

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

Asset Name : **BROOKLYN HOUSE OF DETENTION**
Address : **275 ATLANTIC AVENUE @ BOERUM PL.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOC0003.000 / 129** **Yr Built/Renovated** : **1957 / 2005**
Area Sq Ft : **161,765** **Project Type** : **CORRECTION**
Date of Survey : **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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$3,389,300	\$315,100
Interior Architecture	\$595,300	\$560,900
Electrical	\$1,277,800	\$978,000
Mechanical	\$324,200	\$724,900
Total	\$5,586,600	\$2,578,800
Importance Code A	\$3,389,300	\$430,600
Importance Code B	\$1,958,300	\$2,095,600
Importance Code C	\$239,000	\$52,600
Total	\$5,586,600	\$2,578,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$27,800	\$10,400		
Interior Architecture	\$9,000		\$3,100	\$8,000
Electrical	\$35,600	\$61,700	\$14,900	\$14,900
Mechanical	\$17,800	\$47,200	\$32,400	\$14,600
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Total	\$166,200	\$195,200	\$126,400	\$113,600
Importance Code A	\$27,800	\$12,500		
Importance Code B	\$138,400	\$182,700	\$126,400	\$113,600
Importance Code C				
Total	\$166,200	\$195,200	\$126,400	\$113,600



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$38,400	
Masonry: Brick	80%			LIFE	**	5	\$131,100	
Granite Panels	15%			LIFE	**	5	\$18,400	
Windows								
Glass Block	15%	Now	\$398,100	LIFE	**	5	\$8,300	1
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%							
	Location : North Facade, South Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : North Facade, South Facade							
	Explanation : Covered With Protection Netting							
Metal/Detention Type	85%	2-4	\$2,991,200	2033	**	5	\$136,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : North Facade, South Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : North Facade, South Facade							
	Explanation : Covered With Protection Netting							
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%	Now	\$2,300	LIFE	**	5	\$100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Metal: Cage/Fence	25%			2028	**	5-10	\$4,200	
Granite Panels	10%			LIFE	**	5	\$200	

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Asset # : 129

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	1%	0-2	\$3,600	2063	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	1%			2063	* *	10	\$700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Metal Panel	5%			2043	* *	10	\$2,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Modified Bitumen	30%			2028	* *	10	\$8,000	
Modified Bitumen	10%	Now	\$4,700	2028	* *			
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : Over Administration And Visitors Areas							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Over Administration And Visitors Areas							
Modified Bitumen	10%	0-2	\$15,500	2033	* *			
	Alligatoring, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Recreation Area Over Chapel							
	Explanation : Roof Is Covered With Traffic Pads							
Plaza Roof: Stone Panels	3%			2053	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Replaced							
Single Ply Membrane	10%	0-2	\$1,800	2023	\$9,000			
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Single Ply Membrane	30%			2031	* *	10	\$8,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Over Elevator Area							

Interior

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Asset # : 129

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	3%			2025	\$79,400	3	\$9,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Cast in Place Concrete	37%	0-2	\$79,800	LIFE	* *	5	\$166,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%			2032	* *	5	\$10,300	
Granite Panels	5%			LIFE	* *	5	\$7,700	
Quarry Tile	10%	0-2	\$59,600	2036	* *	5	\$15,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
Terrazzo	25%			LIFE	* *	5	\$40,300	
Vinyl Tile	15%			2023	\$264,400	3	\$15,500	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,000	
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	\$21,100	
Plaster	15%			LIFE	* *	5	\$15,800	
SGFT/Glazed Masonry	35%	0-2	\$239,000	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Steel Plate	25%			LIFE	* *	5	\$52,600	
Ceilings								
AcousTileConcealSpLn	35%	0-2	\$95,200	2028	* *	5	\$36,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%			2040	* *	5	\$8,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Exposed Concrete	45%	0-2	\$121,700	LIFE	* *	5	\$11,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Metal Panel	5%			LIFE	* *	5	\$10,500	
Plaster	10%			LIFE	* *	5	\$10,500	

