#### 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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				* *			
	Location: North I Glazing Broken/Cro Location: North I Jnt Mortar Miss/Er Location: Throug Other Observation, Location: North I	\$386,300 g, Extent: Severe, A Facade, South Facac Facade, South Facac od, Extent: Moderac hout Extent: Moderate, A Facade, South Facac ered With Protectio	le re, Area A le te, Area A Area Affe le	Affected : 50% Affected : 50% cted : 50%	5	\$8,300	A
Metal/Detention Type	Location: Throug Deteriorated Finish Location: Throug Thermally Inefficien Location: North Caulking Deteriora Location: Throug Other Observation, Location: North	, Extent : Moderate, hout at, Extent : Moderate Facade, South Facac ted, Extent : Moderc	Area Aff e, Area Aj le ute, Area Area Affe le	Sected : 50% ffected : 50% Affected : 50% cted : 100%	5	\$136,600	A
Parapets							
Masonry: Brick	60%		LIFE	* *	5	\$1,300	A
Masonry: Limestone	5% Now Jnt Mortar Miss/Er Location : Coping	\$2,200 od, Extent : Modera	LIFE te, Area A	* * Affected : 25%	5	\$100	A
Metal: Cage/Fence	25%		2028	* *	5-10	\$4,200	A
Granite Panels	10%		LIFE	* *	5	\$200	A

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 129

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior	•			•				
Roof								
Copper/Terne		0-2 issing Elem : Through	\$3,500 ents, Extent : Seve out	2063 re, Area	* * Affected : 100%			A
Copper/Terne	-		nt, Extent : Light,	2063 Area Affa	* * ected : 100%	10	\$700	A
		: Through	out					
Metal Panel	5% Recent Re	place Evide	nt, Extent : Light,	2043 Area Affa	* * ected : 100%	10	\$2,400	A
	Location	: Through	out					
Modified Bitumen	30%			2028	* *	10	\$8,000	A
Modified Bitumen	10%	Now	\$4,500	2028	* *		1 - 7	A
	Location Water Pen	: Over Adr netration, E.	tent : Moderate, A ninistration And V xtent : Moderate, A ninistration And V	isitors Ai Area Affe	reas cted : 20%			
Modified Bitumen	Location Other Obs Location	: Through ervation, E : Recreation	\$15,100 Severe, Area Affeo out xtent: Moderate, 2 on Area Over Chap Is Covered With T	Area Affe pel	ected : 100%			A
Plaza Roof: Stone Panel	Other Obs	ervation, E : Through tion : Repla		2053 Affected	* *			A
Single Ply Membrane		0-2 r/Impact Do : Through	_	2023 oderate, .	\$8,700 Area Affected : 30	%		A
Single Ply Membrane	-	place Evide : Over Ele	nt, Extent : Light, vator Area	2031 Area Affa	* * ected : 100%	10	\$8,000	A

Interior

Asset #: 129

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior	•							
Floors								
Carpet	3%			2025	\$77,100	3	\$12,400	C
	-	place Evide : Through	ent, Extent : Light, out	Area Aff	fected : 100%			
Cast in Place Concrete	37%	0-2	\$77,400	LIFE	* *	5	\$166,900	С
	_	racking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout						
Ceramic Tile	5%			2032	* *	5	\$10,300	С
Granite Panels	5%			LIFE	* *	5	\$7,700	C
Quarry Tile	10%	0-2	\$57,800	2036	* *	5	\$15,500	C
	_	Crumbling, : Through	Extent : Severe, A out	rea Affeo	cted : 25%			
Terrazzo	25%			LIFE	* *	5	\$40,300	С
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
		Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 20%			
Steel Plate	25%			LIFE	* *	5	\$52,600	С
Ceilings								
AcousTileConcealSpLn		0-2	\$92,400	2028	* *	5	\$36,600	В
	_	Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 30%			
AcousTileSusp.Lay-In	5%			2040	* *	5	\$8,400	В
	-	place Evide : Through	ent, Extent : Light, out	Area Aff	ected : 100%			
Exposed Concrete	45%	0-2	\$118,100	LIFE	* *	5	\$11,800	В
r	Cracking/		Extent: Light, Are		ed : 10%		, ,	
	Water Pen	_	xtent : Light, Area	Affected	! : 20%			
Metal Panel	5%			LIFE	* *	5	\$10,500	В
Plaster	10%			LIFE	* *	5	\$10,500	В

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

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	30%			2043	* *	5	\$1,300	В
			Extent : Moderate, 1	Area Affe	ected : 100%			
		: Electrica			. G 1			
		non : One .	2000 Amps Main L				Φ2.000	
Molded Case Bkrs	70%		7 16 1	2023	\$23,800	5	\$3,000	В
			Extent : Moderate, I	Area Affe	ected : 100%			
		: Electrica		)	of Carifol			
Tuon of o monous	Ехріапа	non: 1wo	3000 Amps Main L	nsconnec	a Swiich			
Transformers Dry Type	100%			2036	* *	5	\$600	В
Dry Type		ervation I	Extent · Moderate		ected · 100%	3	\$000	Ъ
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room						
			ating Available					
Switchgear / Switchboard	2.t.p territo							
Fused Disc Sw	30%			2043	* *	5	\$200	В
Molded Case Bkrs	70%			2023	\$76,300	5	\$3,000	В
Raceway								
Conduit	70%			2023	\$98,500	1		В
Conduit	30%			2043	* *	1		В
Panelboards								
Fused Disc Sw	5%			2022	\$5,900	5	\$200	В
Molded Case Bkrs	95%			2022	\$112,200	5	\$4,000	В
Wiring								
Thermoplastic	90%			2023	\$143,300	1		В
Thermoplastic	10%			2043	* *	1		В
Motor Controllers						_		_
Locally Mounted	30%			2021	\$65,100	5	\$300	В
Motor Control Center	30%			2036	**	5	\$1,300	В
Motor Control Center	40%			2021	\$86,700	5	\$1,800	В
Grounding Devices								
Grounding Devices Generic	100%	2-4	\$900	LIFE	* *	5	\$2,400	В
Generic						3	\$2,400	D
	Other Observation, Extent : Moderate, Area Affected : 90% Location : Water Main Area							
		tion : Corr						
Stand-by Power	Блрини		oucu					
Transfer Switches								
Automatic	40%			2036	* *	1	\$19,900	В
Automatic	60%			2021	\$6,800	1	\$29,900	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 129

Electrical	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Stand-by Power						
Generators	700/	2022	ale ale		Φ4 <b>2</b> .000	ъ
Diesel	70%	2032	**	1	\$43,900	В
	Other Observation, Extent: Modera Location: Roof And Ground Floor		ea : 100%			
	Explanation: One 400 Kw And Or					
Diesel	30% Now \$23,00		* *	1	\$16,900	В
Diesei	Not in Service, Extent : Moderate, A			1	\$10,900	ь
	Location: Basement	reary jeerea	10070			
	Other Observation, Extent : Modera	te, Area Affect	ed : 100%			
	Location : Basement	. 55				
	Explanation: One 500 Kw					
Batteries						
Lead/Acid	100%	2017	\$700	5	\$6,000	В
Fuel Storage						
Day Tank	50%	2022	\$4,900	5	\$12,800	В
	Other Observation, Extent : Modera	te, Area Affecto	ed : 100%			
	Location: Generator Room	1				
	Explanation : Three 150 Gallon To		ata ata		Φ2.000	
Main Tank	50%	2026	**	5	\$2,000	В
	Other Observation, Extent : Modera Location : Basement	не, Агеа Ајјесн	ea : 100%			
	Explanation: One 560 Gallon Tan	nk				
Lighting	Expression . One 300 Garon Ten					
Interior Lighting						
Fluorescent	35%	2028	* *	10	\$44,200	В
	Other Observation, Extent : Modera	te, Area Affecto	ed : 100%			
	Location: Throughout					
	Explanation: Using T-8 Lamps					
Fluorescent	50%	2018	\$349,700	10	\$63,200	В
	Other Observation, Extent : Modera	te, Area Affect	ed : 100%			
	Location: Throughout					
	Explanation: Using T-12 Lamps					
Fluorescent	5%	2028	**	10	\$6,300	В
	Other Observation, Extent : Modera	te, Area Affecto	ed : 100%			
	Location: Throughout					
****	Explanation: Using T-5 Lamps	2010	<b>#24</b> 500	1.0	<b>#200</b>	
HID	5%	2018	\$24,600	10	\$200	В
Incandescent	5%	2018	\$35,000	2	\$200	В
Egress Lighting Emergency, Service	40%	2018	\$7,800	1		В
Emergency, Service Emergency, Battery	20%	2018	\$9,800	10	\$6,700	В
Exit, Service	30%	2023	\$5,900	10	φυ, 700	В
Exit, Service	10%	2023	\$2,000	1		В
Exterior Lighting	2070		<i>\$2,000</i>			
HID	100%	2018	\$57,700	10	\$500	В
4.1			,	-	1	

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 129

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Alarm						
Security System						
Not Accessible	100%					D
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2033	* *	1-3	\$39,900	В
	Recent Installation, Extent:	Light, Area Affected	l : 100%			
	Location : Main Desk					

	Current Repair		i atai	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2033	* *	1		В
		ervation, Extent : Severe, Are	a Affecte	ed: 100%			
		: Opposite Side Of Street					
	Explanat	ion : From Nearby Court Ho	use				
Conversion Equipment							
Pres. Reducing	100%		2026	* *	5	\$8,200	В
Valve/LP Steam							
Distribution	400			ata ata		440.000	_
Steam Piping/Pump	100%		2033	* *	4	\$10,200	В
Terminal Devices		***	• • • •	ata ata		4.0.000	_
Air Handler	90%	Now \$195,700	2028	* *	1	\$69,000	В
	=	'quipment, Extent : Moderate	, Area A <u>f</u>	fected: 100%			
		: Throughout					
Convector/Radiator	3%		2028	* *	1	\$1,300	В
Unit Heater-Stm/HW	7%		2023	\$151,300	4	\$900	В
Air Conditioning							
Energy Source							
Electricity	100%		2039	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	2%		2024	\$34,600	2	\$200	В
Ext Pkg Unit - Cooling	10%		2028	* *	2	\$800	В
		gerant, Extent : Light, Area A	ffected :	100%			
		: Roof, Condenser Units					
		ervation, Extent : Light, Area	Affected	! : 100%			
	Location	·					
	Explanat	ion : Newer Air Condenser U	nits Are	Served With Refrig	gerant 41	0a	
No Component	88%						D

Ventilation

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 129

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ventilation	•		•	•			•
Distribution						<b></b>	_
Ductwork/Diffusers	95%		LIFE	* *	2-5	\$73,000	В
No Component	5%	on Extent : Light Ange	Affaatad	. 00/			D
		on, Extent : Light, Area Floor Lobby Entrance	Ајјестеа	. 0%			
		Does Not Have Ventilat	ion - Ven	tilation Needed At	This Loc	cation	
Exhaust Fans	2. op tententen i 1	3003110111010	1011 1011		11115 200		
Interior	80%		2018	\$118,900	2	\$3,400	В
Roof	20%		2028	* *	2	\$800	В
Plumbing							
H/C Water Piping							
Brass/Copper	5%		2033	* *	1		В
Galv Iron/Steel	95% No	. ,	2028	* *	1		В
	Corroded, Exten Location : Thr	t : Moderate, Area Affe oughout	ected : 10	%			
HW Heat Exchanger							
Low Temp	100%		2023	\$41,700	4	\$13,600	В
		on, Extent : Light, Area	Affected	: 100%			
	Location: Bas						
	Explanation : 3	5 Units					
Sanitary Piping	1000/		LIEE	* *	1		ъ
Cast Iron	100%		LIFE	str. str.	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	100%		LIIT		1		ь
Rigid Piping	100%		2018	\$10,800	4	\$1,600	В
Sewage Ejector(s)	10070		2010	φ10,000	•	Ψ1,000	
Electric	100%		2031	* *	4	\$1,600	В
Fixtures						7 - 70 0 0	
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	85%		LIFE	* *			C
		on, Extent : Light, Area	Affected	: 85%			
	Location: (5)						
	Explanation : 6	6 Units					
Hydraulic	15%		LIFE	* *			C
		on, Extent : Light, Area	Affected	: 15%			
	Location: B-3						
	Explanation:	l Unit					
Fire Suppression							
Standpipe	1000/		2022	ala -t-	1.7	0.00.500	D
Generic	100%		2033	* *	1-5	\$69,500	В
Sprinkler	750/						Б
No Component	75%		2022	<b>#202 400</b>	1.0	ቀስ ረሰሳ	D D
Generic	25%		2023	\$392,400	1-2	\$9,600	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Curren	t Repair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years		Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Fire Suppression Fire Pump						
Generic	100%	2032	* *	1	\$25,700	В

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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
1				



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Asset #: 2013

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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
	_		ed, Extent : Modero					
	Location	: At Juncti	ion Of South Wall .	And Con	necting Corridor T	Co 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
			xtent : Moderate, 1	Area Affe	ected : 5%			
	Location	a : 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
		_	Extent : Moderate, A	Area Affe	ected : 10%			
	Location	: Over Gy	mnasium					
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
		ck Ballast, 1 : Over 9th	Extent : Moderate Floor	Area Af	fected : 100%			
		n Growth, E n : Over 9th	Extent : Moderate, Floor	Area Aff	ected : 15%			
			xtent : Moderate, A Floor Cells, Mecl					
IRMA/Protected Membrane	5%			2031	* *	10	\$1,600	A
Wembrane	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
			evator Equipment I					
Paver: Asphalt	10%			2032	* *	10	\$4,800	A
Traffic Topping	50%	Now	\$95,100	2032	* *	10	Ψ+,000	A
Traffic Topping			Extent : Moderate		ffected : 25%			П
			Activity Area	,, 11, cu 1 i	,jeeiea . 2370			
			tent : Moderate, A	rea Affec	ted · 25%			
	_		Activity Area	. cu 11jjet	ica . 25/0			
			: Moderate, Area	Affected	. 35%			
			Activity Area	изрестеи	. 55/0			
Interior	Locuiton	Oniuooi	11cuvuy Areu					

Interior

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2013

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior	•			•				
Floors								
Cast in Place Concrete	Cracking/	Now Crumbling, 1: Through	\$52,700 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$227,400	С
Ceramic Tile	_	~ <b>-</b>	\$19,700 Extent : Light, Ard out	2032 ea Affect	* * ed : 10%	5	\$5,200	С
Quarry Tile	_		\$116,600 Extent : Light, Ard out	2036 ea Affect	* * ed : 40%	5	\$7,800	С
Terrazzo	5%			LIFE	* *	5	\$8,100	С
Vinyl Tile	_	0-2 Crumbling, a : Through	\$120,700 Extent : Severe, A out	2023 rea Affec	\$603,600 cted: 30%	3	\$27,300	С
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	* *			С
Ceilings								
AcousTileConcealSpLn	Cracking/	0-2 Crumbling, 1 : Through	\$13,300 Extent : Light, Are out	2028 ea Affect	* * ed : 20%	5	\$10,500	В
AcousTileSusp.Lay-In		0-2 Crumbling, 1 : Through	\$13,300 Extent : Moderate out	2028 , Area Ą	* * ffected : 20%	5	\$8,400	В
Exposed Concrete	55%			LIFE	* *	5	\$14,500	В
Exposed Struc: Steel	5%			LIFE	* *	-	, ,	В
Metal Panel	10%			LIFE	* *	5	\$21,100	В
Plaster	10%			LIFE	* *	5	\$10,500	В

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2013

System	Code  00 B  00 B  00 B  00 B  00 B  00 B
Switchgear / Switchboard   Air Circuit Breaker   30%   2033   ** 5   \$3.     Molded Case Bkrs   70%   2033   ** 5   \$3.     Raceway   Conduit   100%   2033   ** 1     Panelboards   Molded Case Bkrs   100%   2031   ** 5   \$4.     Wiring   Thermoplastic   100%   2033   ** 1     Motor Controllers   Locally Mounted   20%   2028   ** 5   \$5.     Motor Control Center   80%   2021   \$173,500   5   \$3.     Ground   Grounding Devices   Generic   100%   0-2   \$900   LIFE   ** 5   \$2.     Other Observation, Extent : Moderate, Area Affected : 100%   Location : Basement   Explanation : Corroded     Stand-by Power   Transfer Switches   Automatic   100%   2028   ** 1   \$50.     Generators   Diesel   100%   2026   ** 1   \$63.     Other Observation, Extent : Moderate, Area Affected : 100%   Location : Generator Room   Explanation : 2-650 Kva Mitsubishi Generators     Batteries   Batteries   Batteries   100%	00 B B 00 B B 00 B B 00 B
Air Circuit Breaker   30%   2033   ** 5   \$3.00	00 B B 00 B B 00 B B 00 B
Molded Case Bkrs   70%   2033   ** 5   \$3,000     Raceway	00 B B 00 B B 00 B B 00 B
Raceway	B 00 B B 00 B 00 B 00 B
Conduit   100%   2033   **   1	B  00 B  00 B  00 B  00 B
Panelboards	B  00 B  00 B  00 B  00 B
Molded Case Bkrs   100%   2031   ** 5   \$4,5	B 00 B 00 B
Wiring         Thermoplastic         100%         2033         **         1           Motor Controllers         Locally Mounted         20%         2028         **         5         \$2           Motor Control Center         80%         2021         \$173,500         5         \$3,6           Ground         Grounding Devices         Generic         100%         0-2         \$900         LIFE         **         5         \$2,6           Other Observation, Extent : Moderate, Area Affected : 100%           Location : Basement           Explanation : Corroded           Stand-by Power           Transfer Switches           Automatic         100%         2028         *         1         \$50,2           Generators         Diesel         100%         2026         *         1         \$63,2           Other Observation, Extent : Moderate, Area Affected : 100%         Location : Generator Room         Explanation : 2- 650 Kva Mitsubishi Generators           Batteries	B 00 B 00 B
Thermoplastic   100%   2033   ** * 1	00 B
Motor Controllers	00 B
	00 B
Grounding Devices Generic  100% 0-2 \$900 LIFE ** 5 \$2,4  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Basement  Explanation: Corroded  Stand-by Power  Transfer Switches Automatic 100% 2028 ** 1 \$50,2  Generators Diesel 100% 2026 ** 1 \$63,2  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Generator Room  Explanation: 2- 650 Kva Mitsubishi Generators  Batteries	
Grounding Devices Generic  100% 0-2 \$900 LIFE ** 5 \$2,4  Other Observation, Extent : Moderate, Area Affected : 100%  Location : Basement  Explanation : Corroded  Stand-by Power  Transfer Switches Automatic 100% 2028 ** 1 \$50,2  Generators Diesel 100% 2026 ** 1 \$63,2  Other Observation, Extent : Moderate, Area Affected : 100%  Location : Generator Room  Explanation : 2- 650 Kva Mitsubishi Generators  Batteries	)0 B
Generic   100% 0-2   \$900   LIFE   *** 5   \$2,4	)0 B
Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: Corroded  Stand-by Power Transfer Switches Automatic 100% 2028 ** 1 \$50,2  Generators Diesel 100% 2026 ** 1 \$63,2  Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Explanation: 2-650 Kva Mitsubishi Generators  Batteries	00 B
Location: Basement Explanation: Corroded  Stand-by Power Transfer Switches Automatic 100% 2028 ** 1 \$50,2  Generators Diesel 100% 2026 ** 1 \$63,2  Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Explanation: 2-650 Kva Mitsubishi Generators  Batteries	
Explanation : Corroded           Stand-by Power           Transfer Switches         Automatic         100%         2028         * * 1         \$50,2           Generators         Diesel         100%         2026         * * 1         \$63,2           Other Observation, Extent : Moderate, Area Affected : 100%         Location : Generator Room         Explanation : 2- 650 Kva Mitsubishi Generators           Batteries	
Stand-by Power Transfer Switches Automatic 100% 2028 ** 1 \$50,2  Generators Diesel 100% 2026 ** 1 \$63,2  Other Observation, Extent: Moderate, Area Affected: 100% Location: Generator Room Explanation: 2- 650 Kva Mitsubishi Generators  Batteries	
Transfer Switches  Automatic 100% 2028 ** 1 \$50,2  Generators  Diesel 100% 2026 ** 1 \$63,2  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Generator Room  Explanation: 2- 650 Kva Mitsubishi Generators  Batteries	
Automatic 100% 2028 ** 1 \$50,2  Generators  Diesel 100% 2026 ** 1 \$63,2  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Generator Room  Explanation: 2- 650 Kva Mitsubishi Generators  Batteries	
Generators Diesel 100% 2026 ** 1 \$63,2  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Generator Room  Explanation: 2- 650 Kva Mitsubishi Generators  Batteries	00 B
Diesel 100% 2026 ** 1 \$63,2  Other Observation, Extent: Moderate, Area Affected: 100%  Location: Generator Room  Explanation: 2- 650 Kva Mitsubishi Generators  Batteries	<u>ю</u> в
Other Observation, Extent : Moderate, Area Affected : 100%  Location : Generator Room  Explanation : 2- 650 Kva Mitsubishi Generators  Batteries	00 B
Explanation : 2- 650 Kva Mitsubishi Generators  Batteries	
Batteries	
Lead/Acid 100% 2018 \$700 5 \$6.0	,
· · · · · · · · · · · · · · · · · · ·	00 B
Fuel Storage	
Day Tank 50% 2031 ** 5 \$12,5	00 B
Other Observation, Extent: Moderate, Area Affected: 100%	
Location: Generator Room	
Explanation: 100 Gallons	
Main Tank 50% 2038 ** 5 \$2,0	00 B
Lighting	
Interior Lighting Fluorescent 92% 2028 ** 10 \$117,2	
Fluorescent 92% 2028 ** 10 \$117,2  Other Observation, Extent: Moderate, Area Affected: 100%	)() D
Location : Throughout The Building	00 B
Explanation: T-8 Lamps	00 B
Fluorescent 5% 2023 \$35,300 10 \$6,4	)0 B
Other Observation, Extent : Moderate, Area Affected : 100%	
Location: Basement	
Explanation: T-12 Lamps	
HID 3% 2023 \$14,900 10 \$1	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2013

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting								
Egress Lighting								
Exit, Service	50%			2023	\$9,800	1		В
Exit, Battery	50%			2023	\$49,300	10	\$4,700	В
Exterior Lighting								
HID	100%			2023	\$58,200	10	\$500	В
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2023	\$659,000	1-3	\$40,200	В

Mechanical		<b>Current Repair</b>		Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estim (Years)	ated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		В
		ervation, Extent :	Severe, Are	a Affecte	d : 100%			
		: Basement						
	Explanat	ion : Steam Is Pro	ovided From	100 Cen	itre Street			
Conversion Equipment								
Pres. Reducing	100%			2026	* *	5	\$8,300	В
Valve/LP Steam								
Distribution								
Steam Piping/Pump	100%	Now	\$9,600	2033	* *	4	\$6,800	В
		Extent : Moderate	e, Area Affe	cted : 10!	%			
	Location	: Basement						
Terminal Devices								
Air Handler	95%			2023	\$694,200	1	\$81,600	В
Convector/Radiator	5%			2028	* *	1	\$2,200	В
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2036	* *	1	\$120,300	В
	R-134a Re	frigerant, Extent :	Light, Area	ı Affectea	d: 100%			
	Location	: Chillers						
	Other Obs	ervation, Extent :	Light, Area	Affected	: 100%			
	Location	: Chiller Room, 3	erd Floor					
	Explanat	ion: 2 Units						
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$10,300	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2013

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning Terminal Devices Air Handler/Cool/Ht			ent, Extent : Light, : For Air Handlers	2028 Area Aff	* * ected : 20%	1	\$85,900	В
Heat Rejection Water Cool Tower	100% Obsolete 1 Location		\$161,900 Extent : Severe, A	2028 rea Affec	* * ted : 100%	2	\$111,800	В
Ventilation Distribution Ductwork/Diffusers			\$77,000 ent : Moderate, Are out	LIFE ea Affecte	* * cd : 100%	2-5	\$77,500	В
Exhaust Fans Interior	100%			2023	\$149,800	2	\$4,300	В
Plumbing H/C Water Piping Galv Iron/Steel	100% Not Insula		\$40,500 : Severe, Area Aff	2028	**	1	\$4,300	В
HW Heat Exchanger Low Temp	100% Broken, E.	Now	\$12,600 ere, Area Affected :	2033	* *	4	\$13,700	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Submersible	100%			2017	\$6,500	4	\$2,500	В
Sewage Ejector(s) Electric	100%			2023	\$10,800	4	\$1,600	В
Backflow Preventer Generic	100%			2023	\$13,100	1	\$8,500	В
Fixtures Generic	Location	: Through	Extent : Severe, Are out t 80% Stainless Ste			orcelain	For Others	В
Vertical Transport	•							

Vertical Transport

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Vertical Transport		•				
Elevators						
Geared Traction	80%	LIFE	* *			C
	Other Observation, Extent : Lig	ght, Area Affected : 80%				
	Location : B-10					
	Explanation: 5 Units					
Hydraulic	20%	LIFE	* *			C
	Other Observation, Extent : Lig	ght, Area Affected : 20%				
	Location: B-1					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$72,600	В
Sprinkler						
Generic	100%	2043	* *	1-2	\$38,900	В
Fire Pump						
Generic	100%	2032	* *	1	\$25,900	В

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

	Current R	epair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
- , ,							Α
			00	cted: 15%			
				Castad . 150/			
U	0.			ffeciea : 15%			
	i . Eusi Ana	West Service Enti		* *		¢111 000	Α.
00,0	nair Evidan	t Extent : Light A			5	\$111,000	A
	-	_	пеи Ајје	.iea . 1570			
			LIEE	* *	5	\$9.500	A
					3	\$6,500	А
				ijjecica . 1070			
	,, 1			* *	5 10	\$156 500	A
				* *			A
	nlace Evide	nt. Extent : Light.		ected : 100%	3	\$14,200	Λ
	-	_	11,00,1199	. 100,0			
			LIFE	* *	5	\$25,600	A
		. ,		Affected : 25%	3	Ψ25,000	71
				55			
50%	Now	\$250,400	2031	* *	5	\$30,600	A
_			erate, Are	ea Affected : 10%			
Location	ı : North Sid	le					
5%				* *		\$3,800	A
45%			2033	* *	5	\$200,900	A
					5	\$1,200	A
			rea Affe	cted: 10%			
	i : Through	out					
					5	\$1,500	A
	-	_	rea Affe	cted: 10%			
					5	\$1,900	A
	/Rusting, E. ı : Through		a Affecte	d : 40%			
	3% Deformed Location Staining/I Location 65% Recent Rel Location 10% 2% Recent Rel Location 15% Jnt Morta Location 15% Jnt Morta Location 45% A45% Recent Rel Location 5% A45% Recent Rel Location 40%	3% Now Deformed/Dented, Ex Location: East And Staining/Discoloring, Location: East And 65% Recent Repair Eviden Location: Wall Face 10% 2% Recent Replace Evide Location: Throughe 15% Now Jnt Mortar Miss/Erod Location: North En  50% Now Glazing Broken/Crace Location: North Sid 5% 45%  40% Recent Repair Eviden Location: Throughe Location: Throughe 15% Now Corrosion/Rusting, Ex	3% Now \$190,500 Deformed/Dented, Extent: Moderate, A Location: East And West Service Entre Staining/Discoloring, Extent: Moderate Location: East And West Service Entre 65% Recent Repair Evident, Extent: Light, A Location: Throughout  5% Now \$121,300 Jnt Mortar Miss/Erod, Extent: Moderate Location: Wall Facing Third Floor R 10% 2% Recent Replace Evident, Extent: Light, Location: Throughout  15% Now \$70,700 Jnt Mortar Miss/Erod, Extent: Moderate Location: North Entrance  50% Now \$250,400 Glazing Broken/Cracked, Extent: Moderate Location: North Side  5% 45%  40% Recent Repair Evident, Extent: Light, A Location: Throughout 40% Recent Repair Evident, Extent: Light, A Location: Throughout 20% Now \$4,600 Corrosion/Rusting, Extent: Severe, Are	3% Now \$190,500 2058  Deformed/Dented, Extent: Moderate, Area Affect Location: East And West Service Entrances Staining/Discoloring, Extent: Moderate, Area Affect Location: East And West Service Entrances 65% LIFE Recent Repair Evident, Extent: Light, Area Affect Location: Throughout 5% Now \$121,300 LIFE Jnt Mortar Miss/Erod, Extent: Moderate, Area A Location: Wall Facing Third Floor Roof 10% 2033 2% 2040 Recent Replace Evident, Extent: Light, Area Affect Location: Throughout 15% Now \$70,700 LIFE Jnt Mortar Miss/Erod, Extent: Moderate, Area A Location: North Entrance  50% Now \$70,700 LIFE Jnt Mortar Miss/Erod, Extent: Moderate, Area A Location: North Entrance  50% Now \$250,400 2031 Glazing Broken/Cracked, Extent: Moderate, Area A Location: North Side  5% LIFE 45% 2033  40% LIFE Recent Repair Evident, Extent: Light, Area Affect Location: Throughout 40% LIFE Recent Repair Evident, Extent: Light, Area Affect Location: Throughout 20% Now \$4,600 2028 Corrosion/Rusting, Extent: Severe, Area Affecte	3% Now \$190,500 2058 **  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  65% LIFE ** Recent Repair Evident, Extent: Light, Area Affected: 15% Location: Throughout  5% Now \$121,300 LIFE **  Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 10% Location: Wall Facing Third Floor Roof  10% 2033 ** 2% 2040 **  Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout  15% Now \$70,700 LIFE **  Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: North Entrance  50% Now \$250,400 2031 **  Glazing Broken/Cracked, Extent: Moderate, Area Affected: 10% Location: North Side  5% LIFE **  45% 2033 **  40% LIFE **  Recent Repair Evident, Extent: Light, Area Affected: 10% Location: Throughout  40% LIFE **  Recent Repair Evident, Extent: Light, Area Affected: 10% Location: Throughout  40% LIFE **  Recent Repair Evident, Extent: Light, Area Affected: 10% Location: Throughout  40% LIFE **  Recent Repair Evident, Extent: Light, Area Affected: 10% Location: Throughout  20% Now \$4,600 2028 **  Corrosion/Rusting, Extent: Severe, Area Affected: 40%	% of Total       Fail Date (Years)       Estimated Cost (Yes)       Cycle (Yrs)         3% Now \$190,500 2058 ** 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	Now

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2033

Architecture		Current F	Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Roof	200/	NT.	ΦΩ ΩΩΩ	2022	¢40,400			
Built-Up (BUR)	Location Vegetation Location Water Pen	aged Flash  i: Over Thi  i: Growth, E  i: Over 9th  netration, E	rd Floor Locker R Extent : Moderate,	ooms Area Affe Area Affe				A
Cast in Place Concrete	40%	Now	\$9,900	LIFE	* *			A
	Location Water Pen	n : Over 11 netration, E	Extent: Moderate West Housing Area xtent: Moderate, A West Housing Area	a Area Affe	-			
IRMA/Protected Membrane	25%			2023	\$71,600	10	\$9,200	A
IRMA/Protected Membrane	5%		\$14,300	2033	**			A
	-		e, Extent : Severe,	Area Aff	ected: 25%			
			nnecting Bridge	1.00	1 2007			
			xtent : Severe, Are	a Affecte	d: 20%			
	Location	i : Over Co	nnecting Bridge					
nterior Floors								
Cast in Place Concrete	_		\$145,400 Extent : Light, Are out	LIFE ea Affect	* * ed : 20%	5	\$313,400	С
Ceramic Tile	_	0-2 Crumbling, a : Through	\$27,100 Extent : Light, Are out	2032 ea Affect	* * ed : 10%	5	\$7,200	С
Quarry Tile			\$80,300 Extent : Moderate	2036 e, Area A	* * ffected : 25%	5	\$10,700	С
Vinyl Tile	30%			2023	\$713,000	3	\$32,200	С
Vinyl Tile	10%	Now	\$237,700	2033	* *	3	\$10,700	C
		ded, Extent 1 : Corridor	: Moderate, Area :s	Affected	: 50%			
	Location	servation, E 1 : Corridor tion : 9x9 U		Area Affe	ected : 100%			
Interior Walls	· F							
Cast in Place Concrete	20%			LIFE	* *			C
Concrete Masonry Unit				LIFE	* *	5	\$117,000	C
Glass: Single Pane	10%			LIFE	* *	5	\$36,600	C
Metal Security Bars	10%			LIFE	* *			C

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2033

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$183,300	2028	* *	5	\$36,300	В
	U	Crumbling, : Through	Extent : Light, Are	ea Affect	ed : 50%			
Exposed Concrete	15%	0-2	\$54,700	LIFE	* *	5	\$5,400	В
•	Cracking/C	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					
Metal Panel	10%	0-2	\$37,800	LIFE	* *	5	\$29,000	В
	Corrosion/	Rusting, E.	xtent : Light, Area	Affected	: 20%			
	Location	: Through	out					
Plaster	50%			LIFE	* *	5	\$72,600	В

Electrical		Current Repair	Futur	e Replacement	M	Maintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2023	\$63,900	5	\$1,000	В
	Other Obser	rvation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Electrical Room					
	Explanatio	on : 1- 5000 Amperes					
Transformers							
Dry Type	100%		2021	\$14,600	5	\$800	В
Switchgear / Switchboard							
Fused Disc Sw	80%		2023	\$174,500	5	\$800	В
Molded Case Bkrs	20%		2023	\$43,600	5	\$1,200	В
Raceway							
Conduit	50%		2023	\$140,800	1		В
Conduit	50%		2033	* *	1		В
Panelboards							
Molded Case Bkrs	50%		2031	* *	5	\$3,000	В
Molded Case Bkrs	50%		2022	\$141,700	5	\$3,000	В
Wiring							
Thermoplastic	100%		2033	* *	1		В
Motor Controllers							
Locally Mounted	20%		2021	\$106,800	5	\$300	В
Motor Control Center	50%		2028	* *	5	\$3,100	В
Motor Control Center	30%		2021	\$160,100	5	\$1,800	В
Ground							
Grounding Devices							
Generic	100%	0-2 \$900	LIFE	* *	5	\$3,300	В
	Other Obser	rvation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Basement					
	Explanatio	on : Corroded					
Stand-by Power							

Stand-by Power

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2033

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

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2033

Mechanical	(	Current Repai	r	Future	Replacement	Maintenance			
System Component Type		'ail Date Esti (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Heating Conversion Equipment Heat Exchanger	Location:	vation, Extent Basement n : One Unit	: Light, Area	2026 Affected	* * : 100%	1	\$89,900	В	
Pres. Reducing Valve/LP Steam	5%			2026	* *	5	\$600	В	
Distribution Hot Wtr Piping/Pump	Corroded, E	Now xtent : Modero Throughout	\$139,000 ate, Area Affe	2031 cted : 50%	* *	4	\$9,000	В	
Steam Piping/Pump	Corroded, E. Location :	orating, Exten				4	\$500	В	
Terminal Devices Air Handler Convector/Radiator	Other Obser Location :	Now vation, Extent Throughout on: Termostats				1 1	\$106,600 \$5,600	B B	
Air Conditioning Energy Source	-	n . Termosiais	i / Traps Ivoi .						
Electricity Conversion Equipment Centrifugal, Elec Chiller		igerant, Exten Basement	t : Light, Arec	2039 2026 a Affected	**	1	\$196,800	В	
No Component	5%	Basement						D	
Distribution Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$14,200	В	
Terminal Devices Air Handler/Cool/Ht	Corroded, E. Location: Other Obser Location:	Now extent: Modero Coils On Ac 3 vation, Extent Air Handlers on: In Process	And Ac 4 Un : Light, Area	its - Upgr Affected .	rade Is Needed : 100%	1	\$106,600	В	
Heat Rejection Water Cool Tower	100%			2027	* *	2	\$192,700	В	
Ventilation Distribution		N.	Φ. 7.2. 1.2.2		ناد بلد				
Ductwork/Diffusers	Needs Clean	Now ling, Extent : M Throughout	\$53,100 Aoderate, Are	LIFE ea Affected	* * l : 10%	2-5	\$106,800	В	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2033

