIFE	**	2-5	\$4,000	B
		Damaged, Extent : Moderate, Area Affected : 2% Location : Warehouse							
	No Component	75%							D
	Exhaust Fans								
	Interior	15%			2030	**	2	\$100	B
	Roof	40%			2030	**	2	\$400	B
	No Component	45%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		B
	Water Heater								
	Electric	100%			2021	\$8,400	4	\$300	B
		Other Observation, Extent : Light, Area Affected : 100% Location : Closet Explanation : 1 - 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Backflow Preventer								
	Generic	100%			2030	**	1	\$1,800	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2048	**	1-5	\$14,500	B
	Sprinkler								
	Generic	100%			2048	**	1-2	\$8,100	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Fire Pump									
	Generic	100%			2035	* *	1	\$5,400	B

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,434,000	\$270,200
Interior Architecture	\$250,200	\$504,800
Electrical	\$767,000	\$1,593,300
Mechanical		\$3,589,300
Total	\$2,451,200	\$5,957,700
Priority A	\$1,434,000	\$270,200
Priority B	\$818,900	\$5,286,300
Priority C	\$198,400	\$401,100
Total	\$2,451,200	\$5,957,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$57,700			
Interior Architecture	\$11,000	\$11,100		
Electrical	\$13,500	\$36,900	\$10,700	\$10,800
Mechanical	\$11,200	\$19,900	\$48,900	\$9,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$103,300	\$77,800	\$69,500	\$30,200
Priority A	\$57,700			
Priority B	\$36,800	\$66,700	\$69,500	\$30,200
Priority C	\$8,700	\$11,100		
Total	\$103,300	\$77,800	\$69,500	\$30,200



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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$33,400	2032	* *	5	\$232,900	A
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : South Facade.								
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : South And West Facades.								
Windows								
Metal/Detention Type	100%	Now	\$760,200	2032	* *	5	\$37,300	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Various Locations Throughout.								
Parapets								
Metal Rail	100%	4+	\$24,300	2035	* *	5	\$17,300	A
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Roof								
IRMA/Protected Membrane	100%	Now	\$673,800	2032	* *			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout.								
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
Location : Various Locations.								
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Main Corridor, Mechanical Room And Various Other Locations.								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$5,800	LIFE	* *	5	\$13,000	C
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Electrical Space.								
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Mechanical Electrical Space.								
Ceramic Tile	5%			2031	* *	5	\$5,900	C
Raised Access Floor	5%	Now	\$136,600	2025	\$273,200	5	\$11,100	C
Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
Location : Housing Control Rooms.								
Terrazzo	70%			LIFE	* *	5	\$64,800	C
Traffic Topping	15%			2027	* *	5	\$22,200	C
Interior Walls								
Concrete Masonry Unit	33%	Now	\$61,800	LIFE	* *	5	\$29,700	C
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Stair Shaft.								
Concrete Masonry Unit	37%			LIFE	* *	5	\$33,300	C
Glass: Special Gauge	5%			LIFE	* *	1		C
Steel Plate	25%			LIFE	* *	5	\$33,800	C

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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Interior

Ceilings

Exposed Concrete	20%			LIFE	**	5	\$3,700	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	5%	Now	\$2,200	LIFE	**	5	\$7,400	B

Broken/Missing Elements, Extent : Light, Area Affected : 2%

Location : Maintenance Department Hallway.

Metal Panel	70%	Now	\$51,800	LIFE	**	5	\$103,700	B
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Corrosion/Rusting, Extent : Light, Area Affected : 5%

Location : Three North Block Shower Areas.

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

Location : Adjacent To Fifth Floor Elevator.

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2022	\$67,300	3	\$300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : 4160/480/277 Volts Service

Transformers

Dry Type	100%			2020	\$67,100	3	\$400	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : 1,000 Kva

Feeders

Cable	100%			2021	\$2,000	1		B
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Raceway

Conduit	100%			2022	\$7,100	1		B
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Under 600 Volts

Transformers

Dry Type	100%			2027	**	5	\$300	B
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Switchgear / Switchboard

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

Location : Electrical Room

Explanation : 2,500 Amp. Main Disconnect Switch

Raceway

Conduit	100%			2032	**	1		B
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Panelboards

Molded Case Bkrs	100%			2030	**	5	\$2,100	B
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Wiring

Thermoplastic	100%			2032	**	1		B
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Motor Controllers

Locally Mounted	100%			2027	**	5	\$500	B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices Not Accessible	100%							D
Stand-by Power								
Transfer Switches Automatic	100%			2020	\$21,700	1	\$24,400	B
Generators Diesel	100%			2025	\$147,100	1	\$30,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 720 Kw</i>								
Batteries Lead/Acid	100%			2016	\$1,300	5	\$2,900	B
Fuel Storage Main Tank	100%			2037	* *	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 10,000 Gallons</i>								
Lighting								
Interior Lighting Fluorescent	85%			2022	\$655,100	10	\$61,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	10%			2022	\$54,200	10	\$300	B
Incandescent	5%			2022	\$38,500	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Control Rooms.</i>								
<i>Explanation : Incandescent Lamps.</i>								
Egress Lighting Exit, Service	100%			2017	\$21,500	1		B
Exterior Lighting HID	100%			2022	\$54,200	10	\$200	B
Lightning Protection								
Arresters/Cabling Generic	100%			2037	* *	5	\$2,300	B
Alarm								
Security System Generic	100%			2022	\$448,100	1	\$29,600	B
Fire/Smoke Detection No Component	50%							D
Generic	50%			2017	\$767,000	1-3	\$24,400	B

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		B
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$4,700	B
Distribution								
Hot Wtr Piping/Pump	20%			2038	* *	4	\$800	B
Steam Piping/Pump	80%			2042	* *	4	\$3,100	B
Terminal Devices								
Air Handler	80%			2022	\$638,900	1	\$39,200	B
Convactor/Radiator	20%			2035	* *	1	\$5,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2023	\$2,950,400	2	\$4,900	B
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$103,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,200	B
Exhaust Fans								
Interior	20%			2027	* *	2	\$500	B
Roof	80%			2027	* *	2	\$1,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2042	* *	4	\$7,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$20,700	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : (1) 1-5, (1) 1,3,5.								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2042	* *	1-5	\$39,900	B

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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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	50%							D
	Generic	50%			2042	* *	1-2	\$11,100	B
Fire Pump									
	Generic	100%			2031	* *	1	\$14,800	B

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$678,300	\$478,900
Interior Architecture	\$1,065,200	\$1,093,000
Electrical	\$386,500	\$3,061,500
Mechanical		\$1,377,500
Total	\$2,129,900	\$6,011,000
Priority A	\$678,300	\$478,900
Priority B	\$1,056,900	\$4,681,800
Priority C	\$394,700	\$850,200
Total	\$2,129,900	\$6,011,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$15,000	\$32,000		
Interior Architecture	\$30,300	\$19,200		
Electrical	\$21,000	\$20,800	\$16,200	\$17,100
Mechanical	\$24,600	\$36,100	\$35,500	\$19,800
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$140,200	\$157,400	\$101,000	\$86,300
Priority A	\$15,000	\$32,000		
Priority B	\$94,900	\$106,200	\$101,000	\$86,300
Priority C	\$30,300	\$19,200		
Total	\$140,200	\$157,400	\$101,000	\$86,300



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	85%	Now	\$146,000	2032	* *	5	\$407,100	A
	Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Northwest Facades And Various Locations On The Southeast Facades.							
Metal Panel	15%	Now	\$25,800	2042	* *	5	\$71,800	A
	Deformed/Dented, Extent : Moderate, Area Affected : 5% Location : Corridor Connecting Main O. B. C. C. Center							
Windows								
Metal/Detention Type	40%	Now	\$87,000	2032	* *	5	\$21,300	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Main Corridor And Various Locations Throughout.							
Metal/Detention Type	60%			2032	* *	5	\$64,000	A
Parapets								
Metal Rail	100%	Now	\$15,000	2035	* *	5	\$21,400	A
	Deteriorated Finish, Extent : Light, Area Affected : 15% Location : Throughout							
Roof								
Built-Up (BUR)	100%	Now	\$419,500	2032	* *			A
	Blisters, Extent : Moderate, Area Affected : 40% Location : Over Main Core Roof And Various Locations Throughout. Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : At Bulkhead Door Ponding, Extent : Moderate, Area Affected : 20% Location : Over Southwest Housing Block And Various Locations Throughout. Water Penetration, Extent : Moderate, Area Affected : 20% Location : Main Corridor, Control Rooms And Various Locations Throughout.							
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$159,100	LIFE	* *	5	\$89,500	C
	Horizontal Cracks, Extent : Moderate, Area Affected : 15% Location : Throughout Basement. Water Penetration, Extent : Moderate, Area Affected : 10% Location : Mechanical Room Floor Is Porous Allowing Water Through To Floor Below.							
Raised Access Floor	5%	Now	\$235,600	2025	\$471,300	5	\$19,200	C
	Loose/Delam Surface, Extent : Severe, Area Affected : 50% Location : In All Housing Control Rooms.							
Terrazzo	60%			LIFE	* *	5	\$95,800	C
Traffic Topping	15%			2027	* *	5	\$38,300	C
Interior Walls								
Concrete Masonry Unit	65%			LIFE	* *	5	\$122,800	C
Glass: Special Gauge	5%			LIFE	* *	1		C
Metal Panel	5%			LIFE	* *			C
Steel Plate	18%	Now	\$30,300	LIFE	* *	5	\$51,000	C
	Corrosion/Rusting, Extent : Light, Area Affected : 1% Location : Exposed Steel On Perimeter Walls In Stair Shafts.							
Steel Plate	7%			LIFE	* *	5	\$19,800	C

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

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

Interior

Ceilings

Exposed Struc: Steel	5%			LIFE	**			B
Metal Panel	60%			LIFE	**	5	\$153,300	B
Metal Panel	35%	Now	\$670,400	LIFE	**	5	\$89,500	B

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

Location : Control Rooms.

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

Location : Control Rooms

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

Location : Control Rooms.

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	**	3	\$400	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 4160/480/277 Volts Service

Transformers

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

Location : Electrical Room

Explanation : 1,500 Kva

Switchgear / Switchboard

Fused Disc Sw	100%			2042	**	3	\$900	B
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Feeders

Cable	100%			2038	**	1		B
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Raceway

Conduit	100%			2032	**	1		B
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	**	5	\$600	B
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Transformers

Dry Type	100%			2027	**	5	\$500	B
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Switchgear / Switchboard

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

Location : Electrical Room

Explanation : 2,500 Amps.

Molded Case Bkrs	80%			2032	**	5	\$2,900	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1600 Amps.

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2030	* *	5	\$3,600	B
Wiring								
Thermoplastic	100%			2032	* *	1		B
Motor Controllers								
Locally Mounted	100%			2027	* *	5	\$900	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	1	\$42,000	B
Generators								
Diesel	100%			2025	\$147,100	1	\$52,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Two 1100 Kw								
Batteries								
Lead/Acid	100%			2016	\$1,300	5	\$5,100	B
Fuel Storage								
Main Tank	100%			2037	* *	5	\$4,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Using Two 2,500 Gallon								
Lighting								
Interior Lighting								
Fluorescent	87%			2022	\$1,156,500	10	\$109,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-12 Lamps								
HID	10%			2022	\$93,500	10	\$400	B
Incandescent	3%			2022	\$39,900	2	\$100	B
Egress Lighting								
Exit, Service	100%			2022	\$37,100	1		B
Exterior Lighting								
HID	100%			2022	\$93,400	10	\$400	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	\$61,900	5	\$4,000	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2017	\$386,500	1	\$25,500	B

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

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

Alarm

Fire/Smoke Detection									
No Component	50%								D
Generic	50%				2022	\$1,323,000	1-3	\$43,400	B

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

Heating

Energy Source									
Campus Steam	100%				2032	**	1		B
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%				2031	**	5	\$8,100	B
Distribution									
Steam Piping/Pump	100%				2042	**	4	\$6,700	B
Terminal Devices									
Air Handler	100%				2022	\$1,377,500	1	\$84,500	B

Air Conditioning

Energy Source									
Electricity	100%				2038	**	1		B
Conversion Equipment									
Reciprocating Compr/Chiller	5%				2027	**	1	\$3,200	B
No Component	95%								D
Terminal Devices									
Direct Expansion	5%				2027	**	1		B
No Component	95%								D
Heat Rejection									
Air Condenser Unit	5%				2027	**	2	\$4,800	B
No Component	95%								D

Ventilation

Distribution									
Ductwork/Diffusers	100%				LIFE	**	2-5	\$76,200	B
Exhaust Fans									
Interior	80%				2027	**	2	\$3,300	B
Roof	20%				2027	**	2	\$800	B

Plumbing

H/C Water Piping									
Brass/Copper	100%				2042	**	1		B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Triplex Booster Pumps									
HW Heat Exchanger									
Low Temp	100%	Now		\$1,600	2042	**	4	\$13,500	B
Leak Evident, Extent : Light, Area Affected : 2%									
Location : Piping Connections To Tank									

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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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2027	* *	4	\$1,600	B
	Sewage Ejector(s)								
	Electric	100%			2027	* *	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units B To 5, 3 Units 1 To 5							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$68,900	B
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$38,300	B
	Fire Pump								
	Generic	100%			2031	* *	1	\$25,500	B