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

Under 600 Volts

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	30%			2043	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2000 Amps Main Disconnect Switch							
Molded Case Bkrs	70%			2023	\$29,600	5	\$3,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 3000 Amps Main Disconnect Switch							
Transformers								
Dry Type	100%			2036	* *	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : No Rating Available							
Switchgear / Switchboard								
Fused Disc Sw	30%			2043	* *	5	\$200	
Molded Case Bkrs	70%			2023	\$120,400	5	\$3,000	
Raceway								
Conduit	70%			2023	\$137,300	1		
Conduit	30%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2022	\$7,500	5	\$200	
Molded Case Bkrs	95%			2022	\$142,700	5	\$4,000	
Wiring								
Thermoplastic	90%			2023	\$271,900	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	30%			2021	\$95,900	5	\$300	
Motor Control Center	30%			2036	* *	5	\$1,300	
Motor Control Center	40%			2021	\$115,700	5	\$1,800	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,600	LIFE	* *	5	\$2,400	
	Other Observation, Extent : Moderate, Area Affected : 90%							
	Location : Water Main Area							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	40%			2036	* *	1	\$19,900	
Automatic	60%			2021	\$27,100	1	\$29,900	

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Generators								
Diesel	70%			2032	* *	1	\$43,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof And Ground Floor							
	Explanation : One 400 Kw And One 250 Kw							
Diesel	30%	Now	\$105,400	2038	* *	1	\$16,900	
	Not in Service, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 500 Kw							
Batteries								
Lead/Acid	100%			2017		5	\$6,000	
Fuel Storage								
Day Tank	50%			2022	\$5,000	5	\$12,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Three 150 Gallon Tanks							
Main Tank	50%			2026	\$8,400	5	\$2,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 560 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	35%			2028	* *	10	\$44,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	50%			2028	* *	10	\$63,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	5%			2028	* *	10	\$6,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-5 Lamps							
HID	5%			2018	\$55,300	10	\$200	
Incandescent	5%			2018	\$389,300	2	\$200	
Egress Lighting								
Emergency, Service	40%			2018	\$27,300	1		
Emergency, Battery	20%			2023	\$37,400	10	\$6,700	
Exit, Service	30%			2018	\$13,800	1		
Exit, Service	10%			2023	\$4,600	1		
Exterior Lighting								
HID	100%			2018	\$614,100	10	\$500	

Alarm

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

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

Alarm

Security System

Not Accessible 100%

Fire/Smoke Detection

No Component 60%

Generic 40% 2033 * * 1-3 \$39,900

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Main Desk*

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

Heating

Energy Source

Campus Steam 100% 2033 * * 1

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Opposite Side Of Street**Explanation : From Nearby Court House*

Conversion Equipment

Pres. Reducing Valve/LP Steam 100% 2026 \$85,900 5 \$8,200

Distribution

Steam Piping/Pump 100% 2033 * * 4 \$10,200

Terminal Devices

Air Handler 90% Now \$201,700 2028 * * 1 \$69,000

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Convector/Radiator 3% 2028 * * 1 \$1,300

Unit Heater-Stm/HW 7% 2023 \$155,900 4 \$900

Air Conditioning

Energy Source

Electricity 100% 2039 * * 1

Conversion Equipment

Int Pkg Unit - Cooling 2% 2024 \$35,700 2 \$200

Ext Pkg Unit - Cooling 10% 2028 * * 2 \$800

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof, Condenser Units**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Newer Air Condenser Units Are Served With Refrigerant 410a*

No Component 88%

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	95%			LIFE	* *	2-5	\$73,000	
	No Component	5%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : 1st Floor Lobby Entrance									
Explanation : Does Not Have Ventilation - Ventilation Needed At This Location									
Exhaust Fans									
	Interior	80%			2018	\$122,500	2	\$3,400	
	Roof	20%			2028	* *	2	\$800	
Plumbing									
H/C Water Piping									
	Brass/Copper	5%			2033	* *	1		
	Galv Iron/Steel	95%	Now	\$7,900	2028	* *	1		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
HW Heat Exchanger									
	Low Temp	100%			2023	\$43,000	4	\$13,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 5 Units									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2018	\$11,100	4	\$2,500	
Sewage Ejector(s)									
	Electric	100%			2031	* *	4	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	85%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 85%									
Location : (5) B-11 (1) B-1									
Explanation : 6 Units									
	Hydraulic	15%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 15%									
Location : B-3									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$69,500	
Sprinkler									
	No Component	75%							
	Generic	25%			2023	\$404,400	1-2	\$9,600	