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ventilation	•					
Exhaust Fans						
Interior	80%	2028	* *	2	\$4,700	В
Roof	20% Now \$2,500	2023	\$24,600	2	\$900	В
	Obsolete Equipment, Extent : Moderate Location : 5 Exhaust Units, 9th Floor		ted : 15%			
Plumbing						
H/C Water Piping	1000/ N	2026	* *	1		ъ
Galv Iron/Steel	100% Now \$11,200	2036		1		В
	Booster Pump w/Tank, Extent : Modera Location : Broken	ате, Агеа Ад	естеа : 5%			
HW Heat Exchanger	Location . Broken					
Low Temp	100%	2033	* *	4	\$28,400	В
Low Temp	Other Observation, Extent : Light, Area		100%	•	Ψ20,100	,
	Location: Basement	33				
	Explanation: 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)	1000/ 37	2010	φ.ς. <b>π</b> .ο.ο.		<b>4.</b> 500	
Submersible	100% Now \$6,500	2018	\$6,500	4	\$1,600	В
	Obsolete Equipment, Extent : Severe, A Location : Basement	<i>trea А</i> јјестеа	: 100%			
Sewage Ejector(s)	Location . Busement					
Electric	100% 0-2 \$10,800	2033	* *	4	\$1,600	В
21001110	On Extended Life, Extent : Moderate, A		l : 100%	·	Ψ1,000	-
	Location : Basement	55				
Backflow Preventer						
Generic	100%	2023	\$18,100	1	\$11,700	В
Fixtures						
Generic	100%					В
	Other Observation, Extent : Severe, Ar	ea Affected :	100%			
	Location: Throughout	г	900/ <b>D</b> 1		E Od	
	Explanation : Stainless Steel Fixtures 20%	s For Inmate	s - 80%, Porcei	ain Fixtu	res For Others -	
ertical Transport						
Elevators						
Geared Traction	80%	LIFE	**			C
	Other Observation, Extent : Light, Area	a Affected : 8	30%			
	Location: 1-10					
	Explanation: 5 Units					
Hydraulic	20%	LIFE	**			С
	Other Observation, Extent : Light, Area	a Affected : 2	20%			
	Location: 1-2					
Gire Sunnression	Explanation : 1 Unit					

Fire Suppression

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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## DEPARTMENT OF CORRECTION - 072 MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of l Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Fire Suppression							
Standpipe							
Generic	100%		2043	* *	1-5	\$100,100	В
Sprinkler							
No Component	30%						D
Generic	70%		2043	* *	1-2	\$37,500	В

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### Print Date: 24-Oct-2014 DEPARTMENT OF CORRECTION - FY 2015

Asset Name : OUEENS HOUSE OF DETENTION

Address : 126-02 82ND AVENUE

Borough : QUEENS Agency's Number : N/A

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

 Area Sq Ft
 : 208,887
 Project Type
 : CORRECTION

Date of Survey : 23-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8,ph

Block : 9653 Lot : 1 BIN : 4458616

CAPITAL	FY 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior	•			•				
Exterior Walls						_		
Masonry: Brick	10%			LIFE	* *	5	\$20,400	A
Masonry: Brick	83%			LIFE	* *	5	\$169,500	A
Masonry: Granite	2%		<b>#100.000</b>	LIFE	* *	5	\$3,100	A
Masonry: Limestone	5%		\$108,800	LIFE	**	5	\$7,700	A
		r Miss/Eroo i : South Ed	d, Extent : Moderai	te, Area A	Affectea : 25%			
				Anna Af	factod : 100/			
		а/Биідіпд, ı : South Ed	Extent : Moderate,	Area Ajj	есіва . 10%			
			isi Corner , Extent : Moderate	AraaA	ffootod · 10%			
		i : Through		, Агеи А	ijeciea . 1070			
Windows								
Aluminum	35%			2031	* *	5	\$38,700	A
Glass Block	15%			LIFE	* *	5	\$10,400	Α
Metal/Detention Type	50%	0-2	\$2,138,100	2033	* *	5	\$100,600	Α
	Corrosion	/Rusting, E	Extent : Moderate, A	Area Affe	cted : 25%			
	Location	: Through	out					
			Extent : Moderate,	Area Afj	fected : 50%			
	Location	: Through	out					
	_		cked, Extent : Mode g Area, Kitchen, D					
Parapets						_		
Masonry: Brick	90%			LIFE	* *	5	\$3,300	A
Masonry: Limestone	10%			LIFE	* *	5	\$500	Α
Roof	200/			2020	* *	10	Φ12. <b>7</b> 00	
Built-Up (BUR)	30%			2028	* *	10	\$13,700	A
Modified Bitumen	40%			2028	* *	10	\$18,300	A
Paver: Asphalt	25%			2032 2036	* *	10	\$17,100	A
Skylight, Plastic	5%			2030		1		A
Floors								
Cast in Place Concrete	40%			LIFE	* *	5	\$233,100	С
Cast in Place Concrete	5%	Now	\$27,000	LIFE	* *	5	\$29,100	C
			ients, Extent : Mod Loading Platform	erate, Ar	ea Affected : 20%			
	_	_	Extent : Moderate Loading Platform	e, Area Aj	ffected : 20%			
Ceramic Tile	5%			2026	* *	5	\$13,300	С
Quarry Tile	8%			2028	* *	5	\$32,000	Č
Terrazzo	20%			LIFE	* *	5	\$41,600	Č
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
			nt : Moderate, Ared		d : 25%		. ,	
	-	-	on Room On Eight					
			t : Moderate, Area		: 25%			
	Location	: Recreati	on Room On Eight	h Floor				

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2034

Architecture		Current F	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior								
Interior Walls						_		
Concrete Masonry Unit	Diagonal		\$29,500 tent : Moderate, Ar	LIFE ea Affect	* * ted : 5%	5	\$27,200	С
		a : Roof Sta	ur					
Plaster	20%	_		LIFE	**	5	\$27,200	C
	-	Progress, : Through	Extent : Light, Ared out	a Affecte	d : 25%			
SGFT/Glazed Masonry	35%			LIFE	* *			С
Steel Plate	30%			LIFE	* *	5	\$81,500	C
Ceilings								
AcousTileConcealSpLn	10%		\$85,200	2036	* *	5	\$13,500	В
		_	ents, Extent : Mod	erate, Ar	ea Affected : 30%			
		: At Entra						
	_	Discoloring, 1 : First Flo	Extent : Moderate or	, Area Aj	ffected : 50%			
		ded, Extent 1 : First Flo	: Moderate, Area A or	Affected .	: 50%			
<b>Exposed Concrete</b>	45%			LIFE	* *	5	\$15,200	В
	_	Progress, .a : 8th Floor	Extent : Light, Ared r	a Affecte	d : 25%			
Gypsum Board	5%			LIFE	* *	5	\$13,500	В
<b>31</b>	Other Obs	servation, E	xtent : Moderate, A	Area Affe	cted : 25%		, ,	
	Location	: Recreatio	on Room					
	Explana	tion : Repai	irs In Progress					
Metal Panel	5%			LIFE	* *	5	\$13,500	В
Plaster	35%			LIFE	* *	5	\$47,200	В
	-	Progress, .a : Through	Extent : Light, Ared out	a Affecte	d : 25%			

Electrical	Current Repair	Future	Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Inder 600 Volts								
Service Equipment								
Molded Case Bkrs	50%	2043	* *	5	\$2,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room # 2							
	Explanation : Main Service Power I	Breaker Rate	ed @ 2000 Amper	es				
No Component	50%					D		
•	Other Observation, Extent : Light, Ar	ea Affected :	0%					
	Location :							
	Explanation : Fed From Nearby Court Building							
Switchgear / Switchboard	<del>-</del>							
Air Circuit Breaker	80%	2023	\$174,500	5	\$900	В		
Molded Case Bkrs	20%	2043	* *	5	\$1,100	В		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current	Repair	Futur	e Replacement	ement Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nder 600 Volts							
Raceway							
Conduit	90%		2023	\$253,400	1		В
Conduit	10%		2043	* *	1		В
Panelboards							
Fused Disc Sw	5%		2039	* *	5	\$200	В
Molded Case Bkrs	15%		2031	* *	5	\$800	В
Molded Case Bkrs	80%		2022	\$226,700	5	\$4,400	В
Wiring							
Braided Cloth	70% 0-2	\$222,900	2048	* *	1		В
	Insulation Aged, Ex		ea Affecte	ed : 100%			
	Location: Throug	hout The Building					
Thermoplastic	10%		2043	* *	1		В
Thermoplastic	20%		2033	* *	1		В
Motor Controllers							
Locally Mounted	10%		2028	* *	5	\$100	В
Locally Mounted	10%		2021	\$53,400	5	\$100	В
Locally Mounted	5% 2-4	\$26,700	2043	* *	5		В
·	On Extended Life, E Location : Mech R		rea Affec	ted : 100%			
Motor Control Center	75%		2021	\$400,300	5	\$4,300	В
round				•			
Grounding Devices							
Generic	100% 2-4	\$900	LIFE	* *	5	\$3,100	В
	Other Observation,	Extent : Moderate, 1	Area Affe	ected : 100%			
	Location : Mechar	nical Room In The B	Basement				
	Explanation: Cor	roded					
tand-by Power							
Transfer Switches							
Automatic	50%		2021	\$5,700	1	\$32,100	В
Automatic	50%		2036	* *	1	\$32,100	В
Generators							
Diesel	50%		2019	\$38,400	1	\$40,500	В
	Other Observation,		Area Affe	ected : 100%			
	Location : Genera						
	Explanation: 500	Kva					
Diesel	50%		2032	* *	1	\$40,500	В
	Other Observation, Location : Genera Explanation : 750	tor Room 1	Area Affe	ected : 100%			
Batteries							
Lead/Acid	100%		2017	\$700	5	\$7,700	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2034

Electrical	Current Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Stand-by Power						
Fuel Storage	<b>~</b> 0		<b>.</b>	_		_
Day Tank	50%	2022	\$6,300	5	\$16,500	В
	Other Observation, Extent: Moderate, Location: Basement	, Area Affec	ted: 100%			
	Explanation: 230 Gallons Capacity					
Main Traul		2026	* *	-	¢2.600	D
Main Tank	50% Other Observation, Extent: Moderate,	2026		5	\$2,600	В
	Location: Underground	, Area Ajjec	nea : 100%			
	Explanation: 5000 Gallons Capacity	ν,				
Lighting	Explanation: 3000 Gartons Capacity	<u>y</u>				
Interior Lighting						
Fluorescent	80%	2018	\$722,600	10	\$130,600	В
	Other Observation, Extent : Moderate,				+,	
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	10%	2023	\$90,300	10	\$16,300	В
	Other Observation, Extent : Moderate,				, ,	
	Location : Throughout The Building					
	Explanation: Compact Fluorescent	Lamps				
Incandescent	10%	2018	\$90,300	2	\$400	В
Egress Lighting						
Emergency, Service	50%	2018	\$12,600	1		В
	Other Observation, Extent: Moderate,					
	Location : Throughout					
	Explanation: On Generator Ckt					
Exit, Service	50%	2018	\$12,600	1		В
	Obsolete Equipment, Extent : Moderat	te, Area Affe	ected : 80%			
	Location : Throughout					
Exterior Lighting						
HID	100%	2023	\$74,500	10	\$600	В
Alarm						
Security System	1000	2010	<b></b>		<b>4-</b> 2-2-2-	-
Generic	100%	2018	\$616,500	1	\$78,000	В
	Other Observation, Extent: Moderate,	, Area Affec	rted : 100%			
	Location: Throughout The Building	Camana C	94 ozza			
Eira/Smaka Datastian	Explanation: CCTV Surveillance	Camera Sys	stem			
Fire/Smoke Detection Under Construction	100%					D
Under Construction	10070					ע

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

Heating

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2034

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating				•				
Energy Source								
Campus Steam	100%			2033	* *	1		В
			Extent : Light, Area	Affected	l : 100%			
		-	t D C A S Building					
	Explana	tion : Stear	n Supplied From N	earby Qı	ueens Borough Hal	l		
Conversion Equipment								
Pres. Reducing	100%			2026	* *	5	\$10,600	В
Valve/LP Steam								
Distribution	1000/			2022	* *		<b>412.200</b>	-
Steam Piping/Pump	100%			2033	* *	4	\$13,200	В
Terminal Devices	<b>CO</b> 0/			2010	Φ5.C1.C00	1	Φ.C.C. 0.0.0	D
Air Handler	60%			2018	\$561,600	1	\$66,000	В
Air Handler	15%			2028		1	\$16,500	В
Convector/Radiator	15%			2021	\$477,800	1	\$8,600	В
Unit Heater-Stm/HW	10%			2018	\$279,100	4	\$1,600	В
Air Conditioning								
Energy Source	1000/			2021	* *	1		D
Electricity	100%			2031		1		В
Conversion Equipment Window/Wall Unit	100/			2016	¢25.700	1		D
	10% 90%			2016	\$35,700	1		B D
No Component Ventilation	90%							<u> </u>
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$69,500	В
Ductwork/Diffusers		servation I	Extent : Severe, Are		ed · 20%	2-3	\$09,500	Б
			ıt, 1st Floor	a rijjeere	. 2070			
			ilation Does Not Ex	ist In La	obby. Basement An	d Variou	s Offices	
No Component	30%				,,			D
Exhaust Fans	3070							<u> </u>
Interior	70%	0-2	\$134,300	2033	* *	2	\$3,100	В
menor			ctent : Severe, Area		1 : 70%	2	ψ5,100	Ь
		i : Through		11,500000	,0,0			
No Component	30%							D
Plumbing	3070							<u> </u>
H/C Water Piping								
Brass/Copper	100%	Now	\$25,900	2033	* *	1		В
Brass/Copper			425,700 Ioderate, Area Affe		0%	1		D
			lain & Basement		, ,			
HW Heat Exchanger		. , , , , , , , , , , , , , , , , , , ,						
Low Temp	100%			2023	\$53,900	4	\$17,600	В
Sanitary Piping	10070			2023	Ψ33,700	<u>'</u>	Ψ17,000	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	10070							
Cast Iron	100%			LIFE	* *	1		В
	10070							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

<sup>\*\*</sup> 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

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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4246

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior								
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	1000							_
Not Accessible	100%							D
terior								
Floors Cast in Place Concrete	73%			LIDD	* *	5	¢107.500	C
Raised Access Floor	73% 5%	Now	\$285,100	LIFE 2037	* *	5 5	\$197,500 \$11,600	C C
Raised Access Floor	- , -		\$285,100 , Extent : Moderate			3	\$11,000	C
			, Exient : Moderan 1 Control Rooms.	г, птеи г	ijjeciea . 4070			
			xtent : Severe, Are	a Affecte	od · 100%			
			n Control Rooms.	a rijjeere	. 100/0			
		ion : Worn						
Terrazzo	20%			LIFE	* *	5	\$19,300	С
Traffic Topping	2%			2027	* *	5	\$3,100	C
Interior Walls	270			2027			ψ3,100	
Cast in Place Concrete	10%	Now	\$34.100	LIFE	* *			C
		Cracks, Ext	ent : Light, Area A		10%			
	_		Locations In Mech	-				
Ceramic Tile	10%			2031	* *	5	\$14,400	С
Concrete Masonry Unit	80%			LIFE	* *	5	\$46,100	Č
Ceilings	0070						Ψ.0,100	
Exposed Concrete	55%	Now	\$81,900	LIFE	* *	5	\$10,600	В
<b>r</b>			ents, Extent : Ligh		ffected : 5%	-	+,	
	Location	: Various I	Locations Through	out Base	rment.			
	Exposed R	einforceme	nt, Extent : Light,	Area Aff	ected : 2%			
	Location	: Various I	Locations In Basen	ient Med	chanical Space.			
Metal Panel	25%	Now	\$96,600	LIFE	* *	5	\$38,600	В
-:	, ,		Extent : Severe, A		cted : 60%	2	+20,000	_
			Locations Through					
	Locuiton							

Electrical	Current Repair	Future Replace	ement	M	laintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2042	* *	5	\$2,200	В
	Other Observation, Extent : M	Ioderate, Area Affected : 100	0%			
	Location: Electrical Room,	300 Bed Facility.				
	Explanation: One 2,000 Am	ps Main Disconnect Switch.				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4246

Electrical		Current Repair	Future F	Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated ( (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts								
Transformers								
Dry Type	100%		2035	* *	5	\$300	В	
		rvation, Extent : Moder						
		: Electrical Room, 300	Bed Facility And	l Mechanical Ro	oms.			
	Explanati	on : Various Sizes.						
Switchgear / Switchboard	1000/		20.12	ale ale	_	Φ2.200	-	
Molded Case Bkrs	100%		2042	* *	5	\$2,200	В	
Raceway	1000/		20.12	de de			-	
Conduit	100%		2042	* *	1		В	
Panelboards					_		_	
Molded Case Bkrs	100%		2038	* *	5	\$2,200	В	
Wiring	4						_	
Thermoplastic	100%		2042	* *	1		В	
Motor Controllers					_	•	_	
Locally Mounted	10%		2035	* *	5	\$100	В	
Motor Control Center	90%		2035	* *	5	\$2,000	В	
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,200	В	
Stand-by Power								
Transfer Switches								
Automatic	100%		2035	* *	1	\$25,400	В	
Generators								
Diesel	100%		2031	* *	1	\$32,000	В	
		rvation, Extent : Moder		ed : 100%				
		Generator Room, 300	Bed Facility.					
	Explanati	on : One 720 Kw.						
Batteries								
Lead/Acid	100%		2016	\$1,300	5	\$3,100	В	
Fuel Storage								
Day Tank	50%		2038	**	5	\$7,700	В	
		rvation, Extent : Moder		ed : 100%				
		Generator Room, 300	Bed Facility.					
	Explanati	on : 275 Gallons.						
Main Tank	50%		2050	* *	5	\$1,200	В	
	Other Obse	rvation, Extent : Moder	ate, Area Affecte	ed : 100%				
	Location .	: Basement, 300 Facilit	y.					
		on : Using 7,500 Gallor	ns Shared By Tw	o Generators Se	rvicing .	300 And 200 Bed		
J. 2	Facilities.							
Lighting								
Interior Lighting	===.		2022	Φ.C. 2. 0.0.0	10	Φ. σ. ο ο ο	ъ	
Fluorescent	75%		2022	\$603,000	10	\$56,800	В	
Fluorescent	10%		2027	**	10	\$7,600	В	
		rvation, Extent : Moder	ate, Area Affecte	ed : 100%				
		Throughout.						
		on: Using T-12 Lamps						
HID	15%		2022	\$84,900	10	\$400	В	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4246

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting							
Egress Lighting							
Exit, Service	100%		2022	\$22,500	1		В
Exterior Lighting							
HID	100%		2022	\$56,500	10	\$300	В
Alarm							
Security System							
Generic	100%		2017	\$467,500	1	\$30,900	В
Fire/Smoke Detection							
Generic	100%		2017	\$1,600,500	1-3	\$50,900	В

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		
	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Energy Source								
Campus Steam	100%			2042	* *	1		В
Conversion Equipment								
Heat Exchanger	50%			2025	\$16,500	1	\$20,400	В
Pres. Reducing	50%			2031	* *	5	\$2,500	В
Valve/LP Steam								
Distribution								
Hot Wtr Piping/Pump	100%			2030	* *	4	\$4,100	В
Terminal Devices								
Air Handler	80%			2022	\$666,600	1	\$40,900	В
Convector/Radiator	10%	Now	\$2,900	2027	* *	1	\$2,400	В
	Other Obs	ervation, E	xtent : Moderate, 1	Area Affe	ected : 2%			
	Location	: Througho	out					
	Explana	tion : Conve	ectors Vent Holes	Painted S	Shut Restricting Air	r Flow		
Convector/Radiator	10%			2027	* *	1	\$2,700	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Electricity Conversion Equipment	100%			2038	* *	1		В
	100%			2038	* * \$71,300	2	\$500	В
Conversion Equipment							\$500	
Conversion Equipment Ext Pkg Unit - Cooling	10% 90%	ervation, E	xtent : Light, Area	2022	\$71,300		\$500	В
Conversion Equipment Ext Pkg Unit - Cooling	10% 90% Other Obs	ervation, Es	_	2022	\$71,300		\$500	В
Conversion Equipment Ext Pkg Unit - Cooling	10% 90% Other Obs	: Adjacent	_	2022 Affected	\$71,300 1:0%		\$500	В
Conversion Equipment Ext Pkg Unit - Cooling	10% 90% Other Obs	: Adjacent	Building.	2022 Affected	\$71,300 1:0%		\$500	В
Conversion Equipment Ext Pkg Unit - Cooling No Component  Distribution	10% 90% Other Obs	: Adjacent	Building.	2022 Affected	\$71,300 !:0%		\$500 \$3,700	В
Conversion Equipment Ext Pkg Unit - Cooling No Component	10% 90% Other Obs Location Explana	: Adjacent	Building.	2022 Affected jacent Bu	\$71,300 !:0% uilding	2		B D
Conversion Equipment Ext Pkg Unit - Cooling No Component  Distribution Chilled Wtr Pipe/Pump No Component	10% 90% Other Obs Location Explana	: Adjacent	Building.	2022 Affected jacent Bu	\$71,300 !:0% uilding	2		B D
Conversion Equipment Ext Pkg Unit - Cooling No Component  Distribution Chilled Wtr Pipe/Pump	10% 90% Other Obs Location Explana	: Adjacent	Building.	2022 Affected jacent Bu	\$71,300 !:0% uilding	2		B D

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4246

Mechanical System Component Type	Current Repair			Futur	e Replacement	Maintenance		
	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning Heat Rejection Air Condenser Unit No Component	10% 90%			2022	\$3,100	2	\$5,800	B D
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,100	В
Exhaust Fans Interior	100%			2027	* *	2	\$2,500	В
Plumbing H/C Water Piping Brass/Copper	Location Other Obs Location	: Triplex E ervation, E : Water Se	\$9,200 t : Moderate, Area Booster Pumps Extent : Moderate, A Prvice Entry Der Needed			1		В
HW Heat Exchanger Low Temp	100% Leak Evide	Now ent, Extent	\$1,000 : Light, Area Affect	2032 ted : 1%	**	4	\$8,200	В
Sanitary Piping Cast Iron		ctent : Seve	\$201,400 re, Area Affected : Locations Under S		* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%			2027	* *	4	\$1,600	В
Fixtures Generic	100%							В
Vertical Transport Elevators Geared Traction	Location	: 2 Units -	Extent : Light, Area Basement To 2nd			o Pentho	ouse	С
Fire Suppression Standpipe Generic	Explanat	ion : 4 Uni	its	2032	**	1-5	\$41,700	В
Sprinkler No Component Generic	90%			2032	* *	1-2	\$2,300	D B

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### 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

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

Total	\$90,100	\$117.200	\$95,900	\$96,800
Priority C				
Priority B	\$90,100	\$117,200	\$95,900	\$96,800
Total	\$90,100	\$117,200	\$95,900	\$96,800
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Mechanical	\$35,500	\$67,500	\$42,400	\$51,400
Electrical	\$20,900	\$22,000	\$25,900	\$17,800
Interior Architecture	\$6,100			
EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4245

Architecture		Current R	lepair	Futur	e Replacement	M	laintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
			lerate, Area Affecte						
	Location: Various Locations Throughout.								
	Cracking/Crumbling, Extent : Severe, Area Affected : 85%								
	Location: Throughout.								
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 85%								
	Location	: Througho	out.						
	Ponding, I	Extent : Mod	derate, Area Affect	ted : 10%	6				
	_		Locations Through						
Interior									
Floors									
Cast in Place Concrete	70%	0-2	\$110,100	LIFE	* *	5	\$247,700	C	
			xtent : Light, Area		!: 10%		, ,,,,,,,		
		: Througho	_	33					
				d With I	Dirt And Stains. In	Great Ne	ed Of A Cleaning		
	And Seal		ioni i toor is cane	. ,, ,,,,,,		0.000.110	ea of 11 creaming		
Raised Access Floor	5%		\$372,900	2037	* *	5	\$15,200	С	
11000 11000 11001			, Extent : Severe, A		ected : 100%		\$10 <b>,2</b> 00		
			out Control Room						
Terrazzo	25%			LIFE	* *	5	\$31,600	С	
Interior Walls	23 70			211 1			Ψ51,000		
Ceramic Tile	10%			2035	* *	5	\$17,300	C	
Concrete Masonry Unit	90%			LIFE	* *	5	\$62,400	C	
Concrete Masoni y Unit	90%			LIFE		J	Φ02,400		

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4245

Architecture	Current Re	pair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year Estir FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	5% Now Broken/Missing Element Location: Housing Cl Staining/Discoloring, E Location: Housing Cl	ontrol Room Are Extent : Moderate	as. , Area Affected		5	\$4,000	В
Exposed Concrete	50% Now Broken/Missing Element Location: Throughou Exposed Reinforcement Location: In Basement Water Penetration, Extending In Basement Location: In Basement	nt Basement. t, Extent : Light, . the Below Inmate tent : Light, Area	Area Affected Shower Area A Affected : 2%	: 5%	5 Location:	\$12,600 s.	В
Metal Panel	25% Now Staining/Discoloring, E Location : Throughou		LIFE rea Affected :	* *	5	\$50,600	В
Plaster	20%		LIFE	* *	5	\$20,200	В

Electrical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Over 600 Volts						
Transformers						
Dry Type	100%	2035	* *	3	\$600	В
Feeders						
Cable	100%	2038	* *	1		В
Raceway						
Conduit	100%	2042	* *	1		В
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$500	В
	Other Observation, Extent : Modera Location : Electrical Room.	te, Area Affected .	: 100%			
	Explanation: One 2,000 Amps Ma	in Disconnect Sw	itch.			
Transformers						
Dry Type	100%	2035	* *	5	\$400	В
	Other Observation, Extent : Modera	te, Area Affected .	: 100%			
	Location : Electrical Room.					
	Explanation: Various Sizes.					
Switchgear / Switchboard						
Molded Case Bkrs	100%	2042	* *	5	\$2,800	В
Raceway						
Conduit	90%	2042	* *	1		В
Conduit	10%	2048	* *	1		В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4245

Electrical	Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Panelboards							
Molded Case Bkrs	90%		2038	* *	5	\$2,600	В
Molded Case Bkrs	10%		2044	* *	5	\$300	В
Wiring	000/		20.42	* *	1		D
Thermoplastic	90%		2042	* *	1		В
Thermoplastic	10%		2048		1		В
Motor Controllers	100/		2025	* *	_	¢100	D
Locally Mounted	10%		2035	* *	5	\$100	В
Locally Mounted Motor Control Center	10% 80%		2039 2035	* *	5	\$100	B B
Ground	80%		2033		5	\$2,400	В
Grounding Devices							
Generic Generic	100%		LIFE	* *	5	\$1,600	В
Stand-by Power	10070		LIIL			Ψ1,000	
Transfer Switches							
Automatic	100%		2035	* *	1	\$33,300	В
Generators	10070					422,200	
Diesel	100%		2031	* *	1	\$41,900	В
	Other Observation, E	xtent : Moderate, A		ected : 100%		, ,,	
	Location : Mechani						
	Explanation: One 5	520 Kw.					
Batteries							
Lead/Acid	100%		2016	\$1,300	5	\$4,000	В
Fuel Storage							
Day Tank	70%		2038	* *	5	\$14,000	В
	Other Observation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location : Mechani	cal Room.					
	Explanation: One 2	275 Gallon.					
Main Tank	30%		2050	* *	5	\$1,000	В
	Other Observation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location: Basemen	t.					
	Explanation: Using	7,500 Gallons Sho	ared By '	Two Generators F	or 300 Ai	ıd 200 Bed	
J. J <del>.</del>	Facilities.						
Lighting							
Interior Lighting Fluorescent	950/		2027	* *	10	¢04.200	D
Fluorescent	85%		2027		10	\$84,300	В
	Other Observation, E Location : Through		<i>rea А</i> ӈе	естеа : 100%			
	Explanation: Using						
		1-12 Lamps.		di di		<b></b>	
HID	15%		2027	* *	10	\$500	В
Egress Lighting	1000/		2027	ماد مان	1		D
Exit, Service	100%		2027	* *	1		В
Exterior Lighting	1000/		2022	ф <b>до</b> 000	10	<b>#200</b>	D
HID	100%		2022	\$73,900	10	\$300	В
Alarm							
Security System	1000/		2017	¢611.600	1	¢40,400	D
Generic	100%		2017	\$611,600	1	\$40,400	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4245

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Alarm Fire/Smoke Detection							
Generic	100%		2017	\$2,093,700	1-3	\$66,600	В

Mechanical		Current F	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Energy Source Campus Steam	100%			2042	* *	1		В
Conversion Equipment Heat Exchanger		2-4 Extent : M : Mechani	\$2,200 oderate, Area Affec cal Room	2025 cted : 2%	\$21,500	1	\$24,000	В
Pres. Reducing Valve/LP Steam	50%			2031	* *	5	\$3,200	В
Distribution Hot Wtr Piping/Pump	100%			2030	* *	4	\$5,300	В
Terminal Devices	0001			2025	de de		<b>\$ 50.200</b>	
Air Handler Fan Coil Unit/Heat	90%			2027	* *	1	\$60,200	B B
Air Conditioning	10%			2027		1	\$3,500	
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment	10070							
Centrifugal, Elec Chiller	100%			2035	* *	1	\$117,000	В
Distribution							•	
Chilled Wtr Pipe/Pump	100%			2048	* *	4	\$8,000	В
Terminal Devices Air Handler/Cool/Ht	100%			2027	* *	1	\$66,800	В
Heat Rejection Water Cool Tower	100%			2023	\$580,200	2	\$108,800	В
Ventilation								
Distribution	400				de de		4.0.00	_
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,300	В
Exhaust Fans Interior	100%			2022	\$223,500	2	\$3,300	В
Plumbing								
H/C Water Piping	1000/			20.42	* *	1		D
Brass/Copper	100%			2042		1		В
HW Heat Exchanger Low Temp	100%	Now	\$1,300 : Light, Area Affec	2032	* *	4	\$10,700	В
			: Ligni, Area Ajjec 'onnections	ieu . 170				
Sanitary Piping	Locuion	. I iping C						
Cast Iron	100%			LIFE	* *	1		В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4245

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2030	* *	4	\$1,600	В
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Basement					
	Explanation : Duplex Uni	its				
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: 2 Units - Bases	nent To 2nd Floor, 2 U	Inits- Basement T	o Pentho	ouse	
	Explanation: 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$54,500	В
Sprinkler						
No Component	90%					D
Generic	10%	2032	* *	1-2	\$3,000	В

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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2045

Architecture		Current Repair	Futur	e Replacement	M	aintenance			
System Component Type		Fail Date Estimated Co (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
xterior	•		•						
Exterior Walls									
Concrete Masonry Unit		4+ \$716,400 faces, Extent : Moderate, Peeling In Basement.		* * ed : 20%	5	\$29,100	A		
Masonry: Brick	80%	Now \$4,198,900	) LIFE	* *	5	\$744,100	A		
·	_	racks, Extent : Moderate, Bulkheads	Area Affect	ed : 10%					
		re, Extent : Light, Area A Building 20.	ffected : 5%						
		Cracks, Extent : Moderat Bulkheads, Above Windo		cted : 5%					
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% Location : Along Second Floor Windows								
	Misaligned/Bulging, Extent: Moderate, Area Affected: 5% Location: Bulkheads, Corners								
	-	Not Funct, Extent : Mode Various Locations Throi		ffected : 40%					
		vation, Extent : Moderat Throughout.	e, Area Affe	cted : 40%					
	Explanatio	on : Horizontal Soft Joint	s Aligned W	ith Window Heads	s Are Stai	rting To Bulge.			
Masonry: Brick	Broken/Miss	Now \$262,400 sing Elements, Extent : M Between Buildings I And	loderate, Ar	00	5 14.	\$46,500	A		
	Horizontal (	Cracks, Extent : Severe, A Room Joining Mechanic	Area Affecte	d: 10%					
Metal/Glass Curt Wall	Corrosion/R	Now \$276,100 Susting, Extent: Moderat Stairs At End Of Day Ro	e, Area Affe		5	\$34,900	A		
	Deteriorated	Stairs At Ena Of Day Ro l Finish, Extent : Moderc Stairs At End Of Day Ro	ite, Area Aff	ected : 50%					
Metal Panel	Corrosion/R	Now \$187,700 Susting, Extent: Moderat South Facade Of Gymna	e, Area Affe	* * cted : 30%	5	\$87,200	A		

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2045

Architecture	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Exterior								
Windows	670/ N	Φ4.0 <i>C</i> 0. <b>7</b> 00	2022	* *	~	Ф220 000		
Metal/Detention Type	67% Now	\$4,869,700 Extent : Madagata	2032		5	\$239,000	Α	
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Cell Blocks Throughout.							
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%							
	Location : Cell Bl		33	,				
	Glazing Broken/Cra	acked, Extent : Mode	rate, Are	ea Affected : 50%				
	Location : Cell Bl	ock 14 And Various	Location	s Throughout.				
Metal/Detention Type	11% Now	\$159,900	2042	* *	5	\$39,200	A	
	- C	ted, Extent : Modera	te, Area	Affected : 100%				
	Location : Admini	stration 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	
	_	Extent : Moderate, A Tell Housing Three Q		ected: 5%				
N. C.		en Housing Three Q	иии.				D.	
No Component	70%						D	
Roof Single Ply Membrane	95% Now	\$215,400	2027	* *			A	
Single Try Memorane		ght, Area Affected : .					Λ	
	Location : Over B							
		Extent : Moderate, A	Area Affe	ected : 20%				
	Location : Throug							
	Explanation: Imp	roper Pitch, Drains	At High	Point				
Single Ply Membrane	5% Now	\$226,800	2032	* *			A	
	Adhesion Failure, E							
		ane Delaminated Di	_	_		ing.		
		Damage, Extent : M						
nterior	Location : Roof Si	ubstrate And Flashin	g Lifted	One Corner Of Bu	ılding 14	Housing Facility.		