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$7,526,600	\$241,300
Interior Architecture	\$607,000	\$2,497,200
Electrical	\$1,824,800	\$1,747,100
Mechanical	\$143,800	\$1,484,800
Total	\$10,102,200	\$5,970,500
Priority A	\$7,526,600	\$241,300
Priority B	\$1,968,600	\$3,305,300
Priority C	\$607,000	\$2,423,800
Total	\$10,102,200	\$5,970,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$33,800	\$24,000		
Interior Architecture	\$57,200	\$18,800		\$7,300
Electrical	\$12,300	\$51,600	\$8,100	\$8,100
Mechanical	\$29,000	\$34,500	\$13,300	\$4,700
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$146,100	\$142,700	\$35,200	\$34,000
Priority A	\$33,800	\$24,000		
Priority B	\$71,100	\$106,400	\$35,200	\$26,700
Priority C	\$41,200	\$12,200		\$7,300
Total	\$146,100	\$142,700	\$35,200	\$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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$33,800	LIFE	* *	5	\$32,000	A
	Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : Seventh Floor West Facade.							
Masonry: Brick	85%			LIFE	* *	5	\$108,900	A
	Repairs in Progress, Extent : Light, Area Affected : 100% Location : Throughout.							
Metal Panel	10%			2032	* *	5-10	\$88,100	A
Windows								
Metal/Detention Type	15%	Now	\$418,100	2032	* *	5	\$10,300	A
	Air Infiltration, Extent : Moderate, Area Affected : 20% Location : Various Locations Throughout. Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Throughout Thermally Inefficient, Extent : Severe, Area Affected : 60% Location : Throughout.							
Metal/Detention Type	85%	Now	\$7,108,500	2032	* *	5	\$58,200	A
	Thermally Inefficient, Extent : Severe, Area Affected : 60% Location : Throughout.							
Parapets								
Under Construction	100%							D
Roof								
Under Construction	100%							D
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$12,700	LIFE	* *	5	\$28,500	C
	Horizontal Cracks, Extent : Light, Area Affected : 5% Location : Basement.							
Ceramic Tile	5%	Now	\$23,600	2025	\$236,400	5	\$3,300	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100% Location : At Detention Area Showers.							
Terrazzo	25%	Now	\$141,800	LIFE	* *	5	\$25,500	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100% Location : First Floor							
Traffic Topping	15%			2027	* *	5	\$24,500	C
Vinyl Tile	30%			2022	\$622,400	3	\$19,600	C
Vinyl Tile	15%	Now	\$155,600	2022	\$311,200	3	\$7,300	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 60% Location : Area 3b.							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$60,800	2025	\$1,216,100	5	\$11,800	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Detention Showers And Various Locations Throughout.</i>								
Concrete Masonry Unit	40%	Now	\$195,800	LIFE	* *	5	\$37,700	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Detention Showers And Basement East Wall.</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Walls</i>								
Plaster	30%	Now	\$53,000	LIFE	* *	5	\$21,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormitory And Staircase.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Various Dormitories</i>								
SGFT/Glazed Masonry	20%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	10%			2027	* *	5	\$13,000	B
Plaster	80%			LIFE	* *	5	\$65,200	B
Plaster	10%	Now	\$16,000	LIFE	* *	5	\$8,200	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mental Health 1 And 2, Third Floor Showers</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	50%			2035	* *	5	\$200	B
Dry Type	50%			2027	* *	5	\$200	B
Switchgear / Switchboard								
Fused Disc Sw	50%			2022	\$74,700	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,200 Amp Main Disconnect Switch For Main Building</i>								
Molded Case Bkrs	50%			2032	* *	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Amp Main Disconnect Switch For Kitchen.</i>								
Raceway								
Conduit	80%			2022	\$109,600	1		B
Conduit	20%			2032	* *	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$13,600	5	\$200	B
Molded Case Bkrs	20%			2030	* *	5	\$500	B
Molded Case Bkrs	70%			2021	\$95,100	5	\$1,600	B

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

Asset # : 2029

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$46,900	2047	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Rubber	20%			2021	\$31,200	1		B
Thermoplastic	30%			2032	* *	1		B
Thermoplastic	20%			2032	* *	1		B
Motor Controllers								
Locally Mounted	20%			2020	\$32,000	5	\$100	B
Motor Control Center	80%			2020	\$127,900	5	\$1,900	B
Ground								
Grounding Devices								
Generic	100%	0-2	\$1,800	LIFE	* *	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Batteries								
Lead/Acid	50%			2016	\$600	5	\$1,600	B
No Component	50%							D
Lighting								
Interior Lighting								
Fluorescent	88%			2022	\$746,400	10	\$70,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2022	\$29,800	10	\$100	B
HID	5%			2017	\$29,800	10	\$100	B
Incandescent	2%			2017	\$17,000	2		B
Egress Lighting								
Exit, Service	100%			2017	\$23,700	1		B
Exterior Lighting								
HID	100%			2017	\$59,600	10	\$300	B
Alarm								
Security System								
Generic	100%			2022	\$493,200	1	\$32,600	B
Fire/Smoke Detection								
Generic	100%			2017	\$1,688,500	1-3	\$53,700	B

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2025	\$101,100	5	\$5,200	B
Distribution								
Hot Wtr Piping/Pump	10%			2038	* *	4	\$400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Glycol System Serves Kitchen</i>								
Steam Piping/Pump	90%	0-2	\$51,200	2032	* *	4	\$3,900	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	5%			2027	* *	1	\$2,700	B
Convactor/Radiator	50%	Now	\$38,500	2027	* *	1	\$12,700	B
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dormitory Areas</i>								
<i>Explanation : Broken And Missing Radiators</i>								
Fan Coil Unit/Heat	45%			2022	\$1,098,500	1	\$12,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2020	\$105,000	2	\$300	B
Window/Wall Unit	5%			2017	\$16,800	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,600	B
Exhaust Fans								
Interior	100%	Now	\$54,100	2022	\$180,200	2	\$2,100	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathroom Fans</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inadequate Ventilation</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$9,700	2032	* *	1		B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Water Main</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
HW Heat Exchanger	Low Temp	50%			2048	* *	4	\$6,500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Instantaneous Heaters Installed To Replace Heat Exchangers With Storage Tanks							
Low Temp	Low Temp	50%			2032	* *	4	\$6,500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Laundry Area In Basement							
		Explanation : Multiple Heat Exchangers With Storage Tanks							
Sanitary Piping									
Cast Iron		100%			LIFE	* *	1		B
Storm Drain Piping									
Cast Iron		100%	Now	\$11,400	LIFE	* *	1		B
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Roof Drain Piping							
Sump Pump(s)									
Rigid Piping		100%			2030	* *	4	\$1,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Duplex Sets							
Fixtures									
Generic		100%							B
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Unit Basement To 7th Floor, 1 Unit 1st To 6th Floor							
		Explanation : 2 Units, One Out Of Service							
Fire Suppression									
Standpipe									
Generic		100%			2032	* *	1-5	\$44,000	B
Sprinkler									
No Component		90%							D
Generic		10%			2032	* *	1-2	\$2,400	B

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,530,300	\$143,900
Interior Architecture	\$574,800	\$480,000
Electrical	\$865,800	\$1,200,000
Mechanical		\$1,229,100
Total	\$4,970,800	\$3,053,000
Priority A	\$3,530,300	\$143,900
Priority B	\$1,010,800	\$2,466,100
Priority C	\$429,700	\$443,000
Total	\$4,970,800	\$3,053,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$31,000			
Interior Architecture	\$93,400			\$6,200
Electrical	\$4,700	\$20,700	\$3,700	\$3,600
Mechanical	\$8,700	\$17,300	\$17,900	\$5,700
Total	\$137,900	\$38,000	\$21,600	\$15,500
Priority A	\$31,000			
Priority B	\$65,400	\$38,000	\$21,600	\$9,300
Priority C	\$41,500			\$6,200
Total	\$137,900	\$38,000	\$21,600	\$15,500



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	15%	Now	\$29,400	LIFE	* *	5	\$69,600	A	
Exposed Reinforcement, Extent : Light, Area Affected : 2% Location : East Facade.									
Exposed Struc: Steel	5%			LIFE	* *	5	\$14,500	A	
Masonry: Brick	45%	Now	\$47,100	LIFE	* *	5	\$41,800	A	
Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : East Facade. Vegetation Growth, Extent : Light, Area Affected : 10% Location : North Facade.									
Masonry: Brick	35%			LIFE	* *	5	\$32,500	A	
Windows									
Metal/Detention Type	95%	Now	\$3,483,200	2032	* *	5	\$28,500	A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Various Locations Throughout. Thermally Inefficient, Extent : Moderate, Area Affected : 35% Location : Throughout.									
Steel	5%	Now	\$1,600	2030	* *	5	\$5,100	A	
Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : Gymnasium.									
Parapets									
Not Accessible	100%							D	
Roof									
Not Accessible	100%							D	
Interior									
Floors									
Cast in Place Concrete	40%	Now	\$38,300	LIFE	* *	5	\$86,200	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 20% Location : Gym And Dorms.									
Ceramic Tile	10%	Now	\$7,100	2025	\$356,900	5	\$4,900	C	
Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : E Dormitory Showers.									
Vinyl Tile	50%	Now	\$391,400	2027	* *	3	\$18,500	C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30% Location : Throughout. Worn/Eroded, Extent : Severe, Area Affected : 60% Location : Throughout.									
Interior Walls									
Concrete Masonry Unit	85%	Now	\$34,300	LIFE	* *	5	\$16,500	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Dormitory 3.									
Masonry: Brick	5%			LIFE	* *			C	
Wood	10%			LIFE	* *	5	\$19,400	C	

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	30%	Now	\$22,300	2027	* *	5	\$14,800	B
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Staining/Discoloring, Extent : Moderate, Area Affected : 10%
Location : Control Room And Clinic.

Exposed Concrete	5%	Now	\$29,600	LIFE	* *	5	\$800	B
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Staining/Discoloring, Extent : Moderate, Area Affected : 30%
Location : Throughout Gym.

Exposed Struc: Steel	5%			LIFE	* *			B
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Plaster	60%	Now	\$145,000	LIFE	* *	5	\$36,900	B
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Dormitories 1 And 2 And Various Locations Throughout.

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

Under 600 Volts

Raceway

Conduit	100%			2032	* *	1		B
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Panelboards

Molded Case Bkrs	100%			2021	\$101,900	5	\$2,100	B
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Wiring

Braided Cloth	70%	2-4	\$109,300	2047	* *	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout

Thermoplastic	10%			2022	\$15,600	1		B
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Thermoplastic	20%			2032	* *	1		B
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Motor Controllers

Locally Mounted	10%			2020	\$12,800	5	\$100	B
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No Component	90%							D
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Ground

Grounding Devices

Not Accessible	100%							D
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Lighting

Interior Lighting

Fluorescent	90%			2022	\$684,000	10	\$64,500	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Using T-12 Lamps.

HID	2%			2022	\$10,700	10	\$100	B
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Incandescent	8%			2022	\$60,800	2	\$100	B
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Egress Lighting

Emergency, Battery	2%			2022	\$1,100	10	\$400	B
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Exit, LED	1%			2037	* *	1		B
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Exit, Service	77%			2017	\$16,300	1		B
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Exit, Battery	20%			2022	\$21,200	10	\$1,100	B
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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 INFIRMARY CENTER ANNEX
Asset # : 14636

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

Lighting

Exterior Lighting									
HID	98%			2022	\$52,400	10		\$200	B
Incandescent	2%			2022	\$1,500	2			B

Alarm

Security System									
No Component	50%								D
Generic	50%			2022	\$221,000	1		\$14,600	B
Fire/Smoke Detection									
No Component	50%								D
Generic	50%			2017	\$756,400	1-3		\$24,100	B

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

Heating

Energy Source									
Campus Steam	100%			2032	**	1			B
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%			2025	\$90,600	5		\$4,600	B
Distribution									
Steam Piping/Pump	100%			2032	**	4		\$5,800	B
Terminal Devices									
Convactor/Radiator	50%			2027	**	1		\$12,600	B
Fan Coil Unit/Heat	50%			2022	\$1,093,500	1		\$12,600	B

Air Conditioning

Energy Source									
Electricity	100%			2030	**	1			B
Conversion Equipment									
No Component	80%								D
Not Accessible	20%								D
Other Observation, Extent : Light, Area Affected : 0%									
Location : Roof									
Explanation : No Roof Access									
Distribution									
Ductwork/Diffusers	20%			LIFE	**	2		\$20,300	B
No Component	80%								D
Terminal Devices									
Fan Coil - Cooling	20%			2022	\$45,000	1		\$5,000	B
No Component	80%								D
Heat Rejection									
No Component	80%								D
Not Accessible	20%								D
Other Observation, Extent : Light, Area Affected : 0%									
Location : Roof									
Explanation : No Roof Access									

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$43,600	B
	Exhaust Fans								
	Not Accessible	100%							D
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : No Roof Access							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2027	* *	1		B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$39,400	B
	Sprinkler								
	No Component	20%							D
	Generic	80%			2032	* *	1-2	\$17,500	B

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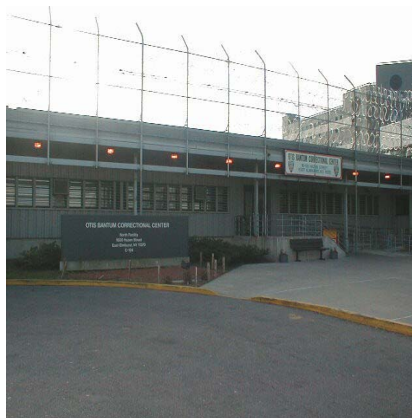
Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$7,137,600	\$1,105,000
Interior Architecture	\$1,309,700	\$2,420,300
Electrical	\$7,016,400	\$5,148,700
Mechanical	\$191,400	\$1,404,300
Total	\$15,655,100	\$10,078,300
Priority A	\$7,137,600	\$1,105,000
Priority B	\$7,847,400	\$6,949,700
Priority C	\$670,100	\$2,023,600
Total	\$15,655,100	\$10,078,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$15,400			
Interior Architecture	\$41,100			\$14,900
Electrical	\$70,200	\$52,400	\$43,700	\$43,200
Mechanical	\$52,200	\$74,600	\$42,800	\$20,800
Total	\$178,900	\$127,100	\$86,400	\$78,900
Priority A	\$15,400			
Priority B	\$141,100	\$127,100	\$86,400	\$64,000
Priority C	\$22,300			\$14,900
Total	\$178,900	\$127,100	\$86,400	\$78,900



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 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 Code
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$48,400	LIFE	* *	5	\$114,800	A
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : Between Kitchen And Lower Housing Block Buildings.									
	Concrete Masonry Unit	3%			LIFE	* *	5	\$4,300	A
	Metal Panel	82%			2042	* *	5-10	\$1,293,900	A
	Metal Panel	5%	Now	\$15,400	2042	* *	5	\$21,500	A
Corrosion/Rusting, Extent : Light, Area Affected : 2%									
Location : Upper Corridor Stair Tower And South Side Of North Mechanical Electrical Room.									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Receiving Area									
Windows									
	Metal/Detention Type	10%	Now	\$115,200	2042	* *	5	\$5,700	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Main Corridor And Various Locations Throughout.									
Unit Inoperable, Extent : Moderate, Area Affected : 30%									
Location : Corridor(s)									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Corridor(s)									
	Metal/Detention Type	87%			2042	* *	5	\$98,400	A
	Metal Louvers	3%			2031	* *	10	\$5,800	A
Parapets									
	Metal Panel	100%	Now	\$39,800	2042	* *	5	\$5,400	A
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : At Dormitories 1 And 3, 5 And 7									
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout									
Deformed/Dented, Extent : Moderate, Area Affected : 5%									
Location : West Facade									
Roof									
	Metal Panel	100%	Now	\$6,532,000	2027	* *			A
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%									
Location : Over Generator Room For 300 Cell Annex, Control Rooms And Various Other Locations Throughout.									
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Over Generator Room For 300 Cell Annex									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Generator Room For 300 Cell Annex									