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Fire Pump								
	Generic	100%			2032	* *	1	\$25,700	

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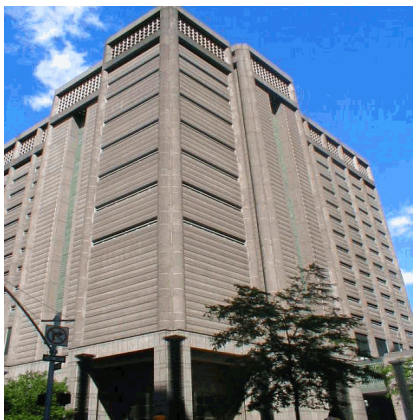
Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$546,600	\$484,700
Interior Architecture	\$298,900	\$927,200
Electrical	\$117,200	\$2,353,200
Mechanical	\$287,900	\$956,300
Total	\$1,250,600	\$4,721,500
Importance Code A	\$546,600	\$571,400
Importance Code B	\$704,000	\$4,072,300
Importance Code C		\$77,800
Total	\$1,250,600	\$4,721,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$300			
Interior Architecture	\$47,700			\$9,100
Electrical	\$25,800	\$22,900	\$15,000	\$16,200
Mechanical	\$74,900	\$55,800	\$83,200	\$37,600
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$210,900	\$140,900	\$160,400	\$125,100
Importance Code A	\$300	\$300		
Importance Code B	\$210,500	\$140,600	\$160,400	\$125,100
Importance Code C				
Total	\$210,900	\$140,900	\$160,400	\$125,100



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	3%			LIFE	* *	5	\$24,300		
Concrete Masonry Unit	7%			LIFE	* *	5	\$7,100		
Granite Panels	25%	Now	\$215,600	LIFE	* *	5	\$30,300		
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : At Junction Of South Wall And Connecting Corridor To South Tower									
Pre-Cast Concrete	65%			LIFE	* *	5	\$341,600		
Windows									
Glass Block	10%			LIFE	* *	5	\$5,500		
Metal/Detention Type	90%			2043	* *	5	\$286,300		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Cells At West Side									
Parapets									
Cast in Place Concrete	35%			LIFE	* *	5	\$9,400		
Concrete Masonry Unit	10%			LIFE	* *	5	\$300		
Metal Rail	5%	4+	\$300	2036	* *	5	\$900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Over Gymnasium									
Metal: Cage/Fence	25%			2036	* *	5-10	\$5,000		
Pre-Cast Concrete	25%			LIFE	* *	5	\$4,100		
Roof									
IRMA/Protected Membrane	35%	Now	\$90,000	2033	* *				
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Over 9th Floor									
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : Over 9th Floor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over 9th Floor Cells, Mechanical Room									
IRMA/Protected Membrane	5%			2031	* *	10	\$1,600		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Over Elevator Equipment Room									
Paver: Asphalt	10%			2032	* *	10	\$4,800		
Traffic Topping	50%	Now	\$98,000	2033	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Outdoor Activity Area									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Outdoor Activity Area									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : Outdoor Activity Area									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	50%	Now	\$54,300	LIFE	* *	5	\$227,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	0-2	\$20,300	2032	* *	5	\$5,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Quarry Tile	5%	0-2	\$120,100	2036	* *	5	\$7,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 40%							
		Location : Throughout							
	Terrazzo	5%			LIFE	* *	5	\$8,100	
	Vinyl Tile	35%	0-2	\$124,400	2023	\$622,000	3	\$27,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	20%			LIFE	* *			
	Concrete Masonry Unit	55%			LIFE	* *	5	\$77,800	
	Glass: Single Pane	5%			LIFE	* *	5	\$13,300	
	Gypsum Board	5%			LIFE	* *	5	\$10,600	
	Metal Security Bars	10%			LIFE	* *			
	SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings									
	AcousTileConcealSpLn	10%	0-2	\$13,700	2028	* *	5	\$10,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	AcousTileSusp.Lay-In	10%	0-2	\$13,700	2028	* *	5	\$8,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Exposed Concrete	55%			LIFE	* *	5	\$14,500	
	Exposed Struc: Steel	5%			LIFE	* *			
	Metal Panel	10%			LIFE	* *	5	\$21,100	
	Plaster	10%			LIFE	* *	5	\$10,500	