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2045

Architecture	Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior							
Floors Cast in Place Concrete	25% Now Other Observation, I Location: Basemen	nt		* * ected : 10%	5	\$402,900	С
Ceramic Tile	Explanation : Grow 5% Now Broken/Missing Elen Location : Dormito	\$66,800 nents, Extent : Mod	2025	\$1,335,100 sea Affected : 5%	5	\$18,400	С
Terrazzo	23% Now Cracking/Crumbling Location: Corrido		LIFE e, Area A	* * ffected : 10%	5	\$132,400	С
Traffic Topping	5% Now Worn/Eroded, Extend Location : Gymnas		2022 Affected	\$854,500 : 10%	5	\$23,000	С
Traffic Topping	5% Recent Replace Evid Location : Staff Me			* * ected : 100%	5	\$46,000	С
Vinyl Tile	2% Recent Replace Evid Location : Mainten	_	2030 Area Aff	* * ected : 100%	3	\$5,500	С
Vinyl Tile	25% Now Broken/Missing Elen Location: Near Ro Control Room On I Uneven Substrate, E. Location: Corrido	om O T 12, Men's I First Floor. xtent : Severe, Area	Locker R ı Affectea	oom And 1st Floor !: 20%	3 Entry, C	\$69,100 Chapel And	С
Vinyl Tile	10%	<u> </u>	2027	* *	3	\$27,600	С
Interior Walls Cast in Place Concrete	6% Now Paint Peeling, Exten		LIFE Affected	* *			С
Cast in Place Concrete	4%		LIFE	* *			С
Concrete Masonry Unit	55%		LIFE	* *	5	\$178,300	C
Concrete Masonry Unit	5% Now Diagonal Cracks, Ex Location: Corrido				5	\$16,200	С
Plaster	15%		LIFE	* *	5	\$36,500	С
SGFT/Glazed Masonry	10%		LIFE	* *			C
SGFT/Glazed Masonry	5% Other Observation, I Location: Pantries Explanation: Rece	·.		* *			С

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2045

Architecture	Current Re	epair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Interior									
Ceilings	2004		2025	de de	_	φ4.4 <b>π.ο</b> οο			
AcousTileSusp.Lay-In	20%	ф <b>а</b> по соо	2027	* *	5	\$147,300	В		
AcousTileSusp.Lay-In	5% Now	\$278,600	2027	**	5	\$18,400	В		
	Broken/Missing Elements, Extent: Severe, Area Affected: 20%  Location: Control Room.								
	Staining/Discoloring, Extent: Severe, Area Affected: 40%								
	Location : Control Room.								
	Water Penetration, Ex		rea Affe	cted · 5%					
	Location : Control R		irea rijje	cica . 570					
Exposed Concrete	18%		LIFE	* *	5	\$20,700	В		
Exposed Concrete	2% Now	\$44,300	LIFE	* *	5	\$2,300	В		
2.1p 0000 00101010	Water Penetration, Ex	, ,		: 5%	C	<b>42,</b> 200	-		
	Location : Housing E		55						
Exposed Concrete	5% 0-2	\$110,800	LIFE	* *	5	\$5,800	В		
1	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
	Location: Corridor Near Stair 4-67 And Various Others, Stair 4-68								
	Water Penetration, Ex	tent : Moderate, A	Area Affe	cted : 10%					
	Location: Building 2	? Corridors							
Exposed Struc: Steel	5% Now	\$2,901,900	LIFE	* *			В		
•	Corrosion/Rusting, Ex	tent : Moderate, A	Area Affe	cted : 10%					
	Location: Lower Ho	using 6 And 8 And	d Variou	s Locations Throug	ghout Bu	ilding One			
	Corridor.								
Metal Panel	2% Now	\$9,200	LIFE	* *	5	\$18,400	В		
	Deformed/Dented, Ext	ent : Light, Area A	Affected .	: 10%					
	Location : Clinic.								
Metal Panel	8%		LIFE	* *	5	\$73,700	В		
Plaster	35% Now	\$126,600	LIFE	* *	5	\$161,200	В		
	Water Penetration, Ex								
	Location : Dormitory	<sup>7</sup> 1 Top, Cell 16 A	t Upper .	11					

lectrical	Current Repair	Future Repla	cement	M				
estem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	nted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
ver 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2042	* *	3	\$1,800	В		
	Other Observation, Extent : Light, Area	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Outside Main Kitchen Area	·.						
	Explanation: Two 3,000 Amp Discon	nect Switches.						
Transformers								
Dry Type	100%	2035	* *	3	\$2,700	В		
, ,,	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen Electrical Room							
	Explanation: Two 1,500 Kva							
Feeders								
Cable	100%	2038	* *	1		В		

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2045

lectrical		Current Repa	ir	Futur	e Replacement	М	aintenance	
ystem Component		Fail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit Cod
Type ver 600 Volts								
Raceway								
Conduit	50%			2042	* *	1		В
Tray	50%			2042	* *	1		В
nder 600 Volts	30%			2033		1		ь
Service Equipment Fused Disc Sw	90%			2022	¢165 200	5	\$1,000	В
rused Disc Sw		rvation, Exten	t . Madamata		\$165,300	5	\$1,900	Ь
		Electrical Ro		агей Ајје	ctea . 10070			
		on : 800 Amps						
E 15: 0		m . 800 Amps		20.12	* *		Φ200	- D
Fused Disc Sw	10%		. 16 7	2042		5	\$200	В
		rvation, Exten		Area Affe	ected : 100%			
		Electrical Ro						
	Explanatio	on: 800 Amps	•					
Transformers	500/			2020	<b>#14.000</b>	_	ф0.00	ъ
Dry Type	50%			2020	\$14,000	5	\$900	В
Dry Type	50%			2027	* *	5	\$900	В
Switchgear / Switchboard						_		_
Fused Disc Sw	50%			2032	* *	5	\$1,100	В
Molded Case Bkrs	30%			2022	\$179,200	5	\$3,900	В
Molded Case Bkrs	10%			2042	* *	5	\$1,300	В
Molded Case Bkrs	10%	0-2	\$59,700	2052	* *	5	\$600	В
				, Area Aj	fected : 100%			
	Location :	Electrical Ro	om					
Raceway								
Conduit	50%			2032	* *	1		В
Conduit	50%			2022	\$404,800	1		В
Panelboards								
Fused Disc Sw	15%			2021	\$122,200	5	\$1,700	В
Molded Case Bkrs	35%			2021	\$285,200	5	\$4,500	В
Molded Case Bkrs	40%			2030	* *	5	\$5,200	В
Molded Case Bkrs	10%			2038	* *	5	\$1,300	В
Wiring								
Braided Cloth	20%	2-4	\$183,200	2047	* *	1		В
		rvation, Exten	t : Light, Area	Affected	: 100%			
	Location:	Throughout						
	Explanatio	on : Insulation	Aged					
Thermoplastic	50%			2022	\$457,900	1		В
Thermoplastic	20%			2032	* *	1		В
Thermoplastic	10%			2042	* *	1		В
Motor Controllers								
Locally Mounted	20%			2020	\$65,700	5	\$700	В
Locally Mounted	10%			2035	**	5	\$300	В
	40%			2027	* *	5	\$5,400	В
	4070					_		
Motor Control Center				2.02.0	\$460 500	5	\$4,000	B
Motor Control Center Motor Control Center	30%			2020	\$460,500	5	\$4,000	В
Motor Control Center				2020	\$460,500	5	\$4,000	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2045

Electrical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
tand-by Power								
Transfer Switches								
Automatic	50%			2020	\$10,900	1	\$75,700	В
Automatic	40%			2027	* *	1	\$60,600	В
Automatic	10%			2035	* *	1	\$15,100	В
Generators								
Diesel	80%			2018	\$117,700	1	\$152,500	В
Diesel	4%			2031	* *	1	\$7,600	В
Diesel	5%		\$7,400	2037	* *	1	\$8,600	В
		vice, Extent : Mo	derate, Area	Affected	: 100%			
	Location	ı : Outside						
Diesel	1%			2031	* *	1	\$1,900	В
	Other Obs	servation, Extent	: Light, Area	Affected	: 100%			
	Location	a : Outside Of Ma	ain Kitchen A	rea				
	Explana	tion : One 750 K	w					
Gasoline	5%			2018	\$7,400	1	\$9,500	В
Gasoline	5%	Now	\$7,400	2037	**	1	\$8,600	В
		servation, Extent			ected : 100%		, -,	
	Location	: Basement						
	Explana	tion : Not In Serv	rice					
Batteries	•							
Lead/Acid	50%			2016	\$600	5	\$9,100	В
Lead/Acid	40%			2016	\$500	5	\$7,300	В
Lead/Acid	10%	Now	\$100	2017	\$100	5	\$900	В
	Corroded Terminals, Extent : Moderate, Area Affected : 100%							
	Location	: Basement						
Fuel Storage								
Day Tank	1%			2038	* *	5	\$900	В
_	Other Observation, Extent : Light, Area Affected : 100%							
	Location	a : Outside Of Ma	iin Kitchen A	rea				
	Explana	tion : 336 Gallor	ıs					
Main Tank	79%			2037	* *	5	\$11,400	В
		servation, Extent	: Moderate, 1		ected : 100%		, ,	
		: Basement						
	Explana	tion : 1,500 Gall	ons					
Main Tank	20%			2025	\$22,300	5	\$2,900	В
Traditi I WIIIX		servation, Extent	: Moderate			5	Ψ2,>00	2
		a: Basement						
			ons					
	Explana	tion : 2,500 Gall	ons					

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2045

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

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

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2045

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Terminal Devices	200/		<b>44.40.000</b>	2022	<b>#1 100 000</b>		<b>402.200</b>	
Air Handler			\$148,900 re, Area Affected : r Dampers / Tempe		\$1,489,000 Controls	1	\$82,200	В
Convector/Radiator	70%	Now	\$1,826,000	2027	* *	1	\$100,200	В
	Location	Other Observation, Extent : Severe, Area Affected : 100% Location : Building 1-5 Explanation : Radiant Heating System Leaks. On Extended Life.						
A. G. 101	Explana	tion : Radio	ant Heating System	Leaks. (	On Extended Life.			
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		В
	100%			2038		1		Ь
Conversion Equipment Ext Pkg Unit - Cooling	40%			2017	\$1,699,600	2	\$12,100	В
Lat I kg Oliit - Coolling		oerant Ex	ent : Light, Area A			2	\$12,100	ъ
	Location	_	enii . Bigni, iirea ii	ууссген .	10070			
Window/Wall Unit	20%			2016	\$378,500	1		В
No Component	40%							D
Terminal Devices								
Air Handler/Cool/Ht	40%			2017	\$938,400	1	\$121,800	В
No Component	60%							D
Heat Rejection	40				<b>* * * * * * * * * *</b>	_	<b>4.25</b> .22	_
Remote Air Cond	40%			2017	\$1,319,800	2	\$137,100	В
No Component	60%							D
Ventilation								
Distribution	1000				ale ale	a -	<b>4254 5</b> 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$274,500	В
Exhaust Fans	1000/			2027	ale ale	2	Φ1 <b>5</b> 100	ъ
Roof	100%			2027	* *	2	\$15,100	В
Plumbing								
H/C Water Piping	20%			2032	* *	1		D
Brass/Copper	80%			2032	* *	1 1		B B
Galv Iron/Steel	80%			2027		1		Ь
HW Heat Exchanger Low Temp	100%			2032	* *	4	\$73,000	В
Sanitary Piping	100/0			2032			Ψ13,000	ע
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100/0			ыны		1		ע
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	100/0			<u> </u>		1		ע
Rigid Piping	100%		Surana . I Salar Aman	2022	\$20,700	4	\$1,600	В
		ervation, E : Basemen	Extent : Light, Area	Affectea	: 100%			
	Exptanai	tion : Dupl	ex Unii					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2045

Mechanical	chanical Current Repair Future Rep		Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing						
Sewage Ejector(s)						
Electric	100%	2022	\$20,700	4	\$1,600	В
	Other Observation, Extent: Light,	Area Affected :	100%			
	Location: Basement					
	Explanation: Duplex Unit					
Fixtures						
Generic	100%					В
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

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	\$5,900		\$2,800	
Priority B	\$3,800	\$40,000	\$3,000	\$1,500
Priority C	\$16,100			
Total	\$25,800	\$40,000	\$5,800	\$1,500



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

<sup>\*\*</sup> 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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
		Dented, Extent : Light, Area	Affected .	: 2%			
	Location	: North Facade.					
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%		LIFE	* *	5	\$35,800	C
	_	Crumbling, Extent : Moderat	e, Area Aj	ffected : 5%			
		: At Freezer Doors					
		l Cracks, Extent : Light, Area					
		: Loading Dock And Electric					
	Uneven Si	ırface, Extent : Severe, Area A	Affected :	30%			
	Location	: Trench Drains Coming Ap	art And S	inking Below Slab.			
Ceramic Tile	2%		2031	* *	5	\$300	С
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
		servation, Extent : Moderate,	Area Affe	ected : 100%		, ,	
		: Freezer Area	00				
	Explana	tion : Structural Steel					
Ceilings	- 1						
Exposed Struc: Steel	20%		LIFE	* *			В
1							ъ
Fiber Board	20%		2027	* *			В

Electrical	Current Repair	Future Replacement	Ма	intenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2042 **	5	\$300	В
	Other Observation, Extent: Moderate, 1	Area Affected : 100%			
	Location : Electrical Room				
	Explanation: One 800 Amp Main Dis	connect Switch			

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

<sup>\*\*</sup> 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	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Transformers					_		_
Dry Type	100%		2035	* *	5		В
Switchgear / Switchboard	1000/		2042	* *	_	¢200	D
Molded Case Bkrs	100%		2042		5	\$300	В
Raceway Conduit	100%		2042	* *	1		В
Panelboards	10070		2042		1		Ъ
Molded Case Bkrs	100%		2038	* *	5	\$300	В
Wiring						4000	
Thermoplastic	100%		2042	* *	1		В
Motor Controllers							
Locally Mounted	100%		2035	* *	5	\$100	В
Ground							
Grounding Devices	400			de de	_	4.00	_
Generic	100%		LIFE	* *	5	\$200	В
Stand-by Power Transfer Switches							
Automatic	100%		2035	* *	1	\$3,400	В
Generators	10070		2033		1	\$5,400	ъ
Diesel	100%		2031	* *	1	\$4,300	В
210001		tion, Extent : Moderate, A		ected : 100%	-	Ψ.,εσσ	-
	Location : O		55				
	Explanation .	: 400 Kw					
Batteries							
Lead/Acid	100%		2016	\$1,300	5	\$400	В
Fuel Storage	<b>~</b> 0		• • • •		_	44.000	_
Day Tank	50%		2038	* *	5	\$1,000	В
Underground Storage	50%		LIFE	* *	5	\$300	В
Lighting Interior Lighting							
Fluorescent	50%		2027	* *	10	\$5,100	В
radioseciti		tion, Extent : Moderate, A		ected : 100%	10	ψ3,100	Ъ
		ffice And Inside Freezers.					
	Explanation .						
HID	50%		2027	* *	10	\$200	В
Egress Lighting						· · · ·	
Emergency, Battery	50%		2027	* *	10	\$1,300	В
Exit, Service	50%		2027	* *	1		В
Exterior Lighting							
HID	99%	_	2027	* *	10		В
HID		)-2	2032	* *			В
	Malfunctioning Location : O	g, Extent : Moderate, Are utside	a Affecte	d: 100%			
Alarm	Locuion . Of	шыше					
Security System							
No Component	50%						D
Generic	50%		2017	\$31,500	1	\$2,100	В
			-	. ,		. ,	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 13661

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Alarm							
Fire/Smoke Detection							
No Component	50%						D
Generic	50%		2027	* *	1-3	\$3,400	В

Mechanical	Currer	t Repair	Future I	Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit Cod
eating							
Energy Source							
Electricity	100%		2042	* *	1		В
Conversion Equipment							
Heat Pump	10%		2023	\$13,000	2	\$300	В
No Component	90%						D
Terminal Devices							
Induction Unit	10%		2031	* *	1	\$400	В
No Component	90%						D
ir Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%		2020	\$4,300	1		В
No Component	90%						D
umbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		В
Water Heater							
Electric	100%		2020	\$3,200	4	\$100	В
	Other Observation	, Extent : Light, Area	Affected:	100%			
	Location: Closes	ţ					
	Explanation : 1 -	120 Gallon Unit					
Sanitary Piping							
Cast Iron	100% Now	\$900	LIFE	* *	1		В
		, Extent : Severe, Are	ea Affected .	: 50%			
	Location : Trenc						
	Explanation : Co	vers / Grates Broken					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2030	* *	4	\$1,600	В
		, Extent : Light, Area	Affected:	100%			
	Location : Mech						
	Explanation : Di	plex Unit					
<b>Backflow Preventer</b>							
Generic	100%		2027	* *	1	\$700	В
Fixtures							
Generic	100%						В

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> 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 Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior						
Exterior Walls						
Masonry: Brick	15%	LIFE	* *	5	\$7,900	Α
Stucco Cement	85%	2035	* *	5	\$112,100	Α
	Other Observation, Extent: Sev	ere, Area Affected : 1	00%			
	Location: Throughout.					
	Explanation : Exterior Insulat	ing Foam System.				
Windows						
Aluminum	100%	2038	* *	5	\$3,700	A
Roof						
Asphalt Shingle	90%	2031	* *	10	\$1,800	Α
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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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

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

<sup>\*\*</sup> 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 R	epair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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		В
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							D
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$7,100	1	\$500	В
	Other Obs	ervation, Ex	ctent : Light, Area	Affected	: 50%			
	Location	: Outside						
	Explanat	tion : Wall N	Aounted Cameras.					
Fire/Smoke Detection								
Not Accessible	100%							D

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

#### Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2026

chitecture	Curi	ent Re	pair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Total (Ye		Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
erior								
Exterior Walls Cast in Place Concrete	3% No Broken/Missing Location : Ma	Eleme	\$19,700 nts, Extent : Ligh ling Dock.	LIFE t, Area Ą	* * ffected : 2%	5	\$46,700	A
Masonry: Brick			xtent : Light, Are nd Pointing Brick			5	\$286,100	A
Metal Panel	2% No Broken/Missing Location: No	Eleme	\$1,700 nts, Extent : Ligh ade.	2042 t, Area A	* * ffected : 2%	5	\$11,700	A
Window Wall		ng, Ext	\$503,500 ent : Severe, Are Facade Stairwel		* * d : 60% ll Emergency Enclo	5 osed Stai	\$17,500 rwells	A
Windows	The ongreen							
Metal/Detention Type	Location: Thi Deteriorated Fit Location: Thi Glazing Broken Location: Thi	ng, Ext coughou nish, Ex coughou Cracke coughou	xtent : Moderate, ıt ed, Extent : Mode ıt.	Area Afj erate, Are	fected : 50% ea Affected : 70%	5	\$248,100	A
	Thermally Ineffi Location : Thr		Extent : Moderate	e, Area A	ffected : 70%			
Metal/Detention Type	2%	Eviden	t, Extent : Light,	2048 Area Affa	* * ected : 100%	5	\$10,100	A
Parapets								
Masonry: Brick Metal Rail	50% 50%			LIFE 2035	* *	5 5-10	\$8,200 \$147,600	A A
Roof								
Built-Up (BUR)	Location : Thr Drains Clogged Location : Van	: Sever coughou , Exten cious Lo : Mod	t : Moderate, Are ocations. erate, Area Affec	ea Affecte				A

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2026

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior								
Floors								
Carpet	5%			2021	\$648,500	3	\$40,700	C
Cast in Place Concrete	10%	Now	\$52,800	LIFE	* *	5	\$118,800	C
			xtent : Severe, Are or Below Kitchen.	a Affecte	d : 10%			
Ceramic Tile	5%	Now	\$19,700	2025	\$984,600	5	\$13,600	С
	Other Obse	ervation, E	Extent : Severe, Are	a Affecte	ed: 100%			
	Location	: 7th Lowe	er Detention Facili	ty Showe	rs.			
	Explanati	ion : Repa	ir Underway.					
Quarry Tile		Now	\$29,200	2035	* *	5	\$20,400	С
Quality 2000			Extent : Moderate		ffected : 10%		+,	_
	_	: Kitchen		, ,	J			
Terrazzo	30%			LIFE	* *	5	\$127,300	С
Traffic Topping	15%			2022	\$1,890,500	5	\$101,900	Č
Traffic Topping	5%			2027	**	5	\$34,000	Č
Vinyl Tile	15%	Now	\$259,200	2022	\$1,295,900	3	\$30,600	Č
vinyi ine			Extent : Moderate			5	Ψ30,000	C
	_	_	ousing Control Ro	-	-			
Vinyl Tile		Now	\$863,900	2032	* *	3	\$20,400	С
vinyi The		Broken/Missing Elements, Extent: Severe, Area Affected: 40%						
		_	out Housing Areas		19,000000 1 1070			
	Worn/Eroded, Extent: Severe, Area Affected: 40%							
	Location: Throughout Housing Areas.							
	Other Observation, Extent: Severe, Area Affected: 90%							
			out Housing Areas		a. >0/0			
		ion : 9x9's	=	•				
Interior Walls	Experience		'					
Concrete Masonry Unit	32%	Now	\$153,200	LIFE	* *	5	\$73,700	C
, and the second	Broken/Mis		ents, Extent : Ligh	t, Area A	ffected : 1%		. ,	
	Location	: 11 And 1	2 Block Stair Area	! <b>.</b>				
	Jnt Mortar	Miss/Eroc	l, Extent : Light, A	rea Affec	ted : 1%			
			2 Block Stair Area					
Concrete Masonry Unit	33%			LIFE	* *	5	\$76,000	С
Glass: Special Gauge	5%	Now	\$6,882,200	LIFE	* *	1	Ψ70,000	C
Glass. Special Gauge			Extent : Severe, Are		od · 60%	1		C
			out Housing Contr					
			Steel Frames Rus		211 Cus.			
Plaster	10%	ion . Gras.	Sicci I rames Rus	LIFE	* *	5	\$17,300	С
SGFT/Glazed Masonry	18%			LIFE	* *	3	φ17,500	C
	2%	Now	\$333,800	LIFE	* *			C
SGFT/Glazed Masonry			\$333,800 Extent : Severe, Are					C
			xieni . Severe, Are Lower Housing.	и пујесте	u. 00/0			
-	Expianati	ын . кера	ir Underway.					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2026

Architecture	Cu	ırrent Re	pair	Futur	e Replacement	М	aintenance		
System Component Type		il Date I Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Interior									
Ceilings									
AcousTileConcealSpLn	30%			2027	* *	5	\$203,700	В	
Exposed Concrete	35% N	low	\$572,100	LIFE	* *	5	\$29,700	В	
	Location: Fi Exposed Reinf Location: Fi Water Penetra Location: Fi	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			\$17,000 tent : Light, Area . m.	LIFE Affected	* * : 2%	5	\$34,000	В	
Plaster	30% Cracking/Crun Location : Fi	0.	Extent : Light, Are r Corridor.	LIFE a Affecto	* * ed : 5%	5	\$101,900	В	

ectrical	Current Repair		Futur	e Replacement	M			
stem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Cod	
der 600 Volts								
Service Equipment								
Fused Disc Sw	50%		2022	\$61,200	5	\$800	В	
	Other Observation	ı, Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Electr	rical Room #2						
	Explanation: 1,0	000 and 4,500 Amps.						
Fused Disc Sw	50%		2022	\$61,200	5	\$800	В	
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Electr	rical Room #1						
	Explanation: 5,0	000 Amps.						
Transformers								
Dry Type	50%		2027	* *	5	\$700	В	
Dry Type	50%		2020	\$14,000	5	\$700	В	
Switchgear / Switchboard								
Fused Disc Sw	20%		2022	\$83,600	5	\$300	В	
Molded Case Bkrs	80%		2022	\$334,500	5	\$7,600	В	
Raceway								
Conduit	90%		2022	\$485,700	1		В	
Conduit	10%		2032	* *	1		В	
Panelboards								
Fused Disc Sw	5%		2030	* *	5	\$400	В	
Fused Toggle Switch	2% 2-4	\$10,900	2047	* *	5	\$100	В	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Electr	rical Room						
Molded Case Bkrs	80%		2021	\$434,600	5	\$7,600	В	
Molded Case Bkrs	13%		2030	* *	5	\$1,200	В	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2026

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

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2026

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting								
Interior Lighting								
Fluorescent	45%			2017	\$1,589,400	10	\$149,800	В
Fluorescent	30%			2022	\$1,059,600	10	\$99,900	В
Fluorescent	10%	2-4	\$353,200	2032	* *			В
	On Extend	led Life, Ex	tent : Moderate, Ai	rea Affec	ted : 100%			
	Location	ı : Through	out					
	Other Ob	servation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Through	out					
	Explana	tion : Using	T-12 Lamps					
HID	10%			2022	\$248,500	10	\$1,200	В
Incandescent	5%			2017	\$176,600	2	\$400	В
Egress Lighting								
Exit, Service	70%			2022	\$69,100	1		В
Exit, Service	30%			2017	\$29,600	1		В
Exterior Lighting								
HID	100%			2017	\$248,300	10	\$1,100	В
Alarm								
Security System								
No Component	50%							D
Generic	50%			2017	\$1,026,900	1	\$67,800	В
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$3,515,500	1-3	\$111,800	В

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2032	* *	1		В
Conversion Equipment							
Pres. Reducing	100%		2025	\$421,100	5	\$21,600	В
Valve/LP Steam							
Distribution							
Steam Piping/Pump	100%		2032	* *	4	\$26,800	В
Terminal Devices							
Air Handler	20%		2022	\$732,100	1	\$44,900	В
Convector/Radiator	30%		2027	* *	1	\$35,200	В
Fan Coil Unit/Heat	50%		2022	\$5,082,300	1	\$58,600	В
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2026

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning								
Conversion Equipment	4.504			2022	<b>4.5</b> 0.000	2	Ф2.200	
Ext Pkg Unit - Cooling				2022	\$470,000	2	\$3,300	В
	K-22 Refr Location	_	tent : Light, Area A	ffected :	100%			
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$202,400	В
Exhaust Fans								
Interior	20%			2022	\$150,100	2	\$2,200	В
Roof	80%			2022	\$431,800	2	\$8,900	В
Plumbing								
H/C Water Piping	1000/	0.0	<b>407.700</b>	2025	ماه ماه			
Galv Iron/Steel	100%	0-2	\$405,500	2027	* *	1		В
		Extent : M : Various	loderate, Area Affe	cted : 50	%			
	Other Obs	servation, E	Extent : Moderate, 1	Area Affe	ected : 5%			
		: 7 Lower		33				
	Explana	tion : Re-pi	ping Of Bathroom	In Progr	ess			
HW Heat Exchanger	1		1 0 0					
Low Temp	100%			2048	* *	4	\$53,800	В
Recent Replace Evident			ent, Extent : Light,	Area Aff	ected : 100%		,	
	Location	: Steam D	riven Instantaneou	s Water .	Heater			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2017	\$20,700	4	\$2,500	В
Sewage Ejector(s)								
Electric	100%			2022	\$20,700	4	\$1,600	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
			Extent : Light, Area					
			lst To 3rd Floor, 1	Unit 1st	To 2nd Floor			
	Explana	tion : 3 Un	its					
Fire Suppression								
Standpipe	,						<b></b>	_
Generic	100%			2032	* *	1-5	\$183,000	В
Sprinkler								_
No Component	90%							D
Generic	10%			2032	* *	1-2	\$10,200	В

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior	•		•				
Exterior Walls							
Cast in Place Concrete	Location : Abov Cracking/Crumble	\$15,800 lements, Extent : Mod e The Garage Door Li ing, Extent : Moderate r Wall, South Facade,	intel, Boti 2, Area Aj	h Doors. ffected : 10%	5	\$3,800	A
		r wan, soam racaae, ement, Extent : Moder					
	-	r Wall, Viewable Froi					
Masonry: Brick	65% Now		LIFE	* *	5	\$4,900	A
Wasoniy. Bilek	Cracking/Crumbl Location : Corn	ing, Extent : Moderate ers	e, Area Aj	-	3	Ψ <del>1</del> ,700	A
	Jnt Mortar Miss/E Location : Thro	Erod, Extent : Modera Ighout	te, Area A	Affected : 25%			
		Extent : Light, Area Af	fected : 2	2%			
Metal Sect. OHD	Location: South	n, Extent : Severe, Are Facade			5	\$2,900	A
****	Explanation : C	orroded Jambs; Lintel	s Above I	Both Overhead Do	ors, Seve	erely Deteriorated.	
Windows Steel	100% Now Broken/Missing E Location: Thro	lements, Extent : Mod	2047 'erate, Ar	* * ea Affected : 30%	5	\$3,500	A
	Corrosion/Rusting Location: Thro	g, Extent : Severe, Are	a Affecte	d : 50%			
		ent, Extent : Moderate	e, Area A	ffected : 50%			
	Water Penetration Location : North	n, Extent : Moderate, A g Facade	Area Affe	cted : 15%			
Roof							
Single Ply Membrane	100% Recent Replace E Location : All.	vident, Extent : Light,	2030 Area Affa	* * ected : 100%	10	\$6,800	A
nterior							
Floors Cast in Place Concrete	95% Now	\$7,400	LIFE	* *	5	¢0 200	C
Cast III Place Concrete	7 - 7 - 1 - 1 - 1	ng, Extent : Moderate			5	\$8,300	С
Ceramic Tile	5%		2025	\$7,200	5	\$200	С

<sup>\*\*</sup> 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		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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
		etration, Extent : : East Wall.	Light, Area	Affected	: 2%			
SGFT/Glazed Masonry	25%	Now	\$3,600	LIFE	* *			С
,	Broken/M				ea Affected : 10%			
Ceilings								
AcousTileSusp.Lay-In	20%			2027	* *	5	\$800	В
		etration, Extent : : Captains Office		rea Affe	cted : 10%			
Exposed Concrete	_	Now Crumbling, Exten : Throughout	\$18,000 t : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$500	В
	-	einforcement, Ext : Northwest Cort	_	Area Affe	ected : 2%			
		etration, Extent : : First Floor	Moderate, A	rea Affe	cted : 10%			
Gypsum Board	5%			LIFE	* *	5	\$200	В

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

Lighting

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

<sup>\*\*</sup> 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	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting					
Interior Lighting					
Fluorescent	100%	2027 **	10	\$2,400	В
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Throughout				
	Explanation: T-12 Lamps				
Exterior Lighting					
HID	100%	2027 **	10		В

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2032	* *	1		В
Distribution						
Steam Piping/Pump	100%	2022	\$34,700	4	\$100	В
Terminal Devices						
Convector/Radiator	60%	2020	\$28,200	1	\$500	В
Fan Coil Unit/Heat	40%	2022	\$29,800	1	\$300	В
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2020	\$14,900	1		В
Water Heater						
Electric	100%	2017	\$800	4		В
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location : Closet					
	Explanation: 1 - 40 Ge	allon Unit				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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		
3				
Priority B	\$184,900	\$130,400	\$167,200	\$114,400
•	, ,		\$167,200 \$5,500	\$114,400 \$24,100



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2025

rchitecture	Current	Current Repair		e Replacement	M		
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior							
Exterior Walls					_		
Cast in Place Concrete	5%	*****	LIFE	* *	5	\$120,300	A
Masonry: Brick	45% Now	\$244,400	LIFE	**	5	\$216,500	Α
	Broken/Missing Elen	_	it, Area A	ffected: 2%			
	Location: Facade	_	. 1 1	ffeeted . 20/			
	Cracking/Crumbling Location: Through		e, Area A	ijeciea . 270			
	Int Mortar Miss/Era		rea Affec	eted · 2%			
	Location : Courtya	_		ieu . 270			
	Caulking Deteriorat		_	cted · 2%			
	Location : Courty	_		2,0			
	Vertical Cracks, Ext		_	2%			
	Location : Exterior	-	v				
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 Deteriorat			cted : 20%		. ,	
	Location: Through						
	Staining/Discoloring	g, Extent : Moderat	e, Area Ą	ffected : 20%			
	Location: Main E	ntrance Facade.					
Windows							
Aluminum	20% Now	\$142,100	2030	* *	5	\$18,100	A
	Air Infiltration, Exte		fected: 25	%			
	Location: Main C			cc 1 20 /			
	Glazing Broken/Cra	_	t, Area A <u>j</u>	fected: 2%			
	Location: Main C			ACC			
	Caulking Deteriorat Location : Through						
M 100 110 110 110		<u>-</u>				Ф122 100	
Metal/Detention Type	40% Now	\$538,400	2032	**	5	\$132,100	Α
	Glazing Broken/Cra Location : Intake A		ı, Area A <u>j</u>	jeciea : 1%			
	Unit Inoperable, Ext		aa Affacti	ad · 5%			
	Location : Lounge,				roughou	•	
	Water Penetration, I	=			rougnoui	•	
	Location : Intake A	_	rijjeered	. 270			
Metal/Detention Type	40%		2032	* *	5	\$264,300	A
Parapets	1070		2032			Ψ201,300	7.1
Metal Rail	25% Now	\$13,000	2027	* *	5	\$37,000	Α
	Corrosion/Rusting,			ected : 5%		. , -	
	Location: Various	Locations Through	hout.				
Metal: Cage/Fence	30%		2027	* *	5-10	\$48,400	A
Pre-Cast Concrete	25%		LIFE	* *	5	\$32,800	A
No Component	20%					,	D

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2025

Architecture	Current R	lepair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior							
Roof	550/ NT	Φ2.564.600	2022	ماد ماد			
Built-Up (BUR)	55% Now Blisters, Extent: Mod Location: Through Air/Water Blisters, Ex Location: Various I Debris on Roof, Exten Location: Through Ponding, Extent: Mo Location: Various I	out ktent : Moderate, A Locations Through nt : Moderate, Are out. A Lot Of Bird derate, Area Affec	Area Affec hout. a Affected Life Evid eted : 20%	cted : 10% 1 : 30% lent.			A
M. I'C' I D'				* *			
Modified Bitumen	10% Now Drains Clogged, Exte Location: Over Kite		2027 ffected : 1				A
Modified Bitumen	30%		2027	* *	10	\$163,300	A
Single Ply Membrane	5%		2027	* *	10	\$27,200	A
nterior							
Floors	20/		2021	Φ2 < 2 200	2	Φ1 < <b>7</b> 00	a
Carpet Cast in Place Concrete	2%		2021	\$263,200 * *	3	\$16,500	C
Cast in Place Concrete Cast in Place Concrete	14% 14% Now	\$75,000	LIFE LIFE	* *	5 5	\$168,800 \$168,800	C C
Cast III Flace Concrete	Water Penetration, E. Location: In Basem	xtent : Moderate, 1	Area Affe		3	\$100,000	C
Quarry Tile	2%		2035	* *	5	\$16,500	С
Terrazzo	8%		LIFE	* *	5	\$34,400	C
Terrazzo	17% Now	\$407,300	LIFE	* *	5	\$73,200	C
	Horizontal Cracks, E. Location : Through				га.		
Traffic Topping	3%		2027	* *	5	\$20,700	С
Vinyl Tile	35% Now Broken/Missing Elem Location : Through	out.			3	\$72,300	С
	Water Penetration, E. Location: Through	out Housing Units					
	Worn/Eroded, Extent Location : Through			: 10%			
	Other Observation, E Location: Through Explanation: 9x9's.	out.	ea Affecte	d : 75%			
Wood	5% Now Worn/Eroded, Extent Location : Gymnasi	\$340,000 : Moderate, Area	2037 Affected	* *	5	\$25,800	С

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2025

Architecture	Current Rep	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior							
Interior Walls							
Cast in Place Concrete	5% Now Water Penetration, Exte Location: Basement N	nt : Light, Area A					С
Ceramic Tile	5%		2025	\$1,570,300	5	\$30,400	С
Concrete Masonry Unit	25% Now Diagonal Cracks, Exten Location: Basement M Vertical Cracks, Extent Location: Basement M	t : Light, Area Afj Iechanical Space : Light, Area Affe	LIFE fected : 1 cted : 19	* *	5	\$60,800	С
Gypsum Board	10% Now Water Penetration, Exte	\$23,600 nt : Light, Area A	LIFE	**	5	\$36,500	С
Masonry: Brick	20%		LIFE	* *			С
SGFT/Glazed Masonry	5% Now Broken/Missing Element Location: 4 Main, A S	ts, Extent : Light,	LIFE Area Afj	* * fected : 1%			С
SGFT/Glazed Masonry	30%		LIFE	* *			С
Ceilings							
AcousTileConcealSpLn	15% Now Water Penetration, Exte Location : Pharmacy A	_			5	\$51,700	В
Exposed Concrete	14% Now Cracking/Crumbling, Ex Location: Main Corri	ctent : Light, Arec	LIFE a Affected	* * d : 1%	5	\$12,100	В
	Exposed Reinforcement, Location: Electrical M Spalling, Extent: Light,	Aain Service Room	m Under				
	Location : Main Corri Water Penetration, Exte Location : Below Kitch	nt : Severe, Area		: 5%			
<b>Exposed Concrete</b>	16%		LIFE	* *	5	\$13,800	В
Exposed Struc: Steel	5%		LIFE	* *			В
Metal Panel	20% Now Corrosion/Rusting, Exte Location: Law Librar Deteriorated Finish, Ext	nt : Moderate, Ai y, School Corrido	or And V	arious Locations	5 Throughe	\$137,800 out.	В
	Location: Throughout	•.					
Metal Panel	20%		LIFE	* *	5	\$137,800	В
Plaster	10%		LIFE	* *	5	\$34,400	В