Interior

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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 Code
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$308,700	LIFE	**	5	\$173,600	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room.</i>								
Ceramic Tile	5%			2031	**	5	\$19,800	C
Quarry Tile	5%			2035	**	5	\$29,800	C
Raised Access Floor	5%			2035	**	5	\$74,400	C
Terrazzo	30%			LIFE	**	5	\$93,000	C
Traffic Topping	5%	Now	\$46,000	2027	**	5	\$12,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Kitchen</i>								
Vinyl Tile	25%			2022	\$1,577,100	3	\$49,600	C
Vinyl Tile	5%	Now	\$315,400	2032	**	3	\$7,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Near Room 039</i>								
<i>Deflection Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridor Near Room 039</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout.</i>								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$105,600	C
Glass: Special Gauge	5%			LIFE	**	1		C
Gypsum Board	5%			LIFE	**	5	\$10,600	C
Plaster	5%			LIFE	**	5	\$5,300	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	8%	0-2	\$144,000	2035	**	5	\$19,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridor Near Dormitories 1 And 2 And Adjacent To Commissary.</i>								
<i>Patching Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corridor Adjacent To Commissary.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor Near Dormitories 1 And 2 And Corridor Adjacent To Law Library.</i>								
Exposed Struc: Steel	7%			LIFE	**			B
Gypsum Board	5%	Now	\$18,800	LIFE	**	5	\$24,800	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Below Inmate Showers.</i>								
Metal Panel	80%	Now	\$495,600	LIFE	**	5	\$396,700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Center Of Gymnasium.</i>								

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

Over 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	* *	3	\$900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 4160/480/277 Volts Service</i>						
Transformers								
Dry Type	100%			2027	* *	3	\$1,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 1,000 Kva</i>						
Feeders								
Cable	100%			2030	* *	1		B
Raceway								
Conduit	100%			2032	* *	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$122,400	5	\$1,100	B
Transformers								
Dry Type	70%			2020	\$19,500	5	\$700	B
Dry Type	30%			2027	* *	5	\$300	B
Switchgear / Switchboard								
Fused Disc Sw	70%			2022	\$292,700	5	\$800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 2,000 Amp Main Disconnect Switches</i>						
Fused Disc Sw	30%			2042	* *	5	\$300	B
Raceway								
Conduit	100%			2022	\$539,700	1		B
Panelboards								
Molded Case Bkrs	80%			2021	\$434,600	5	\$5,600	B
Molded Case Bkrs	20%			2030	* *	5	\$1,400	B
Wiring								
Thermoplastic	100%			2022	\$610,600	1		B
Motor Controllers								
Locally Mounted	10%			2027	* *	5	\$200	B
Motor Control Center	40%			2020	\$409,300	5	\$2,900	B
Motor Control Center	50%			2027	* *	5	\$3,600	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2020	\$21,700	1	\$81,600	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2018	\$147,100	1	\$102,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Outside</i>								
<i>Explanation : Four Generators Rated At 900 Kw Each</i>								
Batteries								
Lead/Acid	100%			2016	\$1,300	5	\$9,800	B
Fuel Storage								
Main Tank	70%			2050	* *	5	\$5,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Outside</i>								
<i>Explanation : Three 5,000 Gallon</i>								
Main Tank	30%			2025	\$18,000	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$2,321,200	10	\$218,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	10%			2017	\$181,500	10	\$900	B
Egress Lighting								
Emergency, Service	5%	Now	\$3,600	2032	* *	1		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
Exit, Service	75%			2017	\$54,000	1		B
Exit, Service	20%	Now	\$14,400	2032	* *	1		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
Exterior Lighting								
HID	100%			2022	\$181,300	10	\$800	B
Alarm								
Security System								
Generic	100%			2017	\$1,499,700	1	\$99,000	B
Fire/Smoke Detection								
Generic	100%			2017	\$5,134,100	1-3	\$163,300	B

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%			2025	\$196,300	5	\$10,000	B	
Distribution									
Hot Wtr Piping/Pump	50%	Now	\$39,700	2030	* *	4	\$4,200	B	
	Leak Evident, Extent : Severe, Area Affected : 50%								
	Location : Expansion Joints Throughout								
Steam Piping/Pump	50%			2032	* *	4	\$6,300	B	
Terminal Devices									
Air Handler	49%			2022	\$836,000	1	\$51,300	B	
Convactor/Radiator	7%	Now	\$4,200	2027	* *	1	\$3,400	B	
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	Explanation : Convactor Air Holes Painted Shut Restricting Air Flow / Thermostats In Corridors Are Not Operational								
Convactor/Radiator	43%			2027	* *	1	\$23,500	B	
Fan Coil Unit/Heat	1%	Now	\$47,400	2032	* *	1	\$500	B	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Fan Coil Units Above Doors								
Air Conditioning									
Energy Source									
Electricity	5%			2038	* *	1		B	
Steam/HW System	95%			2042	* *	1		B	
Conversion Equipment									
Absorption Chiller/Steam/HW	10%	Now	\$104,300	2037	* *	1	\$16,500	B	
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Basement								
Window/Wall Unit	5%			2017	\$32,500	1		B	
No Component	85%							D	
Distribution									
Chilled Wtr Pipe/Pump	10%			2032	* *	4	\$1,300	B	
No Component	90%							D	
Terminal Devices									
Air Handler/Cool/Ht	10%			2022	\$20,200	1	\$10,500	B	
No Component	90%							D	
Heat Rejection									
Water Cool Tower	10%			2020	\$13,600	2	\$17,000	B	
No Component	90%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,300	B	
Exhaust Fans									
Interior	80%			2022	\$279,800	2	\$4,100	B	
Roof	20%			2022	\$50,300	2	\$1,000	B	
Plumbing									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping Brass/Copper	100%			2042	* *	1		B
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : Basement					
				Explanation : Recently Installed Ionization System					
	HW Heat Exchanger Low Temp	100%			2032	* *	4	\$25,100	B
	Sanitary Piping Cast Iron	100%	Now	\$13,700	LIFE	* *	1		B
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : Piping Serving Showers At Various Locations					
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s) Rigid Piping	100%			2027	* *	4	\$1,600	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Duplex Unit					
	Sewage Ejector(s) Electric	100%			2022	\$20,700	4	\$1,600	B
				Other Observation, Extent : Light, Area Affected : 50%					
				Location : Basement					
				Explanation : Duplex Unit / Repairs In Progress					
	Backflow Preventer Generic	100%			2030	* *	1	\$16,200	B
	Fixtures Generic	100%							B
Fire Suppression									
	Standpipe Generic	100%			2042	* *	1-5	\$85,300	B
	Sprinkler No Component	60%							D
	Generic	40%			2042	* *	1-2	\$19,000	B
	Fire Pump Generic	100%			2031	* *	1	\$31,600	B

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$322,100	\$71,400
Interior Architecture	\$559,100	\$169,600
Electrical	\$517,900	\$1,472,400
Mechanical	\$431,500	\$3,312,900
Total	\$1,830,700	\$5,026,400
Priority A	\$322,100	\$71,400
Priority B	\$1,399,500	\$4,785,400
Priority C	\$109,100	\$169,600
Total	\$1,830,700	\$5,026,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$33,500	\$11,000	\$100	
Interior Architecture	\$11,200	\$300		\$400
Electrical	\$8,600	\$62,600	\$2,900	\$4,800
Mechanical	\$23,600	\$26,900	\$9,500	\$5,400
Total	\$76,900	\$100,800	\$12,500	\$10,600
Priority A	\$33,500	\$11,000	\$100	
Priority B	\$32,200	\$89,800	\$12,400	\$10,200
Priority C	\$11,200			\$400
Total	\$76,900	\$100,800	\$12,500	\$10,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 POWERHOUSE
Asset # : 2030

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$61,800	LIFE	* *	5	\$29,300	A
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : West Facade.								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
Location : West Facade.								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Concrete Masonry Unit	5%	Now	\$22,600	LIFE	* *	5	\$1,800	A
Recent Repair Evident, Extent : Light, Area Affected : 5%								
Location : East Facade.								
Masonry: Brick	30%			LIFE	* *	5	\$17,600	A
Recent Repair Evident, Extent : Light, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	43%			LIFE	* *	5	\$25,200	A
Recent Repair Evident, Extent : Light, Area Affected : 40%								
Location : Throughout								
Metal Panel	10%			2042	* *	5-10	\$40,300	A
Metal Coiling Doors	2%	Now	\$6,200	2035	* *	5	\$1,800	A
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : East Facade.								
Windows								
Aluminum	5%			2038	* *	5	\$100	A
Steel	95%	Now	\$260,300	2047	* *	5	\$16,700	A
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout.								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Various Locations Throughout.								
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : 1968 Wing								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : 1968 Wing								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : 1968 Wing								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Modified Bitumen	80%			2030	* *	10	\$21,100	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1931 Wing</i>								
Modified Bitumen	10%			2022	\$28,700	10	\$2,600	A
Modified Bitumen	5%	Now	\$4,300	2027	* *			A
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Pitch Pockets</i>								
Single Ply Membrane	5%	Now	\$400	2027	* *			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout.</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Over Pressure Reducing Valve Room.</i>								
<i>Explanation : Membrane Partially Melted Due To Steam Pipe Leak.</i>								
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$109,100	LIFE	* *	5	\$122,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Level Boiler Room And Various Locations Throughout.</i>								
Vinyl Tile	5%			2022	\$46,900	3	\$1,500	C
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,900	LIFE	* *			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	C
Masonry: Brick	50%			LIFE	* *			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Stair Shaft.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engine Room</i>								
Plaster	10%			LIFE	* *	5	\$600	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	* *			C
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Engine Room.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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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 POWERHOUSE
Asset # : 2030

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

Interior

Ceilings

AcousTileConcealSpLn	5%			2027	* *	5	\$500	B
Exposed Concrete	35%	Now	\$36,800	LIFE	* *	5	\$500	B

Exposed Reinforcement, Extent : Light, Area Affected : 5%

Location : South Fire Floor.

Paint Peeling, Extent : Severe, Area Affected : 70%

Location : Throughout.

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

Location : Throughout

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

Location : Under Boiler Five Which Is No Longer In Service.

Explanation : Partial Ceiling Collapse.

Exposed Struc: Steel	60%	Now	\$413,200	LIFE	* *			B
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Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Throughout.

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

Over 600 Volts

Service Equipment

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

Location : Outside.

Explanation : 4160/480/277 Volts Service

Transformers

Dry Type	100%			2027	* *	3	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside.

Explanation : 3000/4000 Kva

Feeders

Not Accessible	100%							D
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Raceway

Conduit	100%			2032	* *	1		B
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Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2042	* *	5	\$1,100	B
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Transformers

Dry Type	70%			2027	* *	5	\$100	B
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Dry Type	30%			2020	\$17,600	5		B
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Switchgear / Switchboard

Air Circuit Breaker	60%			2022	\$626,100	5	\$100	B
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Air Circuit Breaker	20%			2048	* *	5		B
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Fused Knife Sw	20%	2-4	\$208,700	2052	* *	5		B
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Electrical Room.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Raceway									
Busway	5%			2027	* *	1		B	
Conduit	75%			2022	\$690,300	1		B	
Conduit	20%			2048	* *	1		B	
Panelboards									
Fused Disc Sw	5%			2030	* *	5		B	
Fused Knife Sw	5%	2-4	\$5,400	2047	* *	5		B	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : First Floor.									
Molded Case Bkrs	70%			2021	\$76,100	5	\$700	B	
Molded Case Bkrs	20%			2044	* *	5	\$200	B	
Wiring									
Braided Cloth	30%	2-4	\$36,600	2047	* *	1		B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout.									
Rubber	40%			2021	\$48,900	1		B	
Thermoplastic	10%			2032	* *	1		B	
Thermoplastic	20%			2048	* *	1		B	
Motor Controllers									
Locally Mounted	5%			2020	\$1,000	5		B	
Locally Mounted	5%			2027	* *	5		B	
Motor Control Center	90%			2035	* *	5	\$1,000	B	
Ground									
Grounding Devices									
Not Accessible	100%							D	
Stand-by Power									
Transfer Switches									
Automatic	100%			2039	* *	1	\$12,400	B	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Outside.									
Generators									
Diesel	100%			2035	* *	1	\$15,700	B	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : First Floor.									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Floor.									
Explanation : Two Generators Rated At One 1,000 Kw And 1562 Kw									
Batteries									
Lead/Acid	100%			2017	\$1,300	5	\$1,500	B	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage Day Tank	50%			2044	* *	5	\$3,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Floor.							
	Explanation : Two 100 Gallons.							
Main Tank	50%			2037	* *	5	\$600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground.							
	Explanation : Two 20,000 Gallons.							
Lighting								
Interior Lighting Fluorescent	20%			2017	\$83,600	10	\$7,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout.							
	Explanation : T-12 Lamps							
HID	70%			2017	\$189,000	10	\$900	B
HID	5%			2022	\$13,500	10	\$100	B
Incandescent	5%			2017	\$20,900	2		B
Exterior Lighting HID	100%			2017	\$27,700	10	\$100	B
Lightning Protection Arresters/Cabling Generic	100%			2025	\$4,200	5	\$300	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2042	* *	1		B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : North End Of Building							
	Explanation : 6 - 40,000 Gallon Buried Tanks For #2 Fuel With Leak Detection System							
Conversion Equipment Steam Boiler	100%	Now	\$205,700	2020	\$2,057,200	1	\$35,200	B
	Other Observation, Extent : Moderate, Area Affected : 15%							
	Location : Boiler Room							
	Explanation : 8 Boilers, Boiler 5 Is Off Line With Extensive Problems.							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$225,800	2032	* *	4	\$1,900	B
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Various</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2022	\$1,104,400	1	\$12,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	2%			2027	* *	2	\$100	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	98%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,000	B
Exhaust Fans								
Interior	75%	Now	\$15,100	2022	\$151,300	2	\$700	B
<i>Broken, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Combustion Air Intake For Boiler 5</i>								
Roof	25%	Now	\$2,900	2027	* *	2	\$200	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insufficient Ventilation</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2042	* *	1		B
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Conditioner Serves Boiler Make Up Tanks</i>								
Galv Iron/Steel	70%			2027	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2032	* *	4	\$5,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$2,100	LIFE	* *	1		B
<i>Corroded, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof Drain</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2017	\$20,700	4	\$2,500	B
	Sewage Ejector(s)								
	Electric	100%			2022	\$20,700	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$2,400	B
	Fixtures								
	Generic	100%							B