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER
Asset # : 2013

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	30%			2033	* *	5	\$300	
Molded Case Bkrs	70%			2033	* *	5	\$3,000	
Raceway								
Conduit	100%			2033	* *	1		
Panelboards								
Molded Case Bkrs	100%			2031	* *	5	\$4,300	
Wiring								
Thermoplastic	100%			2033	* *	1		
Motor Controllers								
Locally Mounted	20%			2028	* *	5	\$200	
Motor Control Center	80%			2021	\$231,500	5	\$3,600	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,600	LIFE	* *	5	\$2,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$50,200	
Generators								
Diesel	100%			2026	\$351,300	1	\$63,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- 650 Kva Mitsubishi Generators							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$6,000	
Fuel Storage								
Day Tank	50%			2031	* *	5	\$12,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 100 Gallons							
Main Tank	50%			2038	* *	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	92%			2028	* *	10	\$117,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	5%			2023	\$392,400	10	\$6,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
HID	3%			2023	\$33,400	10	\$100	

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

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

Lighting

Egress Lighting									
Exit, Service	50%				2023	\$23,300	1		
Exit, Battery	50%				2023	\$79,800	10	\$4,700	
Exterior Lighting									
HID	100%				2023	\$619,100	10	\$500	

Alarm

Security System									
Not Accessible	100%								
Fire/Smoke Detection									
No Component	60%								
Generic	40%				2023	\$679,100	1-3	\$41,400	

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

Heating

Energy Source									
Utility Steam	100%				2043	* *	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Steam Is Provided From 100 Centre Street</i>									
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%				2026	\$86,600	5	\$8,300	
Distribution									
Steam Piping/Pump	100%	Now		\$9,900	2033	* *	4	\$6,800	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Terminal Devices									
Air Handler	95%				2023	\$715,300	1	\$81,600	
Convactor/Radiator	5%				2028	* *	1	\$2,200	

Air Conditioning

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2028	**	1	\$85,900	
				Recent Replace Evident, Extent : Light, Area Affected : 20%					
				Location : Controls For Air Handlers					
Heat Rejection									
	Water Cool Tower	100%	0-2	\$166,800	2028	**	2	\$111,800	
				Obsolete Equipment, Extent : Severe, Area Affected : 100%					
				Location : Roof					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$79,400	LIFE	**	2-5	\$77,500	
				Needs Cleaning, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Exhaust Fans									
	Interior	100%			2023	\$154,400	2	\$4,300	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	Now	\$41,700	2028	**	1		
				Not Insulated, Extent : Severe, Area Affected : 20%					
				Location : Basement					
HW Heat Exchanger									
	Low Temp	100%	Now	\$13,000	2033	**	4	\$13,700	
				Broken, Extent : Severe, Area Affected : 50%					
				Location : Basement					
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2017	\$6,700	4	\$2,500	
Sewage Ejector(s)									
	Electric	100%			2023	\$11,100	4	\$1,600	
Backflow Preventer									
	Generic	100%			2023	\$13,500	1	\$8,500	
Fixtures									
	Generic	100%							
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Throughout					
				Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others					
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	80%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : B-10							
		Explanation : 5 Units							
	Hydraulic	20%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : B-1							
		Explanation : 2 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2043		* *	1-5	\$70,000
Sprinkler									
	Generic	100%			2043		* *	1-2	\$38,900
Fire Pump									
	Generic	100%			2032		* *	1	\$25,900

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$795,400	\$458,500
Interior Architecture		\$761,700	\$1,310,600
Electrical		\$1,546,900	\$1,603,500
Mechanical		\$388,600	\$2,084,000
Total		\$3,492,600	\$5,456,600
Importance Code A		\$795,400	\$576,400
Importance Code B		\$2,697,200	\$4,726,700
Importance Code C			\$153,500
Total		\$3,492,600	\$5,456,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$39,900			\$7,100
Interior Architecture	\$38,700			\$14,300
Electrical	\$37,400	\$25,700	\$22,300	\$20,700
Mechanical	\$134,400	\$91,700	\$118,700	\$60,000
Elevators/Escalators	\$65,100	\$65,100	\$65,100	\$65,100
Total	\$315,400	\$182,600	\$206,200	\$167,200
Importance Code A	\$48,900	\$9,500	\$9,000	\$16,100
Importance Code B	\$266,600	\$173,100	\$197,200	\$151,100
Total	\$315,400	\$182,600	\$206,200	\$167,200