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

Under 600 Volts

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2025

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Service Equipment				_		_
Air Circuit Breaker	50%	2042	* *	5	\$1,200	В
	Other Observation, Extent:		ected : 100%			
	Location: Electrical Room				G 1.	
	Explanation: One 3,000 A					
Fused Disc Sw	50%	2022	\$91,800	5	\$1,000	В
	Other Observation, Extent:		ected : 100%			
	Location: Electrical Room	_				
	Explanation: One 1,200 A	mp Electrical Servic	e For Main Buildi	ng		
Transformers	000/	2020	ф <b>о 10</b> 100	_	<b>#1.100</b>	-
Dry Type	80%	2020	\$342,400	5	\$1,400	В
Dry Type	20%	2035	* *	5	\$300	В
Switchgear / Switchboard	200/	2022	¢170.200	~	<b>\$</b>	D
Fused Disc Sw	30%	2022	\$179,200	5	\$600	В
Molded Case Bkrs	50%	2022	\$298,700	5	\$6,200	В
Molded Case Bkrs	20%	2042	* *	5	\$2,500	В
Raceway	000/	2022	Φ. 47. 600			ъ
Conduit	80%	2022	\$647,600 * *	1		В
Conduit	20%	2042	* *	1		В
Panelboards	2004	2020	* *	~	Φ2.700	ъ
Molded Case Bkrs	20%	2038		5	\$2,500	В
Molded Case Bkrs	50%	2021	\$407,400 * *	5	\$6,200	В
Molded Case Bkrs	30%	2030	* *	5	\$3,700	В
Wiring	500/ 2.4	457.000 2047	* *	1		D
Braided Cloth	50% 2-4 \$ Insulation Aged, Extent : Mo Location : Throughout	3457,900 2047 Oderate, Area Affecte		1		В
Thermoplastic	30%	2032	* *	1		В
Thermoplastic	20%	2032	* *	1		В
Motor Controllers	2070	2032				
Locally Mounted	50%	2020	\$273,900	5	\$1,600	В
Motor Control Center	30%	2020	\$460,500	5	\$3,800	В
Motor Control Center	20%	2027	* *	5	\$2,600	В
Ground	2070	2027			Ψ2,000	
Grounding Devices						
Generic	25% 0-2	\$500 LIFE	* *	5	\$1,700	В
	Other Observation, Extent :		ed : 100%		7-,	_
	Location : Basement	, 33				
	Explanation: Missing Gro	unding Means Due	To Discontinuous V	Vater Ma	ain Piping.	
Generic	75%	LIFE	* *	5	\$5,200	В
Stand-by Power	13/0	LITE		J	Ψ5,200	ע
Transfer Switches						
Automatic	70%	2020	\$15,200	1	\$101,200	В
Automatic	30%	2039	ψ1 <i>5</i> ,200 * *	1	\$43,400	В
Automatic	JU /0	2039		1	φ <del>4</del> 3, <del>4</del> 00	ע

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2025

Electrical	Current Repair	Future	Replacement	M				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Stand-by Power								
Generators Diesel	80% Other Observation, Extent : Mod	2025 derate, Area Affect	\$117,700 red: 100%	1	\$145,600	В		
	Location: Basement And Outs							
	Explanation : Four Generator							
Diesel	20% Other Observation, Extent: Mod Location: Second Floor - Kito		* * red : 100%	1	\$36,400	В		
<del></del>	Explanation: One 1,200 Kw							
Batteries	900/	2016	¢1 000	_	¢12.000	D		
Lead/Acid	80%	2016	\$1,000	5	\$13,900	В		
Lead/Acid Fuel Storage	20%	2017	\$300	5	\$3,500	В		
Puel Storage Day Tank	2%	2030	* *	5	\$1,400	В		
Main Tank	98%	2037	* *	5	\$10,600	В		
Iviani Tank	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Outside							
	Explanation: Using 5,000 Gas	llon Tank						
Lighting								
Interior Lighting								
Fluorescent	20%	2030	* *	10	\$67,500	В		
	Other Observation, Extent: Mod Location: Throughout Kitcher Explanation: Using T-8 Lamp	n Area.	ed : 100%					
Fluorescent	65%	2022	\$2,329,200	10	\$219,500	В		
Tuorescent	Other Observation, Extent : Mod Location : Throughout The Sp	derate, Area Affect ace.		10	Ψ217,500	Б		
****	Explanation: Using T-12 Lam	=	<b>\$2.52.100</b>	1.0	Φ1. <b>2</b> 00			
HID	10%	2022	\$252,100	10	\$1,200	В		
HID	5%	2022	\$126,100	10	\$600	В		
Egress Lighting	100/	2022	\$10,000	1		В		
Emergency, Service Exit, Service	10% 90%	2022 2022	\$10,000 \$90,100	1		В		
Exterior Lighting	90%	2022	\$90,100	1		Б		
Fluorescent	2%	2022	\$9,100	10	\$900	В		
Puorescent	Other Observation, Extent: Lig			10	\$700	Ь		
	Location : Front Entrance Car		100/0					
	Explanation: Using T-12 Lam							
HID	98%	2022	\$315,000	10	\$1,400	В		
Alarm	> · · · · · · · · · · · · · · · · · · ·	2022	Ψ315,000	10	Ψ1,700	<u></u>		
Security System								
No Component	50%					D		
Generic	50%	2022	\$1,329,200	1	\$87,700	В		
Fire/Smoke Detection		<del>-</del>	. , - ,		,			
No Component	50%					D		
Generic	50%	2022	\$4,550,200	1-3	\$149,100	В		

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Asset #: 2025

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating				•			
Energy Source							
Campus Steam	100%		2032	**	1		В
Conversion Equipment							
Heat Exchanger	70%		2031	* *	1	\$127,400	В
Pres. Reducing	30%		2025	\$128,200	5	\$6,600	В
Valve/LP Steam							
Distribution							
Hot Wtr Piping/Pump	70%		2030	* *	4	\$12,700	В
Steam Piping/Pump	30%		2032	* *	4	\$8,200	В
Terminal Devices							
Air Handler	30%	Now \$22,300	2022	\$1,114,000	1	\$61,500	В
		ent, Extent : Moderate, Area	Affected .	: 40%			
	Location	: Coils					
Convector/Radiator	70%		2020	\$4,553,600	1	\$83,300	В
Air Conditioning							
Energy Source							
Electricity	100%		2030	* *	1		В
Conversion Equipment							
Reciprocating	2%		2017	\$46,800	1	\$3,400	В
Compr/Chiller							
		ervation, Extent : Light, Are	a Affected	! : 100%			
		: Basement					
	Explana	tion : Serves Auditorium Onl	ly				
Window/Wall Unit	15%		2017	\$212,400	1		В
No Component	83%						D
Distribution							
Chilled Wtr Pipe/Pump	2%		2032	* *	4	\$500	В
No Component	98%						D
Terminal Devices							
Air Handler/Cool/Ht	2%		2027	* *	1	\$4,600	В
No Component	98%						D
Heat Rejection							
Remote Air Cond	2%		2027	* *	2	\$5,100	В
No Component	98%						D
Ventilation		<u> </u>					
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$205,300	В
Exhaust Fans							
Interior	20%		2027	* *	2	\$2,300	В
Roof	80%	Now \$8,800	2022	\$438,000	2	\$7,200	В
		xtent : Light, Area Affected :	100%				
	Location	: Fan Covers					
Plumbing							
H/C Water Piping	1005		2025				ъ
Brass/Copper	100%		2032	* *	1		В
HW Heat Exchanger	4.5		• • • •	***		***	_
Low Temp	100%		2022	\$213,700	4	\$36,400	В

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Asset #: 2025

Mechanical	Current Repair		Future	e Replacement	M			
System Component Type		il Date Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing								
Sanitary Piping Cast Iron	Malfunctionin	-	\$29,900 t : Moderate, Ared cap Serving Kitche		* * d : 75%	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	Location: B	Basement	ttent : Light, Area x Units In Several		* *	4	\$1,600	В
Sewage Ejector(s)		•						
Compressed Air	100% Recent Repair Location : B		, Extent : Light, A	2032 rea Affec	* * cted : 20%	4	\$2,500	В
Backflow Preventer								
Generic	100%			2027	* *	1	\$22,600	В
Fixtures								
Generic	100%							В
Vertical Transport Elevators Hydraulic	Location: V	arious	tent : Light, Area s Basement To 2nd		* * : 100% 1 Unit Basement T	o 1st Flo	oor	С
Fire Suppression								
Standpipe Generic	100%			2032	* *	1-5	\$185,700	В
Sprinkler No Component Generic	Location : K	<i>Xitchen</i>	tent : Light, Area System Serves Coo			1-2	\$51,600	D B

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

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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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4127

Architecture	C	urrent Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type		il Date    Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior								
Exterior Walls	2004				de de	_	<b>405 600</b>	
Concrete Masonry Unit	30%	т	ф 400 <b>2</b> 00	LIFE	* *	5	\$97,600	A
Metal Panel		Now Elmon	\$490,300	2032		5	\$683,300	A
		_	nts, Extent : Ligh Of Overhang At					
			ent : Moderate, A	_				
	Location : T	_		rea rijje	cica : 1070			
			 ent : Moderate, A	rea Affe	cted : 10%			
	Location : T							
Windows								
Aluminum	5%			2038	* *	5	\$1,800	A
Metal/Detention Type	95%			2042	* *	5	\$125,000	Α
Parapets								
Concrete Masonry Unit	10%	_	<b></b>	LIFE	* *	5	\$9,700	A
Metal Panel		Now	\$61,800	2042	**	5	\$41,500	A
	Location : F		Extent : Light, Aaps.	rea Affe	cted: 1%			
Metal Panel	35%			2042	* *	5	\$116,300	A
Metal: Cage/Fence	30%			2035	* *	5-10	\$199,300	A
Roof	#0 <b>3</b>	_	400.400					
Single Ply Membrane		Now	\$88,400	2030	**			A
			s, Extent : Severe, ocations Through		fectea : 20%			
			t, Extent : Light,		acted : 100%			
	Location : T			11164 1199	естей . 10070			
		_	 Extent : Light, Ard	ea Affect	ed : 1%			
	_	_	khead Roof Lead					
Single Ply Membrane	50%			2030	* *	10	\$281,100	A
terior								
Floors		_				_		
Cast in Place Concrete		Now	\$72,000	LIFE	**	5	\$404,900	C
		,	ent : Moderate, A	33				
		arious L	ocations In The M				445.500	
Quarry Tile	2%	T	ΦΕ (0.000	2035	* *	5	\$12,300	C
Raised Access Floor		Now	\$568,900 Extent : Moderat	2037	* *	5	\$23,100	C
			ion Control Roon					
			tent : Severe, Are	-				
			ion Control Roon					
	Explanation			i Spaces	•			
Vinyl Tile	<u>-</u>	0-2	\$654,100	2027	* *	3	\$77,100	С
villy1 THE					ea Affected : 5%	3	Ψ77,100	C
			ocations Through		33 7 0			
			Moderate, Area		: 10%			
	Location : T			=				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4127

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	В
	Broken/Mi	ssing Elem	ents, Extent : Light	t, Area A	ffected : 5%			
	Location	: Detention	n Control Room 15					
	Staining/D	iscoloring,	Extent: Moderate	, Area Ą	ffected : 5%			
	Location	: Detention	n Control Room 15					
Exposed Concrete	25%			LIFE	* *	5	\$16,100	В
Metal Panel	65%	Now	\$167,000	LIFE	* *	5	\$334,200	В
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 2%			
	Location	: Main Co	rridor.					

Electrical		Current Repair	Futur	uture Replacement Maintenance		aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	* *	5	\$1,200	В
	Other Obser	rvation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location:	Electrical Room.					
	Explanatio	on : Two 2,000 Amps Main L	Disconne	ct Switch.			
Transformers							
Dry Type	100%		2027	* *	5	\$1,000	В
Switchgear / Switchboard							
Fused Disc Sw	100%		2032	* *	5	\$1,200	В
Raceway							
Conduit	100%		2032	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2030	* *	5	\$7,200	В
Wiring							
Thermoplastic	100%		2032	* *	1		В
Motor Controllers							
Locally Mounted	20%		2027	* *	5	\$400	В
Motor Control Center	80%		2027	* *	5	\$6,000	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$4,000	В
Stand-by Power							
Transfer Switches							
Automatic	100%		2027	* *	1	\$84,600	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4127

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

Mechanical	Current I	Repair Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost   Year FY	<b>Estimated Cost</b>	Cycle Estimated Cost (Yrs)	Priority Code
Heating					
Energy Source					
Campus Steam	99%	2032	* *	1	В
Natural Gas	1%	2042	* *	1	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4127

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Conversion Equipment	4.07			2022	<b>4.5.200</b>		<b>41.400</b>	
Furnace	1%			2022	\$6,300	1	\$1,400	В
	Other Obs Location		ent : Light, Area	Affected .	: 100%			
			Mounted Units					
Heat Exchanger	50%	Now	\$1,100	2025	\$54,800	1	\$61,100	В
Heat Exchanger			ent : Moderate, 1			1	\$01,100	Ъ
		: Mechanica		11100119900	.ica : 370			
			ion Damaged Or	Missing				
Pres. Reducing	49%			2025	\$156,200	5	\$8,000	В
Valve/LP Steam	.,,,,			2020	Ψ100 <b>,2</b> 00		φο,σσσ	2
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$129,100	2030	* *	4	\$13,500	В
			derate, Area Affe					
	Location	: Upper Lev	el In Mechanica	l Room J				
Terminal Devices								
Air Handler	60%			2022	\$1,662,700	1	\$102,000	В
Convector/Radiator	3%	Now	\$2,900	2027	**	1	\$2,400	В
			ent : Moderate, 1	Area Affec	cted: 1%			
		: Throughou		into d Cha	t Dagtuigting Ain E	Zlavu.		
		ion : Convec	ior Air Hoies Pa		t Restricting Air F		Ф22 000	D
Convector/Radiator	37%			2027		1	\$32,800	В
Air Conditioning Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment	10070			2030		-		
Reciprocating	10%			2022	\$174,400	1	\$12,800	В
Compr/Chiller	1070				Ψ17.,100	-	Ψ1 <b>2,</b> 000	2
Window/Wall Unit	5%			2017	\$52,800	1		В
No Component	85%							D
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$35,800	В
No Component	90%							D
Terminal Devices								
Direct Expansion	10%			2022	\$23,900	1		В
No Component	90%							D
Heat Rejection	100/			2022	¢15 400	2	¢10.100	D
Air Condenser Unit	10% 90%			2022	\$15,400	2	\$19,100	B D
No Component Ventilation	90%							ע
Distribution								
Distribution  Ductwork/Diffusers	100%	Now	\$88,700	LIFE	* *	2-5	\$153,200	В
2 detri offi Pillubelb			ent : Moderate, 1		cted : 10%	_ 3	¥155,200	2
	-	: Showers	•	55				
	Location	. Showers						
Exhaust Fans	Location	. Showers						
Exhaust Fans Interior	<i>Location</i> 60%	. snowers		2022	\$340,900	2	\$5,100	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4127

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing								
H/C Water Piping	100-1		<b>***</b>					_
Brass/Copper	100%	Now	\$30,700	2032	* *	1		В
			ate, Area Affecte	ed: 2%				
		: Various Mi						
			ent : Light, Area	Affected	: 100%			
		: Mechanica						
	Explanat	ion : Triplex	Booster Pump Λ	ot Opera	ational			
HW Heat Exchanger								
Low Temp			\$3,200	2032	* *	4	\$27,200	В
			Aoderate, Area A	Affected :	2%			
	Location	: Piping Con	nections					
Sanitary Piping								
Cast Iron	100%	Now	\$669,800	LIFE	* *	1		В
	Broken, Ex	ktent : Severe	Area Affected :	100%				
	Location	: Various Lo	cations Under S	lab				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2022	\$20,700	4	\$1,600	В
Fixtures					·		·	
Generic	100%							В
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$138,600	В
Sprinkler								
No Component	85%							D
Generic	15%			2032	* *	1-2	\$11,600	В
Fire Pump								
Generic	100%			2025	\$380,700	1	\$51,300	В

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2027

chitecture	Current Repair	Futur	e Replacement	М	aintenance				
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
erior									
Exterior Walls									
Cast in Place Concrete		\$175,400 LIFE	* *	5	\$166,300	A			
	Cracking/Crumbling, Exten		ted : 10%						
	Location: D Mechanical	Area And South Side.							
Masonry: Brick	85% Now \$3	3,987,700 LIFE	* *	5	\$353,300	A			
	Jnt Mortar Miss/Erod, Exte	nt : Moderate, Area A	Affected : 5%						
	Location: Main Entrance Facade And Various Locations Throughout.								
	Vegetation Growth, Extent	: Moderate, Area Affe	cted : 10%						
	Location : Outside Kitche	n And Outside-emerg	ency Generator C	ourtyard	Facades.				
	Vertical Cracks, Extent : M		d : 5%						
	Location : Various Locati	ons Throughout.							
Masonry: Limestone	2% Now	\$84,900 LIFE	* *	5	\$6,200	A			
•	Broken/Missing Elements, I	Extent : Light, Area A	ffected : 10%						
	Location: Various Windo	w Sills And Other Lo	cations Throughou	ıt.					
Metal/Glass Curt Wall	5% Now	\$616,900 LIFE	* *	5	\$39,000	Α			
	Corrosion/Rusting, Extent:	Moderate, Area Affe	cted : 25%						
	Location: At Day Room S	ctairs							
	Deteriorated Finish, Extent	: Moderate, Area Aff	ected : 50%						
	Location: At Day Room S	tairs							
Windows									
Metal/Detention Type	60%	2032	* *	5	\$342,400	A			
Metal/Detention Type		3,952,400 2042	* *	5	\$114,100	A			
	Air Infiltration, Extent: Mo		! : 25%						
	Location : Administration								
	Corrosion/Rusting, Extent: Moderate, Area Affected: 50%								
	Location: Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.								
	Glazing Broken/Cracked, E		a Affected : 50%						
-	Location : Visitors Area A	nd Kitchen							
Parapets	400-1					_			
Not Accessible	100%					D			
Roof	1000/					ъ			
Not Accessible	100%					D			

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2027

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2027

rchitecture	Current Repair Future Replacement Maintenance							
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
erior								
Interior Walls								
	Location Diagonal Location Misaligned Location Vertical C	issing Elemant: Dressing Cracks, Extent Cracksing Cracksing Cracksing Cracks, Extent Cracks, Ext	\$218,400 ents, Extent: Seve Rooms Behind Au ent: Severe, Area Rooms Behind Au Extent: Severe, Ar Rooms Behind Au nt: Moderate, Are Locations Through	ditorium Affected ditorium ea Affect ditorium a Affecte	: 2% ted : 2% ed : 5%	5	\$105,100	С
Glass: Special Gauge	5%			LIFE	* *	1		С
Plaster	Location Cracking/	: Auditorii Crumbling,	\$157,700 ents, Extent : Seve um And First Floor Extent : Moderate um And First Floor	r Gun Ar r, Area A	senal. ffected : 10%	5	\$15,800	С
SGFT/Glazed Masonry	20%			LIFE	* *			С
SGFT/Glazed Masonry	15% Staining/L	4+ Discoloring, a : 7th Block	\$114,200 Extent : Moderate k	LIFE	* * ffected : 10%			C
Ceilings								
AcousTileConcealSpLn	5%			2027	* *	5	\$29,800	В
AcousTileConcealSpLn	5%			2035	* *	5	\$29,800	В
Exposed Concrete	30%			LIFE	* *	5	\$22,300	В
Exposed Concrete	Location	: Visitors	\$71,600 Extent : Moderate Corridor And D M xtent : Moderate, A	echanica	l Area Block 7	5	\$3,700	В
	Location	: Visitors	Corridor					
Exposed Struc: Steel	5%			LIFE	* *			В
Metal Panel	Location Staining/L	ı : Kitchen. Discoloring,	\$594,800 stent : Moderate, A Extent : Moderate And Throughout C	e, Area A	ffected : 30%	5	\$119,000	В
Plaster	10%			LIFE	* *	5	\$29,800	В
Plaster	20% Broken/M Location Cracking/	issing Elem 1: 7th Block Crumbling,	\$701,200 ents, Extent : Seve k, Commissary, Gu Extent : Moderate k And Visitors Area	LIFE re, Area in Arsena r, Area A	al, Visiting Area An	5	\$59,500	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2027

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2042	* *	3	\$1,500	В
Transformers								
Dry Type	100%			2035	* *	3	\$2,200	В
Feeders								
Not Accessible	100%							D
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2042	* *	5	\$900	В
Fused Disc Sw	50%			2022	\$91,800	5	\$900	В
			xtent : Moderate, 1	Area Affe	ected : 100%			
		: Electrica						
	Explanat	ion : Two I	Electrical Services	Rated A	t 800 Amps			
Transformers								
Dry Type	50%			2020	\$14,000	5	\$700	В
Dry Type	50%			2035	* *	5	\$700	В
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	5	\$1,700	В
Raceway								
Conduit	80%			2022	\$647,600	1		В
Conduit	20%			2042	* *	1		В
Panelboards								
Molded Case Bkrs	50%			2021	\$407,400	5	\$5,300	В
Molded Case Bkrs	30%	2-4	\$244,500	2047	* *	5	\$1,600	В
		-	tent : Moderate, A	rea Affec	eted : 100%			
Mala I.G., Di		: Basemen	T	2020	* *		Φ2 100	
Molded Case Bkrs	20%			2038	* *	5	\$2,100	В
Wiring	200/	2.4	<b>#274</b> 000	20.47	* *	1		D
Braided Cloth	30%	2-4	\$274,800	2047		1		В
		_	nt : Moderate, Are	га Ађесњ	ea : 100%			
		: Through	оит					
Rubber	50%			2021	\$457,900	1		В
Thermoplastic	20%			2042	* *	1		В
Motor Controllers								
Locally Mounted	30%			2035	* *	5	\$800	В
Motor Control Center	40%			2020	\$614,000	5	\$4,400	В
Motor Control Center	30%	2-4	\$460,500	2042	* *	5	\$1,700	В
	•	ater Dama <sub>?</sub> : Mechani	ge, Extent : Moder cal Room	ate, Area	a Affected : 100%			
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$124,900	В
_							_	_

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2027

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Stand-by Power								
Generators								
Diesel	50%	,	2025	\$388,600	1	\$78,600	В	
Diesel	50%	,	2025	\$388,600	1	\$78,600	В	
Batteries								
Lead/Acid	50%		2016	\$600	5	\$7,500	В	
Lead/Acid	50%	,	2016	\$600	5	\$7,500	В	
Fuel Storage								
Main Tank	100%		2037	* *	5	\$9,300	В	
	Other Observation, Ext Location : Outside		ea Affe	cted : 100%				
	Explanation: 2,500 G	allons						
ighting								
Interior Lighting				* *				
Fluorescent	20% Other Observation, Extending Location: Throughou Explanation: Using T	ent : Moderate, Ard t	2027 ea Affe		10	\$58,400	В	
Fluorescent	75%		2017	\$2,321,600	10	\$218,800	В	
Tidoloscom	Other Observation, Ext Location : Throughou Explanation : Using T	ent : Moderate, Ard t			10	<b>\$210,000</b>	Z	
HID	5%	<u> </u>	2022	\$108,900	10	\$500	В	
Egress Lighting								
Emergency, Service	10%	,	2022	\$8,600	1		В	
Exit, Service	90%	,	2022	\$77,800	1		В	
Exterior Lighting								
HID	100%	,	2022	\$277,600	10	\$1,200	В	
larm Fire/Smoke Detection Generic	100%	-	2017	\$7,861,500	1-3	\$250,100	В	
	Not in Service, Extent : Location : Throughou		ted : I	00%				

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating						
Energy Source						
Campus Steam	100%	2032	* *	1		В
_	Other Observation, Extent : Light, Area	Affected	: 75%			
	Location : Various					
	Explanation: Steam Is Shut Off In Mo	ıny Mecha	unical Rooms			
Conversion Equipment						
Pres. Reducing	100%	2025	\$369,000	5	\$18,900	В
Valve/LP Steam						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2027

Mechanical		Current Rep	pair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$1,246,200	2032	* *	4	\$15,700	В
			re, Area Affecte	d : 100%				
		: Throughout		. 1 60	0.7			
			evere, Area Affe	ected : 60	%			
	Location	: Throughout						
Terminal Devices	400/			2017	¢1 202 100	4	Φ <b>7</b> 0 <b>7</b> 00	ъ
Air Handler	40%			2017	\$1,283,100	1	\$78,700	В
Convector/Radiator	60%			2020	\$3,371,700	1	\$61,600	В
Air Conditioning								
Energy Source Electricity	1000/			2030	* *	1		В
Conversion Equipment	100%			2030		1		Б
No Component	95%							D
Not Accessible	5%							D
Terminal Devices	3 /0							<u>D</u>
No Component	95%							D
Not Accessible	5%							D
Heat Rejection	370							<u> </u>
No Component	95%							D
Not Accessible	5%							D
Ventilation	370							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$177,400	В
Exhaust Fans	10070						Ψ177,100	
Interior	60%			2017	\$394,600	2	\$5,800	В
Not Accessible	40%				, ,		1-,	D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$888,400	2027	* *	1		В
	Corroded,	Extent : Seve	re, Area Affecte	d: 100%				
	Location	: Throughout						
HW Heat Exchanger								
Low Temp	100%			2048	* *	4	\$47,200	В
	Recent Re	place Evident,	Extent: Light,	Area Affe	ected : 100%			
	Location	: Basement M	1echanical Room	ns				
Sanitary Piping	·	·						
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)						_		
Rigid Piping	100%			2027	* *	4	\$1,600	В
			ent : Light, Area		: 100%			
			1echanical Room	ns				
	Explana	tion : Duplex	Units					
Sewage Ejector(s)								-
Not Accessible	100%							D

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2027

Mechanical	C	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing							
Fixtures							
Generic	100%						В
Fire Suppression							
Standpipe							
Generic	100%		2032	* *	1-5	\$160,400	В
Sprinkler							
No Component	95%						D
Generic	5%		2032	* *	1-2	\$4,500	В
Fire Pump		_	•	•			
Not Accessible	100%						D

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$58,000	A
Windows	0.50	2.4	<b>4.54.200</b>	2011	* *	_	Φ= 000	
Aluminum	95%		\$61,300	2044		5	\$7,800	Α
			Extent : Light, Area		d: 5%			
		ı : Paint Pe	eeling Throughout I					
Metal Louvers	5%			2035	* *	10	\$5,100	A
Parapets	400							_
Not Accessible	100%							D
Roof	1000							_
Not Accessible	100%							D
Interior								
Floors Cast in Place Concrete	90%	Now	\$34,500	LIFE	* *	5	\$193,800	С
Cast III Flace Coliciete			\$34,300 Extent : Light, Area			3	\$193,800	C
			rage Door Entranc		. 270			
V:1 T:1-			ruge Boot Entraite	2030	* *	3	\$2.700	
Vinyl Tile	10%			2030		3	\$3,700	С
Interior Walls	100%	Now	\$40,400	LIFE	* *	5	\$19,400	С
Concrete Masonry Unit			\$40,400 tent : Light, Area A			3	\$19,400	C
		ı : Mechani	- C	ујестеи.	2/0			
Ceilings	Locuitor	i . meenam	icai Room.					
AcousTileSusp.Lay-In	5%	Now	\$1,500	2035	* *	5	\$2,500	В
reous riesusp.Lay in	- , ,		vents, Extent : Ligh		ffected · 2%	3	Ψ2,300	Ь
		ı : Control .		,,	9,,000,000			
			, Extent : Light, Ard	ea Affect	ed · 2%			
	_	ı : Control .	_	2011299001	ca: 2,0			
Exposed Concrete	35%		**	LIFE	* *	5	\$5,400	В
Exposed Struc: Steel	55% 60%			LIFE	* *	3	φ5, <del>4</del> 00	В
Exposed Siluc. Steel	00%			LIIE				ъ

ectrical	Current Repair	Future Replacem	ent	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	В
	Other Observation, Extent: Moderate, A	Area Affected : 100%	ó			
	Location: Electrical Room					
	Explanation: One 400 Amp Main Disc	connect Switch				
Transformers						
Dry Type	100%	2039	* *	5	\$100	В
Switchgear / Switchboard						
Molded Case Bkrs	100%	2048	* *	5	\$800	В
Raceway						
Conduit	100%	2048	* *	1		В

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

<sup>\*\*</sup> 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	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Panelboards						
Molded Case Bkrs	100%	2044	* *	5	\$800	В
Wiring	1000/	2040	* *	1		D
Thermoplastic	100%	2048	4-4-	1		В
Motor Controllers	100%	2039	* *	5	\$200	В
Locally Mounted Ground	100%	2039		3	\$200	ь
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	В
Stand-by Power	10070	- LII L			Ψ100	
Transfer Switches						
Automatic	100%	2039	* *	1	\$8,900	В
Generators					•	
Diesel	100%	2035	* *	1	\$11,200	В
	Other Observation, Extent: Moderate,	Area Affe	eted : 100%			
	Location: Ground Floor					
	Explanation: One 1,000 Kw					
Batteries						
Lead/Acid	100%	2017	\$1,300	5	\$1,100	В
Fuel Storage	1000	2055	ale ale	_	ф0.00	-
Main Tank	100%	2057	**	5	\$800	В
	Other Observation, Extent: Moderate,	Агеа Ађес	пеа: 100%			
	Location : Underground Explanation : One 25,000 Gallon					
Lighting	Explanation: One 25,000 Gatton					
Lighting Interior Lighting						
Fluorescent	40%	2030	* *	10	\$10,600	В
raorescent	Other Observation, Extent : Moderate,		ted : 100%	10	Ψ10,000	D
	Location: Throughout	33				
	Explanation: Using T-8 Lamps					
HID	60%	2030	* *	10	\$600	В
Egress Lighting				-	,	
Emergency, Service	40%	2030	* *	1		В
Exit, Battery	60%	2030	* *	10	\$1,200	В
Exterior Lighting						
HID	100%	2027	* *	10	\$100	В
Alarm						
Security System						
Generic	100%	2027	* *	1	\$10,800	В
Fire/Smoke Detection						_
Generic	100%	2027	* *	1-3	\$17,800	В

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

Heating

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset #: 2554

Mechanical		Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source Natural Gas	100%		2048	* *	1		В
Conversion Equipment Furnace	100%		2030	* *	1	\$14,300	В
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		В
Conversion Equipment							
No Component	90%						D
Not Accessible	10%						D
Terminal Devices							
Direct Expansion	10%		2030	* *	1		В
No Component	90%						D
Heat Rejection							
Remote Air Cond	10%		2030	* *	2	\$2,000	В
No Component	90%						D
Ventilation							
Distribution							
Ductwork/Diffusers	25%	, ,		* *	2-5	\$4,000	В
	_	Extent : Moderate, Area Afj a : Warehouse	fected : 2%	Ó			
No Component	75%						D
Exhaust Fans							
Interior	15%		2030	* *	2	\$100	В
Roof	40%		2030	* *	2	\$400	В
No Component	45%					7.00	D
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		В
Water Heater							
Electric	100%		2021	\$8,400	4	\$300	В
2.000.0	Other Obs	servation, Extent : Light, Are a : Closet			·	4500	2
	Explana	tion : 1 - 40 Gallon Unit					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							
Generic	100%		2030	* *	1	\$1,800	В
Fixtures						. , -	
Generic	100%						В
Fire Suppression	-0070						<del></del>
Standpipe							
Generic	100%		2048	* *	1-5	\$14,500	В
Sprinkler	10070					÷ • · • • • • •	
Generic	100%		2048	* *	1-2	\$8,100	В
Generae	10070		2070		1 4	Ψ0,100	ע

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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#### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset #: 2554

Mechanical	Current	Repair Futu	e Replacement	Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle Estimated Co (Yrs)	ost Priority Code
Fire Suppression Fire Pump					
Generic	100%	2035	* *	1 \$5,40	00 B

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> 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

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit Cod
erior								
Exterior Walls Metal Panel			\$33,400 nents, Extent : Ligh	2032 t, Area Ą	* ffected : 2%	* 5	\$232,900	A
	Corrosion	/Rusting, E	xtent : Light, Area ad West Facades.	Affected	: 10%			
Windows Metal/Detention Type		_	\$760,200 nents, Extent : Mod rs And Various Loc			5	\$37,300	A
Parapets Metal Rail			\$24,300 Extent : Moderate,	2035 Area Aff	* fected : 35%	* 5	\$17,300	A
Roof IRMA/Protected Membrane	100%	Now	\$673,800	2032	*	*		A
	Location Grvl/Blst I	: Through Miss/Disp,	eents, Extent : Mod out. Extent : Moderate,			%		
	Insul Miss	/Displaced	Locations. , Extent : Moderate	e, Area Ą	ffected : 10%			
	Insul Miss Location Water Pen	/Displaced : Through netration, E	, Extent : Moderate	Area Affe	cted : 15%	er Location	ıs.	
erior Floors	Insul Miss Location Water Pen	/Displaced : Through netration, E	, Extent : Moderate out xtent : Moderate, A	Area Affe	cted : 15%	er Location	S.	
	Insul Miss Location Water Per Location  5% Horizonta Location Paint Peel	/Displaced : Through netration, E : Main Co  Now l Cracks, E : Mechani ling, Extent	, Extent : Moderate out xtent : Moderate, A	Area Affe l Room A LIFE Area Affe ce.	cted : 15% nd Various Otho * cted : 10%		\$13,000	C
Floors	Insul Miss Location Water Per Location  5% Horizonta Location Paint Peel	/Displaced : Through netration, E : Main Co  Now l Cracks, E : Mechani ling, Extent	, Extent : Moderate, A out (xtent : Moderate, A orridor, Mechanica \$5,800 (xtent : Moderate, A ocal Electrical Space (xtent : Light, Area Affec	Area Affe l Room A LIFE Area Affe ce.	cted : 15% nd Various Otho * cted : 10%	* 5		C
Floors Cast in Place Concrete	Insul Miss Location Water Per Location  5% Horizonta Location Paint Peel Location 5% 5% Location	/Displaced :: Through netration, E :: Main Co  Now l Cracks, E :: Mechani ing, Extent :: Mechani Now am Surface	, Extent : Moderate, A out (xtent : Moderate, A orridor, Mechanica \$5,800 (xtent : Moderate, A ocal Electrical Space (xtent : Light, Area Affec	LIFE Area Affecte  ce. cted: 5% ce. 2031 2025	cted: 15% nd Various Othe  * cted: 10%  * \$273,20	* 5	\$13,000	
Floors Cast in Place Concrete  Ceramic Tile	Insul Miss Location Water Per Location  5% Horizonta Location Paint Peel Location 5% 5% Location	/Displaced :: Through netration, E :: Main Co  Now l Cracks, E :: Mechani ing, Extent :: Mechani Now am Surface	\$5,800 Extent: Moderate, A stridor, Mechanical \$5,800 Extent: Moderate, A scal Electrical Space \$136,600 Extent: Severe, A strictle Severe, A strictle Severe, A strictle Severe, A strictle Severe, A scal Electrical Severe, A strictle Severe,	LIFE Area Affecte  ce. cted: 5% ce. 2031 2025	cted: 15% nd Various Othe  * cted: 10%  * \$273,20	* 5 0 5	\$13,000 \$5,900	C
Floors Cast in Place Concrete  Ceramic Tile Raised Access Floor  Terrazzo Traffic Topping	Insul Miss Location Water Pen Location  5% Horizonta Location Paint Peel Location  5% Loose/Del Location	/Displaced :: Through netration, E :: Main Co  Now l Cracks, E :: Mechani ing, Extent :: Mechani Now am Surface	\$5,800 Extent: Moderate, A stridor, Mechanical \$5,800 Extent: Moderate, A scal Electrical Space \$136,600 Extent: Severe, A strictle Severe, A strictle Severe, A strictle Severe, A strictle Severe, A scal Electrical Severe, A strictle Severe,	LIFE Area Affecte. cted: 5% ce. 2031 2025 Area Affecte	ted: 15% and Various Other  * cted: 10%  * \$273,20 cted: 50%	* 5 0 5 * 5	\$13,000 \$5,900 \$11,100	C C
Floors Cast in Place Concrete  Ceramic Tile Raised Access Floor  Terrazzo	Insul Miss Location Water Pers Location  5% Horizonta Location  5% 5% Location  70% 15%  33% Vertical C	Now I Cracks, E I: Mechani I : Mow I Cracks, E I: Mechani I : Mechani I : Mechani I : Mechani I : Mow I : Housing  Now I : Housing	\$5,800 Extent: Moderate, A pridor, Mechanical \$5,800 Extent: Moderate, A pridor, Mechanical  \$1,800 Extent: Severe, A pridor, Sextent: Severe, A pridor, Sextent Sexte	LIFE Area Affecte. 2031 2025 Area Affecte. LIFE 2027	* * \$273,20 cted : 50%	* 5 0 5 * 5 * 5	\$13,000 \$5,900 \$11,100 \$64,800	C C
Cast in Place Concrete  Ceramic Tile Raised Access Floor  Terrazzo Traffic Topping  Interior Walls Concrete Masonry Unit	Insul Miss Location Water Pen Location  5% Horizonta Location  70% Location  70% 15%  Vertical C Location	/Displaced :: Through netration, E :: Main Co  Now l Cracks, E :: Mechani ing, Extent :: Mechani ing Surface :: Housing	\$5,800 Extent: Moderate, A pridor, Mechanical \$5,800 Extent: Moderate, A pridor, Mechanical  \$1,800 Extent: Severe, A pridor, Sextent: Severe, A pridor, Sextent Sexte	LIFE Area Affected: 5% Creek  2031 2025 Area Affected LIFE 2027  LIFE fected: 2	* * \$273,20 cted : 50%	* 5 0 5 * 5 * 5	\$5,900 \$11,100 \$64,800 \$22,200 \$29,700	C C C
Floors Cast in Place Concrete  Ceramic Tile Raised Access Floor  Terrazzo Traffic Topping Interior Walls	Insul Miss Location Water Pers Location  5% Horizonta Location  5% 5% Location  70% 15%  33% Vertical C	Now I Cracks, E I: Mechani I : Mow I Cracks, E I: Mechani I : Mechani I : Mechani I : Mechani I : Mow I : Housing  Now I : Housing	\$5,800 Extent: Moderate, A pridor, Mechanical \$5,800 Extent: Moderate, A pridor, Mechanical  \$1,800 Extent: Severe, A pridor, Sextent: Severe, A pridor, Sextent Sexte	LIFE Area Affecte. 2031 2025 Area Affecte. LIFE 2027	* * * * * * * * * * * * * * * * * * *	* 5 * 5 0 5 * 5 * 5 * 5	\$5,900 \$11,100 \$64,800 \$22,200	C C

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

<sup>\*\*</sup> 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

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
Exposed Concrete	20%			LIFE	* *	5	\$3,700	В
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	5%	Now	\$2,200	LIFE	* *	5	\$7,400	В
	Broken/Mi	ssing Elem	ents, Extent : Ligh	t, Area A	ffected : 2%			
	Location	: Maintena	ınce Department H	lallway.				
Metal Panel	70%	Now	\$51,800	LIFE	* *	5	\$103,700	В
	Corrosion	Rusting, E.	xtent : Light, Area	Affected	: 5%			
	Location	: Three No	orth Block Shower	Areas.				
	Water Pen	Nater Penetration, Extent : Light, Area Affected : 5%						
	Location	: Adjacent	To Fifth Floor Ele	vator.				