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$43,028,600	\$1,773,900
Interior Architecture	\$4,354,200	\$4,330,300
Electrical	\$14,886,100	\$7,132,100
Mechanical	\$2,441,500	\$4,072,700
Total	\$64,710,400	\$17,309,000
Priority A	\$43,028,600	\$1,773,900
Priority B	\$19,011,600	\$11,622,700
Priority C	\$2,670,200	\$3,912,400
Total	\$64,710,400	\$17,309,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$24,900
Interior Architecture	\$4,100			
Electrical	\$65,800	\$68,600	\$54,300	\$52,800
Mechanical	\$84,300	\$87,200	\$87,800	\$57,400
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$189,800	\$191,300	\$177,700	\$170,600
Priority A				
Priority B	\$185,600	\$191,300	\$177,700	\$145,700
Priority C	\$4,100			\$24,900
Total	\$189,800	\$191,300	\$177,700	\$170,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%			2022	\$383,800	10	\$90,500	A
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Main Entrance And West Facade.							
Masonry: Brick	95%	Now	\$621,300	LIFE	* *	5	\$550,500	A
	Repointing Failure, Extent : Light, Area Affected : 5%							
	Location : West Facade Control Joint Open With Rusting Metal Angle.							
Windows								
Aluminum	20%	Now	\$3,422,600	2047	* *	5	\$21,800	A
	Air Infiltration, Extent : Moderate, Area Affected : 40%							
	Location : Throughout.							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Throughout Basement And Corridors.							
	Glazing Clouded, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout.							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							
Metal/Detention Type	80%	Now	\$38,902,200	2032	* *	5	\$318,300	A
	Air Infiltration, Extent : Severe, Area Affected : 85%							
	Location : Throughout Housing Areas.							
	Glazing Broken/Cracked, Extent : Light, Area Affected : 15%							
	Location : Various Locations In Housing Areas.							
	Thermally Inefficient, Extent : Severe, Area Affected : 85%							
	Location : Throughout Housing Areas.							
Parapets								
Metal Rail	95%			2035	* *	5-10	\$430,800	A
No Component	5%							D
Roof								
Single Ply Membrane	100%	Now	\$82,500	2027	* *			A
	Ponding, Extent : Light, Area Affected : 2%							
	Location : Roof Adjacent To Building 3 Entrance.							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$129,100	LIFE	**	5	\$145,200	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Mechanical Electrical Room 40 And Various Locations Throughout First Floor.									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Mechanical Electrical Room 46.									
Explanation : Completely Flooded With Sewage Water From Sewage Line Break.									
Ceramic Tile	5%	Now	\$60,100	2031	**	5	\$16,600	C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Staff Toilets									
Quarry Tile	3%			2035	**	5	\$29,900	C	
Terrazzo	40%	Now	\$1,154,200	LIFE	**	5	\$207,400	C	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout Main Corridors On The First Floor.									
Traffic Topping	10%			2027	**	5	\$83,000	C	
Vinyl Tile	5%			2022	\$527,800	3	\$16,600	C	
Vinyl Tile	25%	Now	\$527,800	2022	\$2,638,800	3	\$62,200	C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : 9x9's In The Control Bubbles And Various Locations Throughout.									
Worn/Eroded, Extent : Severe, Area Affected : 85%									
Location : In The Control Bubbles And Various Locations Throughout.									
Wood	2%	Now	\$163,800	2037	**	5	\$12,400	C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Weight Room, Stage And Chapel.									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Chapel Floor From A Steam Leak.									
Interior Walls									
Concrete Masonry Unit	85%	Now	\$517,500	LIFE	**	5	\$249,100	C	
Diagonal Cracks, Extent : Light, Area Affected : 2%									
Location : Various Locations In The Mechanical Electrical Rooms.									
Gypsum Board	10%			LIFE	**	5	\$44,000	C	
SGFT/Glazed Masonry	3%			LIFE	**			C	
Wood	2%	Now	\$76,200	LIFE	**	5	\$58,600	C	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Chapel Wall From A Steam Leak.									

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	32%	Now	\$160,700	2027	* *	5	\$132,800	B
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Infirmary.								
Exposed Concrete	35%	Now	\$279,600	LIFE	* *	5	\$36,300	B
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Electrical Room.								
Spalling, Extent : Light, Area Affected : 2%								
Location : Water Meter Room.								
Fiber Board	3%			2027	* *			B
Metal Panel	30%	Now	\$1,243,700	LIFE	* *	5	\$248,900	B
Deformed/Dented, Extent : Moderate, Area Affected : 60%								
Location : Gymnasium.								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout Corridors.								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2022	\$91,800	5	\$1,200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room.							
		Explanation : 3,000 Amps.							
	Fused Disc Sw	50%	0-2	\$91,800	2052	* *	5	\$600	B
		Enclosure Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room.							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room.							
		Explanation : 3,000 Amps.							
Transformers									
	Dry Type	75%			2027	* *	5	\$1,600	B
	Dry Type	25%	0-2	\$7,000	2042	* *	5	\$300	B
		Enclosure Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room.							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2022	\$298,700	5	\$1,200	B
	Fused Disc Sw	50%			2042	* *	5	\$1,200	B
Raceway									
	Conduit	50%			2022	\$404,800	1		B
	Conduit	50%			2032	* *	1		B
Panelboards									
	Molded Case Bkrs	80%			2021	\$651,900	5	\$11,900	B
	Molded Case Bkrs	20%			2038	* *	5	\$3,000	B

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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 Code
Under 600 Volts									
Wiring									
	Thermoplastic	80%			2022	\$732,700	1		B
	Thermoplastic	20%			2042	* *	1		B
Motor Controllers									
	Locally Mounted	10%			2020	\$43,500	5	\$400	B
	Motor Control Center	78%			2020	\$500,800	5	\$12,000	B
	Motor Control Center	10%	0-2	\$64,200	2042	* *	5	\$800	B
Suspect Water Damage, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room.									
	Motor Control Center	2%			2027	* *	5	\$300	B
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$8,300	B
Lighting									
Interior Lighting									
	Fluorescent	85%			2022	\$3,668,100	10	\$345,700	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout.									
Explanation : Using T-12 Lamps									
	HID	10%			2022	\$303,600	10	\$1,400	B
	HID	5%			2017	\$151,800	10	\$700	B
Egress Lighting									
	Exit, Service	75%			2022	\$90,400	1		B
	Exit, Service	25%			2017	\$30,100	1		B
Exterior Lighting									
	HID	100%			2017	\$387,000	10	\$1,700	B
Alarm									
Security System									
	Generic	100%			2017	\$3,201,400	1	\$211,300	B
Fire/Smoke Detection									
	Generic	100%			2017	\$10,959,700	1-3	\$348,700	B

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

Heating

Energy Source									
	Campus Steam	100%			2032	* *	1		B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%	Now	\$17,700	2025	\$88,400	1	\$98,700	B
	<i>Corroded, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Basement Steam Room</i>							
Pres. Reducing Valve/LP Steam	50%	Now	\$12,900	2025	\$257,200	5	\$6,600	B
	<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Basement Steam Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 3%</i>							
	<i>Location : Basement Steam Room</i>							
	<i>Explanation : Insulation Damaged Or Missing</i>							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$1,249,900	2038	* *	4	\$21,900	B
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Steam Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Various Mechanical Rooms</i>							
	<i>Explanation : Several Hot Water Pumps Out Of Service</i>							
Terminal Devices								
Air Handler	19%			2022	\$849,700	1	\$52,100	B
Air Handler	1%			2032	* *	1	\$2,700	B
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Clinic Units</i>							
Convactor/Radiator	2%	Now	\$3,100	2020	\$156,700	1	\$2,600	B
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>							
Convactor/Radiator	78%			2027	* *	1	\$111,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2022	\$765,700	2	\$5,400	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Serves Control Areas</i>							
No Component	70%							D
Under Construction	10%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : New Chiller For Clinic Area</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	10%			2048	* *	4	\$3,300	B
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	10%			2022	\$105,700	1	\$27,400	B
No Component	90%							D
Heat Rejection								
Water Cool Tower	10%			2023	\$71,400	2	\$44,600	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$247,300	B
Exhaust Fans								
Interior	20%			2022	\$183,400	2	\$2,700	B
Roof	80%	Now	\$52,700	2022	\$527,500	2	\$8,700	B
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
HW Heat Exchanger								
Low Temp	90%	Now	\$4,600	2022	\$231,600	4	\$39,500	B
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : 6 Units, One Needs Circulating Pump Repair</i>								
Low Temp	10%			2048	* *	4	\$6,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Instantaneous Units Serve Kitchen</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$1,080,900	LIFE	* *	1		B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And Under Floor</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen Piping</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$20,700	4	\$2,500	B
Sewage Ejector(s)								
Compressed Air	100%	Now	\$2,700	2022	\$53,300	4	\$1,600	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Geared Traction	90%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 8 Units							
	Hydraulic	10%		LIFE		* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : 1 Freight Elevator							
Fire Suppression									
Standpipe									
	Generic	100%		2032		* *	1-5	\$223,600	B
Sprinkler									
	No Component	85%							D
	Generic	15%		2032		* *	1-2	\$18,600	B
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Kitchen							
		Explanation : Ansul System Serves Cooking Areas.							
Fire Pump									
	Generic	100%		2025		\$614,400	1	\$82,800	B

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$641,000	\$451,600
Interior Architecture	\$6,080,900	\$8,088,500
Electrical	\$7,609,000	\$3,777,000
Mechanical	\$36,100	\$3,372,800
Total	\$14,367,000	\$15,689,900
Priority A	\$641,000	\$451,600
Priority B	\$12,161,300	\$7,521,700
Priority C	\$1,564,600	\$7,716,500
Total	\$14,367,000	\$15,689,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$36,700			
Interior Architecture	\$35,200	\$24,800		\$17,400
Electrical	\$50,200	\$69,800	\$49,000	\$49,000
Mechanical	\$63,500	\$51,800	\$45,400	\$23,200
Total	\$185,600	\$146,500	\$94,400	\$89,500
Priority A	\$36,700			
Priority B	\$125,700	\$146,500	\$94,400	\$72,100
Priority C	\$23,200			\$17,400
Total	\$185,600	\$146,500	\$94,400	\$89,500



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$120,300	LIFE	* *	5	\$48,800	A
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2% Location : Buildings 16 & 12.							
Metal Panel	70%	Now	\$245,200	2042	* *	5	\$341,800	A
	Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Metal Fascia On Exterior Recreation Courtyard Walls. Deformed/Dented, Extent : Light, Area Affected : 2% Location : Loading Dock Area Building 15. Staining/Discoloring, Extent : Moderate, Area Affected : 5% Location : East Facade.							
Windows								
Aluminum	5%	Now	\$27,600	2038	* *	5	\$900	A
	Water Penetration, Extent : Moderate, Area Affected : 15% Location : Window Heads Throughout							
Metal/Detention Type	95%			2042	* *	5	\$121,900	A
Parapets								
Metal Panel	40%	Now	\$9,000	2042	* *	5	\$2,400	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : J Building. Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20% Location : Throughout Mechanical Bulkhead At J Building.							
Metal: Cage/Fence	10%			2035	* *	5-10	\$2,400	A
No Component	50%							D
Roof								
Single Ply Membrane	97%	Now	\$214,400	2027	* *			A
	Adhesion Failure, Extent : Light, Area Affected : 2% Location : E Building. Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40% Location : Various Locations Throughout Facility.							
Skylight, Plastic	3%			2035	* *	1		A

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Cast in Place Concrete	45%	Now	\$69,400	LIFE	* *	5	\$390,500	C	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Mechanical Room J.									
Ceramic Tile	10%	Now	\$143,800	2025	\$1,437,900	5	\$19,800	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Women's Housing Shower Facility.									
Quarry Tile	2%	Now	\$42,600	2035	* *	5	\$6,000	C	
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Kitchen									
Raised Access Floor	3%	Now	\$548,600	2037	* *	5	\$22,300	C	
Loose/Delam Surface, Extent : Moderate, Area Affected : 60%									
Location : Throughout Control Bubbles.									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout Control Bubbles.									
Explanation : Worn And Eroded Surface.									
Traffic Topping	5%	Now	\$230,100	2022	\$460,200	5	\$12,400	C	
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : Mess Hall Kitchen.									
Vinyl Tile	35%	Now	\$220,800	2022	\$2,208,000	3	\$52,100	C	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Transition To Connecting Corridor To C-37									
Interior Walls									
Ceramic Tile	15%	Now	\$309,200	2025	\$3,092,200	5	\$30,000	C	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Women's Housing Shower Facilities.									
Concrete Masonry Unit	7%	Now	\$23,200	LIFE	* *	5	\$11,200	C	
Water Penetration, Extent : Light, Area Affected : 2%									
Location : West Corridor.									
Concrete Masonry Unit	73%			LIFE	* *	5	\$116,600	C	
Gypsum Board	5%			LIFE	* *	5	\$12,000	C	

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

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

Interior

Ceilings

AcousTileConcealSpLn	10%			2027	**	5	\$49,600	B
AcousTileSusp.Lay-In	10%	Now	\$12,000	2027	**	5	\$19,800	B

Water Penetration, Extent : Light, Area Affected : 2%

Location : Where 5,6,7 Control Ceiling Meets The Main Corridor.

Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	15%	Now	\$56,300	LIFE	**	5	\$74,400	B

Broken/Missing Elements, Extent : Light, Area Affected : 5%

Location : Women's Housing Facilities And Where Main Hall Abuts Hall To Temporary Detention Facility.

Metal Panel	60%	Now	\$4,460,000	LIFE	**	5	\$297,500	B
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Corrosion/Rusting, Extent : Light, Area Affected : 5%

Location : East Corridor.

Staining/Discoloring, Extent : Severe, Area Affected : 90%

Location : Throughout

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

Location : Between Buildings 2-4 And 1-3.

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2022	\$122,400	5	\$1,300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room.

Explanation : Two Electrical Service Rated At 1,600 Amps.