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	3%	Now	\$196,300	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							
Masonry: Limestone	65%			LIFE	* *	5	\$111,000	
	Recent Repair Evident, Extent : Light, Area Affected : 15%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$125,000	LIFE	* *	5	\$8,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Wall Facing Third Floor Roof							
Metal Panel	10%			2033	* *	5-10	\$156,500	
Metal Coiling Doors	2%			2040	* *	5	\$14,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Granite Panels	15%	Now	\$72,800	LIFE	* *	5	\$25,600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : North Entrance							
Windows								
Aluminum	50%	Now	\$258,100	2031	* *	5	\$30,600	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : North Side							
Glass Block	5%			LIFE	* *	5	\$3,800	
Metal/Detention Type	45%			2033	* *	5	\$200,900	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	\$1,200	
	Recent Repair Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	40%			LIFE	* *	5	\$1,500	
	Recent Repair Evident, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal: Cage/Fence	20%	Now	\$4,800	2028	* *	5	\$1,900	
	Corrosion/Rusting, Extent : Severe, Area Affected : 40%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	30%	Now	\$10,200	2023	\$50,900			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Over Third Floor Locker Rooms							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Over 9th Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Third Floor Locker Rooms							
Cast in Place Concrete	40%	Now	\$10,200	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Over 11 West Housing Area							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over 11 West Housing Area							
IRMA/Protected Membrane	25%			2023	\$73,800	10	\$9,200	
IRMA/Protected Membrane	5%	Now	\$14,800	2033	**			1
	Expansion Jnt Failure, Extent : Severe, Area Affected : 25%							
	Location : Over Connecting Bridge							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Over Connecting Bridge							
Interior								
Floors								
Cast in Place Concrete	50%	0-2	\$149,800	LIFE	**	5	\$313,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceramic Tile	5%	0-2	\$27,900	2032	**	5	\$7,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Quarry Tile	5%	Now	\$82,800	2036	**	5	\$10,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
Vinyl Tile	30%			2023	\$734,700	3	\$43,000	
Vinyl Tile	10%	Now	\$244,900	2033	**	3	\$10,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Corridors							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors							
	Explanation : 9x9 Units							
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Concrete Masonry Unit	60%			LIFE	**	5	\$117,000	
Glass: Single Pane	10%			LIFE	**	5	\$36,600	
Metal Security Bars	10%			LIFE	**			

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

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

Interior

Ceilings

AcousTileConcealSpLn	25%	0-2	\$188,900	2028	* *	5	\$36,300
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Cracking/Crumbling, Extent : Light, Area Affected : 50%
Location : Throughout

Exposed Concrete	15%	0-2	\$56,400	LIFE	* *	5	\$5,400
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Metal Panel	10%	0-2	\$39,000	LIFE	* *	5	\$29,000
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Corrosion/Rusting, Extent : Light, Area Affected : 20%
Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2023	\$79,000	5	\$1,000
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 1- 5000 Amperes

Transformers

Dry Type	100%			2021	\$15,900	5	\$800
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Switchgear / Switchboard

Fused Disc Sw	80%			2023	\$275,100	5	\$800
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Molded Case Bkrs	20%			2023	\$68,800	5	\$1,200
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Raceway

Conduit	50%			2023	\$196,100	1	
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Conduit	50%			2033	* *	1	
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Panelboards

Molded Case Bkrs	50%			2031	* *	5	\$3,000
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Molded Case Bkrs	50%			2022	\$180,300	5	\$3,000
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Wiring

Thermoplastic	100%			2033	* *	1	
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Motor Controllers

Locally Mounted	20%			2021	\$150,400	5	\$300
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Motor Control Center	50%			2028	* *	5	\$3,100
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Motor Control Center	30%			2021	\$213,700	5	\$1,800
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Ground

Grounding Devices

Generic	100%	0-2	\$9,600	LIFE	* *	5	\$3,300
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : Corroded