Electrical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2022	\$67,300	3	\$300	В	
	Other Observation, Extent : Moderat	te, Area Affeci	ted : 100%				
	Location: Outside						
	Explanation: 4160/480/277 Volts S	Service					
Transformers	1000/	2020	Φ.σ. 100		<b>4.00</b>	-	
Dry Type	100%	2020	\$67,100	3	\$400	В	
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Outside						
<del>-</del>	Explanation: 1,000 Kva						
Feeders	100%	2021	\$2,000	1		D	
Cable	100%	2021	\$2,000	1		В	
Raceway Conduit	1000/	2022	¢7 100	1		D	
Under 600 Volts	100%	2022	\$7,100	1		В	
Transformers							
Dry Type	100%	2027	* *	5	\$300	В	
Switchgear / Switchboard	10070	2021			\$300	ь	
Molded Case Bkrs	100%	2032	* *	5	\$2,100	В	
Wolded Case BKIS	Other Observation, Extent : Moderat			3	\$2,100	Ь	
	Location: Electrical Room	e, mea ngjeei	ca . 100/0				
	Explanation: 2,500 Amp. Main Dis	sconnect Swite	ch				
Raceway	Especiation : 2,500 limp. mult Dis	Commen Divin					
Conduit	100%	2032	* *	1		В	
Panelboards	20070	2002					
Molded Case Bkrs	100%	2030	* *	5	\$2,100	В	
Wiring					<b>+-,</b> 100		
Thermoplastic	100%	2032	* *	1		В	
Motor Controllers				· · · · · · · · · · · · · · · · · · ·		•	
Locally Mounted	100%	2027	* *	5	\$500	В	

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

<sup>\*\*</sup> 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	Future Replacement		aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Ground							
Grounding Devices							
Not Accessible	100%					D	
Stand-by Power							
Transfer Switches							
Automatic	100%	2020	\$21,700	1	\$24,400	В	
Generators Diesel	100% Other Observation, Extent: Mo Location: Outside Explanation: 720 Kw	2025 oderate, Area Affect	\$147,100 red : 100%	1	\$30,700	В	
Batteries							
Lead/Acid	100%	2016	\$1,300	5	\$2,900	В	
Fuel Storage Main Tank	100% Other Observation, Extent : Mo Location : Outside Explanation : 10,000 Gallons		* * red : 100%	5	\$2,300	В	
Lighting	Exprenential 10,000 Garrons						
Interior Lighting							
Fluorescent	85% Other Observation, Extent: Mo Location: Throughout Explanation: Using T-12 Lar	-	\$655,100 red: 100%	10	\$61,700	В	
HID	10%	2022	\$54,200	10	\$300	В	
Incandescent	5%	2022	\$38,500	2	\$100	В	
	Other Observation, Extent : Lig Location : Control Rooms. Explanation : Incandescent L	ght, Area Affected :			ΨIOO		
Egress Lighting						_	
Exit, Service	100%	2017	\$21,500	1		В	
Exterior Lighting	1000/	2022	Φ <b>.σ.4.3</b> 000	10	4300	ъ	
HID	100%	2022	\$54,200	10	\$200	В	
Lightning Protection							
Arresters/Cabling	1000/	2027	* *	_	<b>#2.20</b> 2	D	
Generic	100%	2037	* *	5	\$2,300	В	
Alarm							
Security System	1000/	2022	¢440.100	1	¢20, c00	D	
Generic	100%	2022	\$448,100	1	\$29,600	В	
Fire/Smoke Detection	500/					Ъ	
No Component	50%	2017	\$7 <i>6</i> 7 000	1.2	¢24.400	D	
Generic	50%	2017	\$767,000	1-3	\$24,400	В	

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

Heating

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 4248

Mechanical	Current	Current Repair Future Replacement Maintenance			aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating							
Energy Source							
Campus Steam	100%		2032	* *	1		В
Conversion Equipment							
Pres. Reducing	100%		2031	* *	5	\$4,700	В
Valve/LP Steam							
Distribution							
Hot Wtr Piping/Pump	20%		2038	* *	4	\$800	В
Steam Piping/Pump	80%		2042	* *	4	\$3,100	В
Terminal Devices							
Air Handler	80%		2022	\$638,900	1	\$39,200	В
Convector/Radiator	20%		2035	* *	1	\$5,100	В
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		В
Conversion Equipment							
Int Pkg Unit -	100%		2023	\$2,950,400	2	\$4,900	В
Heating/Cooling							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$103,000	В
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$44,200	В
Exhaust Fans							
Interior	20%		2027	* *	2	\$500	В
Roof	80%		2027	* *	2	\$1,900	В
Plumbing						1 7	
H/C Water Piping							
Brass/Copper	100%		2042	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2042	* *	4	\$7,800	В
Sanitary Piping	10070		2012		•	Ψ1,000	ь
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070		LII L				ь
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	10070		LII L				
Rigid Piping	100%		2022	\$20,700	4	\$1,600	В
Fixtures	10070		2022	\$20,700	-	\$1,000	ъ
Generic	100%						В
	10070						ь
Vertical Transport							
Elevators Geared Traction	1000/		LIDD	* *			C
Geared Traction	100%	Entant . Light Ange	LIFE				C
	Location: (1) 1-5,	Extent: Light, Area	Ајјестеа	. 10070			
	, ,	, ,					
Eine Commence in a	Explanation: 2 U	nus					
Fire Suppression							
Standpipe	1000/		2042	* *	1 5	¢20.000	D
Generic	100%		2042	-1- A	1-5	\$39,900	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 4248

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 4249

	Current Repair Future		e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior								
Exterior Walls Metal Panel	_	Discoloring,	\$146,000 Extent: Moderate	-	-	5	\$407,100	A
Maral Daniel			st Facades And Va		**			
Metal Panel	-	Dented, Ex	\$25,800 ctent : Moderate, A · Connecting Main		cted : 5%	5	\$71,800	A
Windows Metal/Detention Type		issing Elem	\$87,000 ents, Extent : Mod rridor And Variou.			5	\$21,300	A
Metal/Detention Type	60%			2032	* *	5	\$64,000	A
Parapets Metal Rail		Now ted Finish, : Through	\$15,000 Extent : Light, Area	2035 a Affecte	** d : 15%	5	\$21,400	A
Roof Built-Up (BUR)	Location Miss/Dam Location Ponding,	: Over Ma aged Flash : At Bulkh Extent : Mo	oderate, Area Affec	Various I erate, Ar ted : 20%	Locations Through ea Affected : 10% 6			A
	Water Per	etration, E	xtent : Moderate, A	Area Affe				
nterior	Water Per	etration, E	_	Area Affe	cted : 20%			
nterior Floors Cast in Place Concrete	Water Per Location 20% Horizonta Location Water Per	etration, E : Main Co  Now I Cracks, E : Through	xtent : Moderate, A rridor, Control Ro \$159,100 Extent : Moderate, A out Basement. Extent : Moderate, A	Area Affe oms And LIFE Area Affe	cted : 20% Various Location:  ** cted : 15%  cted : 10%	s Through	\$89,500	C
Floors	20% Horizonta Location Water Per Location 5% Loose/Del	Now I Cracks, E Through tetration, E Mechani Now am Surface	\$159,100 \$159,100 Extent: Moderate, A out Basement. Extent: Moderate, A out Basement. Extent: Moderate, A out Second Floor Is \$235,600 Extent: Severe, A	LIFE Area Affe  Area Affe  Porous A  2025 Area Affe	cted: 20% Various Location:  ** cted: 15%  cted: 10% Allowing Water Th	s Through	\$89,500	C
Floors Cast in Place Concrete Raised Access Floor	20% Horizonta Location Water Per Location 5% Loose/Del	Now I Cracks, E Through tetration, E Mechani Now am Surface	\$159,100  \$159,100  Extent: Moderate, A  out Basement.  Extent: Moderate, A  cal Room Floor Is  \$235,600	LIFE Area Affe Porous A 2025 Area Affe anea Affe	cted: 20% Various Location:  ** cted: 15%  cted: 10% Allowing Water Th	5 rough To	\$89,500 • Floor Below. \$19,200	С
Floors Cast in Place Concrete	20% Horizonta Location Water Per Location 5% Loose/Del Location	Now I Cracks, E Through tetration, E Mechani Now am Surface	\$159,100 \$159,100 Extent: Moderate, A out Basement. Extent: Moderate, A out Basement. Extent: Moderate, A out Second Floor Is \$235,600 Extent: Severe, A	LIFE Area Affe  Area Affe  Porous A  2025 Area Affe	cted: 20% Various Locations  ** cted: 15%  cted: 10% Allowing Water Th \$471,300 cted: 50%	s Through	\$89,500 p Floor Below.	
Floors Cast in Place Concrete  Raised Access Floor  Terrazzo Traffic Topping  Interior Walls	20% Horizonta Location Water Per Location 5% Location 60% 15%	Now I Cracks, E Through tetration, E Mechani Now am Surface	\$159,100 \$159,100 Extent: Moderate, A out Basement. Extent: Moderate, A out Basement. Extent: Moderate, A out Second Floor Is \$235,600 Extent: Severe, A	LIFE Area Affe Porous A 2025 Area Affe oms. LIFE 2027	cted: 20% Various Locations  ** cted: 15%  cted: 10% Allowing Water Th \$471,300 cted: 50%	5 rough To 5 5 5 5 5	\$89,500 • Floor Below. \$19,200 \$95,800 \$38,300	C C C
Floors Cast in Place Concrete  Raised Access Floor  Terrazzo Traffic Topping Interior Walls Concrete Masonry Unit	20% Horizontal Location Water Per Location 5% Loose/Det Location 60% 15%	Now I Cracks, E Through tetration, E Mechani Now am Surface	\$159,100 \$159,100 Extent: Moderate, A out Basement. Extent: Moderate, A out Basement. Extent: Moderate, A out Second Floor Is \$235,600 Extent: Severe, A	LIFE Area Affe Porous A 2025 Area Affe ms. LIFE 2027 LIFE	ted: 20% Various Locations  **  cted: 15%  cted: 10% Allowing Water Th \$471,300 cted: 50%  **  **	5 rough To 5 5 5 5 5	\$89,500 Proor Below. \$19,200 \$95,800	C C C
Raised Access Floor  Terrazzo Traffic Topping  Interior Walls Concrete Masonry Unit Glass: Special Gauge	20% Horizonta Location  Water Per Location  5% Loose/Det Location 60% 15% 65% 5%	Now I Cracks, E Through tetration, E Mechani Now am Surface	\$159,100 \$159,100 Extent: Moderate, A out Basement. Extent: Moderate, A out Basement. Extent: Moderate, A out Second Floor Is \$235,600 Extent: Severe, A	LIFE Area Affe Porous A 2025 Area Affe oms. LIFE 2027 LIFE LIFE LIFE	cted : 20% Various Location:  ** cted : 15%  cted : 10% Allowing Water Th \$471,300 cted : 50%  **  **	5 rough To 5 5 5 5 5	\$89,500 • Floor Below. \$19,200 \$95,800 \$38,300	C C C C
Raised Access Floor  Terrazzo Traffic Topping  Interior Walls Concrete Masonry Unit	Water Per Location  20% Horizonta Location Water Per Location 5% Location 60% 15% 5% 5% 18%	Now l Cracks, E the Through the Through Now Mam Surface the Through Th	\$159,100 \$159,100 Extent: Moderate, A out Basement. Extent: Moderate, A out Basement. Extent: Moderate, A out Second Floor Is \$235,600 Extent: Severe, A	LIFE Area Affe Porous A 2025 Area Affe oms. LIFE 2027 LIFE LIFE LIFE LIFE LIFE	cted: 20% Various Locations  ** cted: 15%  cted: 10% Allowing Water Th \$471,300 cted: 50%   **  **  **  **	5 rough To 5 5 5 5 5	\$89,500 • Floor Below. \$19,200 \$95,800 \$38,300	C C C
Raised Access Floor  Terrazzo Traffic Topping  Interior Walls Concrete Masonry Unit Glass: Special Gauge Metal Panel	Water Per Location  20% Horizonta Location Water Per Location 5% Loose/Dei Location 60% 15% 55% 55% 58% Corrosion	Now I Cracks, E Through The Hachani Now The Hachani Now The Hachani The Hachan	\$159,100 \$159,100 Extent: Moderate, A out Basement. Extent: Moderate, A cal Room Floor Is \$235,600 Extent: Severe, A ousing Control Roo \$30,300	LIFE Area Affe Porous A 2025 Area Affe ms.  LIFE 2027  LIFE LIFE LIFE LIFE Affected	cted: 20% Various Locations  ** cted: 15%  cted: 10% Allowing Water Th \$471,300 cted: 50%   **  **  **  **  **  **  **  **  **	5  rough To  5  5  1	\$89,500 \$19,200 \$95,800 \$38,300 \$122,800	C C C C C

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 4249

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			В
Metal Panel	60%			LIFE	* *	5	\$153,300	В
Metal Panel	35%	Now	\$670,400	LIFE	* *	5	\$89,500	В
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Control	Rooms.					
	Corrosion	Rusting, E	xtent : Moderate, A	rea Affe	ected : 15%			
	Location	: Control	Rooms					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Control	Rooms.					

Electrical System Component Type	Current Repair	Future	Future Replacement		Maintenance				
	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2032	* *	3	\$400	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Electrical Room								
	Explanation: 4160/480/277 Volts	Service							
Transformers	1000/	2025	ماد ماد	2	Φ000	ъ			
Dry Type	100%	2035	**	3	\$800	В			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room								
C - 2 - 1 / C - 2 - 1 - 1 1	Explanation: 1,500 Kva								
Switchgear / Switchboard Fused Disc Sw	100%	2042	* *	3	\$900	В			
Feeders	100%	2042		3	\$900	В			
Cable	100%	2038	* *	1		В			
-	10070	2036		1		ь			
Raceway Conduit	100%	2032	* *	1		В			
Under 600 Volts	10070	2032		1		ъ			
Service Equipment									
Fused Disc Sw	100%	2032	* *	5	\$600	В			
Transformers	10070	2032			Ψ000				
Dry Type	100%	2027	* *	5	\$500	В			
Switchgear / Switchboard	10070				4200				
Air Circuit Breaker	20%	2032	* *	5	\$100	В			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: 2,500 Amps.								
Molded Case Bkrs	80%	2032	* *	5	\$2,900	В			
	Other Observation, Extent : Modera		cted : 100%	č	~ <b>-</b> ,> 00	~			
	Location : Electrical Room	. 33							
	Explanation: 1600 Amps.								

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 4249

Electrical	Current Repair	Future I	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year E	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code				
Under 600 Volts										
Raceway										
Conduit	100%	2032	* *	1		В				
Panelboards	1000/	2020	* *	~	Ф2 соо	D				
Molded Case Bkrs	100%	2030	* *	5	\$3,600	В				
Wiring Thermoplastic	100%	2032	* *	1		В				
Motor Controllers	10070	2032		1		ъ				
Locally Mounted	100%	2027	* *	5	\$900	В				
Ground	100,0				4,00					
Grounding Devices										
Generic	100%	LIFE	* *	5	\$2,000	В				
Stand-by Power										
Transfer Switches						_				
Automatic	100%	2027	* *	1	\$42,000	В				
Generators	1000/	2025	¢1.47.100	1	¢52.000	D				
Diesel	100% Other Observation Extent: M	2025 Todorato Area Affect	\$147,100	1	\$52,900	В				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Mechanical Room									
	Explanation: Two 1100 Kw									
Batteries	Expunerion : 1 wo 1100 KW									
Lead/Acid	100%	2016	\$1,300	5	\$5,100	В				
Fuel Storage										
Main Tank	100%	2037	* *	5	\$4,000	В				
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Basement									
	Explanation: Using Two 2,5	00 Gallon								
Lighting										
Interior Lighting	970/	2022	¢1 156 500	10	\$100,000	В				
Fluorescent		87% 2022 \$1,156,500 10 \$109,000 Other Observation, Extent: Moderate, Area Affected: 100%								
	Control of the Contro									
	Explanation: Using T-12 La	mps								
HID	10%	2022	\$93,500	10	\$400	В				
Incandescent	3%	2022	\$39,900	2	\$100	В				
Egress Lighting			+,		7-00					
Exit, Service	100%	2022	\$37,100	1		В				
Exterior Lighting			·							
HID	100%	2022	\$93,400	10	\$400	В				
Lightning Protection										
Arresters/Cabling										
Generic	100%	2025	\$61,900	5	\$4,000	В				
Alarm										
Security System	500/					Б				
No Component	50%	2017	\$20 <i>C</i> 500	1	<b>\$25.500</b>	D				
Generic	50%	2017	\$386,500	1	\$25,500	В				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 4249

Electrical	Cur	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Alarm							
Fire/Smoke Detection							
No Component	50%						D
Generic	50%		2022	\$1,323,000	1-3	\$43,400	В

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Energy Source Campus Steam	100%			2032	* *	1		В
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$8,100	В
Distribution								
Steam Piping/Pump	100%			2042	* *	4	\$6,700	В
Terminal Devices Air Handler	100%			2022	\$1,377,500	1	\$84,500	В
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		В
Conversion Equipment Reciprocating Compr/Chiller	5%			2027	* *	1	\$3,200	В
No Component	95%							D
Terminal Devices								
Direct Expansion No Component	5% 95%			2027	* *	1		B D
Heat Rejection Air Condenser Unit No Component	5% 95%			2027	* *	2	\$4,800	B D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$76,200	В
Exhaust Fans								
Interior	80%			2027	* *	2	\$3,300	В
Roof	20%			2027	* *	2	\$800	В
Plumbing								
H/C Water Piping Brass/Copper	100%			2042	**	1		В
	Location	: Basemen	Extent : Light, Area et ex Booster Pumps	Affected	: 100%			
HW Heat Exchanger Low Temp			\$1,600 : Light, Area Affec onnections To Tan		* *	4	\$13,500	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Plumbing							
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1		В	
Sump Pump(s)							
Rigid Piping	100%	2027	* *	4	\$1,600	В	
Sewage Ejector(s)							
Electric	100%	2027	* *	4	\$1,600	В	
Fixtures							
Generic	100%					В	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *			C	
	Other Observation, Extent:	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	В	
Sprinkler							
Generic	100%	2042	* *	1-2	\$38,300	В	
Fire Pump							
Generic	100%	2031	* *	1	\$25,500	В	

<sup>\*\*</sup> 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 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior								
Exterior Walls								
Cast in Place Concrete		_	\$33,800 nents, Extent : Ligh Floor West Facade		* * ffected : 5%	5	\$32,000	A
Masonry: Brick	85%			LIFE	* *	5	\$108,900	A
•	•	Progress, : Through	Extent : Light, Are	a Affecte	d : 100%			
Metal Panel	10%			2032	* *	5-10	\$88,100	A
Windows								
Metal/Detention Type	-		\$418,100 nt : Moderate, Area Locations Through		* * l : 20%	5	\$10,300	A
	Location Thermally	: Through	, Extent : Severe, A					
Metal/Detention Type	85%		\$7,108,500	2032	* *	5	\$58,200	A
Wetai/Detention Type	Thermally		, Extent : Severe, A			3	\$38,200	A
Parapets Under Construction	100%							D
Roof Under Construction	100%							D
nterior								
Floors Cast in Place Concrete		Now l Cracks, E : Basemer	\$12,700 Extent : Light, Area nt.	LIFE Affected	**	5	\$28,500	С
Ceramic Tile			\$23,600 , Extent : Moderate ation Area Showers		\$236,400 ffected : 100%	5	\$3,300	С
Terrazzo	25%	Now	\$141,800	LIFE	* *	5	\$25,500	С
	_	Crumbling : First Flo	, Extent : Moderate por	e, Area Aj	ffected : 100%			
Traffic Topping	15%	<del></del>		2027	* *	5	\$24,500	С
Vinyl Tile	30%			2022	\$622,400	3	\$19,600	C
Vinyl Tile		Now issing Elen :: Area 3b.	\$155,600 nents, Extent : Mod	2022 Terate, Ar	\$311,200 rea Affected : 60%	3	\$7,300	С

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2029

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
nterior									
Interior Walls									
Ceramic Tile	10%	Now	\$60,800	2025	\$1,216,100	5	\$11,800	C	
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 10%				
	Location	: At Deten	tion Showers And	Various I	Locations Through	out.			
Concrete Masonry Unit	40%	Now	\$195,800	LIFE	* *	5	\$37,700	С	
Ž	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 10%				
	Location	Location: At Detention Showers And Basement East Wall.							
	Diagonal	Cracks, Ex	tent : Light, Area A	ffected :	5%				
		: Basemen		00					
Plaster	30%	Now	\$53,000	LIFE	* *	5	\$21,200	С	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%								
	Location: Dormitory And Staircase.								
	Water Pen	etration. E	xtent : Light, Area	Affected	: 10%				
			us Dormitories	33					
SGFT/Glazed Masonry	20%			LIFE	* *			С	
Ceilings									
AcousTileSusp.Lay-In	10%			2027	* *	5	\$13,000	В	
Plaster	80%			LIFE	* *	5	\$65,200	В	
Plaster	10%	Now	\$16,000	LIFE	* *	5	\$8,200	В	
			Extent : Moderate		ffected : 100%	-	+ = , = 0 0	_	
	U	0.	Health 1 And 2, Thi		0				

<b>lectrical</b>	Current Repair	Future	e Replacement	M	aintenance		
ystem Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
nder 600 Volts							
Transformers							
Dry Type	50%	2035	* *	5	\$200	В	
Dry Type	50%	2027	* *	5	\$200	В	
Switchgear / Switchboard							
Fused Disc Sw	50%	2022	\$74,700	5	\$200	В	
	Other Observation, Extent : M Location : Electrical Room Explanation : 1,200 Amp Ma	. 35		ling			
Molded Case Bkrs	50%	2032	* *	5	\$1,100	В	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : 500 Amp Main Disconnect Switch For Kitchen.						
Raceway							
Conduit	80%	2022	\$109,600	1		В	
Conduit	20%	2032	* *	1		В	
Panelboards							
Fused Disc Sw	10%	2021	\$13,600	5	\$200	В	
Molded Case Bkrs	20%	2030	* *	5	\$500	В	
Molded Case Bkrs	70%	2021	\$95,100	5	\$1,600	В	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2029

Electrical		Current F	lepair	Futur	e Replacement	Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Under 600 Volts									
Wiring									
Braided Cloth	30%	2-4	\$46,900	2047	**	1		В	
		_	nt : Moderate, Are	a Affecte	ed: 100%				
- · ·		: Through	эит		***				
Rubber	20%			2021	\$31,200	1		В	
Thermoplastic	30%			2032	* *	1		В	
Thermoplastic  Motor Controllers	20%			2032	sh sh	1		В	
Locally Mounted	20%			2020	\$32,000	5	\$100	В	
Motor Control Center	80%			2020	\$127,900	5	\$1,900	В	
Ground	0070			2020	Ψ127,700		ψ1,700	ь	
Grounding Devices									
Generic	100%	0-2	\$1,800	LIFE	* *	5	\$1,300	В	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%		. ,		
	Location	: Water M	ain						
	Explana	tion : Corre	oded						
Stand-by Power									
Batteries						_		_	
Lead/Acid	50%			2016	\$600	5	\$1,600	В	
No Component	50%							D	
Lighting Interior Lighting									
Interior Lighting Fluorescent	88%			2022	\$746,400	10	\$70,400	В	
Puolescent		ervation. E	xtent : Moderate, A		' /	10	\$70,400	ъ	
		: Through		1, 00, 11,50	. 100,0				
		_	T-12 Lamps						
HID	5%		1	2022	\$29,800	10	\$100	В	
HID	5%			2017	\$29,800	10	\$100	В	
Incandescent	2%			2017	\$17,000	2	,	В	
Egress Lighting									
Exit, Service	100%			2017	\$23,700	1		В	
Exterior Lighting									
HID	100%			2017	\$59,600	10	\$300	В	
Alarm									
Security System	100			2022	<b></b>		<b>4.22</b> -22-		
Generic	100%			2022	\$493,200	1	\$32,600	В	
Fire/Smoke Detection	1000/			2017	¢1 (00 500	1.2	Φ <i>52.</i> <b>7</b> 00	D	
Generic	100%			2017	\$1,688,500	1-3	\$53,700	В	

Mechanical	Current R	epair Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost   Year FY	<b>Estimated Cost</b>	Cycle Estimated Cost (Yrs)	Priority Code
Heating					
Energy Source					
Campus Steam	100%	2032	* *	1	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Heating									
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2025	\$101,100	5	\$5,200	В	
Distribution									
Hot Wtr Piping/Pump	10%			2038	* *	4	\$400	В	
			Extent : Light, Area	Affected	: 100%				
	Location	: Kitchen							
	Explana	tion : Glyce	ol System Serves Ki	itchen					
Steam Piping/Pump	90%	0-2	\$51,200	2032	* *	4	\$3,900	В	
1 2 1	Corroded,	Extent: M	oderate, Area Affe	cted : 20	%				
	Location	i : Basemen	ıt						
Terminal Devices									
Air Handler	5%			2027	* *	1	\$2,700	В	
Convector/Radiator	50%	Now	\$38,500	2027	* *	1	\$12,700	В	
	Other Obs	servation, E	Extent : Severe, Are	a Affecte	d: 20%				
	Location	ı : Dormito	ry Areas						
	Explana	tion : Brok	en And Missing Rad	diators					
Fan Coil Unit/Heat	45%			2022	\$1,098,500	1	\$12,700	В	
Air Conditioning									
Energy Source									
Electricity	100%			2038	* *	1		В	
Conversion Equipment									
Int Pkg Unit - Cooling	5%			2020	\$105,000	2	\$300	В	
Window/Wall Unit	5%			2017	\$16,800	1		В	
No Component	90%							D	
entilation entile									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,600	В	
Exhaust Fans									
Interior	-		\$54,100 nt : Severe, Area Ą m Fans	2022 ffected :	\$180,200 100%	2	\$2,100	В	
		servation, E 1 : Through	Extent : Severe, Are out	a Affecte	d : 100%				
	Explana	tion : Inade	equate Ventilation						
lumbing									
H/C Water Piping									
Brass/Copper	100%		\$9,700	2032	* *	1		В	
		Extent : M i : Water M	Ioderate, Area Affe Iain	cted : 25	%				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair Future Replacement Maintenance								
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
Plumbing									
HW Heat Exchanger									
Low Temp	50%	2048	* *	4	\$6,500	В			
	Other Observation, Extent:	Light, Area Affected : 100	%						
	Location: Basement								
	Explanation : Instantaneou Tanks	s Heaters Installed To Rep	olace Heat E	xchange	rs With Storage				
Low Temp	50%	2032	* *	4	\$6,500	В			
•	Other Observation, Extent:	Light, Area Affected : 100	%						
	Location : Laundry Area Ir	Basement							
	Explanation : Multiple Hea	t Exchangers With Storag	e Tanks						
Sanitary Piping	•	0 0							
Cast Iron	100%	LIFE	* *	1		В			
Storm Drain Piping									
Cast Iron	100% Now	\$11,400 LIFE	* *	1		В			
	Broken, Extent : Severe, Are								
	Location : Roof Drain Pipi								
Sump Pump(s)									
Rigid Piping	100%	2030	* *	4	\$1,600	В			
88	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Basement								
	Explanation: 2 Duplex Set	S							
Fixtures	1								
Generic	100%					В			
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *			C			
	Other Observation, Extent:	Light, Area Affected : 100	%						
	Location: 1 Unit Basemen								
	Explanation: 2 Units, One	Out Of Service							
Fire Suppression	,	J							
Standpipe									
Generic	100%	2032	* *	1-5	\$44,000	В			
Sprinkler					. , ,				
No Component	90%					D			
Generic	10%	2032	* *	1-2	\$2,400	В			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Page: 117

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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14636

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior							
Exterior Walls Cast in Place Concrete	15% Now Exposed Reinforceme Location: East Fac		LIFE Area Affe	* * cted : 2%	5	\$69,600	A
Exposed Struc: Steel	5%		LIFE	* *	5	\$14,500	A
Masonry: Brick	45% Now Broken/Missing Elem Location: East Fac Vegetation Growth, E Location: North Fa	ade. Extent : Light, Area	LIFE t, Area Aj		5	\$41,800	A
Masonry: Brick	35%		LIFE	* *	5	\$32,500	A
Windows							
Metal/Detention Type	95% Now Broken/Missing Elem Location: Various Thermally Inefficient, Location: Through	Locations Through Extent : Moderate	out.		5	\$28,500	A
Steel	5% Now Broken/Missing Elem Location: Gymnasi	_	2030 t, Area Aj	* * fected : 5%	5	\$5,100	A
Parapets							
Not Accessible	100%						D
Roof Not Accessible	100%						D
nterior							
Floors							
Cast in Place Concrete	40% Now Horizontal Cracks, E. Location : Gym And		LIFE Area Affeo	* * cted : 20%	5	\$86,200	С
Ceramic Tile	10% Now Broken/Missing Elem Location: E Dormi	_	2025 t, Area Aj	\$356,900 fected : 5%	5	\$4,900	С
Vinyl Tile	50% Now Broken/Missing Elem Location: Through Worn/Eroded, Extent Location: Through	out. : Severe, Area Affe			3	\$18,500	С
Interior Walls							
Concrete Masonry Unit	85% Now Horizontal Cracks, E. Location: Dormiton		LIFE Area Affe	* * cted : 10%	5	\$16,500	С
Masonry: Brick	5%		LIFE	* *			С
Wood	10%		LIFE	* *	5	\$19,400	C

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14636

Architecture		Current F	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$22,300	2027	* *	5	\$14,800	В
	Staining/L	iscoloring,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Control	Room And Clinic.					
Exposed Concrete	5%	Now	\$29,600	LIFE	* *	5	\$800	В
-	Staining/L	iscoloring,	Extent : Moderate	, Area Aj	ffected : 30%			
	Location	: Through	out Gym.					
Exposed Struc: Steel	5%			LIFE	* *			В
Plaster	60%	Now	\$145,000	LIFE	* *	5	\$36,900	В
	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Dormitor	ries 1 And 2 And V	arious Lo	ocations Througho	ut.		