Transformers

Dry Type	80%			2027	**	5	\$900	B
Dry Type	20%			2020	\$5,600	5	\$200	B

Switchgear / Switchboard

Fused Disc Sw	70%			2032	**	5	\$900	B
Molded Case Bkrs	30%			2032	**	5	\$2,400	B

Raceway

Conduit	80%			2032	**	1		B
Conduit	20%			2022	\$107,900	1		B

Panelboards

Molded Case Bkrs	70%			2030	**	5	\$5,500	B
Molded Case Bkrs	30%			2021	\$163,000	5	\$2,400	B

Wiring

Thermoplastic	100%			2032	**	1		B
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Motor Controllers

Locally Mounted	10%			2027	**	5	\$200	B
Motor Control Center	50%			2027	**	5	\$4,100	B
Motor Control Center	40%			2035	**	5	\$3,300	B

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices Not Accessible	100%							D
Stand-by Power								
Transfer Switches Automatic	100%			2027	* *	1	\$92,500	B
Generators Diesel	100%			2025	\$147,100	1	\$116,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>Explanation : 800 Kw</i>								
Batteries Lead/Acid	100%			2017	\$1,300	5	\$11,100	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
Fuel Storage Day Tank	20%			2030	* *	5	\$11,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>Explanation : 250 Gallons for Both Generators.</i>								
Main Tank	80%			2037	* *	5	\$7,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground.</i>								
<i>Explanation : 10,000 Gallons.</i>								
Lighting								
Interior Lighting Fluorescent	85%			2022	\$2,487,500	10	\$234,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Explanation : Using T-12 Lamps.</i>								
HID	15%			2022	\$308,900	10	\$1,500	B
Egress Lighting Exit, Service	100%			2017	\$81,800	1		B
Exterior Lighting HID	100%			2022	\$205,700	10	\$900	B
Alarm								
Security System Generic	100%			2017	\$1,701,700	1	\$112,300	B
Fire/Smoke Detection Generic	100%			2017	\$5,825,500	1-3	\$185,300	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Campus Steam	100%			2032	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	50%			2025	\$38,300	1	\$47,500	B
Pres. Reducing Valve/LP Steam	50%	Now	\$2,200	2025	\$111,300	5	\$2,900	B
<i>Leak Evident, Extent : Light, Area Affected : 2%</i> <i>Location : Steam Pressure Reducing Station</i> <i>Other Observation, Extent : Light, Area Affected : 2%</i> <i>Location : Steam Pressure Reducing Station</i> <i>Explanation : Insulation Damaged Or Missing</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$36,100	2030	* *	4	\$9,500	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i> <i>Location : Expansion Tank</i>								
Terminal Devices								
Air Handler	60%			2022	\$1,161,500	1	\$71,200	B
Convactor/Radiator	4%	Now	\$2,700	2027	* *	1	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 1%</i> <i>Location : Convectors</i> <i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>								
Convactor/Radiator	36%			2027	* *	1	\$22,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2022	\$60,900	1	\$4,500	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Chiller</i>								
Ext Pkg Unit - Heating/Cooling	10%			2022	\$236,800	2	\$1,200	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i>								
No Component	85%							D
Distribution								
Chilled Wtr Pipe/Pump	5%			2042	* *	4	\$500	B
No Component	95%							D
Terminal Devices								
Fan Coil - Cooling	5%			2022	\$20,700	1	\$3,100	B
No Component	95%							D
Heat Rejection								
Remote Air Cond	15%			2022	\$48,300	2	\$20,100	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$107,000	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Interior	40%			2022	\$158,700	2	\$2,400	B
	Roof	60%	Now	\$3,400	2022	\$171,300	2	\$2,800	B
	Malfunctioning, Extent : Light, Area Affected : 2%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2022	\$214,400	1		B
	Galv Iron/Steel	80%	Now	\$17,200	2020	\$857,800	1		B
	Other Observation, Extent : Moderate, Area Affected : 1%								
	Location : Various Locations								
	Explanation : Mixing Valves Malfunctioning								
	HW Heat Exchanger								
	Low Temp	100%			2032	* *	4	\$28,500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Electric	100%			2022	\$20,700	4	\$1,600	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$96,800	B
	Sprinkler								
	No Component	75%							D
	Generic	25%			2032	* *	1-2	\$13,400	B
	Fire Pump								
	Generic	100%			2025	\$265,900	1	\$35,900	B

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$1,260,900	\$388,600
Interior Architecture		\$119,300	\$823,400
Electrical			\$47,500
Mechanical			\$76,200
Total		\$1,380,200	\$1,335,600
Priority A		\$1,260,900	\$388,600
Priority B		\$75,300	\$173,400
Priority C		\$44,000	\$773,700
Total		\$1,380,200	\$1,335,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$45,400		\$3,200	
Interior Architecture	\$10,000		\$11,100	\$3,500
Electrical	\$1,800	\$3,800	\$1,500	\$1,400
Mechanical	\$1,000	\$1,100	\$1,900	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,200	\$8,800	\$21,700	\$9,800
Priority A	\$45,400		\$3,200	
Priority B	\$6,800	\$8,800	\$7,400	\$6,400
Priority C	\$10,000		\$11,100	\$3,500
Total	\$62,200	\$8,800	\$21,700	\$9,800



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$18,500	LIFE	* *	5	\$17,500	A
	Broken/Missing Elements, Extent : Light, Area Affected : 3%							
	Location : Exterior Fire Exit Stair Footings Disconnected From Lower Stair Rail Posts Leaving Bottom Of Stair Hanging In The Air.							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : At Exterior Stairs							
Metal Panel	80%			2042	* *	5-10	\$384,800	A
Metal Panel	10%	Now	\$18,800	2042	* *	5	\$13,100	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : At Exterior Fire Exit Staircase.							
Weathering Steel	5%	Now	\$43,900	LIFE	* *	1		A
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Exterior Stairs North Elevation.							
Windows								
Aluminum	100%			2038	* *	5	\$6,500	A
Parapets								
Metal: Cage/Fence	100%	Now	\$8,100	2027	* *	5	\$14,100	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Throughout.							
Roof								
Spray-on Foam	100%	4+	\$1,112,100	2032	* *	5	\$108,700	A
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Carpet	10%			2021	\$264,000	3	\$16,600	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Offices.							
Ceramic Tile	5%	Now	\$10,000	2025	\$200,400	5	\$2,800	C
	Worn/Eroded, Extent : Light, Area Affected : 10%							
	Location : Toilet Rooms And Janitors Closet.							
Raised Access Floor	20%			2035	* *	5	\$83,000	C
Vinyl Tile	40%			2027	* *	3	\$16,600	C
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Vinyl Rubber Tile							
Vinyl Tile	25%	Now	\$44,000	2022	\$439,700	3	\$10,400	C
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Administrative Spaces.							
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$50,600	C

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$75,300	2035	* *	5	\$49,800	B
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Personnel Room And Open Admin Areas.								
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Administration, Kitchen And Locker Room Areas.								
Other Observation, Extent : Severe, Area Affected : 90%								
Location : Throughout Ceilings.								
Explanation : Fiberglass Reinforced Panels.								
Gypsum Board	10%			LIFE	* *	5	\$13,800	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	* *	3		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 4160/480/277 Volts Service								
Transformers								
Dry Type	100%			2027	* *	3		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 300 Kva								
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D

Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2042	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Two 2,000 Amps. Main Disconnect Switch								
Transformers								
Dry Type	100%			2035	* *	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Two 112.5 Kva								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	* *	5	\$200	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1,600 Amps.								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	80%			2032	* *	1		B
Conduit	20%			2048	* *	1		B
Panelboards								
Molded Case Bkrs	80%			2030	* *	5	\$200	B
Molded Case Bkrs	20%			2044	* *	5		B
Wiring								
Thermoplastic	80%			2032	* *	1		B
Thermoplastic	20%			2048	* *	1		B
Motor Controllers								
Locally Mounted	100%			2027	* *	5	\$100	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	1	\$2,600	B
Generators								
Diesel	100%			2035	* *	1	\$3,300	B
Batteries								
Lead/Acid	25%			2017	\$300	5	\$100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Generator Enclosure.							
	Explanation : For Generator Use.							
Nickel Cadmium	75%			2017	\$1,000	5	\$1,400	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Batteries Room							
	Explanation : Using Batteries Bank For Back Up Power.							
Fuel Storage								
Main Tank	100%			2057	* *	5	\$200	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside							
	Explanation : 650 Gallons							
Lighting								
Interior Lighting								
Fluorescent	15%			2030	* *	10	\$1,200	B
Fluorescent	65%			2022	\$19,900	10	\$5,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	5%			2030	* *	10	\$400	B
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Server Room							
	Explanation : Using T-8 Lamps.							
HID	15%			2027	* *	10		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting Exit, Service	20%	Now	\$500	2032	* *	1		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exit, Service	80%			2022	\$1,800	1		B
Alarm								
Security System Generic	100%			2022	\$47,500	1	\$3,100	B
Fire/Smoke Detection Generic	100%			2030	* *	1-3	\$5,200	B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Campus Steam	100%			2032	* *	1		B
Conversion Equipment Heat Exchanger	100%			2025	\$3,300	1	\$4,200	B
Distribution Hot Wtr Piping/Pump	100%			2030	* *	4	\$400	B
Terminal Devices Air Handler	90%			2022	\$76,200	1	\$4,700	B
Convector/Radiator	10%			2027	* *	1	\$300	B
Air Conditioning								
Energy Source Electricity	100%			2030	* *	1		B
Conversion Equipment Under Construction	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rooftop Package Units Being Installed</i>								
Distribution Under Construction	100%							D
Heat Rejection Under Construction	100%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,700	B
Exhaust Fans Roof	90%			2027	* *	2	\$200	B
Wall Unit	10%			2030	* *	2		B
Plumbing								
H/C Water Piping Brass/Copper	100%			2048	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater Electric	100%			2021	\$2,400	4	\$100	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 1 - 30 Gallon Unit							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer Generic	100%			2030	* *	1	\$500	B
	Fixtures Generic	100%							B
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st And 2nd Floor.							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							D
	Generic	20%			2052	* *	1-2	\$500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Clean Agent System Being Installed To Protect Communication Equipment							

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Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$455,000	\$1,500,100
Interior Architecture	\$3,697,700	\$1,007,300
Electrical	\$1,279,000	\$304,900
Mechanical	\$55,500	\$1,632,100
Total	\$5,487,200	\$4,444,400
Priority A	\$455,000	\$1,500,100
Priority B	\$4,297,000	\$1,937,000
Priority C	\$735,200	\$1,007,300
Total	\$5,487,200	\$4,444,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$4,400			
Interior Architecture	\$80,700	\$5,500		\$3,700
Electrical	\$17,300	\$50,200	\$4,800	\$4,800
Mechanical	\$37,300	\$30,400	\$12,900	\$5,200
Total	\$139,600	\$86,200	\$17,700	\$13,700
Priority A	\$4,400			
Priority B	\$96,300	\$86,200	\$17,700	\$10,000
Priority C	\$38,900			\$3,700
Total	\$139,600	\$86,200	\$17,700	\$13,700



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$177,700	LIFE	* *	5	\$63,000	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 60%							
	Location : South Facade At Masonry Supports Throughout.							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%							
	Location : North Facade.							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Second Floor Wall At East Facade							
Metal Coiling Doors	10%	Now	\$74,300	2027	* *	5	\$10,900	A
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Various Locations Throughout.							
Windows								
Steel	100%	Now	\$63,400	2030	* *	5	\$40,500	A
	Air Infiltration, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Various Lintel Locations Throughout Garage.							
	Unit Inoperable, Extent : Moderate, Area Affected : 25%							
	Location : Officers' Locker Room							
	Weather Strip Missing, Extent : Moderate, Area Affected : 50%							
	Location : Officers' Locker Room							
Parapets								
Masonry: Brick	80%			LIFE	* *	5	\$3,500	A
Metal Rail	20%	Now	\$4,400	2035	* *	5	\$6,200	A
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout.							
Roof								
Built-Up (BUR)	100%	Now	\$139,700	2022	\$1,396,600			A
	Blisters, Extent : Moderate, Area Affected : 40%							
	Location : Various Locations Throughout Roof.							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations Throughout Including Garage Spaces And Second Floor Corridor Near Communications Area.							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$139,800	LIFE	* *	5	\$157,300	C
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tire Shop And Various Locations Throughout.</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanics Shop M-3 And Various Locations In Garage Service Area.</i>								
Ceramic Tile	3%	Now	\$6,000	2025	\$120,300	5	\$1,700	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Men's Toilet And Shower Facilities.</i>								
Raised Access Floor	5%	Now	\$25,500	2025	\$254,900	5	\$10,400	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dispatch Room.</i>								
Vinyl Tile	22%			2022	\$386,900	3	\$12,200	C
Vinyl Tile	5%	Now	\$4,400	2022	\$87,900	3	\$2,100	C
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout.</i>								
Interior Walls								
Concrete Masonry Unit	85%	Now	\$595,400	LIFE	* *	5	\$28,700	C
<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Room M-3.</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Room M-3 And Various Locations Throughout</i>								
Gypsum Board	15%			LIFE	* *	5	\$7,600	C
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$25,100	2027	* *	5	\$8,300	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Corridor First Floor.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor Near Communications Area, Wardens Office, And Dispatch Room.</i>								
AcousTileSusp.Lay-In	10%			2027	* *	5	\$11,100	B
Exposed Concrete	5%	Now	\$16,600	LIFE	* *	5	\$900	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Radio Shop.</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Radio Shop.</i>								
Exposed Struc: Steel	68%	Now	\$2,962,500	LIFE	* *			B
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Men's Locker Room And Various Locations Adjacent To North Wall In Service Area Of Garage Above Windows.</i>								
Metal Panel	2%			LIFE	* *	5	\$2,800	B

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

Over 600 Volts

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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 TRANSPORTATION GARAGE
Asset # : 2031

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Not Accessible	100%							D
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Transformers								
Dry Type	100%			2020	\$27,900	5	\$300	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$59,700	5	\$300	B
Raceway								
Conduit	100%			2022	\$74,000	1		B
Panelboards								
Molded Case Bkrs	95%			2021	\$53,800	5	\$1,800	B
Molded Case Bkrs	5%			2030	* *	5	\$100	B
Wiring								
Thermoplastic	90%			2022	\$49,400	1		B
Thermoplastic	10%			2032	* *	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$68,000	5	\$500	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Manual	100%			2022	\$21,700	5	\$300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Missing Rating Tag.</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2017	\$107,700	10	\$27,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	50%			2017	\$37,400	10	\$1,200	B
HID	10%	0-2	\$7,500	2032	* *			B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage Area.</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

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

Lighting

Egress Lighting

Exit, Service

80%

2017

\$16,100

1

B

Exit, Service

20%

0-2

\$4,000

2032

* *

1

B

Not Functioning, Extent : Moderate, Area Affected : 100%

Location : Throughout

Exterior Lighting

HID

100%

2022

\$7,400

10

\$200

B

Lightning Protection

Arresters/Cabling

Generic

100%

2025

\$33,500

5

\$2,200

B

Alarm

Security System

Generic

100%

2017

\$418,100

1

\$27,600

B

Fire/Smoke Detection

No Component

50%

D

Generic

50%

2017

\$715,700

1-3

\$22,800

B

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

Heating

Energy Source

Campus Steam

99%

2032

* *

1

B

Electricity

1%

2032

* *

1

B

Conversion Equipment

Furnace

1%

2022

\$1,700

1

\$400

B

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

Location : Roof

Explanation : Electric Heating / Cooling Package Unit On Roof

Not Accessible

99%

D

Distribution

Hot Wtr Piping/Pump

80%

Now

\$55,500

2030

* *

4

\$2,900

B

Corroded, Extent : Severe, Area Affected : 100%

Location : Throughout

Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Garage, Tire Shop

Steam Piping/Pump

20%

Now

\$19,300

2032

* *

4

\$700

B

Corroded, Extent : Moderate, Area Affected : 100%

Location : Throughout

Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Garage

Terminal Devices

Convactor/Radiator

30%

2027

* *

1

\$7,200

B

Fan Coil Unit/Heat

70%

2022

\$1,448,500

1

\$16,700

B

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	15%	Now	\$9,600	2022	\$95,700	2	\$500	B
	Malfunctioning, Extent : Moderate, Area Affected : 20%							
	Location : Roof							
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
Window/Wall Unit	5%			2017	\$14,200	1		B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,200	B
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : Garage							
	Explanation : Vehicle Exhaust System							
Exhaust Fans								
Interior	20%			2022	\$30,600	2	\$500	B
Roof	80%	Now	\$1,800	2022	\$87,900	2	\$1,400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Some Fan Covers Missing							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		B
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$37,300	B
Sprinkler								
Generic	100%			2032	* *	1-2	\$20,700	B
Fire Pump								
Not Accessible	100%							D

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

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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.