Stand-by Power

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2021	\$67,800	1	\$69,100	
	Generators								
	Diesel	100%			2019	\$527,000	1	\$87,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 2- 500 Kw Caterpillar Generators								
	Batteries								
	Lead/Acid	100%			2017	\$1,500	5	\$8,300	
	Fuel Storage								
	Day Tank	50%			2031	* *	5	\$17,800	
	Main Tank	50%			2038	* *	5	\$2,800	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2028	* *	10	\$166,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	HID	3%			2023	\$46,100	10	\$200	
	Incandescent	2%			2023	\$216,300	2	\$100	
	Egress Lighting								
	Exit, LED	50%			2058	* *	1		
	Exit, Battery	50%			2023	\$109,900	10	\$6,500	
	Exterior Lighting								
	HID	100%			2018	\$853,200	10	\$700	
Alarm									
	Security System								
	Not Accessible	100%							
	Fire/Smoke Detection								
	No Component	60%							
	Generic	40%			2028	* *	1-3	\$55,400	

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

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	95%			2026	\$39,000	1	\$89,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Pres. Reducing Valve/LP Steam	5%			2026	\$6,000	5	\$600	
Distribution									
	Hot Wtr Piping/Pump	95%	Now	\$143,300	2031	* *	4	\$9,000	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steam Piping/Pump	5%	Now	\$700	2033	* *	4	\$500	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		Insul. Deteriorating, Extent : Severe, Area Affected : 20%							
		Location : Basement							
Terminal Devices									
	Air Handler	90%			2023	\$933,900	1	\$106,600	
	Convactor/Radiator	10%	Now	\$35,300	2028	* *	1	\$5,600	
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Explanation : Thermostats / Traps Not Functioning							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	95%			2026	\$287,200	1	\$196,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	No Component	5%							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$14,200	
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$155,300	2023	\$776,600	1	\$106,600	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Coils On Ac 3 And Ac 4 Units - Upgrade Is Needed							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Air Handlers							
		Explanation : In Process Of Updating The Control System							
Heat Rejection									
	Water Cool Tower	100%			2027	* *	2	\$192,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$54,700	LIFE	* *	2-5	\$106,800	
		Needs Cleaning, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2028	* *	2	\$4,700	
	Roof	20%	Now	\$2,500	2023	\$25,400	2	\$900	
	Obsolete Equipment, Extent : Moderate, Area Affected : 15%								
	Location : 5 Exhaust Units, 9th Floor								
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	Now	\$11,500	2036	* *	1		
	Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%								
	Location : Broken								
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$28,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	Now	\$6,700	2018	\$6,700	4	\$1,600	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Sewage Ejector(s)								
	Electric	100%	0-2	\$11,100	2033	* *	4	\$1,600	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Backflow Preventer								
	Generic	100%			2023	\$18,700	1	\$11,700	
	Fixtures								
	Generic	100%							
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%								
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : 1-10								
	Explanation : 5 Units								
	Hydraulic	20%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : 1-2								
	Explanation : 1 Unit								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	Generic	100%			2043	* *	1-5	\$96,500	
Sprinkler									
	No Component	30%							
	Generic	70%			2043	* *	1-2	\$37,500	