Electrical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2032	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2021	\$101,900	5	\$2,100	В
Wiring								
Braided Cloth	70%	2-4	\$109,300	2047	* *	1		В
	Insulation	Aged, Extent	t : Moderate, Are	a Affecte	ed : 100%			
	Location	: Throughou	ıt					
Thermoplastic	10%			2022	\$15,600	1		В
Thermoplastic	20%			2032	* *	1		В
Motor Controllers								
Locally Mounted	10%			2020	\$12,800	5	\$100	В
No Component	90%				+,		7	D
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$684,000	10	\$64,500	В
		ervation, Ext	tent : Light, Area				, , , , , , , , , , , , , , , , , , , ,	
		: Throughou		55				
		tion : Using T						
HID	2%			2022	\$10,700	10	\$100	В
Incandescent	8%			2022	\$60,800	2	\$100	В
Egress Lighting	370			2022	Ψ00,000		Ψ100	
Emergency, Battery	2%			2022	\$1,100	10	\$400	В
Exit, LED	1%			2022	\$1,100 * *	10	Ψ+00	В
Exit, Service	77%			2017	\$16,300	1		В
Exit, Battery	20%			2022	\$21,200	10	\$1,100	В
Exit, Battery	2070			2022	Ψ21,200	10	Ψ1,100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14636

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting							
Exterior Lighting							
HID	98%		2022	\$52,400	10	\$200	В
Incandescent	2%		2022	\$1,500	2		В
Alarm							
Security System							
No Component	50%						D
Generic	50%		2022	\$221,000	1	\$14,600	В
Fire/Smoke Detection							
No Component	50%						D
Generic	50%		2017	\$756,400	1-3	\$24,100	В

Current Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
100%	2032	* *	1		В
100%	2025	\$90,600	5	\$4,600	В
100%	2032	* *	4	\$5,800	В
50%	2027	* *	1	\$12,600	В
50%	2022	\$1,093,500	1	\$12,600	В
100%	2030	* *	1		В
80%					D
20%					D
Other Observation, Extent : Light, Are	a Affected	: 0%			
Location: Roof					
Explanation: No Roof Access					
20%	LIFE	* *	2	\$20,300	В
80%					D
20%	2022	\$45,000	1	\$5,000	В
80%					D
80%					D
20%					D
	a Affected	: 0%			
Location : Roof					
Explanation : No Roof Access					
	% of Total Fail Date Estimated Cost (Years)  100%  100%  100%  50% 50%  100%  80% 20% Other Observation, Extent: Light, Are Location: Roof Explanation: No Roof Access  20% 80%  20% 80%  Cother Observation, Extent: Light, Are Location: Roof Explanation: No Roof Access	Nof Total   Fail Date   Estimated Cost   Year   FY	Year   Estimated Cost   Year   FY   Estimated Cost   Year   Year	Year   Estimated Cost   Year   Estimated Cost   Cycle (Yrs)	Note   Fail Date   Estimated Cost   Year   Estimated Cost   (Yrs)

#### Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2028

rchitecture	Currer	nt Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior	•						
Exterior Walls							
Cast in Place Concrete	10% Now	\$48,400	LIFE	* *	5	\$114,800	Α
	-	n, Extent : Moderate,					
	Location : Betwe	en Kitchen And Lowe		ig Block Buildings.			
Concrete Masonry Unit	3%		LIFE	* *	5	\$4,300	Α
Metal Panel	82%		2042	* *	5-10	\$1,293,900	Α
Metal Panel	5% Now	\$15,400	2042	* *	5	\$21,500	Α
	_	, Extent : Light, Area					
		r Corridor Stair Towe	er And So	outh Side Of North	Mechani	cal Electrical	
	Room.	Extent : Moderate, A	Aroa Affa	etad : 10%			
	Location : Received		1164 11556	леи . 1070			
Windows	Zocarron : Recer	-1118 111 Cu					
Metal/Detention Type	10% Now	\$115,200	2042	* *	5	\$5,700	Α
Wetai/Detention Type		ements, Extent : Mod		rea Affected · 5%	3	Ψ3,700	7 1
	_	Corridor And Variou					
		Extent : Moderate, Ar		_			
	Location : Corrie		еи Ајјест	zu . 3070			
		, Extent : Moderate, 1	Araa Affa	oted - 10%			
	Location : Corrie		nrea nije	ciea . 1070			
Matal/Datantian Tyma	87%	107(3)	2042	* *	5	\$98,400	A
Metal/Detention Type Metal Louvers	3%		2042	* *	10	\$5,800	
	370		2031		10	\$5,800	A
Parapets Metal Panel	100% Now	\$39,800	2042	* *	5	\$5,400	A
Wietai Fallei		#39,800 ements, Extent : Seve			3	\$3,400	А
	_	rmitories 1 And 3, 5		Affected . 1070			
		, Extent : Light, Area		. 50%			
	Location : Throu		і Ајјестей	. 570			
		Extent : Moderate, A	Aroa Affa	ated · 5%			
	Location: West		1164 11556	леи . 570			
Roof	Zocanon: West 1	- License					
Metal Panel	100% Now	\$6,532,000	2027	* *			Α
Wietar i aner		, Extent : Moderate, 1		ected: 35%			7.1
	_	Generator Room For			ooms And	l Various Other	
	Locations Through		200 0011	11111011, 0011110111	70111011110	r ran rous ource	
	,	Extent : Moderate, A	Area Affe	cted : 20%			
	-	Generator Room For					
	Water Penetration	, Extent : Moderate, 1	Area Affe	cted : 10%			

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2028

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior				•				
Floors								
Cast in Place Concrete			\$308,700 xtent : Moderate, A cal Room.	LIFE Area Affe	* * ected : 15%	5	\$173,600	С
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	_		\$46,000 Extent : Moderate en	2027 , Area Ą	* * ffected : 15%	5	\$12,400	С
Vinyl Tile	25%			2022	\$1,577,100	3	\$49,600	С
Vinyl Tile	5%	Now	\$315,400	2032	**	3	\$7,400	C
·	Location Deflection Location Worn/Ero	a: Corridon Evident, E a: Corridon ded, Extent	Extent: Moderate Near Room 039 Extent: Moderate, A Near Room 039 : Moderate, Area A Locations Through	Area Affe Affected	ected : 15%			
Interior Walls	Location	i. various	Locuions Through	ош.				
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	Broken/M Location	: Corridoi		1 And 2	And Adjacent To C	5 Commisse	\$19,800 ary.	В
	Location	: Corridor	tent : Light, Area A Adjacent To Com	nissary.				
			xtent : Light, Area · Near Dormitories		And Corridor Adje	acent To	Law Library.	
Exposed Struc: Steel	7%			LIFE	* *			В
Gypsum Board		netration, E	\$18,800 extent : Light, Area et, Below Inmate Sh	LIFE Affected	* *	5	\$24,800	В
Metal Panel		etration, E	\$495,600 xtent : Moderate, A If Gymnasium.	LIFE Area Affe	* * ected : 5%	5	\$396,700	В

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

Over 600 Volts

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2028

Electrical		Current Repair		e Replacement	M				
System Component Type	% of Total	Fail Date Estimated C (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2032	* *	3	\$900	В		
		servation, Extent : Moder	ate, Area Affe	cted : 100%					
		n : Outside	g .						
T C	Explana	ttion : 4160/480/277 Volts	s Service						
Transformers	100%		2027	* *	2	\$1.500	В		
Dry Type		servation, Extent : Moder			3	\$1,500	D		
		n : Outside	ше, Агей Аује	cieu . 10070					
		tion : 1,000 Kva							
Feeders	Ехрини	1,000 Kvu							
Cable	100%		2030	* *	1		В		
Raceway	10070		2030		-		- Б		
Conduit	100%		2032	* *	1		В		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2022	\$122,400	5	\$1,100	В		
Transformers									
Dry Type	70%		2020	\$19,500	5	\$700	В		
Dry Type	30%		2027	* *	5	\$300	В		
Switchgear / Switchboard									
Fused Disc Sw	70%		2022	\$292,700	5	\$800	В		
		servation, Extent : Moder	ate, Area Affe	cted : 100%					
	Location: Electrical Room								
	Explana	tion: Two 2,000 Amp Ma	ain Disconnect	Switches					
Fused Disc Sw	30%		2042	* *	5	\$300	В		
Raceway									
Conduit	100%		2022	\$539,700	1		В		
Panelboards									
Molded Case Bkrs	80%		2021	\$434,600	5	\$5,600	В		
Molded Case Bkrs	20%		2030	* *	5	\$1,400	В		
Wiring							_		
Thermoplastic	100%		2022	\$610,600	1		В		
Motor Controllers					_	4.00	_		
Locally Mounted	10%		2027	* *	5	\$200	В		
Motor Control Center	40%		2020	\$409,300	5	\$2,900	В		
Motor Control Center	50%		2027	* *	5	\$3,600	В		
Ground									
Grounding Devices	1000/		LIDE	* *	5	¢2 000	D		
Generic Standard Barrens	100%	1	LIFE	* *	5	\$3,900	В		
Stand-by Power Transfer Switches									
Automatic	100%		2020	\$21,700	1	\$81,600	В		
Automatic	100%		2020	φ21,700	1	\$61,000	ъ		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2028

Electrical	Current Repair	Future	Future Replacement		aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Stand-by Power								
Generators Diesel	100% Other Observation, Extent : Mode		\$147,100 ted: 100%	1	\$102,600	В		
	Location: Basement And Outsia Explanation: Four Generators	Location : Basement And Outside Explanation : Four Generators Rated At 900 Kw Each						
Batteries	•							
Lead/Acid	100%	2016	\$1,300	5	\$9,800	В		
Fuel Storage								
Main Tank	70%	2050	* *	5	\$5,500	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Basement And Outsid	le						
	Explanation : Three 5,000 Gallo	on						
Main Tank	30%	2025	\$18,000	5	\$2,300	В		
	Other Observation, Extent : Mode	erate, Area Affec	ted : 100%					
	Location: Basement							
	Explanation: One 5,000 Gallon	Tank						
Lighting	1							
Interior Lighting								
Fluorescent	90%	2022	\$2,321,200	10	\$218,800	В		
	Other Observation, Extent : Mode	erate, Area Affec			, -,			
	Location: Throughout	, 33						
	Explanation: Using T-12 Lamps	5						
HID	10%	2017	\$181,500	10	\$900	В		
Egress Lighting	1070	2017	\$101,500	10	Ψ700			
Emergency, Service	5% Now \$3.	600 2032	* *	1		В		
Emergency, Service	Not Functioning, Extent : Modera Location : Corridor		l : 100%	1		Б		
Exit, Service	75%	2017	\$54,000	1		В		
Exit, Service	20% Now \$14,	400 2032	* *	1		В		
,	Not Functioning, Extent: Modera		l : 100%					
	Location : Corridor	30						
Exterior Lighting								
HID	100%	2022	\$181,300	10	\$800	В		
Alarm	-30,0		<b>\$101,200</b>		4300			
Security System								
Generic	100%	2017	\$1,499,700	1	\$99,000	В		
Fire/Smoke Detection	10070	2017	Ψ1,122,100		Ψ,,,,,,,			
Generic	100%	2017	\$5,134,100	1-3	\$163,300	В		
General	10070	2017	ψυ,1υπ,100	1-3	Ψ103,300	ע		

Mechanical	Current Re	epair Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle Estimated Cost (Yrs)	Priority Code
Heating Energy Source					
Campus Steam	100%	2032	* *	1	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2028

Mechanical		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2025	\$196,300	5	\$10,000	В
Distribution Hot Wtr Piping/Pump			\$39,700 : Severe, Area Affe on Joints Througho		**	4	\$4,200	В
Steam Piping/Pump	50%			2032	* *	4	\$6,300	В
Terminal Devices	3070			2032			ψ0,500	
Air Handler Convector/Radiator	49% 7%	Now	\$4,200	2022 2027	\$836,000 * *	1 1	\$51,300 \$3,400	B B
	Location Explana	ervation, E : Corridor tion : Conv	Extent : Moderate, A rs	Area Affe	ected : 25% ut Restricting Air F			
Convector/Radiator	43%	571767101	Sperational	2027	* *	1	\$23,500	В
Fan Coil Unit/Heat	1%	Now	\$47,400	2032	* *	1	\$500	В
Tun Con Cini, Ticac	Broken, E.	xtent : Seve	ere, Area Affected : Units Above Door	100%		1	Ψ200	Б
Air Conditioning								
Energy Source								
Electricity	5%			2038	* *	1		В
Steam/HW System	95%			2042	* *	1		В
Conversion Equipment Absorption Chiller/Steam/HW	10%	Now	\$104,300	2037	* *	1	\$16,500	В
Chancel Science 11	_	erable, Exte : Basemen	ent : Severe, Area A at	Affected .	100%			
Window/Wall Unit	5%			2017	\$32,500	1		В
No Component	85%							D
Distribution								
Chilled Wtr Pipe/Pump	10%			2032	* *	4	\$1,300	В
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	10%			2022	\$20,200	1	\$10,500	В
No Component	90%							D
Heat Rejection	100/			2020	<b>012 600</b>	2	Φ1 <b>7</b> 000	ъ
Water Cool Tower	10%			2020	\$13,600	2	\$17,000	В
No Component	90%							D
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,300	В
Exhaust Fans	100%			LILE		2-3	φ24,300	<u>D</u>
Interior	80%			2022	\$279,800	2	\$4,100	В
Roof	20%			2022	\$50,300	2	\$1,000	В
Plumbing	2070				420,200		Ψ1,000	

Plumbing

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical		Current Repair	Future R	Replacement	M						
System Component Type	% of Total	Fail Date Estimated C (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code				
Plumbing											
H/C Water Piping	400						_				
Brass/Copper	100%		2042	* *	1		В				
		servation, Extent : Light, A	Area Affected : 5	0%							
		: Basement									
IIW Heat Each on sea	Expianai	tion : Recently Installed I	onization system	ı							
HW Heat Exchanger Low Temp	100%		2032	* *	4	\$25,100	В				
Sanitary Piping	100%		2032		- 4	\$23,100	Ь				
Cast Iron	100%	Now \$13,7	00 LIFE	* *	1		В				
Cast Hon				V <sub>0</sub>	1		ъ				
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : Piping Serving Showers At Various Locations									
Storm Drain Piping	2000000	T I I I I I I I I I I I I I I I I I I I	3111 7 (11.10113 200								
Cast Iron	100%		LIFE	* *	1		В				
Sump Pump(s)	10070		LILL		1		ь				
Rigid Piping	100%		2027	* *	4	\$1,600	В				
rugiu i iping		Other Observation, Extent : Light, Area Affected : 100%									
		: Basement	33								
	Explana	tion : Duplex Unit									
Sewage Ejector(s)		-									
Electric	100%		2022	\$20,700	4	\$1,600	В				
	Other Obs	servation, Extent : Light, A	Area Affected : 5	0%							
	Location	: Basement									
	Explana	tion : Duplex Unit / Repa	irs In Progress								
Backflow Preventer											
Generic	100%		2030	* *	1	\$16,200	В				
Fixtures											
Generic	100%						В				
Fire Suppression											
Standpipe	40-					407.5-	_				
Generic	100%		2042	* *	1-5	\$85,300	В				
Sprinkler	<b>20</b>						ь.				
No Component	60%		20.42	ماد ماد	1.2	<b>#10.000</b>	D				
Generic	40%		2042	* *	1-2	\$19,000	В				
Fire Pump	1000/		2021	* *	1	¢21.600	D				
Generic	100%		2031	* *	1	\$31,600	В				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture	Current Repair Future Replacement Maintenance						aintenance			
ystem Component Type		Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
terior										
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									
		ed, Extent : N South Faca	Moderate, Area . de	Affected	: 10%					
Concrete Masonry Unit	Recent Rep	Now air Evident, I East Facad	\$22,600 Extent : Light, A e.	LIFE rea Affe	* * cted : 5%	5	\$1,800	A		
Masonry: Brick	30%			LIFE	* *	5	\$17,600	A		
<b>,</b>	-	air Evident, I Throughout	Extent : Light, A		cted : 30%		, ,,,,,,,			
Masonry: Brick	43%			LIFE	* *	5	\$25,200	A		
	-	air Evident, I Throughout	Extent : Light, A	rea Affe	cted : 40%					
Metal Panel	10%			2042	* *	5-10	\$40,300	A		
Metal Coiling Doors	2%	Now	\$6,200	2035	* *	5	\$1,800	Α		
		Rusting, Exte East Facad	nt : Light, Area e.	Affected	: 5%					
Windows	<b>#</b> 0.4			2020	ate ate	_	<b>0.1.0.0</b>			
Aluminum	5%	N	\$2.60.200	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: Various Eccutions Throughout.  Deteriorated Finish, Extent: Moderate, Area Affected: 35%  Location: Various Eccutions Throughout.									
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% Location : 1968 Wing									
	Thermally Inefficient, Extent: Moderate, Area Affected: 50%  Location: 1968 Wing									

Architecture		Current F	Repair	Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Exterior									
Roof									
Modified Bitumen		place Evide : 1931 Wii	ent, Extent : Moder ng	2030 rate, Ared	* * a Affected : 100%	10	\$21,100	A	
Modified Bitumen Modified Bitumen			\$4,300 xtent : Moderate, 1 Pockets	2022 2027 Area Affe	\$28,700 * * cted : 40%	10	\$2,600	A A	
Single Ply Membrane	Location Gut/DS No Location Other Obs Location	ogged, Extension Func/Min Func/Min Func/Min Funcy Through the ervation, End of the Extension of the Extensio	ss, Extent : Moder out. Extent : Light, Area essure Reducing Vo	ate, Area Affected alve Roon	Affected : 40%	ak.		A	
nterior	-		-		-				
Floors Cast in Place Concrete		Crumbling,	\$109,100 Extent: Moderate		* * ffected : 10% ious Locations Thr	5 oughout.	\$122,700	С	
Vinyl Tile	5%			2022	\$46,900	3	\$1,500	С	
Interior Walls					ψ.ο,>σο		Ψ1,000		
Cast in Place Concrete	_		\$10,900 Extent : Moderate out	LIFE e, Area A	* * ffected : 40%			С	
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	С	
Masonry: Brick	50% Cracking/ Location Water Pen								
Plaster		etration, E	xtent : Moderate, 1	LIFE Area Affe	* * cted : 5%	5	\$600	С	
SGFT/Glazed Masonry	Location Staining/L	: Engine F	Extent : Moderate					С	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2030

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2027	* *	5	\$500	В
Exposed Concrete	35%	Now	\$36,800	LIFE	* *	5	\$500	В
	Location Paint Peel Location Water Pen Location	: South Filling, Extent : Through tetration, E. : Through	: Severe, Area Afj out. xtent : Light, Area out	fected : 70	0% : 10%			
	Location	: Under B	xtent : Severe, Are oiler Five Which I al Ceiling Collaps	s No Lon				
Exposed Struc: Steel			\$413,200 xtent : Moderate, 2 out.	LIFE Area Affe	* * ected : 10%			В

Electrical		Current Repair			e Replacement	Maintenance			
System Component Type	% of Total	Fail Date E (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Over 600 Volts	•			•	•				
Service Equipment									
Fused Disc Sw	100%			2032	* *	3	\$100	В	
	Other Obse	rvation, Ext	ent : Moderate, A	Area Affe	ected : 100%				
	Location .	: Outside.							
	Explanati	on : 4160/48	80/277 Volts Ser	vice					
Transformers									
Dry Type	100%			2027	* *	3	\$200	В	
	Other Obse	rvation, Ext	ent : Moderate, A	Area Affe	ected : 100%				
	Location .	: Outside.							
	Explanati	on: 3000/40	000 Kva						
Feeders									
Not Accessible	100%							D	
Raceway									
Conduit	100%			2032	* *	1		В	
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2042	* *	5	\$1,100	В	
Transformers									
Dry Type	70%			2027	* *	5	\$100	В	
Dry Type	30%			2020	\$17,600	5		В	
Switchgear / Switchboard									
Air Circuit Breaker	60%			2022	\$626,100	5	\$100	В	
Air Circuit Breaker	20%			2048	* *	5		В	
Fused Knife Sw	20%	2-4	\$208,700	2052	* *	5		В	
	Obsolete Ed	quipment, E	ktent : Moderate	Area Af	fected : 100%				
	Location .	: Electrical I	Room.						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code				
Heating								
Energy Source								
Interruptible Gas/Dual	100%	2042 **	1	В				
Fuel								
	Other Observation, Extent : Light, An	rea Affected : 100%						
	Location: North End Of Building							
	Explanation: 6 - 40,000 Gallon Bu	ried Tanks For #2 Fuel With I	Leak Detection System					
Conversion Equipment								
Steam Boiler	100% Now \$205,700	0 2020 \$2,057,200	1 \$35,200	В				
	Other Observation, Extent: Moderate, Area Affected: 15%							
	Location: Boiler Room							
	Explanation: 8 Boilers, Boiler 5 Is	Off Line With Extensive Prob	lems.					

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2030

Mechanical	Current Repair		Future	Replacement	M				
System Component Type		Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Heating									
Distribution	1000/	Mass	¢225 000	2022	* *	4	¢1 000	D	
Steam Piping/Pump		Now ent : Modera	\$225,800 te, Area Affecto	2032	4. 4.	4	\$1,900	В	
	Location :		ic, 111 cu 11, jecu						
		-	erate, Area Affe	cted : 309	%				
	Location:	Basement							
	Steam Traps	s Faulty, Exte	ent : Moderate,	Area Affa	ected : 3%				
	Location :	Various							
Terminal Devices	100-						<b></b>	_	
Fan Coil Unit/Heat	100%			2022	\$1,104,400	1	\$12,700	В	
Air Conditioning Energy Source									
Electricity	100%			2038	* *	1		В	
Conversion Equipment	10070			2030					
Ext Pkg Unit - Cooling	2%			2027	* *	2	\$100	В	
	R-134a Refr	igerant, Exte	ent : Light, Area	a Affectea	! : 100%				
	Location:	Roof							
No Component	98%							D	
Ventilation									
Distribution 1.72:ss	1000/			LIEE	* *	2.5	Ф22 000	ъ	
Ductwork/Diffusers Exhaust Fans	100%			LIFE	* *	2-5	\$22,000	В	
Interior	75%	Now	\$15,100	2022	\$151,300	2	\$700	В	
interior			Area Affected :		Ψ131,300	2	Ψ700	ь	
			Air Intake For						
Roof	25%	Now	\$2,900	2027	* *	2	\$200	В	
	Other Obser	rvation, Exte	nt : Severe, Are	a Affecte	d: 100%		·		
	Location:	Throughout							
	Explanatio	on : Insufficie	ent Ventilation						
Plumbing									
H/C Water Piping	30%			2042	* *	1		D	
Brass/Copper	2070	nn w/Tank E	'vtent · Liaht A	-0		1		В	
	Booster Pump w/Tank, Extent : Light, Area Affected : 100%  Location : Basement								
			nt : Light, Area	Affected	: 10%				
	Location:		0 /	33					
	Explanatio	on : Water Co	onditioner Serv	es Boiler	Make Up Tanks				
Galv Iron/Steel	70%			2027	* *	1		В	
HW Heat Exchanger		<u> </u>							
Low Temp	100%			2032	* *	4	\$5,900	В	
Sanitary Piping	1000/			TIPE	ala -l-			Б	
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping Cast Iron	100%	Now	\$2,100	LIFE	* *	1		В	
Cast Holl			\$2,100 , Area Affected			1		ъ	
		Roof Drain	,						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES POWERHOUSE

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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				
Interior Architecture	\$4,100			\$24,900
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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2046

chitecture	Current F	Repair	Futur	e Replacement	M		
tem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
erior							
Exterior Walls							
Cement-Fiber Panel	5%		2022	\$383,800	10	\$90,500	A
	Staining/Discoloring,			ffected : 15%			
	Location : Main En	trance And West F	acade.				
Masonry: Brick	95% Now	\$621,300	LIFE	* *	5	\$550,500	A
	Repointing Failure, E	Extent : Light, Area	Affected	: 5%			
	Location: West Fac	cade Control Joint	Open Wi	th Rusting Metal A	Ingle.		
Windows							
Aluminum	20% Now	\$3,422,600	2047	* *	5	\$21,800	Α
	Air Infiltration, Extended Location: Through		Affectea	! : 40%			
	Broken/Missing Elem	ents. Extent : Mode	erate. Ar	ea Affected : 15%			
	Location : Through						
	Glazing Clouded, Ext						
	Location : Various						
	Thermally Inefficient,	_		ted : 100%			
	Location : Through		33				
Metal/Detention Type	80% Now	\$38,902,200	2032	* *	5	\$318,300	Α
Metal/Betention Type	Air Infiltration, Exten			85%	3	Ψ510,500	$\Lambda$
	Location : Through		cereu .	,5 / 0			
	Glazing Broken/Crac	=	Area At	Fected · 15%			
	Location: Various	_					
	Thermally Inefficient,		_				
	Location : Through		ea rijjee	.iea : 0570			
Parapets	Bocanon : Inrough	oui Housing Hicus.					
Metal Rail	95%		2035	* *	5-10	\$430,800	Α
No Component	5%		2033		5-10	φ+50,600	D D
Roof	J /0						D
Single Ply Membrane	100% Now	\$82,500	2027	* *			Α
ometer by wiemorane	Ponding, Extent: Lig						17
	Location : Roof Adj	==					

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture		Current R	epair	Futur	e Replacement	M	aintenance				
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
terior	•			•				•			
Floors											
Cast in Place Concrete	10%		\$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.									
						s Throug	hout First Floor.				
		Other Observation, Extent : Severe, Area Affected : 100%									
			cal Electrical Room								
					e Water From Sew						
Ceramic Tile	5%		\$60,100	2031	**	5	\$16,600	C			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Staff Toilets									
		ı : Staff Toil	ets								
Quarry Tile	3%			2035	* *	5	\$29,900	C			
Terrazzo	40%		\$1,154,200	LIFE	* *	5	\$207,400	C			
			xtent : Moderate, A								
	Location	: Through	out Main Corridor	s 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%		\$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.										
						hrougho	ut.				
			: Severe, Area Affe								
	Location	i : In The Co	ontrol Bubbles And	d Variou.	s Locations Throug	ghout.					
Wood	2%		\$163,800	2037	* *	5	\$12,400	C			
		_	ents, Extent : Mod		ea Affected : 20%						
	Location: Weight Room, Stage And Chapel.										
			xtent : Moderate, A		cted : 10%						
	Location	ı : Chapel F	Tloor From A Stear	n Leak.							
Interior Walls											
Concrete Masonry Unit	85%		\$517,500	LIFE	* *	5	\$249,100	С			
	Diagonal Cracks, Extent : Light, Area Affected : 2% Location : Various Locations In The Mechanical Electrical Rooms.										
		ı : Various I	Locations In The M	1echanic	al Electrical Room	S.					
Gypsum Board	10%			LIFE	* *	5	\$44,000	C			
SGFT/Glazed Masonry	3%			LIFE	* *			C			
Wood	2%		\$76,200	LIFE	* *	5	\$58,600	C			
	_		Extent : Moderate,		fected : 10%						
	Location	ı : Chapel V	Vall From A Steam	Leak.							

Asset #: 2046

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	32%	Now	\$160,700	2027	* *	5	\$132,800	В
		ssing Eleme : Infirmary	ents, Extent : Ligh	t, Area A	ffected : 5%			
Exposed Concrete	U	0.	\$279,600 Extent : Light, Ar	LIFE ea Affecte	* * ed : 5%	5	\$36,300	В
		: Electrica		• 0 /				
			ht, Area Affected :	2%				
	Location	: Water Me	eter Room.					
Fiber Board	3%			2027	* *			В
Metal Panel	30%	Now	\$1,243,700	LIFE	* *	5	\$248,900	В
	Deformed/Dented, Extent : Moderate, Area Affected : 60% Location : Gymnasium.							
	Staining/Discoloring, Extent: Moderate, Area Affected: 20% Location: Throughout Corridors.							

ectrical		Current Repair			e Replacement	M			
stem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
der 600 Volts									
Service Equipment									
Fused Disc Sw	50%			2022	\$91,800	5	\$1,200	В	
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location	: Electrical Ro	om.						
	Explanat	ion : 3,000 Am	ps.						
Fused Disc Sw	50%	0-2	\$91,800	2052	* *	5	\$600	В	
	Enclosure Damaged, Extent: Moderate, Area Affected: 100%								
	Location	Location : Electrical Room.							
	Other Observation, Extent: Moderate, Area Affected: 100%								
		: Electrical Ro		55					
	Explanat	ion : 3,000 Am	ps.						
Transformers									
Dry Type	75%			2027	* *	5	\$1,600	В	
Dry Type	25%	0-2	\$7,000	2042	* *	5	\$300	В	
J J1	Enclosure	Damaged, Exte	ent : Moderate	Area Aj	fected : 100%				
	Location	: Mechanical I	Room.						
Switchgear / Switchboard									
Fused Disc Sw	50%			2022	\$298,700	5	\$1,200	В	
Fused Disc Sw	50%			2042	* *	5	\$1,200	В	
Raceway							. ,		
Conduit	50%			2022	\$404,800	1		В	
Conduit	50%			2032	* *	1		В	
Panelboards									
Molded Case Bkrs	80%			2021	\$651,900	5	\$11,900	В	
Molded Case Bkrs	20%			2038	* *	5	\$3,000	В	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2046

Electrical		Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Under 600 Volts									
Wiring									
Thermoplastic	80%		2022	\$732,700	1		В		
Thermoplastic	20%		2042	* *	1		В		
Motor Controllers									
Locally Mounted	10%		2020	\$43,500	5	\$400	В		
Motor Control Center	78%		2020	\$500,800	5	\$12,000	В		
Motor Control Center	10%	0-2 \$64,200	2042	* *	5	\$800	В		
	•	Suspect Water Damage, Extent : Moderate, Area Affected : 100%							
	Location	ı : Mechanical Room.							
Motor Control Center	2%		2027	* *	5	\$300	В		
Ground									
Grounding Devices									
Generic	100%		LIFE	* *	5	\$8,300	В		
Lighting									
Interior Lighting									
Fluorescent	85%		2022	\$3,668,100	10	\$345,700	В		
	Other Observation, Extent : Moderate, Area Affected : 100%								
		: Throughout.							
		tion: Using T-12 Lamps							
HID	10%		2022	\$303,600	10	\$1,400	В		
HID	5%		2017	\$151,800	10	\$700	В		
Egress Lighting									
Exit, Service	75%		2022	\$90,400	1		В		
Exit, Service	25%		2017	\$30,100	1		В		
Exterior Lighting									
HID	100%		2017	\$387,000	10	\$1,700	В		
Alarm									
Security System									
Generic	100%		2017	\$3,201,400	1	\$211,300	В		
Fire/Smoke Detection									
Generic	100%		2017	\$10,959,700	1-3	\$348,700	В		

Mechanical	Current	Repair Futu	re Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle Estimated Cos (Yrs)	Priority Code	
Heating						
Energy Source						
Campus Steam	100%	2032	* *	1	В	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2046

Mechanical	Current	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Heating								
Conversion Equipment Heat Exchanger	50% Now Corroded, Extent: M Location: Baseme		2025 cted : 709	\$88,400	1	\$98,700	В	
Pres. Reducing Valve/LP Steam	50% Now	\$12,900	2025	\$257,200	5	\$6,600	В	
	Leak Evident, Extent : Severe, Area Affected : 5% Location : Basement Steam Room Other Observation, Extent : Moderate, Area Affected : 3%							
	Location: Basement Steam Room Explanation: Insulation Damaged Or Missing							
Distribution Hot Wtr Piping/Pump	100% Now Corroded, Extent: S Location: Through		2038 d : 100%	* *	4	\$21,900	В	
	Repairs In Progress, Extent: Light, Area Affected: 30% Location: Steam Room Other Observation, Extent: Moderate, Area Affected: 2%							
	Location : Various Mechanical Rooms Explanation : Several Hot Water Pumps Out Of Service							
Terminal Devices	100/		2022	Φ0.40. <b>7</b> 00		Φ <b>52</b> 100	ъ	
Air Handler Air Handler	19% 1%		2022 2032	\$849,700 * *	1 1	\$52,100 \$2,700	B B	
All Handiel	Recent Replace Evid Location : Clinic U	_		ected : 100%	1	\$2,700	Ь	
Convector/Radiator	2% Now Other Observation, I Location: Through	-	2020 Affected	\$156,700 : 1%	1	\$2,600	В	
	Explanation: Con	vector Air Holes Pa	inted Shu	=	low			
Convector/Radiator Air Conditioning	78%		2027	* *	1	\$111,700	В	
Energy Source Electricity	100%		2030	* *	1		В	
Conversion Equipment Ext Pkg Unit - Cooling	20% R-22 Refrigerant, Ex	ctent : Light, Area A	2022 Affected :	\$765,700 100%	2	\$5,400	В	
	Location: Roof Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: Serves Control Areas							
No Component	70%						D	
Under Construction	10% Other Observation, I Location: Baseme			: 0%			D	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2046

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning	-							
Distribution								
Chilled Wtr Pipe/Pump	10%			2048	* *	4	\$3,300	В
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	10%			2022	\$105,700	1	\$27,400	В
No Component	90%							D
Heat Rejection								
Water Cool Tower	10%			2023	\$71,400	2	\$44,600	В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$247,300	В
Exhaust Fans								
Interior	20%			2022	\$183,400	2	\$2,700	В
Roof	80%		\$52,700	2022	\$527,500	2	\$8,700	В
			re, Area Affected .	10%				
	Location	ı : Roof						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		В
HW Heat Exchanger								
Low Temp	90%		\$4,600	2022	\$231,600	4	\$39,500	В
			xtent : Light, Area	Affected	: 1%			
		: Basemen						
	Explana	tion : 6 Uni	ts, One Needs Circ					
Low Temp	10%			2048	* *	4	\$6,600	В
	Other Obs	servation, E.	xtent : Light, Area	Affected	: 100%			
		i : Basemen						
	Explana	tion : 2 Inst	antaneous Units S	erve Kitc	hen			
Sanitary Piping								
Cast Iron	100%		\$1,080,900	LIFE	* *	1		В
	Corroded, Extent: Severe, Area Affected: 100%							
	Location: Basement And Under Floor							
			: Severe, Area Affe	ected : 20	0%			
	Location	ı : Kitchen I	Piping					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2017	\$20,700	4	\$2,500	В
Sewage Ejector(s)								
Compressed Air	100%		\$2,700	2022	\$53,300	4	\$1,600	В
		_	ıt : Moderate, Are	a Affecte	d : 100%			
	Location	: Basemen	t					
Fixtures								
Generic	100%							В

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
Vertical Transport									
Elevators									
Geared Traction	90%	LIFE	* *			C			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement To 2nd Floor								
	Explanation: 8 Units								
Hydraulic	10%	LIFE	* *			С			
	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	В			
Sprinkler									
No Component	85%					D			
Generic	15%	2032	* *	1-2	\$18,600	В			
	Other Observation, Extent : Light, Area Affected : 15%								
	Location : Kitchen	00							
	Explanation : Ansul System Serve	es Cooking Areas.							
Fire Pump									
Generic	100%	2025	\$614,400	1	\$82,800	В			

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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2792

Architecture	Current R	epair	Future Re	placement	M	aintenance	
system Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
xterior							
Exterior Walls							
Concrete Masonry Unit		\$120,300	LIFE	* *	5	\$48,800	Α
	Caulking Deteriorated		ite, Area Affe	cted : 2%			
	Location: Buildings	16 & 12.					
Metal Panel	70% Now	\$245,200	2042	* *	5	\$341,800	Α
	Broken/Missing Eleme						
	Location : Metal Fas			•			
	Deformed/Dented, Ext	=					
	Location : Loading I		_				
	Staining/Discoloring,		e, Area Affect	ed : 5%			
	Location : East Face	ide.					
Windows					_		
Aluminum	5% Now	\$27,600	2038	**	5	\$900	A
	Water Penetration, Ex			: 15%			
	Location: Window I	1eaas Inrougnoui					
Metal/Detention Type	95%		2042	* *	5	\$121,900	A
Parapets	40	40.000	• • • •		_	<b></b>	
Metal Panel	40% Now	\$9,000	2042	**	5	\$2,400	A
	Corrosion/Rusting, Ex		Area Affected	: 20%			
	Location: J Building			. 1 2007			
	Loose/Miss Fasteners, Location : Througho						
		ин меснанісан Би			- 10	<b></b>	
Metal: Cage/Fence	10%		2035	* *	5-10	\$2,400	A
No Component	50%						D
Roof	070/ 11	Φ <b>21</b> 4 400	2027	* *			
Single Ply Membrane	97% Now	\$214,400	2027	* *			A
	Adhesion Failure, Ext	_	Affectea : 2%				
	Location: E Buildin	_		o40 d . 400/			
	Gut/DS Non Func/Mis Location : Various I			eciea : 40%			
a		ocanons Inrough	•	de 1			
Skylight, Plastic	3%		2035	* *	1		A

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2792

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nterior								
Floors								
Cast in Place Concrete	45%		\$69,400	LIFE	* *	5	\$390,500	C
	_	_	Extent: Light, Are	ea Affect	ed : 2%			
	Location	ı : Mechani	cal Room J.					
Ceramic Tile	10%	Now	\$143,800	2025	\$1,437,900	5	\$19,800	С
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 15%			
	Location	i : Women's	Housing Shower	Facility.				
Quarry Tile	2%	Now	\$42,600	2035	* *	5	\$6,000	С
Çan y			: Moderate, Area		: 10%	-	1 - 7	
		ı : Kitchen	•	55				
Raised Access Floor	3%	Now	\$548,600	2037	* *	5	\$22,300	С
Raised Access Floor			, Extent : Moderat		Affected : 60%	3	Ψ22,300	C
		-	out Control Bubble		ijjecieu . 0070			
			xtent : Severe, Are		od · 100%			
			out Control Bubble		a. 10070			
		_	And Eroded Surfa					
To CC . To make					¢460.200	-	¢12.400	-
Traffic Topping	5%		\$230,100	2022	\$460,200	5	\$12,400	C
			Extent : Severe, Ar	еа Ајјесі	ea : 100%			
		ı : Mess Ha						
Vinyl Tile	35%		\$220,800	2022	\$2,208,000	3	\$52,100	C
	_	_	Extent: Severe, A					
	Location	i : Transitio	n To Connecting (	Corridor	To C-37			
Interior Walls								
Ceramic Tile	15%		\$309,200	2025	\$3,092,200	5	\$30,000	C
		_	Extent: Severe, A					
	Location	ı : Women's	Housing Shower I	Facilities	<b>'.</b>			
Concrete Masonry Unit	7%	Now	\$23,200	LIFE	* *	5	\$11,200	С
, and the second	Water Per		xtent : Light, Area	Affected	: 2%		. ,	
		ı : West Co						
Concrete Masonry Unit	73%			LIFE	* *	5	\$116,600	С
Gypsum Board	5%			LIFE	* *	5	\$12,000	C
- Cypsum Doard	3 70			LIII		3	Ψ12,000	