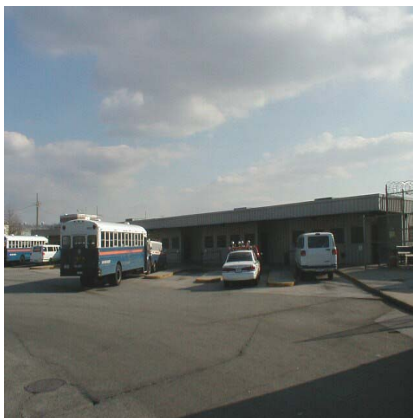
Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$337,000	\$120,200
Interior Architecture		\$72,000
Electrical		\$291,700
Mechanical	\$271,300	
Total	\$608,300	\$484,000
Priority A	\$337,000	\$120,200
Priority B	\$271,300	\$291,700
Priority C		\$72,000
Total	\$608,300	\$484,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$2,500		
Interior Architecture	\$20,800		\$1,700	\$600
Electrical	\$3,200	\$2,000	\$1,600	\$1,700
Mechanical	\$26,200	\$27,300	\$7,800	\$1,300
Total	\$50,200	\$31,800	\$11,200	\$3,600
Priority A		\$2,500		
Priority B	\$35,800	\$29,300	\$9,500	\$3,000
Priority C	\$14,400		\$1,700	\$600
Total	\$50,200	\$31,800	\$11,200	\$3,600



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Asset # : 2864

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	100%			2042	* *	5-10	\$165,300	A
Windows								
Metal/Detention Type	100%			2042	* *	5	\$5,000	A
Roof								
Skylight, Plastic	3%			2035	* *	1		A
Spray-on Foam	97%	Now	\$291,900	2032	* *	5	\$28,500	A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i> <i>Location : Various Locations Throughout.</i> <i>Ponding, Extent : Moderate, Area Affected : 20%</i> <i>Location : Various Locations Throughout.</i> <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> <i>Location : Center Of Roof.</i>								
Interior								
Floors								
Vinyl Tile	25%	Now	\$14,400	2022	\$72,000	3	\$1,700	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout Office Areas.</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout Office Areas And Locker Room.</i>								
Vinyl Tile	75%			2027	* *	3	\$5,100	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Vinyl Rubber Flooring</i>								
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$12,000	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout Walls.</i> <i>Explanation : Fiberglass Reinforced Type Panels.</i>								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$6,400	2035	* *	5	\$10,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> <i>Location : Kitchen, Locker Room And Office- Cashier 1 & 2 Space.</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout Ceilings.</i> <i>Explanation : Fiberglass Reinforced Panels.</i>								
Gypsum Board	5%			LIFE	* *	5	\$1,400	B

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

Under 600 Volts

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 VISITORS PROCESSING CENTER
Asset # : 2864

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	* *	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 400 Amp Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2027	* *	5		B
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	* *	5	\$300	B
Raceway								
Conduit	100%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2030	* *	5	\$300	B
Wiring								
Thermoplastic	100%			2032	* *	1		B
Motor Controllers								
Locally Mounted	100%			2027	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	1	\$3,700	B
Generators								
Diesel	100%			2031	* *	1	\$4,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 1250 Kw.</i>								
Batteries								
Lead/Acid	100%			2016	\$1,300	5	\$400	B
Fuel Storage								
Main Tank	100%			2050	* *	5	\$400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 650 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$106,000	10	\$10,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	10%			2022	\$8,300	10		B
Egress Lighting								
Emergency, Battery	10%			2022	\$800	10	\$300	B
Exit, Service	90%			2022	\$3,000	1		B
Exterior Lighting								
HID	100%			2022	\$8,300	10		B

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

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

Alarm

Security System									
Generic		100%			2022	\$68,500	1	\$4,500	B
Fire/Smoke Detection									
No Component		50%							D
Generic		50%			2022	\$117,200	1-3	\$3,800	B

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

Heating

Energy Source									
Electricity		100%			2042	**	1		B
Conversion Equipment									
Heat Pump		100%			2016	\$24,100	2	\$3,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Distribution									
Ductwork/Diffusers		100%			LIFE	**	2-5	\$6,700	B
Terminal Devices									
Air Handler		100%			2017	\$122,100	1	\$7,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof</i>									

Air Conditioning

Energy Source									
Electricity		100%			2038	**	1		B
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling		100%			2017	\$149,300	2	\$700	B
Distribution									
Ductwork/Diffusers		100%			LIFE	**	2	\$15,700	B

Ventilation

Distribution									
Ductwork/Diffusers		100%			LIFE	**	2-5	\$6,700	B
Exhaust Fans									
Interior		90%			2017	\$22,500	2	\$300	B
Roof		10%			2022	\$1,800	2		B

Plumbing

H/C Water Piping									
Brass/Copper		100%			2032	**	1		B
Water Heater									
Electric		100%			2017	\$3,500	4	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Closet</i>									
<i>Explanation : 1 - 30 Gallon Unit</i>									
Sanitary Piping									
Cast Iron		100%			LIFE	**	1		B

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Asset # : 2864

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$700	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2032	* *	1-2	\$3,400	B

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$4,711,400	\$7,326,900
Interior Architecture	\$5,406,200	\$14,593,800
Electrical	\$5,071,700	\$2,180,800
Mechanical		\$2,256,600
Total	\$15,189,300	\$26,358,100
Priority A	\$4,711,400	\$7,326,900
Priority B	\$9,640,100	\$11,747,200
Priority C	\$837,700	\$7,284,000
Total	\$15,189,300	\$26,358,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture				\$50,600
Electrical	\$18,900	\$26,400	\$18,900	\$18,900
Mechanical	\$70,100	\$14,900	\$138,100	\$8,300
Total	\$89,000	\$41,400	\$157,000	\$77,900
Priority B	\$89,000	\$41,400	\$157,000	\$27,200
Priority C				\$50,600
Total	\$89,000	\$41,400	\$157,000	\$77,900



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 WEST FACILITY
Asset # : 2865

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
	Fiberglass Panel	15%	Now	\$190,900	2025	\$1,908,700	5	\$261,600	A
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Refers To Sprung Skins; Tears At Sprungs 14 And 15, Staff Dining, Barber Shop, Urgent Care And Various Locations At Middle And Lower Sections Of Sprungs Throughout.									
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Refers To Sprung Skins; Various Locations Throughout.									
	Fiberglass Panel	35%			2031	* *	5	\$1,220,700	A
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Explanation : Refers To Sprung Skins.									
	Metal Panel	10%	Now	\$125,100	2032	* *	5	\$174,400	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : West Facade Of Men's Locker Room.									
Deformed/Dented, Extent : Light, Area Affected : 20%									
Location : West Facade Of Men's Locker Room And Various Locations Throughout Trailers.									
	Metal Panel	40%			2042	* *	5-10	\$2,557,800	A
Windows									
	Aluminum	70%			2030	* *	5	\$137,100	A
	Metal/Detention Type	30%	Now	\$2,180,500	2032	* *	5	\$107,000	A
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Various Locations Throughout.									
Thermally Inefficient, Extent : Moderate, Area Affected : 60%									
Location : Throughout.									
Parapets									
	Not Accessible	100%							D
Roof									
	Single Ply Membrane	50%	Now	\$907,000	2022	\$2,267,500			A
Water Penetration, Extent : Moderate, Area Affected : 80%									
Location : Refers To Sprung Skins; Upper Portions Of Skins Showing Porosity.									
	Not Accessible	50%							D
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$161,200	C
	Sheet Vinyl/Rubber	35%			2027	* *	5	\$386,800	C
	Vinyl Tile	55%	Now	\$644,300	2022	\$6,443,300	3	\$151,900	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Administration Trailer And Various Toilet Room Spaces Throughout Trailers.									
Interior Walls									
	Gypsum Board	50%			LIFE	* *	5	\$243,100	C
	Steel Plate	50%			LIFE	* *	5	\$243,100	C

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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

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

Interior

Ceilings

Fiber Board

45% Now \$4,082,000 2022 \$6,803,400

B

*Water Penetration, Extent : Moderate, Area Affected : 40%**Location : Refers To Sprung Skins Showing Porosity At Various Locations Throughout.*

Gypsum Board

25% Now \$348,400 LIFE * * 5 \$230,200

B

*Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Various Administrative Office Spaces Throughout Modular Buildings Connected To Sprungs.*

Metal Panel

30% Now \$138,000 LIFE * * 5 \$276,300

B

*Corrosion/Rusting, Extent : Light, Area Affected : 10%**Location : Men's Locker Room And Administrative Toilet.*

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

Over 600 Volts

Service Equipment

Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Substation*

Transformers

Not Accessible

100%

D

Switchgear / Switchboard

Not Accessible

100%

D

Feeders

Not Accessible

100%

D

Raceway

Not Accessible

100%

D

Under 600 Volts

Transformers

Dry Type

100%

2027

* *

5

\$700

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Each Module Building And Sprung Contain One Dry Type Transformer*

Switchgear / Switchboard

Molded Case Bkrs

100%

2032

* *

5

\$5,300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 400 Amp Power Distribution Rating For Each Module Building And Sprung.*

Raceway

Conduit

100%

2032

* *

1

B

Panelboards

Molded Case Bkrs

100%

2030

* *

5

\$5,300

B

Wiring

Thermoplastic

100%

2032

* *

1

B

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2027	* *	5	\$1,400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Not Accessible	100%							D
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	80%			2022	\$1,577,500	10	\$148,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	20%			2022	\$277,500	10	\$1,300	B
Egress Lighting								
Emergency, Service	30%			2022	\$16,500	1		B
Exit, Service	70%			2022	\$38,600	1		B
Exterior Lighting								
HID	100%			2022	\$138,600	10	\$600	B
Alarm								
Security System								
Generic	100%			2017	\$1,146,600	1	\$75,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pole , Ceiling And Wall Mounted Cameras.</i>								
Fire/Smoke Detection								
Generic	100%			2017	\$3,925,100	1-3	\$124,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	100%			2042	* *	1		B
Conversion Equipment								
Heat Pump	80%			2020	\$323,400	2	\$50,100	B
Radiant Heater	20%			2027	* *	2	\$18,800	B
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$113,000	B

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		B
Conversion Equipment								
Heat Pump	80%			2020	\$11,000	2	\$9,900	B
No Component	20%							D
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$263,600	B
Heat Rejection								
Remote Air Cond	80%			2022	\$1,448,900	2	\$112,900	B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	40%	Now	\$26,200	LIFE	* *	2-5	\$45,200	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Ducts</i>								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$45,200	B
No Component	20%							D
Exhaust Fans								
Interior	80%			2022	\$335,100	2	\$5,000	B
No Component	20%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Electric	100%			2021	\$58,800	4	\$1,800	B
<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		B
Storm Drain Piping								
Plastic/PVC	100%			2027	* *	1		B
Backflow Preventer								
Not Accessible	100%							D
Fixtures								
Generic	100%							B
Fire Suppression								
Standpipe								
No Component	80%							D
Generic	20%			2032	* *	1-5	\$20,400	B
Sprinkler								
Generic	100%			2032	* *	1-2	\$56,800	B

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$959,900	\$1,827,600
Interior Architecture	\$948,700	\$2,118,900
Electrical		\$7,393,500
Mechanical	\$5,721,200	\$6,066,800
Total	\$7,629,900	\$17,406,700
Priority A	\$959,900	\$1,827,600
Priority B	\$6,086,600	\$13,720,600
Priority C	\$583,300	\$1,858,600
Total	\$7,629,900	\$17,406,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$27,100			
Interior Architecture	\$12,500	\$22,200	\$30,000	\$22,200
Electrical	\$74,000	\$60,300	\$71,800	\$50,500
Mechanical	\$68,100	\$109,600	\$157,700	\$98,900
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$206,400	\$216,800	\$284,200	\$196,300
Priority A	\$27,100			
Priority B	\$166,800	\$194,600	\$278,200	\$174,100
Priority C	\$12,500	\$22,200	\$5,900	\$22,200
Total	\$206,400	\$216,800	\$284,200	\$196,300



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
VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY
Asset # : 2866

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
	Exterior Walls								
	Metal Panel	100%			2043	* *	5-10	\$1,930,800	A
		Painted Surfaces, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Ship Construction - Steel Plates Welded Together							
Windows									
	Metal/Detention Type	98%			2033	* *	5	\$548,700	A
	Metal Louvers	2%			2032	* *	10	\$19,200	A
Parapets									
	Metal Rail	100%	Now	\$43,000	2036	* *	5	\$58,600	A
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Roof									
	Metal Panel	83%	Now	\$116,000	2036	* *			A
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout,							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Component Is Actually Painted Steel Surfaces							
	Skylight, Metal/Glass	2%			2043	* *	10	\$6,800	A
	Traffic Topping	15%	Now	\$27,100	2023	\$90,400			A
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Outdoor Recreation Area							
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Outdoor Recreation Area							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over 3ab And 3bb Cells							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Outdoor Recreation Area							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outdoor Recreation Area							
		Explanation : Steel Deck Is Covered With Dex-o-tex Type Coating							
Interior									
	Floors								
	Quarry Tile	2%			2028	* *	5	\$11,900	C
	Raised Access Floor	3%			2032	* *	5	\$44,500	C
	Steel Plate	30%			LIFE	* *	1		C
	Steel Plate	20%	Now	\$140,700	LIFE	* *	1		C
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room							
	Vinyl Tile	45%	Now	\$442,600	2023	\$1,475,400	3	\$66,700	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Fiberglass Panel	3%			LIFE	**			C
Glass: Single Pane	2%			LIFE	**	5	\$10,100	C
Steel Plate	10%	Now	\$12,500	LIFE	**	5	\$40,300	C
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Steel Plate	85%			LIFE	**	5	\$342,900	C
Ceilings								
AcousTileSusp.Lay-In	15%			2028	**	5	\$48,100	B
Exposed Struc: Steel	20%			LIFE	**			B
Metal Panel	35%	Now	\$365,400	LIFE	**	5	\$140,200	B
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	30%			LIFE	**	5	\$120,200	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cells 3ab And 3bb</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inmate Cells</i>								
<i>Explanation : This Component Is Actually Steel Plates.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$63,900	5	\$8,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protectors Rated @ 4- 4000 Amperes, 2- 1200 Amperes, 1- 800 Amperes And 2- 600 Amperes</i>								
Transformers								
Dry Type	100%			2021	\$14,600	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 750 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$218,100	5	\$8,200	B
Raceway								
Conduit	100%			2023	\$281,500	1		B
Panelboards								
Fused Disc Sw	5%			2022	\$14,200	5	\$400	B
Molded Case Bkrs	95%			2022	\$269,200	5	\$7,800	B
Wiring								
Thermoplastic	100%			2023	\$318,500	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2021	\$53,400	5	\$200	B
Motor Control Center	90%			2021	\$480,400	5	\$7,600	B
Stand-by Power								
Transfer Switches								
Automatic	20%	Now	\$2,300	2043	* *	1	\$17,200	B
	Not in Service, Extent : Moderate, Area Affected : 100%							
	Location : Upper Mechanical Room							
Automatic	80%			2028	* *	1	\$76,300	B
Generators								
Diesel	100%			2026	* *	1	\$120,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- 2000 Kw Air Start And 1- 500 Kw Electric Start							
Batteries								
Lead/Acid	100%			2016	\$700	5	\$11,500	B
Fuel Storage								
Day Tank	50%			2031	* *	5	\$24,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2400 Gallons Capacity							
Main Tank	50%			2038	* *	5	\$3,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Bottom Level							
	Explanation : 2- 40000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$670,200	10	\$121,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Facility							
	Explanation : T-12 Lamps							
Fluorescent	48%			2023	\$643,400	10	\$116,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Facility							
	Explanation : T-8 Lamps							
HID	2%			2023	\$18,900	10	\$200	B
Egress Lighting								
Emergency, Service	60%			2023	\$22,500	1		B
Emergency, Battery	10%			2023	\$9,400	10	\$6,400	B
Exit, Service	30%			2018	\$11,200	1		B
Exterior Lighting								
HID	100%			2023	\$110,600	10	\$900	B