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,315,300	\$290,500
Interior Architecture		\$176,100	\$1,131,200
Electrical		\$2,467,800	\$2,341,600
Mechanical		\$1,174,000	\$1,911,900
Total		\$6,133,200	\$5,675,300
Importance Code A		\$2,315,300	\$401,400
Importance Code B		\$3,817,900	\$5,192,300
Importance Code C			\$81,500
Total		\$6,133,200	\$5,675,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$32,000		
Interior Architecture	\$62,200	\$24,300		\$4,000
Electrical	\$47,700	\$54,600	\$22,400	\$22,400
Mechanical	\$57,600	\$51,900	\$39,000	\$17,800
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$207,000	\$202,200	\$100,900	\$83,600
Importance Code A		\$33,300		
Importance Code B	\$176,600	\$168,900	\$100,900	\$83,600
Importance Code C	\$30,300			
Total	\$207,000	\$202,200	\$100,900	\$83,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	* *	5	\$20,400	
Masonry: Brick	83%			LIFE	* *	5	\$169,500	
Masonry: Granite	2%			LIFE	* *	5	\$3,100	
Masonry: Limestone	5%	Now	\$112,100	LIFE	* *	5	\$7,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South East Corner								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South East Corner								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	35%			2031	* *	5	\$38,700	
Glass Block	15%			LIFE	* *	5	\$10,400	
Metal/Detention Type	50%	0-2	\$2,203,200	2033	* *	5	\$100,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Receiving Area, Kitchen, Day Room								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$3,300	
Masonry: Limestone	10%			LIFE	* *	5	\$500	
Roof								
Built-Up (BUR)	30%			2028	* *	10	\$13,700	
Modified Bitumen	40%			2028	* *	10	\$18,300	
Paver: Asphalt	25%			2032	* *	10	\$17,100	
Skylight, Plastic	5%			2036	* *	1		
Interior								
Floors								
Cast in Place Concrete	40%			LIFE	* *	5	\$233,100	
Cast in Place Concrete	5%	Now	\$27,800	LIFE	* *	5	\$29,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Steps At Loading Platform								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Steps At Loading Platform								
Ceramic Tile	5%			2026	\$259,400	5	\$13,300	
Quarry Tile	8%			2028	* *	5	\$32,000	
Terrazzo	20%			LIFE	* *	5	\$41,600	
Traffic Topping	5%			2023	\$166,100	5	\$16,600	
Vinyl Tile	12%			2023	\$273,200	3	\$16,000	
Wood	5%	Now	\$88,300	2038	* *	5	\$12,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Recreation Room On Eighth Floor								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Recreation Room On Eighth Floor								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	15%	Now	\$30,300	LIFE	* *	5	\$27,200		
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Roof Stair								
Plaster	20%			LIFE	* *	5	\$27,200		
	Repairs in Progress, Extent : Light, Area Affected : 25%								
	Location : Throughout								
SGFT/Glazed Masonry	35%			LIFE	* *				
Steel Plate	30%			LIFE	* *	5	\$81,500		
Ceilings									
AcousTileConcealSpLn	10%	Now	\$87,800	2036	* *	5	\$13,500		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : At Entrance								
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : First Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : First Floor								
Exposed Concrete	45%			LIFE	* *	5	\$15,200		
	Repairs in Progress, Extent : Light, Area Affected : 25%								
	Location : 8th Floor								
Gypsum Board	5%			LIFE	* *	5	\$13,500		
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Recreation Room								
	Explanation : Repairs In Progress								
Metal Panel	5%			LIFE	* *	5	\$13,500		
Plaster	35%			LIFE	* *	5	\$47,200		
	Repairs in Progress, Extent : Light, Area Affected : 25%								
	Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	50%			2043	* *	5	\$2,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room # 2</i>								
<i>Explanation : Main Service Power Breaker Rated @ 2000 Amperes</i>								
	No Component	50%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Fed From Nearby Court Building</i>								
Switchgear / Switchboard								
	Air Circuit Breaker	80%			2023	\$275,100	5	\$900
	Molded Case Bkrs	20%			2043	* *	5	\$1,100

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2023	\$353,000	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	5%			2039	* *	5	\$200	
Molded Case Bkrs	15%			2031	* *	5	\$800	
Molded Case Bkrs	80%			2022	\$288,500	5	\$4,400	
Wiring								
Braided Cloth	70%	0-2	\$422,900	2048	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	10%			2043	* *	1		
Thermoplastic	20%			2033	* *	1		
Motor Controllers								
Locally Mounted	10%			2028	* *	5	\$100	
Locally Mounted	10%			2021	\$75,200	5	\$100	
Locally Mounted	5%	2-4	\$37,600	2043	* *	5		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Mech Room							
Motor Control Center	75%			2021	\$534,200	5	\$4,300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,600	LIFE	* *	5	\$3,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Room In The Basement							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	50%			2021	\$22,600	1	\$32,100	
Automatic	50%			2036	* *	1	\$32,100	
Generators								
Diesel	50%			2019	\$175,700	1	\$40,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room 2							
	Explanation : 500 Kva							
Diesel	50%			2032	* *	1	\$40,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room 1							
	Explanation : 750 Kw							
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$7,700	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2022	\$6,500	5	\$16,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 230 Gallons Capacity							
	Main Tank	50%			2026	\$10,800	5	\$2,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 5000 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2028	* *	10	\$130,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2028	* *	10	\$16,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Incandescent	10%			2018	\$1,005,400	2	\$400	
	Egress Lighting								
	Emergency, Service	50%			2018	\$44,000	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : On Generator Ckt							
	Exit, Service	50%			2018	\$29,800	1		
		Obsolete Equipment, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
	Exterior Lighting								
	HID	100%			2023	\$793,000	10	\$600	
Alarm									
	Security System								
	Generic	100%			2018	\$635,300	1	\$78,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : C C T V Surveillance Camera System							
	Fire/Smoke Detection								
	Under Construction	100%							