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2792

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2027	* *	5	\$49,600	В
AcousTileSusp.Lay-In	10%	Now	\$12,000	2027	* *	5	\$19,800	В
	Water Pen	etration, Ex	tent : Light, Area	Affected	: 2%			
	Location	: Where 5,6	,7 Control Ceilin	g Meets	The Main Corridor	r.		
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	15%	Now	\$56,300	LIFE	* *	5	\$74,400	В
• 1	Broken/Missing Elements, Extent: Light, Area Affected: 5%							
	Location				here Main Hall Ab	uts Hall	To Temporary	
Metal Panel	60%	Now	\$4,460,000	LIFE	* *	5	\$297,500	В
	Corrosion/Rusting, Extent: Light, Area Affected: 5%							
	Location : East Corridor.							
	Staining/Discoloring, Extent : Severe, Area Affected : 90%							
	Location: Throughout							
	Water Pen	etration, Ex	tent : Light, Area	Affected	: 5%			
			Buildings 2-4 And	00				

lectrical	Current Repair	Future	Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2022	\$122,400	5	\$1,300	В
	Other Observation, Extent: M	oderate, Area Affe	cted : 100%			
	Location: Electrical Room.					
	Explanation : Two Electrical	Service Rated At 1	,600 Amps.			
Transformers						
Dry Type	80%	2027	* *	5	\$900	В
Dry Type	20%	2020	\$5,600	5	\$200	В
Switchgear / Switchboard						
Fused Disc Sw	70%	2032	* *	5	\$900	В
Molded Case Bkrs	30%	2032	* *	5	\$2,400	В
Raceway						
Conduit	80%	2032	* *	1		В
Conduit	20%	2022	\$107,900	1		В
Panelboards						
Molded Case Bkrs	70%	2030	* *	5	\$5,500	В
Molded Case Bkrs	30%	2021	\$163,000	5	\$2,400	В
Wiring						
Thermoplastic	100%	2032	* *	1		В
Motor Controllers						
Locally Mounted	10%	2027	* *	5	\$200	В
Motor Control Center	50%	2027	* *	5	\$4,100	В
Motor Control Center	40%	2035	* *	5	\$3,300	В

#### Ground

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2792

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ground	•	•				
Grounding Devices Not Accessible	100%					D
Stand-by Power						
Transfer Switches	1000/	2027	* *	4	Φ0 <b>2.5</b> 00	ъ
Automatic	100%	2027	* *	1	\$92,500	В
Generators Diesel	100% Other Observation, Extent: Light, A Location: First Floor. Explanation: 800 Kw	2025 Area Affected	\$147,100 : 100%	1	\$116,500	В
Batteries	Explanation : 600 KW					
Lead/Acid	100% Recent Installation, Extent: Light, . Location: First Floor.	2017 Area Affected	\$1,300 : 100%	5	\$11,100	В
Fuel Storage						
Day Tank	20% Other Observation, Extent: Light, A Location: First Floor.			5	\$11,200	В
M : T 1	Explanation: 250 Gallons for Box		* *		Φ7 100	
Main Tank	80% Other Observation, Extent: Light, A Location: Underground. Explanation: 10,000 Gallons.	2037 Area Affected		5	\$7,100	В
Lighting						
Interior Lighting Fluorescent	85% Other Observation, Extent: Moder Location: Throughout. Explanation: Using T-12 Lamps.	2022 ate, Area Affed	\$2,487,500 cted: 100%	10	\$234,500	В
HID	15%	2022	\$308,900	10	\$1,500	В
Egress Lighting	2070	2022	<del>+200,700</del>		Ψ1,200	
Exit, Service	100%	2017	\$81,800	1		В
Exterior Lighting HID	100%	2022	\$205,700	10	\$900	В
Alarm						
Security System	1000/	2015	Φ1 <b>7</b> 01 <b>7</b> 00	1	Ф112 202	Б
Generic	100%	2017	\$1,701,700	1	\$112,300	В
Fire/Smoke Detection Generic	100%	2017	\$5,825,500	1-3	\$185,300	В

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2792

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Conversion Equipment								_
Heat Exchanger	50%		<b>** * * * * * * * * *</b>	2025	\$38,300	1	\$47,500	В
Pres. Reducing Valve/LP Steam	50%	Now	\$2,200	2025	\$111,300	5	\$2,900	В
			: Light, Area Affec					
			ressure Reducing S					
			Extent : Light, Area		! : 2%			
			ressure Reducing S					
D:	Explana	tion : Insul	ation Damaged Or	Missing				
Distribution	1000/	NT	Φ2.C 1.0.O	2020	* *	4	Φ0. <b>7</b> 00	ъ
Hot Wtr Piping/Pump	-		\$36,100 nt : Moderate, Ared on Tank	2030 a Affecte		4	\$9,500	В
Terminal Devices								
Air Handler	60%			2022	\$1,161,500	1	\$71,200	В
Convector/Radiator	4%	Now	\$2,700	2027	* *	1	\$2,200	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 1%			
	Location	: Convecto	ors					
	Explana	tion : Conv	ector Air Holes Pa	inted Shi	ut Restricting Air F	Flow		
Convector/Radiator	36%			2027	* *	1	\$22,300	В
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Reciprocating	5%			2022	\$60,900	1	\$4,500	В
Compr/Chiller								
			ent : Light, Area A	ffected :	100%			
	Location	: Chiller						
Ext Pkg Unit -	10%			2022	\$236,800	2	\$1,200	В
Heating/Cooling								
	R-22 Refr	gerant, Ext	ent : Light, Area A	ffected :	100%			
	Location	: Roof						
No Component	85%							D
Distribution								
Chilled Wtr Pipe/Pump	5%			2042	* *	4	\$500	В
No Component	95%							D
Terminal Devices								
Fan Coil - Cooling	5%			2022	\$20,700	1	\$3,100	В
No Component	95%							D
Heat Rejection								
Remote Air Cond	15%			2022	\$48,300	2	\$20,100	В
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$107,000	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2792

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Ventilation								
Exhaust Fans								
Interior	40%			2022	\$158,700	2	\$2,400	В
Roof	60%	Now	\$3,400	2022	\$171,300	2	\$2,800	В
	Malfunctio Location		nt : Light, Area Aff	ected : 2	2%			
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2022	\$214,400	1		В
Galv Iron/Steel	80%	Now	\$17,200	2020	\$857,800	1		В
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 1%			
	Location	: Various	Locations					
	Explanat	tion : Mixir	ig Valves Malfunct	ioning				
HW Heat Exchanger	<del>-</del>		-					
Low Temp	100%			2032	* *	4	\$28,500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%			2022	\$20,700	4	\$1,600	В
Fixtures								
Generic	100%							В
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$96,800	В
Sprinkler								
No Component	75%							D
Generic	25%			2032	* *	1-2	\$13,400	В
Fire Pump							*	
Generic	100%			2025	\$265,900	1	\$35,900	В
	100%			2025	\$265,900	1	\$35,900	

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

<sup>\*\*</sup> 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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4129

Architecture	Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior							
Exterior Walls Cast in Place Concrete	5% Now	\$18,500	LIFE	**	5	\$17,500	A
	Broken/Missing Elen Location: Exterior Leaving Bottom Of Cracking/Crumbling Location: At Exter	Fire Exit Stair Foo Stair Hanging In T , Extent : Moderate	otings Dis The Air.	connected From 1	Lower Sto	air Rail Posts	
Metal Panel	80%		2042	* *	5-10	\$384,800	A
Metal Panel	10% Now Corrosion/Rusting, E Location: At Exter			* * cted : 10%	5	\$13,100	A
Weathering Steel	5% Now Worn/Eroded, Extent Location : Exterior			**	1		A
Windows							
Aluminum	100%		2038	* *	5	\$6,500	A
Parapets Metal: Cage/Fence	100% Now Corrosion/Rusting, E Location: Through		2027 Area Affed	* * cted : 10%	5	\$14,100	A
Roof Spray-on Foam	100% 4+ Blisters, Extent: Mod Location: Through Ponding, Extent: Mod Location: Through	out oderate, Area Affec		**	5	\$108,700	A
Interior							
Floors Carpet	10% Recent Replace Evid Location : Offices.	ent, Extent : Light,	2021 Area Affe	\$264,000 cted : 100%	3	\$16,600	С
Ceramic Tile	5% Now Worn/Eroded, Extend Location : Toilet Ro			\$200,400	5	\$2,800	С
Raised Access Floor	20%		2035	* *	5	\$83,000	С
Vinyl Tile	40% Other Observation, E Location : Through Explanation : Vinyt	eout	2027 Affected	* *	3	\$16,600	С
Vinyl Tile	25% Now Worn/Eroded, Extent Location: Through			\$439,700 10%	3	\$10,400	С
Interior Walls							
Gypsum Board	100%		LIFE	* *	5	\$50,600	С

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4129

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$75,300	2035	* *	5	\$49,800	В
	Broken/Mis	sing Eleme	nts, Extent : Ligh	t, Area A	ffected : 5%			
	Location	: Personnel	Room And Open	Admin A	reas.			
	Staining/Di	scoloring, I	Extent : Light, Ard	ea Affect	ed : 20%			
	Location	: Administro	ation, Kitchen An	d Locker	Room Areas.			
	Other Obse	ervation, Ex	tent : Severe, Are	a Affecte	d: 90%			
	Location	: Throughou	ut Ceilings.					
		_	lass Reinforced F	anels.				
Gypsum Board	10%			LIFE	* *	5	\$13,800	В

lectrical	Current Repair	Future	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit Cod
ver 600 Volts						
Service Equipment	1000/	2022	* *	2		ъ
Fused Disc Sw	100%	2032		3		В
	Other Observation, Extent : Moderate, . Location : Outside	Агеа Ајјес	rtea : 100%			
	Explanation: 4160/480/277 Volts Ser	ui aa				
Transformers	Explanation: 4100/480/277 votts Ser	vice				
Dry Type	100%	2027	* *	3		В
Dry Type	Other Observation, Extent: Moderate, .		rted · 100%	3		ъ
	Location: Outside	irea rijjee	a 10070			
	Explanation: 300 Kva					
Feeders	2.4.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.0.					
Not Accessible	100%					D
Raceway						
Not Accessible	100%					D
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2042	* *	5	\$200	В
	Other Observation, Extent: Moderate, Location: Outside	Area Affeo	cted : 100%			
	Explanation: Two 2,000 Amps. Main	Disconne	ct Switch			
Transformers						
Dry Type	100%	2035	* *	5		В
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Outside					
	Explanation: Two 112.5 Kva					
Switchgear / Switchboard						
Molded Case Bkrs	100%	2042	* *	5	\$200	В
	Other Observation, Extent: Light, Area	Affected .	: 100%			
	Location: Electrical Room					
	Explanation: 1,600 Amps.					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4129

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Raceway						
Conduit	80%	2032	* *	1		В
Conduit	20%	2048	* *	1		В
Panelboards	0.0	-0-0	ata ata	_		_
Molded Case Bkrs	80%	2030	* *	5	\$200	В
Molded Case Bkrs	20%	2044	* *	5		В
Wiring	000/	2022	* *	1		D
Thermoplastic	80%	2032	**	1		В
Thermoplastic  Motor Controllers	20%	2048		1		В
Locally Mounted	100%	2027	* *	5	\$100	В
Ground	100%	2021		3	\$100	ь
Grounding Devices						
Not Accessible	100%					D
Stand-by Power	10070					
Transfer Switches						
Automatic	100%	2027	* *	1	\$2,600	В
Generators					+-,	
Diesel	100%	2035	* *	1	\$3,300	В
Batteries					1-7	
Lead/Acid	25%	2017	\$300	5	\$100	В
	Other Observation, Extent	: Light, Area Affected : 1	00%			
	Location : Generator End	losure.				
	Explanation : For Genera	tor Use.				
Nickel Cadmium	75%	2017	\$1,000	5	\$1,400	В
	Other Observation, Extent	: Light, Area Affected : 1	00%			
	Location: Batteries Room	ı				
	Explanation: Using Batte	eries Bank For Back Up I	Power.			
Fuel Storage						
Main Tank	100%	2057	* *	5	\$200	В
	Other Observation, Extent	: Light, Area Affected : 1	00%			
	Location : Outside					
<del>.</del>	Explanation: 650 Gallon	S				
Lighting						
Interior Lighting Fluorescent	150/	2020	* *	10	¢1 200	D
	15%	2030		10	\$1,200	В
Fluorescent	65% Other Observation, Extent	2022 Moderate Area Affects	\$19,900	10	\$5,000	В
	Location: Throughout	Moderale, Area Affected	1.100/0			
	Explanation: Using T-12	Lamps				
Electronic			* *	10	\$400	D
Fluorescent	5% Other Observation, Extent	2030		10	\$400	В
	Location : Server Room	. ыдш, атей Ајјесіва : Э	/0			
	Explanation: Using T-8 I	amns				
ШЪ		=	* *	10		D
HID	15%	2027	* *	10		В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4129

Electrical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estima (Years)	ted Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting								
Egress Lighting								
Exit, Service	20%	Now	\$500	2032	* *	1		В
	Not Function	oning, Extent : Mo	derate, Ar	ea Affect	ed : 100%			
	Location :	Throughout						
Exit, Service	80%			2022	\$1,800	1		В
Alarm								
Security System								
Generic	100%			2022	\$47,500	1	\$3,100	В
Fire/Smoke Detection								
Generic	100%			2030	* *	1-3	\$5,200	В

Mechanical	Cı	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating	•			•			
Energy Source							
Campus Steam	100%		2032	* *	1		В
Conversion Equipment							
Heat Exchanger	100%		2025	\$3,300	1	\$4,200	В
Distribution							
Hot Wtr Piping/Pump	100%		2030	* *	4	\$400	В
Terminal Devices							
Air Handler	90%		2022	\$76,200	1	\$4,700	В
Convector/Radiator	10%		2027	* *	1	\$300	В
Air Conditioning							
Energy Source							
Electricity	100%		2030	* *	1		В
Conversion Equipment							
<b>Under Construction</b>	100%						D
	Other Observ	ation, Extent : Light, Area	Affected	: 0%			
	Location : R	Roof					
	Explanation	: Rooftop Package Units	Being In:	stalled			
Distribution							
<b>Under Construction</b>	100%						D
Heat Rejection							
Under Construction	100%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,700	В
Exhaust Fans							
Roof	90%		2027	* *	2	\$200	В
Wall Unit	10%		2030	* *	2		В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4129

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Plumbing						
Water Heater						
Electric	100%	2021	\$2,400	4	\$100	В
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location: 1st Floor					
·	Explanation: 1 - 30 Galle	on Unit				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
<b>Backflow Preventer</b>						
Generic	100%	2030	* *	1	\$500	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location: 1st And 2nd Fl	oor.				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	80%					D
Generic	20%	2052	* *	1-2	\$500	В
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location: 1st Floor					
	Explanation: Clean Agen	t System Being Instal	led To Protect Con	nmunica	tion Equipment	

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2031

rchitecture	Current Repair	Future Replacement	M	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
terior					
Exterior Walls					
Masonry: Brick	90% Now \$177,700	LIFE **	5	\$63,000	Α
	Corrosion/Rusting, Extent: Moderate,				
	Location: South Facade At Masonry				
	Jnt Mortar Miss/Erod, Extent: Light, A Location: North Facade.	Area Аffестеа : 2%			
	Vertical Cracks, Extent : Moderate, Ar	an Affactad : 50%			
	Location: Second Floor Wall At East				
Motel Ceiling Deans	10% Now \$74,300	2027 **	5	\$10,000	A
Metal Coiling Doors	Corrosion/Rusting, Extent: Light, Area		3	\$10,900	A
	Location: Various Locations Throug	==			
Windows					
Steel	100% Now \$63,400	2030 **	5	\$40,500	A
	Air Infiltration, Extent : Light, Area Af			,	
	Location: Throughout				
	Corrosion/Rusting, Extent : Light, Area	a Affected : 5%			
	Location: Various Lintel Locations T	Throughout Garage.			
	Unit Inoperable, Extent : Moderate, Ar	ea Affected : 25%			
	Location: Officers' Locker Room				
	Weather Strip Missing, Extent : Moder	ate, Area Affected : 50%			
	Location : Officers' Locker Room				
Parapets	000/	T TENE	_	Φ2.700	
Masonry: Brick	80%	LIFE **	5	\$3,500	A
Metal Rail	20% Now \$4,400 Corrosion/Rusting, Extent: Light, Area	2033	5	\$6,200	A
	Location: Throughout.	i Ajjeciea . 10%			
Roof					
Built-Up (BUR)	100% Now \$139,700	2022 \$1,396,600			A
1 ( /	Blisters, Extent : Moderate, Area Affec				
	Location: Various Locations Throug	hout Roof.			
	Water Penetration, Extent: Moderate,				
	Location: Various Locations Throug		es And S	econd Floor	
erior	Corridor Near Communications Area	•			

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2031

Type	Architecture	(	Current Repair	Future	Replacement	M	aintenance	
Cast in Place Concrete   65%   Now   \$139,800   LIFE   ** 5   \$157,300   C	Component				Estimated Cost	-	<b>Estimated Cost</b>	Priority Code
Cast in Place Concrete	nterior							
Horizontal Cracks. Extent : Light, Area Affected : 5%   Location : Tire Shop And Various Locations Throughout.   Water Penetration, Extent : Light, Area Affected : 10%   Location : Mechanics Shop M-3 And Various Locations In Garage Service Area.								
Raised Access Floor   She Now   \$25,500   2025   \$254,900   5   \$10,400   C	Cast in Place Concrete	Horizontal C Location : Water Penet	racks, Extent : Light, Area Tire Shop And Various Loc ration, Extent : Light, Area	Affected: cations Thro Affected:	5% oughout. 10%			С
Vinyl Tile   22%   2022   \$386,900   3   \$12,200   C   Vinyl Tile   25%   Now   \$4,400   2022   \$87,900   3   \$2,100   C   Vinyl Tile   Evaluation   Various Locations Throughout.	Ceramic Tile	Broken/Miss	ing Elements, Extent : Mod	lerate, Area		5	\$1,700	С
Vinyl Tile	Raised Access Floor	Loose/Delan	n Surface, Extent : Moderat			5	\$10,400	С
Vinyl Tile	Vinyl Tile	22%		2022	\$386,900	3	\$12,200	С
Concrete Masonry Unit   85%   Now   \$595,400   LIFE   ** 5   \$28,700   C   Diagonal Cracks, Extent : Light, Area Affected : 2%   Location : Room M-3.	<u> </u>	Worn/Erode	d, Extent : Light, Area Affe	cted : 10%				
Diagonal Cracks, Extent: Light, Area Affected: 2% Location: Room M-3.  Vertical Cracks, Extent: Light, Area Affected: 5% Location: Room M-3 And Various Locations Throughout  Gypsum Board  15% LIFE ** 5 \$7,600 C  Ceilings AcousTileSusp.Lay-In Broken/Missing Elements, Extent: Light, Area Affected: 5% Location: Main Corridor First Floor.  Water Penetration, Extent: Moderate, Area Affected: 100% Location: Corridor Near Communications Area, Wardens Office, And Dispatch Room.  AcousTileSusp.Lay-In Exposed Concrete 5% Now \$16,600 LIFE ** 5 \$900 B Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Radio Shop.  Staining/Discoloring, Extent: Light, Area Affected: 2% Location: Radio Shop.  Exposed Struc: Steel 68% Now \$2,962,500 LIFE ** B Corrosion/Rusting, Extent: Severe, Area Affected: 5% Location: Men's Locker Room And Various Locations Adjacent To North Wall In Service	Interior Walls							
Gypsum Board  Ceilings  AcousTileSusp.Lay-In  Broken/Missing Elements, Extent: Light, Area Affected: 5% Location: Main Corridor First Floor.  Water Penetration, Extent: Moderate, Area Affected: 100% Location: Corridor Near Communications Area, Wardens Office, And Dispatch Room.  AcousTileSusp.Lay-In Exposed Concrete  To Now \$16,600 LIFE ** 5 \$11,100 B Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Radio Shop.  Staining/Discoloring, Extent: Light, Area Affected: 2% Location: Radio Shop.  Exposed Struc: Steel  To Now \$2,962,500 LIFE **  Corrosion/Rusting, Extent: Severe, Area Affected: 5% Location: Men's Locker Room And Various Locations Adjacent To North Wall In Service	Concrete Masonry Unit	Diagonal Cr Location : Vertical Cra	acks, Extent : Light, Area A Room M-3. cks, Extent : Light, Area A <u>f</u>	Affected : 25  Sected : 5%	%	5	\$28,700	С
Ceilings AcousTileSusp.Lay-In Broken/Missing Elements, Extent: Light, Area Affected: 5% Location: Main Corridor First Floor. Water Penetration, Extent: Moderate, Area Affected: 100% Location: Corridor Near Communications Area, Wardens Office, And Dispatch Room.  AcousTileSusp.Lay-In Exposed Concrete  10% 2027 ** 5 \$11,100 B  2027 ** 5 \$11,100 B  Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Radio Shop.  Exposed Struc: Steel  68% Now \$2,962,500 LIFE ** B  Corrosion/Rusting, Extent: Severe, Area Affected: 5% Location: Men's Locker Room And Various Locations Adjacent To North Wall In Service	Gypsum Board	15%		LIFE	* *	5	\$7,600	С
AcousTileSusp.Lay-In    15%   Now   \$25,100   2027   *** 5   \$8,300   B							71,000	
Exposed Concrete  5% Now \$16,600 LIFE ** 5 \$900 B  Cracking/Crumbling, Extent: Light, Area Affected: 5%  Location: Radio Shop.  Staining/Discoloring, Extent: Light, Area Affected: 2%  Location: Radio Shop.  Exposed Struc: Steel  68% Now \$2,962,500 LIFE ** B  Corrosion/Rusting, Extent: Severe, Area Affected: 5%  Location: Men's Locker Room And Various Locations Adjacent To North Wall In Service		Broken/Miss Location: Water Penet	ing Elements, Extent : Ligh Main Corridor First Floor. ration, Extent : Moderate, 1	nt, Area Affe Area Affect	ected : 5% ed : 100%			В
Exposed Concrete  5% Now \$16,600 LIFE ** 5 \$900 B  Cracking/Crumbling, Extent: Light, Area Affected: 5%  Location: Radio Shop.  Staining/Discoloring, Extent: Light, Area Affected: 2%  Location: Radio Shop.  Exposed Struc: Steel  68% Now \$2,962,500 LIFE ** B  Corrosion/Rusting, Extent: Severe, Area Affected: 5%  Location: Men's Locker Room And Various Locations Adjacent To North Wall In Service	AcousTileSusp.Lay-In	10%		2027	* *	5	\$11,100	В
Corrosion/Rusting, Extent : Severe, Area Affected : 5%  Location : Men's Locker Room And Various Locations Adjacent To North Wall In Service		Cracking/Cr Location: Staining/Disc	umbling, Extent : Light, Ar Radio Shop. coloring, Extent : Light, Ar	ea Affected	: 5%	5	\$900	В
Area Off Carage Above Windows	Exposed Struc: Steel	Corrosion/Ra Location :	usting, Extent : Severe, Are Men's Locker Room And Vo	ea Affected	: 5%	o North	Wall In Service	В
Area Of Garage Above Windows.  Metal Panel 2% LIFE ** 5 \$2,800 B	Metal Panel		nage Avove windows.	LIFE	* *	5	\$2.800	В

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

Over 600 Volts

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2031

Electrical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	В
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$59,700	5	\$300	В
Raceway								_
Conduit	100%			2022	\$74,000	1		В
Panelboards	a =				<b></b>	_	4.000	_
Molded Case Bkrs	95%			2021	\$53,800	5	\$1,800	В
Molded Case Bkrs	5%			2030	* *	5	\$100	В
Wiring	000/			2022	<b>0.40.400</b>			ъ
Thermoplastic	90%			2022	\$49,400 * *	1		В
Thermoplastic	10%			2032	* *	1		В
Motor Controllers	1000/			2020	Ф <i>с</i> 0, 000	~	Φ.5.0.0	ъ
Locally Mounted	100%			2020	\$68,000	5	\$500	В
Grounding Davises								
Grounding Devices Not Accessible	100%							D
Stand-by Power	10070							
Transfer Switches								
Manual	100%			2022	\$21,700	5	\$300	В
Manage		ervation. F	Extent : Light, Area			5	Ψ300	,
		: Outside	21,5,11, 11, 66.	11,500000	. 100,0			
			ing Rating Tag.					
Lighting	T		0 0 101					
Interior Lighting								
Fluorescent	40%			2017	\$107,700	10	\$27,100	В
	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe				
	Location	: Through	out					
	Explana	tion : Using	g T-12 Lamps					
HID	50%			2017	\$37,400	10	\$1,200	В
HID	10%	0-2	\$7,500	2032	* *		. ,	В
			nt : Moderate, Are		d: 100%			
	-	: Garage						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2031

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Lighting								
Egress Lighting								
Exit, Service	80%			2017	\$16,100	1		В
Exit, Service	20%	0-2	\$4,000	2032	* *	1		В
	Not Functi	oning, Ext	ent : Moderate, Arc	ea Affect	ed : 100%			
	Location	: Through	out					
Exterior Lighting								
HID	100%			2022	\$7,400	10	\$200	В
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	\$33,500	5	\$2,200	В
Alarm								
Security System								
Generic	100%			2017	\$418,100	1	\$27,600	В
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$715,700	1-3	\$22,800	В

<b>Mechanical</b>	Current Repair	Future	e Replacement	M			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
leating							
Energy Source							
Campus Steam	99%	2032	* *	1		В	
Electricity	1%	2032	* *	1		В	
Conversion Equipment							
Furnace	1%	2022	\$1,700	1	\$400	В	
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Roof						
	Explanation : Electric Heat	ing / Cooling Packa	ge Unit On Roof				
Not Accessible	99%					D	
Distribution							
Hot Wtr Piping/Pump	80% Now : Corroded, Extent : Severe, And Location : Throughout Leak Evident, Extent : Moder		* *	4	\$2,900	В	
	Location : Garage, Tire Sho						
Steam Piping/Pump	20% Now Corroded, Extent: Moderate Location: Throughout	\$19,300 2032 Area Affected : 100		4	\$700	В	
	Leak Evident, Extent : Moder Location : Garage	ate, Area Affected :	5%				
Terminal Devices							
Convector/Radiator	30%	2027	* *	1	\$7,200	В	
Fan Coil Unit/Heat	70%	2022	\$1,448,500	1	\$16,700	В	

Air Conditioning

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2031

System	Current Repair		Future Replacement		Maintenance			
Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
ir Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment Ext Pkg Unit - Cooling	15% Malfunction Location	_	\$9,600 nt : Moderate, Area	2022 a Affected	\$95,700 d : 20%	2	\$500	В
		gerant, Ext	tent : Light, Area A	ffected :	100%			
Window/Wall Unit	5%			2017	\$14,200	1		В
No Component	80%				, , ,			D
entilation								
Distribution								
Ductwork/Diffusers	Location .	: Garage	Extent : Light, Area	LIFE Affected	* *	2-5	\$41,200	В
Exhaust Fans	Елринин	on . venic	ie Exhausi Sysiem					
Interior	20%			2022	\$30,600	2	\$500	В
Roof	80%	Now	\$1,800	2022	\$87,900	2	\$1,400	В
	Location	: Roof	Extent : Moderate, A Fan Covers Missin		ected : 100%			
lumbing	•							
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		В
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Not Accessible	100%							D
Sewage Ejector(s)								
Not Accessible	100%							D
Backflow Preventer	1000/							ъ
Not Accessible	100%							D
Fixtures	1000/							Б
Generic	100%							В
ire Suppression								
Standpipe	1000/			2022	* *	1 5	¢27 200	D
Generic	100%			2032	-11-	1-5	\$37,300	В
Name and a land								
Sprinkler	1000/			2022	* *	1 2	¢ንስ 7ስስ	D
Sprinkler Generic Fire Pump	100%			2032	* *	1-2	\$20,700	В

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

<sup>\*\*</sup> 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

	\$50,200	\$31,800	\$11,200	\$3,600
	\$26,200	\$27,300	\$7,800	\$1,300
	\$3,200	\$2,000	\$1,600	\$1,700
re	\$20,800		\$1,700	\$600
ıre		\$2,500		
ıre	FY 2016	<b>FY 2017</b> \$2,500	FY 2018	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2864

Architecture	Current Repa	ir Future Rep	Future Replacement		Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Exterior								
Exterior Walls								
Metal Panel	100%	2042	* *	5-10	\$165,300	A		
Windows	1000/	20.42	* *	_	Φ.Σ. 0.0.0			
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		
Spray-on Foam	Blisters, Extent : Moderat	' '		3	\$20,300	А		
	Location : Various Loca	. 55						
	Ponding, Extent : Modera	O						
	Location : Various Loca	==						
		ge, Extent : Moderate, Area A	Affected : 5%	ó				
	Location : Center Of Ro	of.						
Interior								
Floors								
Vinyl Tile	25% Now	\$14,400 2022	\$72,000	3	\$1,700	C		
	=	Extent : Moderate, Area Aff	fected : 20%					
	Location: Throughout C	55						
		oderate, Area Affected : 35%						
		Office Areas And Locker Roo						
Vinyl Tile	75%	2027	**	3	\$5,100	C		
		t : Light, Area Affected : 100	)%					
	Location: Throughout							
Interior Walls	Explanation: Vinyl Rub	per Flooring						
Gypsum Board	100%	LIFE	* *	5	\$12,000	С		
Gypsulli Board		t : Severe, Area Affected : 10	00%	3	\$12,000	C		
	Location: Throughout V		,0,0					
		s Reinforced Type Panels.						
Ceilings								
AcousTileSusp.Lay-In	95% Now	\$6,400 2035	* *	5	\$10,500	В		
1 7	Water Penetration, Extent	: Moderate, Area Affected :	5%		. ,			
	Location: Kitchen, Locker Room And Office- Cashier 1 & 2 Space.							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location: Throughout C	Ceilings.						
	Explanation : Fiberglass	a Dainfana ad Dan ala						
	Explanation: 1 toer stass	s Keinjorcea Paneis.						