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

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

Alarm

Security System
Generic

100% 2023 \$914,900 1 \$115,800 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Facility
Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection
Generic

100% 2023 \$3,132,100 1-3 \$191,000 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Facility
Explanation : Smoke Detector, Manual Pull Station, Horns And Alarm Bells

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

Heating

Energy Source
Fuel Oil No 2

100% 2033 * * 5 \$81,800 B

Conversion Equipment
Steam Boiler

100% Now \$62,700 2021 \$1,254,100 1 \$235,400 B
Corroded, Extent : Moderate, Area Affected : 10%
Location : Shell Of Boiler
Other Observation, Extent : Light, Area Affected : 100%
Location : Lower Level Boiler Room
Explanation : 3 Units

Distribution

Steam Piping/Pump

100% Now \$18,200 2033 * * 4 \$13,000 B
Corroded, Extent : Severe, Area Affected : 15%
Location : Boiler Area, Lower Level

Terminal Devices

Air Handler

95% 2018 \$1,319,600 1 \$155,100 B

Unit Heater-Stm/HW

5% 2018 \$207,100 4 \$1,200 B

Air Conditioning

Energy Source
Electricity

100% 2039 * * 1 B

Conversion Equipment
Reciprocating
Compr/Chiller

100% Now \$874,400 2033 * * 1 \$110,200 B
Not in Service, Extent : Severe, Area Affected : 20%
Location : 8 Out Of 48 Compressors - Compressors Keep Burning Out Frequently On Roof
On Extended Life, Extent : Severe, Area Affected : 100%
Location : Roof
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof

Distribution

Chilled Wtr Pipe/Pump

100% 2023 \$744,500 4 \$13,000 B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	\$1,094,300	1	\$163,300	B
Heat Rejection								
Remote Air Cond	100%	Now	\$1,539,000	2033	* *	2	\$147,100	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$73,200	LIFE	* *	2-5	\$147,300	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	100%			2018	\$284,800	2	\$8,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$39,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$10,800	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,800	4	\$1,600	B
Backflow Preventer								
Generic	100%			2023	\$25,000	1	\$16,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pier</i>								
<i>Explanation : Located On Shore</i>								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) B-3 (2) I-3 (1) B-1</i>								
<i>Explanation : 4 Passenger, 1 Freight</i>								
Fire Suppression								
Standpipe								
Generic	100%			2023	\$919,300	1-5	\$133,200	B
Sprinkler								
Generic	100%			2023	\$3,008,000	1-2	\$74,000	B
Fire Pump								
Generic	100%			2019	\$190,800	1	\$49,300	B

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Piers		\$2,300		
Total		\$2,300		
Priority A				
Priority C		\$2,300		
Total		\$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
PIER AT DOC BARGE INFRONT OF ASSET 13476
Asset # : 14102

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural									
Deck									
	Concrete	50%			LIFE	* *	5	\$3,900	A
	Not Accessible	50%							D
Deck Surface									
	Asphalt	100%			2032	* *	5	\$4,600	C
				Cracking, Extent : Light, Area Affected : 5%					
				Location : Throughout					
Pile Caps									
	Concrete	75%			LIFE	* *	5	\$200	A
	Not Accessible	25%							D
Piles and Bracing									
	Steel	50%			LIFE	* *	5	\$31,800	A
				Corrosion, Extent : Light, Area Affected : 20%					
				Location : At The Tops Of The Piles					
	Not Accessible	50%							D

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

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

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

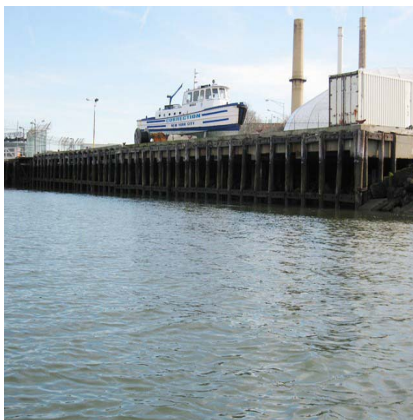
Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Piers	\$319,800	
Total	\$319,800	
Priority A	\$319,800	
Total	\$319,800	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Piers	\$11,000		\$1,900	
Total	\$11,000		\$1,900	
Priority A	\$1,800			
Priority B	\$9,200			
Priority C			\$1,900	
Total	\$11,000		\$1,900	



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

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

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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	20%	0-2	\$83,900	LIFE	**	5	\$2,600	A
	Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%							
	Location : Underdeck North Half Of Wharf							
	Spalling, Extent : Severe, Area Affected : 100%							
	Location : Underdeck North Half Of Wharf							
Concrete	15%	4+	\$62,900	LIFE	**	5	\$1,900	A
	Exposed Reinforcement, Extent : Moderate, Area Affected : 50%							
	Location : Underdeck North Half Of Wharf							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Underdeck Randomly Throughout							
	Explanation : Delaminated Areas							
Concrete Not Accessible	40%			LIFE	**	5	\$5,200	A
	25%							D
Deck Surface Asphalt	50%			2038	**	5	\$3,800	C
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : North Half Of Wharf							
No Component	50%							D
Pile Caps Concrete	40%			LIFE	**	5	\$200	A
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Discolor & Bleeding, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Timber	25%	Now	\$36,300	LIFE	**	4	\$13,600	A
	Broken, Extent : Severe, Area Affected : 40%							
	Location : At Ends Of Caps							
Timber	35%	4+	\$50,900	LIFE	**	4	\$19,100	A
	Excess Deflections, Extent : Moderate, Area Affected : 25%							
	Location : Adjacent To Bulkhead							
	Rotting/Splitting, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							

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

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

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

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

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Structural									
Piles and Bracing									
Steel	2%	4+	\$1,800	LIFE	* *	5	\$2,100	A	
	Corrosion, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Steel	30%			LIFE	* *	5	\$32,000	A	
	Corrosion, Extent : Light, Area Affected : 30%								
	Location : In Splash Zone								
	Missing Coating, Extent : Light, Area Affected : 30%								
	Location : In Splash Zone								
Timber	15%	Now	\$51,500	LIFE	* *	4-5	\$4,700	A	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Timber	15%	4+	\$34,300	LIFE	* *	4-5	\$4,700	A	
	Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Timber	18%			LIFE	* *	4-5	\$5,600	A	
	Rotting/Splitting, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Not Accessible	20%							D	
Coping/Curb									
Timber	100%			LIFE	* *			C	
	Rotting/Splitting, Extent : Moderate, Area Affected : 2%								
	Location : Station 1+28 From South								
Fender									
Wales and Chocks									
Timber	95%			2032	* *	4	\$20,700	B	
No Component	5%							D	
Piles									
Timber	58%			2032	* *	4	\$5,800	B	
	Rotting/Splitting, Extent : Light, Area Affected : 10%								
	Location : At Tops Of Piles								
Timber	2%	4+	\$400	2032	* *	4	\$100	B	
	Rotting/Splitting, Extent : Moderate, Area Affected : 10%								
	Location : At Tops Of Piles								
No Component	5%							D	
Not Accessible	35%							D	

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Piers	\$650,400	\$35,600
Total	\$650,400	\$35,600
Priority A	\$579,700	
Priority B	\$70,700	\$35,600
Total	\$650,400	\$35,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Piers	\$15,400	\$13,000		\$300
Total	\$15,400	\$13,000		\$300
Priority A				
Priority B	\$15,400	\$13,000		\$300
Total	\$15,400	\$13,000		\$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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	40%	0-2	\$403,800	LIFE	* *	5	\$6,900	A
	<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : Underdeck</i>							
	<i>Exposed Reinforcement, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : Underdeck</i>							
	<i>Spalling, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : Underdeck</i>							
Concrete	10%	4+	\$20,200	LIFE	* *	5	\$1,700	A
	<i>Cracking, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Isolated Throughout Topside</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Isolated Throughout Topside</i>							
Concrete	20%			LIFE	* *	5	\$3,400	A
Timber	25%			LIFE	* *	5	\$9,700	A
	<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Not Accessible	5%							D
Pile Caps								
Timber	5%	Now	\$43,700	LIFE	* *	4	\$3,600	A
	<i>Broken, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Pile Cap Ends</i>							
Timber	10%	4+	\$8,700	LIFE	* *	4	\$7,200	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Pile Cap Ends</i>							
Timber	85%			LIFE	* *	4	\$61,400	A
	<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Piles and Bracing								
Timber	10%	Now	\$41,300	LIFE	* *	4-5	\$4,100	A
	<i>Broken, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	15%	4+	\$61,900	LIFE	* *	4-5	\$6,200	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Timber	25%			LIFE	* *	4-5	\$10,300	A
Not Accessible	50%							D
Fender								
Facing								
Timber	100%			2032	* *	3	\$34,900	B
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Breasting Dolphins</i>							
	<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 40%</i>							
	<i>Location : At Breasting Dolphins In Tidal Zone</i>							

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER
Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	5%	4+	\$15,400	2032	* *	3-5	\$9,900	B
	Corrosion, Extent : Severe, Area Affected : 10% Location : At Breasting Dolphins In Tidal Zone							
Steel	20%			2032	* *	3-5	\$75,100	B
	Corrosion, Extent : Light, Area Affected : 50% Location : At Breasting Dolphins Above Water Other Observation, Extent : Moderate, Area Affected : 50% Location : At Breasting Dolphins Above Water Explanation : Coating Loss							
Timber	15%	Now	\$35,200	2038	* *	4	\$3,300	B
	Broken, Extent : Severe, Area Affected : 100% Location : At Offshore End Of Pier							
No Component	40%							D
Not Accessible	20%							D
Deck Elements								
Railing								
Steel	90%			2021				B
	Corrosion, Extent : Light, Area Affected : 50% Location : Throughout							
No Component	10%							D
Coping/Curb								
Timber	70%			LIFE	* *			B
No Component	30%							D

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

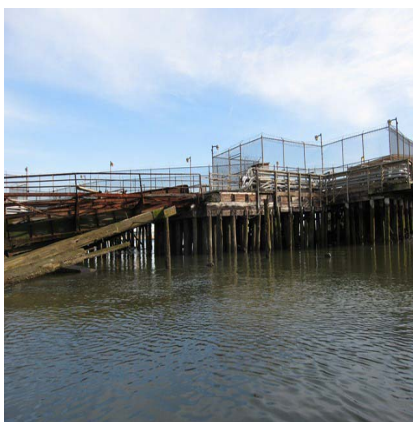
Asset Name : RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.143 / 1836 **Yr Built/Renovated** :
Area Sq Ft : 930 **Project Type** : CORRECTION
Date of Survey : 16-Jan-2012 **Landmark Status**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

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Piers	\$32,500			
Total	\$32,500			
Priority A	\$32,500			
Total	\$32,500			



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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	25%			LIFE	* *	5	\$400	A
	<i>Cracking, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Not Accessible	75%							D
Pile Caps								
Timber	80%	4+	\$14,100	LIFE	* *	4	\$5,800	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : End Of Pile Caps</i>							
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Random</i>							
	<i>Explanation : Minor splitting</i>							
Timber	15%			LIFE	* *	4	\$1,100	A
Timber	5%	Now	\$4,400	LIFE	* *	4	\$400	A
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Along Face Of Trestle</i>							
Piles and Bracing								
Timber	10%	4+	\$13,900	LIFE	* *	4-5	\$400	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Along Faces Of Trestle</i>							
Timber	60%			LIFE	* *	4-5	\$2,500	A
	<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Above Water</i>							
Not Accessible	30%							D
Deck Elements								
Railing								
Steel	100%			2021				B
	<i>Corrosion, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							

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

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

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

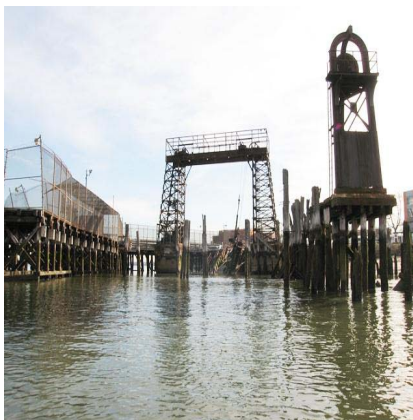
Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Piers	\$884,200	
Total	\$884,200	
Priority A	\$260,500	
Priority B	\$623,600	
Total	\$884,200	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Piers	\$28,400			
Total	\$28,400			
Priority A	\$28,400			
Priority B				
Total	\$28,400			



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 MOVABLE FERRY DOCKS

Asset # : 1839

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural									
Deck									
	Concrete	70%			LIFE	* *	5	\$4,000	A
	Timber	30%	Now	\$62,400	LIFE	* *	5	\$3,800	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Completely Failed And Unusable</i>									
Pile Caps									
	Concrete	60%	4+	\$28,400	LIFE	* *	5	\$100	A
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Bottom Of Pier Caps</i>									
	Timber	40%	2-4	\$116,000	LIFE	* *	4	\$9,600	A
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : At Offshore Pier</i>									
Piles and Bracing									
	Timber	30%	2-4	\$82,100	LIFE	* *	4-5	\$4,100	A
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : at offshore pier</i>									
	Not Accessible	70%							D
Fender									
Wales and Chocks									
	Timber	100%	Now	\$241,300	2038	* *	4	\$15,700	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Completely Failed And Unusable</i>									
Piles									
	Timber	100%	Now	\$382,400	2038	* *	4	\$7,300	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Completely Failed And Unusable</i>									

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Piers	\$172,500	
Total	\$172,500	
Priority A	\$88,900	
Priority B	\$83,600	
Total	\$172,500	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Piers	\$10,800			
Total	\$10,800			
Priority A	\$6,100			
Priority B	\$4,600			
Total	\$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 TIMBER TRESTLE
Asset # : 13474

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Timber	50%	Now	\$44,100	LIFE	* *	5	\$1,100	A
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At End</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At End</i>							
Timber	50%			LIFE	* *	5	\$1,100	A
Pile Caps								
Timber	25%	2-4	\$6,100	LIFE	* *	4	\$1,000	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Random</i>							
Timber	75%			LIFE	* *	4	\$3,000	A
Piles and Bracing								
Timber	40%	Now	\$30,900	LIFE	* *	4-5	\$900	A
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At End Of Pier</i>							
	<i>Missing Pile, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At End Of Pier</i>							
Timber	60%	2-4	\$13,900	LIFE	* *	4-5	\$1,400	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Deck Elements								
Railing								
Timber	20%	2-4	\$4,600	2017	\$9,300			B
	<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Random</i>							
	<i>Explanation : Broken</i>							
Timber	80%	Now	\$37,200	2018	\$37,200			B
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : End Of Pier</i>							
	<i>Explanation : Missing</i>							

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Bulkheads	\$240,700	
Total	\$240,700	
Priority A	\$240,700	
Total	\$240,700	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Bulkheads	\$9,500	\$900	\$200	
Total	\$9,500	\$900	\$200	
Priority A				
Priority B	\$9,500	\$900	\$200	
Total	\$9,500	\$900	\$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
DOC BARGE BULKHEAD BULKHEAD/ GRAVITY WALL
Asset # : 13476

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Sheet Piles								
Steel	35%	4+	\$240,700	LIFE	**			A
	Corrosion, Extent : Moderate, Area Affected : 25%							
	Location : Splash Zone							
Not Accessible	65%							D
Pile Caps								
Concrete	15%			LIFE	**	5	\$500	A
No Component	85%							D
Backfill								
Fill								
Topsoil	5%	Now	\$3,700	2063	**			B
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : At Five Locations Along The Bulkhead							
	Explanation : Sinkholes							
Not Accessible	95%							D
Surface								
Concrete	2%			2032	**	5	\$300	B
Gravel	5%	Now	\$5,000	2038	**	2-5	\$100	B
	Other Observation, Extent : Severe, Area Affected : 80%							
	Location : At Five Locations Along The Bulkhead							
	Explanation : Sinkholes, Loss Of Fill							
Gravel	73%			2032	**	2-5	\$2,600	B
Topsoil	20%			2021	\$12,400	5	\$1,100	B

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL

Total

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Bulkheads	\$17,000	\$400		
Total	\$17,000	\$400		
Priority A				
Priority B	\$15,800	\$400		
Priority C	\$1,200			
Total	\$17,000	\$400		



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

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

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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural									
	Coping/Curb								
	Timber	95%			LIFE	**	5	\$100	C
	Timber	5%	4+	\$1,200	LIFE	**	5		C
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
	Location : At North End								
Sheet Piles									
	Steel	50%			LIFE	**			A
	Corrosion, Extent : Light, Area Affected : 15%								
	Location : At Top Of Sheet Piles								
	Missing Coating, Extent : Light, Area Affected : 15%								
	Location : At Top Of Sheet Piles								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Explanation : Exposed Cut Out Holes For Tie Backs								
	Not Accessible	50%							D
Wales									
	Steel	100%			LIFE	**	5	\$4,800	A
	Corrosion, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Missing Coating, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Pile Caps									
	Concrete	100%			LIFE	**	5	\$600	A
Backfill									
	Fill								
	Topsoil	2%	Now	\$200	2051	**			B
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Station 1+35 From South Beneath Concrete Surface								
	Explanation : Settlement								
	Not Accessible	98%							D
Surface									
	Asphalt	5%	Now	\$200	2032	**	5	\$100	B
	Settlement, Extent : Severe, Area Affected : 15%								
	Location : North End Station 1+90 To 2+01								
	Asphalt	5%			2032	**	5	\$100	B
	Concrete	25%			2032	**	5	\$600	B
	Cracking, Extent : Moderate, Area Affected : 10%								
	Location : Station 1+25 To 1+35								
	Gravel	45%			2032	**	2-5	\$300	B
	Gravel	20%	Now	\$1,800	2032	**	2-5	\$100	B
	Settlement, Extent : Moderate, Area Affected : 10%								
	Location : Adjacent To Bulkhead								
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Stations 0+00 to 0+50								
	Explanation : Sinkholes Adjacent To Bulkhead								
Fender									

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

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

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	5%	4+	\$1,000	2032	* *	4	\$200	B
	Worn, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Timber	40%			2032	* *	4	\$2,900	B
	Worn, Extent : Light, Area Affected : 20%							
	Location : Throughout							
No Component	10%							D
Not Accessible	45%							D
Wales and Chocks								
Timber	5%	Now	\$4,700	2038	* *	4	\$600	B
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Timber	10%	4+	\$2,800	2032	* *	4	\$1,100	B
	Displaced Elements, Extent : Moderate, Area Affected : 50%							
	Location : West Face Of Bulkhead							
	Worn, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Timber	75%			2032	* *	4	\$12,500	B
No Component	10%							D

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

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

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

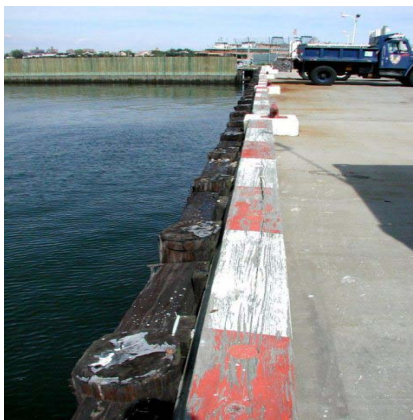
Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Bulkheads	\$49,700	
Total	\$49,700	
Priority A	\$49,700	
Total	\$49,700	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Bulkheads	\$45,000			
Total	\$45,000			
Priority A				
Priority B	\$19,600			
Priority C	\$25,400			
Total	\$45,000			



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 BULKHEAD BEHIND CONCRETE WHARF
Asset # : 4161

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Revetment								
Stone	80%			LIFE	**	5	\$1,100	C
Stone	20%	4+	\$25,400	LIFE	**	5	\$300	C
Settlement, Extent : Moderate, Area Affected : 40%								
Location : North Half Of Bulkhead								
Sheet Piles								
Timber	10%	4+	\$49,700	LIFE	**	4	\$400	A
Displaced Elements, Extent : Light, Area Affected : 15%								
Location : Isolated Throughout								
Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Timber	90%			LIFE	**	4	\$3,900	A
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	98%			2036	**	5	\$2,600	B
Settlement, Extent : Light, Area Affected : 30%								
Location : North Half Of Bulkhead								
Asphalt	2%	Now	\$200	2036	**	5		B
Settlement, Extent : Severe, Area Affected : 15%								
Location : Station 0+21 From South End								
Fender								
Piles								
Steel	30%	4+	\$13,500	2026	**			B
Corrosion, Extent : Moderate, Area Affected : 30%								
Location : Soldier Piles In Front Of Sheeting								
Steel	10%			2026	**	10		B
Corrosion, Extent : Light, Area Affected : 30%								
Location : Soldier Piles In Front Of Sheeting								
Steel	10%	2-4	\$4,500	2026	**			B
Corrosion, Extent : Severe, Area Affected : 30%								
Location : Soldier Piles In Front Of Sheeting								
No Component	50%							D

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Bulkheads	\$484,700	
Total	\$484,700	
Priority A	\$484,700	
Total	\$484,700	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Bulkheads	\$22,200			
Total	\$22,200			
Priority A				
Priority B	\$22,200			
Total	\$22,200			



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 GRAVITY WALL
Asset # : 13475

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Gravity Wall	30%	Now	\$323,100	LIFE	* *	5	\$7,300	A
Stone	Other Observation, Extent : Severe, Area Affected : 75%							
	Location : Random							
	Explanation : Collapse Of Wall							
Stone	50%			LIFE	* *	5	\$12,200	A
Stone	10%	4+	\$161,600	LIFE	* *	5	\$2,400	A
	Displaced Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Not Accessible	10%							D
Backfill								
Fill								
Topsoil	30%	Now	\$17,300	2058	* *			B
	Erosion, Extent : Severe, Area Affected : 50%							
	Location : At Collapsed Areas							
Not Accessible	70%							D
Surface								
Asphalt	10%	4+	\$1,000	2032	* *	5	\$200	B
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Random							
Topsoil	60%			2021	\$17,400	5	\$800	B
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Random							
	Explanation : Erosion, Settlement							
Topsoil	30%	Now	\$3,500	2023	\$8,700	5	\$200	B
	Missing Part, Extent : Severe, Area Affected : 50%							
	Location : At Collapsed Areas							

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Bulkheads		\$1,920,200	\$1,749,400
Total		\$1,920,200	\$1,749,400
Priority B		\$1,207,100	\$1,692,500
Priority C		\$713,200	\$56,900
Total		\$1,920,200	\$1,749,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Bulkheads	\$11,300			
Total	\$11,300			
Priority B	\$11,300			
Total	\$11,300			



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

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

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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural									
	Revetment								
	Concrete	30%			LIFE	**			C
	Stone	5%	Now	\$713,200	LIFE	**	5	\$5,200	C
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
			<i>Location : Isolated Throughout</i>						
	Stone	50%			LIFE	**	5	\$51,700	C
	No Component	15%							D
Backfill									
	Fill								
	Topsoil	2%	Now	\$27,800	2051	**			B
			<i>Erosion, Extent : Severe, Area Affected : 25%</i>						
			<i>Location : Isolated Throughout</i>						
	Topsoil	65%	4+	\$904,100	2051	**			B
			<i>Erosion, Extent : Moderate, Area Affected : 15%</i>						
			<i>Location : Throughout</i>						
	Topsoil	1%	2-4	\$13,900	2051	**			B
			<i>Erosion, Extent : Moderate, Area Affected : 25%</i>						
			<i>Location : Isolated Throughout</i>						
	No Component	5%							D
	Not Accessible	27%							D
Surface									
	Topsoil	2%	Now	\$34,800	2023	\$34,800	5	\$800	B
			<i>Erosion, Extent : Severe, Area Affected : 25%</i>						
			<i>Location : Behind Revetment; Erosion Below Buildings 160 And 140</i>						
			<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
			<i>Location : Scarping Of Bank Behind Revetment Stations 33+10, 57+00, 131+05, 133+50, 134+58, 139+13, 142+50</i>						
			<i>Explanation : Revetment Sta. 0+00 At South End Of Asset 13508 (counterclockwise)</i>						
	Topsoil	28%			2021	\$487,500	5	\$22,600	B
	Topsoil	65%	4+	\$226,400	2021	\$1,131,800	5	\$26,300	B
			<i>Erosion, Extent : Moderate, Area Affected : 25%</i>						
			<i>Location : Throughout</i>						
	No Component	5%							D

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Marinas/Docks		\$83,600
Total		\$83,600
Priority C		\$83,600
Total		\$83,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Marinas/Docks	\$5,200	\$600	\$200	\$3,100
Total	\$5,200	\$600	\$200	\$3,100
Priority A	\$1,900	\$600	\$100	\$1,700
Priority B	\$1,400	\$100	\$100	\$1,400
Priority C	\$1,800			
Total	\$5,200	\$600	\$200	\$3,100



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

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

** 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 Code
Access Walkways								
Deck								
Timber	100%			2021	\$16,900	5	\$500	A
		Surface Wearing/Scaling, Extent : Light, Area Affected : 25%						
		Location : Isolated Throughout						
Gangways								
Aluminum	100%			2049	* *	1-3	\$6,100	B
Piles and Bracing								
Steel	70%			2043	* *	5-10	\$1,000	A
		Corrosion, Extent : Light, Area Affected : 20%						
		Location : Splash Zone						
		Missing Coating, Extent : Moderate, Area Affected : 25%						
		Location : Splash Zone						
Not Accessible	30%							D
Floating Docks								
Anchor Piles								
Steel	60%			2043	* *	3-5	\$7,000	A
		Corrosion, Extent : Light, Area Affected : 15%						
		Location : At Guide Pad Locations						
		Missing Coating, Extent : Light, Area Affected : 20%						
		Location : At Guide Pad Locations						
Not Accessible	40%							D
Fenders								
Rubber	100%			2022	\$300	1-2	\$200	C
Barge								
Steel	80%			2032	* *	5	\$1,100	A
		Corrosion, Extent : Light, Area Affected : 25%						
		Location : Splash Zone						
Not Accessible	20%							D
Protective Structure								
Pile Cluster								
Timber	40%			2024	\$83,600	4-10	\$29,300	C
		Other Observation, Extent : Light, Area Affected : 20%						
		Location : At Bottom Wire Ropes						
		Explanation : Corrosion						
Not Accessible	60%							D
Deck Elements								
Railing								
Aluminum	60%			2022				A
Steel	40%			2022				A
		Corrosion, Extent : Light, Area Affected : 5%						
		Location : Isolated At Welds And Joints						

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

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

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

Print Date : 24-Oct-2014

DEPARTMENT OF CORRECTION - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Marinas/Docks	\$85,300	\$177,600
Total	\$85,300	\$177,600
Priority A	\$85,300	\$46,000
Priority C		\$131,700
Total	\$85,300	\$177,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Marinas/Docks	\$45,500	\$2,300	\$4,200	\$38,300
Total	\$45,500	\$2,300	\$4,200	\$38,300
Priority A	\$41,900	\$100	\$800	\$38,200
Priority B	\$100	\$2,100	\$100	\$100
Priority C	\$3,600		\$3,400	
Total	\$45,500	\$2,300	\$4,200	\$38,300



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

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

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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2053	* *	1-3	\$7,000	B
Floating Docks								
Anchor Piles								
Steel	50%			2043	* *	3-5	\$17,400	A
			<i>Corrosion, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Splash Zone</i>					
			<i>Other Observation, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Splash Zone</i>					
			<i>Explanation : Coating Loss</i>					
Not Accessible	50%							D
Deck								
Concrete	100%			2036	* *	5	\$91,900	A
Fenders								
Vinyl	98%			2022	\$129,100	2	\$16,500	C
Vinyl	2%	4+	\$300	2022	\$2,600	2	\$300	C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : At End Of Dock</i>					
			<i>Explanation : Loose</i>					
Floats/Frames								
Polyethylene	45%			2028	* *	1-5	\$1,500	A
Polyethylene	30%	4+	\$4,500	2028	* *	1-5	\$700	A
			<i>Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : South Modules</i>					
No Component	25%							D
Protective Structure								
Wave Attenuator								
Steel/Timber	60%			2049	* *	5	\$67,800	A
Steel/Timber	10%	4+	\$20,500	2049	* *	5	\$5,600	A
			<i>Corrosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Splash Zone</i>					
			<i>Missing Coating, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Splash Zone</i>					
Not Accessible	30%							D
Electrical								
Lighting Fixture								
Incandescent	15%	Now	\$1,200	2017	\$5,900			A
			<i>Other Observation, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Southwest Corner Of Marina</i>					
			<i>Explanation : Broken Electrical Box And Missing Light Cover</i>					
Incandescent	85%			2017	\$33,500			A
Electrical/Mech.								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Electrical/Mech.

Power Supply/Bollards

Plastic

50%

2021

\$11,400

A

Plastic

50%

Now

\$11,400

2023

\$11,400

A

*Other Observation, Extent : Severe, Area Affected : 100%**Location : On Docks**Explanation : Broken*

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

DEPARTMENT OF CORRECTION - 072

Project : CORRECTION

CAPITAL		FY 2016 - 2019		FY 2020 - 2025
Special Systems		5,200,000		0
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Special Systems	1,750,000	1,750,000	1,750,000	1,750,000

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

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

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

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