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

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2864

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code		
Under 600 Volts								
Service Equipment	1000/	2022	* *	5	\$200	D		
Molded Case Bkrs	100% Other Observation, Extent : M	2032 Moderate Area Affe		5	\$300	В		
	Location : Electrical Room	rouerure, meu mye	ини. 100/0					
	Explanation: 400 Amp Mai	n Disconnect Switch	'n					
Transformers	1							
Dry Type	100%	2027	* *	5		В		
Switchgear / Switchboard								
Molded Case Bkrs	100%	2032	* *	5	\$300	В		
Raceway								
Conduit	100%	2032	* *	1		В		
Panelboards	1000/	2020	* *	_	Φ200	ъ		
Molded Case Bkrs	100%	2030	~ ~	5	\$300	В		
Wiring Thermoplastic	100%	2032	* *	1		В		
Motor Controllers	100%	2032		1		Б		
Locally Mounted	100%	2027	* *	5	\$100	В		
Ground	10070	2021			Ψ100	- Б		
Grounding Devices								
Generic	100%	LIFE	* *	5	\$200	В		
Stand-by Power					· · · · · · · · · · · · · · · · · · ·			
Transfer Switches								
Automatic	100%	2027	* *	1	\$3,700	В		
Generators								
Diesel	100%	2031	* *	1	\$4,700	В		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Outside							
	Explanation: 1250 Kw.							
Batteries				_		_		
Lead/Acid	100%	2016	\$1,300	5	\$400	В		
Fuel Storage	1000/	2050	ماد ماد	_	Φ.4.0.0	ъ		
Main Tank	100%	2050	* *	5	\$400	В		
	Other Observation, Extent : L	ignt, Area Affectea	: 100%					
	Location : Outside							
Lighting	Explanation: 650 Gallons							
Interior Lighting								
Fluorescent	90%	2022	\$106,000	10	\$10,000	В		
ruorescent	Other Observation, Extent : M			10	Ψ10,000	ь		
	Location: Throughout							
	Explanation: Using T-12 L	amps						
HID	10%	2022	\$8,300	10		В		
Egress Lighting	1070	2022	Ψ0,500	10				
Emergency, Battery	10%	2022	\$800	10	\$300	В		
Exit, Service	90%	2022	\$3,000	1	Ψ300	В		
Exterior Lighting	•		+2,000	<del></del>		<del>_</del>		
HID	100%	2022	\$8,300	10		В		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2864

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Alarm							
Security System							
Generic	100%		2022	\$68,500	1	\$4,500	В
Fire/Smoke Detection							
No Component	50%						D
Generic	50%		2022	\$117,200	1-3	\$3,800	В

Mechanical	C	Current Repair		Future Replacement		Maintenance		
System Component Type		ail Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Heating								
Energy Source								
Electricity	100%		2042	* *	1		В	
Conversion Equipment								
Heat Pump	100%		2016	\$24,100	2	\$3,700	В	
_	On Extended	Life, Extent : Moderate, A.	rea Affec	ted : 100%				
	Location:	Roof						
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	В	
Terminal Devices						·		
Air Handler	100%		2017	\$122,100	1	\$7,500	В	
		Life, Extent : Moderate, A				, ,		
	Location :	Roof	33					
Air Conditioning								
Energy Source								
Electricity	100%		2038	* *	1		В	
Conversion Equipment								
Ext Pkg Unit -	100%		2017	\$149,300	2	\$700	В	
Heating/Cooling	10070		2017	Ψ11,5,500	-	Ψ700	В	
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2	\$15,700	В	
Ventilation	10070					Ψ10,700		
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	В	
Exhaust Fans	10070					40,700		
Interior	90%		2017	\$22,500	2	\$300	В	
Roof	10%		2022	\$1,800	2	Ψ300	В	
Plumbing	1070			Ψ1,000				
H/C Water Piping								
Brass/Copper	100%		2032	* *	1		В	
Water Heater	10070		2002					
Electric	100%		2017	\$3,500	4	\$100	В	
Licetic		vation Frient · Light Area			7	Ψ100	D	
		Other Observation, Extent : Light, Area Affected : 100% Location : Closet						
		n : 1 - 30 Gallon Unit						
Sanitary Piping	<b>-</b> Дарининов	30 Ganon Onn						
Cast Iron	100%		LIFE	* *	1		В	
Cast HUII	10070		LITE		1		<u>D</u>	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2864

Mechanical	echanical Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Plumbing								
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1		В	
Backflow Preventer								
Generic	100%		2027	* *	1	\$700	В	
Fixtures								
Generic	100%						В	
Fire Suppression								
Sprinkler								
Generic	100%		2032	* *	1-2	\$3,400	В	

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2865

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Exterior	•			•				•
Exterior Walls								
Fiberglass Panel	15%	Now	\$190,900	2025	\$1,908,700	5	\$261,600	A
		-	-		Area Affected : 10			
	Urgent (	Care And V	arious Locations A	t Middle	orungs 14 And 15, a And Lower Section			
	_	_	Extent : Light, Ar Sprung Skins; Va		ea : 10% cations Throughou	ıt.		
Fiberglass Panel	35%	<u></u>	1 0 /	2031	**	5	\$1,220,700	A
1 10 tigrado 1 anti		ervation, E	Extent : Severe, Are		ed : 100%		\$1 <b>,22</b> 0,700	
		: Through						
	Explana	tion : Refer	s To Sprung Skins.					
Metal Panel	10%	Now	\$125,100	2032	* *	5	\$174,400	A
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	rea Affected : 20%			
	Location	: West Fac	cade Of Men's Loc	ker Roon	n.			
	Deformed	Dented, Ex	ctent : Light, Area	Affected	: 20%			
	Location	: West Fac	cade Of Men's Loc	ker Roon	n And Various Loca	ations Th	roughout Trailers.	
Metal Panel	40%			2042	* *	5-10	\$2,557,800	A
Windows								
Aluminum	70%			2030	* *	5	\$137,100	Α
Metal/Detention Type	30%	Now	\$2,180,500	2032	* *	5	\$107,000	A
		Broken/Missing Elements, Extent: Light, Area Affected: 5%						
			Locations Through					
	-		Extent : Moderate	e, Area A	ffected : 60%			
Demonstr	Location	: Through	out.					
Parapets Not Accessible	100%							D
Roof	10070							
Single Ply Membrane	50%	Now	\$907,000	2022	\$2,267,500			A
Single 11j Weinstane			xtent : Moderate, A					
					tions Of Skins Shov	ving Por	osity.	
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
		_			ea Affected : 20%			
	Location	: Administ	ration Trailer And	Various	Toilet Room Space	es Throu	ghout Trailers.	
Interior Walls								
Gypsum Board	50%			LIFE	* *	5	\$243,100	C
Steel Plate	50%			LIFE	* *	5	\$243,100	C

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2865

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Interior								
Ceilings								
Fiber Board	45%	Now	\$4,082,000	2022	\$6,803,400			В
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 40%			
	Location	: Refers To	o Sprung Skins Sho	wing Po	rosity At Various I	Locations	Throughout.	
Gypsum Board	25%	Now	\$348,400	LIFE	* *	5	\$230,200	В
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location To Sprui		Administrative Off	ice Space	es Throughout Mod	lular Bui	ldings Connected	
Matal Daniel			¢120.000	LIPP	* *		¢27.6.200	D
Metal Panel	30%	Now	\$138,000	LIFE		5	\$276,300	В
		0.	xtent : Light, Area	00				
	Location	: Men's Lo	ocker Room And Ad	lministra	ıtive Toilet.			

lectrical		Current Repair	Future	Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date Estimated Co (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
er 600 Volts							
Service Equipment							
Not Accessible	100%						D
	Other Ob	servation, Extent : Light, A	rea Affected :	0%			
	Location	ı:					
	Explana	tion : Substation					
Transformers							
Not Accessible	100%						D
Switchgear / Switchboard							
Not Accessible	100%						D
Feeders							
Not Accessible	100%						D
Raceway							
Not Accessible	100%						D
der 600 Volts							
Transformers							
Dry Type	100%		2027	* *	5	\$700	В
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room						
	Explana	tion : Each Module Buildir	ng And Sprung	Contain One Di	у Туре Т	Transformer	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2032	* *	5	\$5,300	В
	Other Observation, Extent: Moderate, Area Affected: 100%  Location: Electrical Room						
	Explana	tion : 400 Amp Power Dist	ribution Ratin	g For Each Mod	ule Build	ding And Sprung.	
Raceway	•	*					
Conduit	100%		2032	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2030	* *	5	\$5,300	В
Wiring						1 - 7 - 0 0	
Thermoplastic	100%		2032	* *	1		В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2865

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2027	* *	5	\$1,400	В
Ground						
Grounding Devices						_
Not Accessible	100%					D
Stand-by Power						
Transfer Switches						
Not Accessible	100%					D
Generators						
Not Accessible	100%					D
Batteries						
Not Accessible	100%					D
Fuel Storage						
Not Accessible	100%					D
Lighting						
Interior Lighting						
Fluorescent	80%	2022	\$1,577,500	10	\$148,700	В
	Other Observation, Extent : M	oderate, Area Affect	ed : 100%			
	Location: Throughout					
	Explanation: Using T-12 Lan	mps				
HID	20%	2022	\$277,500	10	\$1,300	В
Egress Lighting			•		·	
Emergency, Service	30%	2022	\$16,500	1		В
Exit, Service	70%	2022	\$38,600	1		В
Exterior Lighting						
HID	100%	2022	\$138,600	10	\$600	В
Alarm		<u>-</u>	,,			
Security System						
Generic	100%	2017	\$1,146,600	1	\$75,700	В
	Other Observation, Extent : Li	ght, Area Affected :			, ,	
	Location : Throughout	33				
	Explanation: Pole, Ceiling	And Wall Mounted (	Cameras.			
Fire/Smoke Detection	.,					
Generic	100%	2017	\$3,925,100	1-3	\$124,900	В
	20070	2017	ψ3,723,100	1.0	Ψ121,200	

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2865

Mechanical	Current Repair	Future	e Replacement	Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Air Conditioning							
Energy Source							
Electricity	100%	2038	* *	1		В	
Conversion Equipment							
Heat Pump	80%	2020	\$11,000	2	\$9,900	В	
No Component	20%					D	
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2	\$263,600	В	
Heat Rejection							
Remote Air Cond	80%	2022	\$1,448,900	2	\$112,900	В	
No Component	20%					D	
Ventilation							
Distribution							
Ductwork/Diffusers		\$26,200 LIFE	* *	2-5	\$45,200	В	
	Insul. Deteriorating, Extent:	Moderate, Area Aff	ected : 20%				
	Location: Exterior Ducts						
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$45,200	В	
No Component	20%					D	
Exhaust Fans							
Interior	80%	2022	\$335,100	2	\$5,000	В	
No Component	20%					D	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2032	* *	1		В	
Water Heater							
Electric	100%	2021	\$58,800	4	\$1,800	В	
	Other Observation, Extent : L	ight, Area Affected	: 100%				
	Location: Throughout						
	Explanation: 120 Gallon U	nits In Most Modul	ar Units And Sprui	ıgs			
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1		В	
Storm Drain Piping							
Plastic/PVC	100%	2027	* *	1		В	
Backflow Preventer							
Not Accessible	100%					D	
Fixtures							
Generic	100%					В	
Fire Suppression							
Standpipe							
No Component	80%					D	
Generic	20%	2032	* *	1-5	\$20,400	В	
Sprinkler							
Generic	100%	2032	* *	1-2	\$56,800	В	

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

<sup>\*\*</sup> 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

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Asset #: 2866

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

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2866

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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
		/Rusting, E. : Boiler Ro	xtent : Light, Area oom	Affected	: 25%			
Steel Plate	85%			LIFE	* *	5	\$342,900	С
Ceilings								
AcousTileSusp.Lay-In	15%			2028	* *	5	\$48,100	В
Exposed Struc: Steel	20%			LIFE	* *			В
Metal Panel	35%	Now	\$365,400	LIFE	* *	5	\$140,200	В
	Location Staining/L	: Through	Extent : Moderate	55				
Metal Panel	30%			LIFE	* *	5	\$120,200	В
	Location	: Cells 3al	xtent : Moderate, A o And 3bb oxtent : Moderate, A	30				
	Location	: Inmate C	Cells					
	Explana	tion : This (	Component Is Actu	ally Stee	l Plates.			

Electrical	Current Repair Future Replacem		Replacement	М		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year E	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2023	\$63,900	5	\$8,200	В
	Other Observation, Extent : M Location : Electrical Room	oderate, Area Affect	ed : 100%			
	Explanation : Main Service I Amperes And 2- 600 Ampere		4- 4000 Amperes,	2- 120	0 Amperes, 1- 800	
Transformers						
Dry Type	100%	2021	\$14,600	5	\$1,100	В
	Other Observation, Extent : M	oderate, Area Affect	ed : 100%			
	Location : Electrical Room					
	Explanation: 2-750 Kva, 48	30/208/120 Volts				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2023	\$218,100	5	\$8,200	В
Raceway						
Conduit	100%	2023	\$281,500	1		В
Panelboards						
Fused Disc Sw	5%	2022	\$14,200	5	\$400	В
Molded Case Bkrs	95%	2022	\$269,200	5	\$7,800	В
Wiring						
Thermoplastic	100%	2023	\$318,500	1		В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2866

Electrical	Current Repair	Future I	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year E	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code			
Under 600 Volts		•							
Motor Controllers									
Locally Mounted	10%	2021	\$53,400	5	\$200	В			
Motor Control Center	90%	2021	\$480,400	5	\$7,600	В			
Stand-by Power Transfer Switches									
Automatic	20% Now \$2	2.300 2043	* *	1	\$17,200	В			
rutomatic		20% Now \$2,300 2043 ** 1 \$17,200 B  Not in Service, Extent: Moderate, Area Affected: 100%							
	Location: Upper Mechanical								
Automatic	80%	2028	* *	1	\$76,300	В			
Generators	0070	2020		1	Ψ70,500				
Diesel	100%	2026	* *	1	\$120,100	В			
	Other Observation, Extent : Mod		ed : 100%		. ,				
	Location : Generator Room								
	Explanation: 2-2000 Kw Air	Start And 1- 500 K	w Electric Start						
Batteries									
Lead/Acid	100%	2016	\$700	5	\$11,500	В			
Fuel Storage	<b>~</b> 0			_	<b>**</b> * * * * * * * * * * * * * * * * * *	_			
Day Tank	50%	2031	**	5	\$24,500	В			
	Other Observation, Extent : Mod Location : Generator Room	aerate, Area Affect	ea : 100%						
	Explanation: 2400 Gallons Co	anacity							
Main Tank	50%	2038	* *	5	\$3,900	В			
Maii Tank	Other Observation, Extent : Mod Location : Bottom Level			3	\$3,900	D			
	Explanation: 2-40000 Gallon	s Capacity							
Lighting	•	•							
Interior Lighting									
Fluorescent	50% Other Observation, Extent: Mod Location: Throughout The Fa Explanation: T-12 Lamps		\$670,200 ed:100%	10	\$121,100	В			
		2022	¢<42,400	10	¢116 200	D			
Fluorescent	48% Other Observation, Extent: Mod Location: Throughout The Fa Explanation: T-8 Lamps		\$643,400 ed : 100%	10	\$116,300	В			
HID	2%	2023	\$18,900	10	\$200	В			
Egress Lighting			*		·				
Emergency, Service	60%	2023	\$22,500	1		В			
Emergency, Battery	10%	2023	\$9,400	10	\$6,400	В			
Exit, Service	30%	2018	\$11,200	1		В			
Exterior Lighting	1000/	2022	¢110 600	10	¢000	D			
HID	100%	2023	\$110,600	10	\$900	В			

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2866

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
larm						
Security System						
Generic	100%	2023	\$914,900	1	\$115,800	В
	Other Observation, Extent: Modera	ate, Area Affec	ted : 100%			
	Location: Throughout The Facilia	ty				
	Explanation: C C T V Surveillan	ce Cameras				
Fire/Smoke Detection						
Generic	100%	2023	\$3,132,100	1-3	\$191,000	В
	Other Observation, Extent: Modera	ate, Area Affec	ted : 100%			
	Location : Throughout The Facili	ty				
	Explanation : Smoke Detector, Ma	anual Pull Stat	ion, Horns And A	larm Be	lls	

Mechanical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Heating								
Energy Source Fuel Oil No 2	100%			2033	* *	5	\$81,800	В
Conversion Equipment								
Steam Boiler	100%	Now	\$62,700	2021	\$1,254,100	1	\$235,400	В
	Corroded,	Extent: Mo	oderate, Area Affe	cted : 10	%			
	Location	: Shell Of I	Boiler					
	Other Obs	ervation, Ex	ctent : Light, Area	Affected	! : 100%			
	Location	: Lower Le	vel Boiler Room					
	Explanat	ion : 3 Unit	is					
Distribution								
Steam Piping/Pump	100%	Now	\$18,200	2033	* *	4	\$13,000	В
	Corroded,	Extent : Se	vere, Area Affecte	1:15%				
	Location	: Boiler Ar	ea, Lower Level					
Terminal Devices								
Air Handler	95%			2018	\$1,319,600	1	\$155,100	В
Unit Heater-Stm/HW	5%			2018	\$207,100	4	\$1,200	В
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Reciprocating	100%	Now	\$874,400	2033	* *	1	\$110,200	В
Compr/Chiller								
			: Severe, Area Aff					
	Location	: 8 Out Of	48 Compressors -	Compre.	ssors Keep Burning	3 Out Fre	equently On Roof	
	On Extend	ed Life, Ext	ent : Severe, Area	Affected	l : 100%			
	Location	: Roof						
	R-22 Refri	gerant, Exte	ent : Light, Area A	ffected :	100%			
	Location	: Roof						
Distribution								
Chilled Wtr Pipe/Pump	100%			2023	\$744,500	4	\$13,000	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2866

Mechanical	Current Repair Future Replacement Maintenance					aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Air Conditioning	•			•				
Terminal Devices	1000/			2010	¢1 004 200	1	¢1.62.200	D
Air Handler/Cool/Ht	100%			2018	\$1,094,300	1	\$163,300	В
Heat Rejection Remote Air Cond	Location	ervation, E : Roof	\$1,539,000 Extent : Severe, Are Extended Life	2033 a Affecte	* * d : 100%	2	\$147,100	В
Ventilation								
Distribution Ductwork/Diffusers			\$73,200 Ioderate, Area Affe Areas	LIFE cted: 10	**	2-5	\$147,300	В
Exhaust Fans Interior	100%			2018	\$284,800	2	\$8,100	В
Plumbing	100%			2018	\$204,000		\$6,100	
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$39,200	В
Sanitary Piping	1000/			LIEE	* *			D
Cast Iron	100%			LIFE	T T	1		В
Sump Pump(s) Rigid Piping	100%			2018	\$10,800	4	\$1,600	В
Sewage Ejector(s)	10070			2010	Ψ10,000		Ψ1,000	
Electric	100%			2023	\$10,800	4	\$1,600	В
Backflow Preventer								
Generic	Location	: Pier	Extent : Light, Area ted On Shore	2023 Affected	\$25,000 : 100%	1	\$16,200	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators Geared Traction	Location	: (2) B-3	Extent : Light, Area (2) 1-3 (1) B-1	LIFE Affected	**: 100%			C
Fire Suppression	Explana	non : 4 Pas	ssenger, 1 Freight					
Standpipe								
Generic	100%			2023	\$919,300	1-5	\$133,200	В
Sprinkler					+,000		+ <b>,-</b>	
Generic	100%			2023	\$3,008,000	1-2	\$74,000	В
Fire Pump				·				
Generic	100%			2019	\$190,800	1	\$49,300	В

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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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 A Priority C		\$2,300		
Total		\$2,300		



<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF CORRECTION - 072 PIER AT DOC BARGE INFRONT OF ASSET 13476

Piers	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Ar	ea 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, A	rea Affected : 20%				
	Location : At The Tops Of	The Piles				
Not Accessible	50%					D

<sup>\*\*</sup> 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 ANDSTEEL H-PILE SUPPORTED

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.240 / 13508 Yr Built/Renovated :

Area Sq Ft : 6,930 Project Type : CORRECTION

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

Areas Surveyed :

CAPITAL	FY 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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

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

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

Piers	Current Repair	Future Replacement	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Structural						
Piles and Bracing	***			_	<b></b>	
Steel	2% 4+ \$1,800 Corrosion, Extent : Moderate, Area Aff Location : Throughout	LIFE ected : 40%	* *	5	\$2,100	A
Steel	30%  Corrosion, Extent: Light, Area Affected Location: In Splash Zone  Missing Coating, Extent: Light, Area A		* *	5	\$32,000	A
	Location : In Splash Zone	33				
Timber	15% Now \$51,500 Broken, Extent : Severe, Area Affected Location : Throughout	LIFE : 100%	* *	4-5	\$4,700	A
Timber	15% 4+ \$34,300 Rotting/Splitting, Extent : Moderate, An Location : Throughout	LIFE rea Affected : 40%	* *	4-5	\$4,700	A
Timber	18% Rotting/Splitting, Extent : Light, Area A Location : Throughout	LIFE Affected : 25%	* *	4-5	\$5,600	A
Not Accessible	20%					D
Coping/Curb Timber	100% Rotting/Splitting, Extent : Moderate, An Location : Station 1+28 From South	LIFE rea Affected : 2%	* *			С
Fender						
Wales and Chocks						
Timber	95%	2032	* *	4	\$20,700	В
No Component	5%					D
Piles Timber	58% Rotting/Splitting, Extent : Light, Area A Location : At Tops Of Piles	2032 Affected : 10%	* *	4	\$5,800	В
Timber	2% 4+ \$400 Rotting/Splitting, Extent: Moderate, An Location: At Tops Of Piles	2032 rea Affected : 10%	* *	4	\$100	В
No Component	5%					D
Not Accessible	35%					D

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

<sup>\*\*</sup> 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 :

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



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

<sup>\*\*</sup> 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	N	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
tructural					
Deck Concrete	40% 0-2 \$403,800 Corrosion of Reinforcement, Extent : S Location : Underdeck Exposed Reinforcement, Extent : Seven Location : Underdeck		5	\$6,900	A
	Spalling, Extent : Severe, Area Affecte Location : Underdeck	d : 90%			
Concrete	10% 4+ \$20,200 Cracking, Extent: Moderate, Area Aff Location: Isolated Throughout Tops Spalling, Extent: Moderate, Area Affe Location: Isolated Throughout Tops	ide cted : 10%	5	\$1,700	A
Concrete	20%	LIFE **	5	\$3,400	A
Timber	25% Surface Wearing/Scaling, Extent: Ligit Location: Throughout	LIFE **	5	\$9,700	A
Not Accessible	5%				D
Pile Caps Timber	5% Now \$43,700 Broken, Extent : Severe, Area Affected Location : Pile Cap Ends	LIFE **	4	\$3,600	A
Timber	10% 4+ \$8,700 Rotting/Splitting, Extent : Moderate, A Location : Pile Cap Ends	LIFE * * rea Affected : 20%	4	\$7,200	A
Timber	85% Rotting/Splitting, Extent: Light, Area . Location: Throughout	LIFE * * Affected : 20%	4	\$61,400	A
Piles and Bracing Timber	10% Now \$41,300 Broken, Extent : Severe, Area Affected Location : Isolated Throughout	LIFE * * *	4-5	\$4,100	A
Timber	15% 4+ \$61,900 Rotting/Splitting, Extent : Moderate, A Location : Throughout	LIFE * * rea Affected : 30%	4-5	\$6,200	A
Timber Not Accessible	25% 50%	LIFE **	4-5	\$10,300	A D
ender					
Facing Timber	100% Rotting/Splitting, Extent : Moderate, A Location : At Breasting Dolphins	2032 ** area Affected : 10%	3	\$34,900	В
	Surface Wearing/Scaling, Extent : Lig Location : At Breasting Dolphins In				

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

Piers	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Fender							
Piles							
Steel	5% 4+	\$15,400	2032	* *	3-5	\$9,900	В
	Corrosion, Extent : Se	evere, Area Affecte	d: 10%				
	Location: At Breas	ting Dolphins In Ti	dal Zone	?			
Steel	20%		2032	* *	3-5	\$75,100	В
	Corrosion, Extent : L	ight, Area Affected	: 50%				
	Location : At Breas	ting Dolphins Abov	e Water				
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 50%			
	Location : At Breas						
	Explanation: Coati						
Timber	15% Now	\$35,200	2038	* *	4	\$3,300	В
Timoer	Broken, Extent : Seve				•	Ψ2,200	D
	Location : At Offsho						
No Component	40%						D
Not Accessible	20%						D
Deck Elements							
Railing							
Steel	90%		2021				В
	Corrosion, Extent : L	ight, Area Affected	: 50%				
	Location: Through	out					
No Component	10%						D
Coping/Curb							
Timber	70%		LIFE	* *			В
No Component	30%						D

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

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

Area Sq Ft : 930 Project Type : CORRECTION

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

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

#### **CAPITAL**

**Total** 

Priority

**Total** 

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Piers		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Structural								
Deck						_	<b>.</b>	
Concrete	25%			LIFE	* *	5	\$400	A
		Extent : Li : Through	ght, Area Affected out	: 50%				
Not Accessible	75%							D
Pile Caps								
Timber		4+ litting, Ext : End Of I	\$14,100 ent : Moderate, Ar Pile Caps	LIFE ea Affect	* * red : 5%	4	\$5,800	A
	Location	ervation, E : Random tion : Mino	xtent : Light, Area r splitting	Affected	! : 5%			
Timber	15%			LIFE	* *	4	\$1,100	A
Timber	5%	Now	\$4,400	LIFE	* *	4	\$400	A
			ent : Severe, Area . ace Of Trestle	Affected	: 50%			
Piles and Bracing								
Timber		_	\$13,900 ent : Moderate, Araces Of Trestle	LIFE ea Affect	* * ed : 20%	4-5	\$400	A
Timber		litting, Ext	ent : Light, Area A ater	LIFE ffected :	**	4-5	\$2,500	A
Not Accessible	30%							D
Deck Elements								
Railing								
Steel	100%			2021				В
		, Extent : L : Through	ight, Area Affected out	: 25%				

<sup>\*\*</sup> 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 :

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 Priority B	\$28,400			
Total	\$28,400			



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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS

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

<sup>\*\*</sup> 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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER TRESTLE

Piers	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Structural							
Deck							
Timber	50% Now	\$44,100	LIFE	* *	5	\$1,100	Α
	Broken, Extent : Severe	, Area Affected :	100%				
	Location : At End	A A CC	. 1 10	00/			
	Missing Part, Extent : S Location : At End	evere, Area Affe	ectea : 100	0%			
				* *		ф1.100	
Timber	50%		LIFE	* *	5	\$1,100	A
Pile Caps	250/ 2.4	¢< 100	LIDE	* *	4	¢1 000	
Timber	25% 2-4 Rotting/Splitting, Exten	\$6,100	LIFE		4	\$1,000	A
	Location : Random	i : Moaeraie, Ar	еа Ајјесте	:a : 50%			
TT: 1			LIDE	* *		Φ2.000	
Timber	75%		LIFE	* *	4	\$3,000	A
Piles and Bracing	400/ Na	\$20,000	LIDD	* *	1 5	0000	4
Timber	40% Now Broken, Extent : Severe	\$30,900	LIFE 50%	4-4-	4-5	\$900	A
	Location : At End Of		3070				
	Missing Pile, Extent : S		cted · 509	V <sub>6</sub>			
	Location : At End Of		cieu . 507				
Timber	60% 2-4	\$13,900	LIFE	* *	4-5	\$1,400	A
Tillioei	Rotting/Splitting, Exten			pd · 50%	4-3	\$1,400	А
	Location : Throughou		eu rijjeere	. 3070			
Deck Elements		-					
Railing							
Timber	20% 2-4	\$4,600	2017	\$9,300			В
	Other Observation, Ext	ent : Moderate, .	Area Affe	cted : 40%			
	Location : Random						
	Explanation: Broken						
Timber	80% Now	\$37,200	2018	\$37,200			В
	Other Observation, Ext	ent : Severe, Are	a Affected	d: 100%			
	Location : End Of Pie	r					
	Explanation : Missing	•					

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	



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Bulkheads	Cur	rent Repair	Future F	Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Structural							
Sheet Piles							
Steel	35% 4	. +=,	LIFE	* *			A
		ent : Moderate, Area Affo	ected : 25%				
	Location : Spi	lash Zone					
Not Accessible	65%						D
Pile Caps							
Concrete	15%		LIFE	* *	5	\$500	A
No Component	85%						D
Backfill							
Fill							
Topsoil	5% No	+-,	2063	* *			В
		ion, Extent : Severe, Are					
		Five Locations Along Th	ie Bulkhead	!			
	Explanation:	Sinkholes					
Not Accessible	95%						D
Surface							
Concrete	2%		2032	* *	5	\$300	В
Gravel	5% No	+-,	2038	* *	2-5	\$100	В
		ion, Extent : Severe, Are					
		Five Locations Along Th	ie Bulkhead	!			
	Explanation:	Sinkholes, Loss Of Fill					
Gravel	73%		2032	* *	2-5	\$2,600	В
Topsoil	20%		2021	\$12,400	5	\$1,100	В

<sup>\*\*</sup> 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		



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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Structural						
Coping/Curb Timber	95%	LIFE	* *	5	\$100	C
Timber	5% 4+ \$1,200	LIFE	* *	<i>5</i>	\$100	C C
Timoci	Rotting/Splitting, Extent : Moderate, Ar Location : At North End		: 50%	3		C
Sheet Piles						
Steel	50% Corrosion, Extent : Light, Area Affected Location : At Top Of Sheet Piles		* *			A
	Missing Coating, Extent : Light, Area A Location : At Top Of Sheet Piles	ffected : 15	<b>5</b> %			
	Other Observation, Extent: Moderate, Location: Throughout					
	Explanation: Exposed Cut Out Holes	For Tie Ba	ecks			
Not Accessible	50%					D
Wales	1000/	LIEE	* *	_	¢4.000	
Steel	100% Corrosion, Extent : Light, Area Affected Location : Throughout	LIFE l : 10%		5	\$4,800	A
	Missing Coating, Extent : Light, Area A Location : Throughout	ffected : 10	9%			
Pile Caps						
Concrete	100%	LIFE	* *	5	\$600	A
Backfill Fill						
Topsoil	2% Now \$200	2051	* *			В
	Other Observation, Extent: Severe, Are					
	Location: Station 1+35 From South I	Beneath Co	ncrete Surface			
	Explanation: Settlement					
Not Accessible	98%					D
Surface	5% Now \$200	2032	* *	5	\$100	В
Asphalt	Settlement, Extent : Severe, Area Affect Location : North End Station 1+90 To	ed : 15%		5	\$100	Б
Asphalt	5%	2032	* *	5	\$100	В
Concrete	25%	2032	* *	5	\$600	В
	Cracking, Extent: Moderate, Area Affe Location: Station 1+25 To 1+35	cted : 10%				
Gravel	45%	2032	* *	2-5	\$300	В
Gravel	20% Now \$1,800 Settlement, Extent : Moderate, Area Aff Location : Adjacent To Bulkhead	2032 ected : 10%	* *	2-5	\$100	В
	Other Observation, Extent : Severe, Are Location : Stations 0+00 to 0+50		: 10%			
	Explanation: Sinkholes Adjacent To I	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.

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Bulkheads	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Fender							
Piles							
Timber	5% 4+ Worn, Extent : Model Location : Through	-	2032 : 20%	* *	4	\$200	В
Timber	40% Worn, Extent : Light, Location : Through		2032	* *	4	\$2,900	В
No Component	10%						D
Not Accessible	45%						D
Wales and Chocks							
Timber	5% Now Broken, Extent : Seve Location : Through		2038 100%	* *	4	\$600	В
Timber	10% 4+ Displaced Elements, Location: West Fac Worn, Extent: Model Location: Through	ce Of Bulkhead rate, Area Affected		* * fected : 50%	4	\$1,100	В
Timber	75%		2032	* *	4	\$12,500	В
No Component	10%					. ,	D

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 :

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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES BULKHEAD BEHIND CONCRETE WHARF

Bulkheads	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Structural	•	•				
Revetment						
Stone	80%	LIFE	* *	5	\$1,100	C
Stone	20% 4+	\$25,400 LIFE	* *	5	\$300	C
	Settlement, Extent : Mode Location : North Half O		0%			
Sheet Piles	Location . North Haif O	ГВикпеии				
Timber	10% 4+	\$49,700 LIFE	* *	4	\$400	Α
I IIII0EI	Displaced Elements, Exter			4	\$400	A
	Location : Isolated Thro		a . 1570			
	Rotting/Splitting, Extent:		ad · 200/			
	Location: Throughout	моаетаге, Атеа Ајјест	ea . 20%			
Timber	90%	LIFE	* *	4	\$3,900	A
Backfill						
Fill	1000/					ъ
Not Accessible	100%					D
Surface	000/	2026	ale ale	~	Φ2 <00	ъ
Asphalt	98%	2036	* *	5	\$2,600	В
	Settlement, Extent : Light, Location : North Half Q					
Asphalt	2% Now	\$200 2036	* *	5		В
1	Settlement, Extent: Sever	e, Area Affected : 15%				
	Location : Station 0+21	From South End				
Fender						
Piles						
Steel	30% 4+	\$13,500 2026	* *			В
	Corrosion, Extent: Mode.	rate, Area Affected : 30	0%			
	Location : Soldier Piles	In Front Of Sheeting				
Steel	10%	2026	* *	10		В
	Corrosion, Extent: Light,	Area Affected : 30%				
	Location : Soldier Piles					
Steel	10% 2-4	\$4,500 2026	* *			В
2	Corrosion, Extent : Severe	' '				_
	Location : Soldier Piles					
No Component	50%					D

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

<sup>\*\*</sup> 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

Linear Ft : 287 Project Type : CORRECTION

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

Areas Surveyed :

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			



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES GRAVITY WALL

Bulkheads	Current Re	pair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Structural								
Gravity Wall								
Stone	30% Now	\$323,100	LIFE	* *	5	\$7,300	Α	
	Other Observation, Ex	tent : Severe, Are	a Affecte	ed : 75%				
	Location : Random							
	Explanation: Collap	se Of Wall						
Stone	50%		LIFE	* *	5	\$12,200	Α	
Stone	10% 4+	\$161,600	LIFE	* *	5	\$2,400	Α	
	Displaced Elements, E.		a Affecte	d : 10%				
	Location : Throughou	ut						
Not Accessible	10%						D	
Backfill								
Fill								
Topsoil	30% Now	\$17,300	2058	* *			В	
	Erosion, Extent: Sever		50%					
	Location: At Collaps	sed Areas						
Not Accessible	70%						D	
Surface								
Asphalt	10% 4+	\$1,000	2032	* *	5	\$200	В	
	Cracking, Extent: Ligh	ht, Area Affected	: 5%					
	Location: Random							
Topsoil	60%		2021	\$17,400	5	\$800	В	
r	Other Observation, Ex	tent : Light, Area	Affected			,		
	Location : Random	G ·	55					
	Explanation: Erosion	n, Settlement						
Topsoil	30% Now	\$3,500	2023	\$8,700	5	\$200	В	
10p0011	Missing Part, Extent:				-	<b>\$200</b>	_	
	Location : At Collaps							

<sup>\*\*</sup> 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 :

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



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

## **DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES RIP-RAP**

Bulkheads	Cui	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Structural							
Revetment							
Concrete	30%		LIFE	* *			C
Stone	5% No	. ,	LIFE	* *	5	\$5,200	C
		Extent : Severe, Area Aff plated Throughout	ected : 10	0%			
Stone	50%		LIFE	* *	5	\$51,700	С
No Component	15%						D
Backfill							
Fill							
Topsoil	2% No	w \$27,800	2051	* *			В
	Erosion, Extens	t : Severe, Area Affectea	! : 25%				
	Location : Iso	olated Throughout					
Topsoil	65% 4	+ \$904,100	2051	* *			В
•	Erosion, Exten	t : Moderate, Area Affec	ted : 15%				
	Location : Th	roughout					
Topsoil	1% 2	-4 \$13,900	2051	* *			В
r	Erosion, Exten	t : Moderate, Area Affec	ted : 25%	,			
	Location : Iso	olated Throughout					
No Component	5%						D
Not Accessible	27%						D
Surface							
Topsoil	2% No	ow \$34,800	2023	\$34,800	5	\$800	В
1	Erosion, Exten	t : Severe, Area Affectea	! : 25%	. ,			
	Location : Be	hind Revetment; Erosio	n Below B	Buildings 160 And	140		
	Other Observa	tion, Extent : Severe, Ar	ea Affecte	d : 50%			
	Location : Sc 134+58, 139-	arping Of Bank Behind +13, 142+50	Revetmeni	t Stations 33+10, 5	57+00, 1.	31+05, 133+50,	
	Explanation :	Revetment Sta. 0+00 A	t South En	nd Of Asset 13508	(counter	clockwise)	
Topsoil	28%		2021	\$487,500	5	\$22,600	В
Topsoil	65% 4	+ \$226,400	2021	\$1,131,800	5	\$26,300	В
	Erosion, Exten	t : Moderate, Area Affec	ted : 25%	,			
	Location: Th	roughout					
No Component	5%						D

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 :

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



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

<sup>\*\*</sup> 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 R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code
Access Walkways						
Deck	100-1		****	_	<b></b>	
Timber	100% Surface Wearing/Scaling, Exte Location : Isolated Througho		\$16,900 ted: 25%	5	\$500	A
Gangways						
Aluminum	100%	2049	* *	1-3	\$6,100	В
Piles and Bracing						
Steel	70% Corrosion, Extent : Light, Ared Location : Splash Zone Missing Coating, Extent : Mod		* *	5-10	\$1,000	A
	Location : Splash Zone					
Not Accessible	30%					D
Floating Docks						
Anchor Piles	60%	2043	* *	3-5	Φ7.000	
Steel	Corrosion, Extent: Light, Area Location: At Guide Pad Loc Missing Coating, Extent: Ligh Location: At Guide Pad Loc	a Affected : 15% ations nt, Area Affected : 20%		3-3	\$7,000	A
Not Accessible	40%					D
Fenders						
Rubber	100%	2022	\$300	1-2	\$200	C
Barge						
Steel	80% Corrosion, Extent : Light, Area Location : Splash Zone	2032 a Affected : 25%	* *	5	\$1,100	A
Not Accessible	20%					D
Protective Structure						
Pile Cluster						
Timber	40% Other Observation, Extent : Li Location : At Bottom Wire R Explanation : Corrosion		\$83,600	4-10	\$29,300	С
Not Accessible	60%					D
Deck Elements						
Railing						
Aluminum	60%	2022				A
Steel	40% Corrosion, Extent : Light, Area	2022 a Affected : 5%				A
	Location : Isolated At Welds					

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

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

<sup>\*\*</sup> 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 :

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



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

<sup>\*\*</sup> 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	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority Code	
Access Walkways							
Gangways	400-				<b></b>	_	
Aluminum	100%	2053	* *	1-3	\$7,000	В	
Floating Docks							
Anchor Piles Steel	50%	2043	* *	3-5	\$17,400	A	
Steel	Corrosion, Extent : Light, Area Affec			3-3	\$17,400	A	
	Location: Splash Zone	ieu . 2070					
	_	Other Observation, Extent : Light, Area Affected : 25%					
	Location : Splash Zone	201119922200	. 20,0				
	Explanation: Coating Loss						
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		\$2,600	2	\$300	C	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%				
	Location: At End Of Dock						
	Explanation : Loose						
Floats/Frames	450/	2020	ታ ታ	1.5	¢1.700		
Polyethylene	45%	2028	* *	1-5	\$1,500	A	
Polyethylene	30% 4+ \$4,500			1-5	\$700	A	
	Waterlogged/Damaged Floatation, E Location : South Modules	хіені : моае	гане, Агеа Ајјесн	ea : 100%	0		
N. C.							
No Component	25%					D	
Protective Structure							
Wave Attenuator Steel/Timber	60%	2049	* *	5	\$67,800	A	
Steel/Timber	10% 4+ \$20,500		* *	5	\$5,600	A	
Steel/Timber	Corrosion, Extent : Light, Area Affec			3	\$5,000	А	
	Location : Splash Zone						
	Missing Coating, Extent: Light, Area Affected: 10%						
	Location: Splash Zone	111,50000011	0,0				
Not Accessible	30%					D	
Electrical	3070					Ъ	
Lighting Fixture							
Incandescent	15% Now \$1,200	2017	\$5,900			A	
	Other Observation, Extent : Severe, A					-	
	Location : Southwest Corner Of Marina						
	Explanation : Broken Electrical Bo.	x And Missir	ıg Light Cover				
Incandescent	85%	2017	\$33,500			A	
Floatrical/Mach			, , - 30				

Electrical/Mech.

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND MARINA

Marinas/Docks		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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						
	Explanat	ion : Broken						

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### **DEPARTMENT OF CORRECTION - 072**

#### **Project: CORRECTION**

CAPITAL	F	Y 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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.