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent D C A S Building</i>								
<i>Explanation : Steam Supplied From Nearby Queens Borough Hall</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$111,000	5	\$10,600	
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$13,200	
Terminal Devices								
Air Handler	60%			2018	\$578,700	1	\$66,000	
Air Handler	15%			2028	* *	1	\$16,500	
Convactor/Radiator	15%			2021	\$492,300	1	\$8,600	
Unit Heater-Stm/HW	10%			2018	\$287,600	4	\$2,400	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2017	\$36,800	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$69,500	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement, 1st Floor</i>								
<i>Explanation : Ventilation Does Not Exist In Lobby, Basement And Various Offices</i>								
No Component	30%							
Exhaust Fans								
Interior	70%	0-2	\$138,400	2033	* *	2	\$3,100	
<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$26,700	2033	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main & Basement</i>								
HW Heat Exchanger								
Low Temp	100%			2023	\$55,500	4	\$17,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%	Now	\$6,700	2018	\$6,700	4	\$1,600	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement Next To Vacuum Pump							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : B-8							
		Explanation : 3 Units							
	Hydraulic	30%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : (1) B-2 (1) I-2							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033		* *	1-5	\$89,700
Sprinkler									
	No Component	40%							
	Generic	60%			2023	\$1,253,200	1-2	\$29,900	
Fire Pump									
	Generic	100%			2019	\$132,500	1	\$33,200	

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$925,000	\$635,200
Interior Architecture	\$608,700	\$262,300
Electrical		\$11,249,100
Mechanical	\$204,600	\$809,600
Total	\$1,738,200	\$12,956,300
Importance Code A	\$925,000	\$635,200
Importance Code B	\$773,500	\$12,281,300
Importance Code C	\$39,700	\$39,700
Total	\$1,738,200	\$12,956,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture	\$126,800			\$5,800
Electrical	\$3,100	\$3,100	\$4,200	\$3,100
Mechanical	\$54,400	\$19,800	\$20,700	\$15,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$208,000	\$46,500	\$48,500	\$48,100
Importance Code A	\$2,000	\$2,000	\$2,000	\$3,300
Importance Code B	\$163,600	\$44,500	\$46,500	\$39,100
Importance Code C	\$42,300			\$5,800
Total	\$208,000	\$46,500	\$48,500	\$48,100



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)
Asset # : 4246

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	5	\$842,900	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Recaulking Of Exterior Joints							
Windows								
Metal/Detention Type	100%			2046	* *	5	\$72,100	
Parapets								
Metal Rail	40%			2039	* *	5-10	\$110,900	
Pre-Cast Concrete	60%			LIFE	* *	5	\$115,800	
Roof								
Roll Roofing	100%	Now	\$378,300	2028	* *	5	\$40,200	1
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations Throughout							
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
	Location : [a] Side Of Building							
	Drains Inad/Misposn, Extent : Severe, Area Affected : 85%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 35%							
	Location : Various Locations Throughout, Ice Ponds Forming							
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : [b] Side Of Building							
	Explanation : Repairs In Progress							
Interior								
Floors								
Cast in Place Concrete	68%	Now	\$33,200	LIFE	* *	5	\$184,000	
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Basement - Steam Leak							
Raised Access Floor	5%	Now	\$289,600	2041	* *	5	\$11,600	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 40%							
	Location : Detention Control Rooms							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Detention Control Rooms							
	Explanation : Worn Surfaces							
Terrazzo	25%			LIFE	* *	5	\$48,300	
Traffic Topping	2%			2031	* *	5	\$3,100	
Interior Walls								
Cast in Place Concrete	10%	Now	\$34,600	LIFE	* *			
	Diagonal Cracks, Extent : Light, Area Affected : 10%							
	Location : Various Locations In Mechanical Space							
Ceramic Tile	8%			2035	* *	5	\$11,500	
Concrete Masonry Unit	69%			LIFE	* *	5	\$79,500	
Glass: Single Pane	5%			LIFE	* *	5	\$10,800	
Metal Security Bars	8%			LIFE	* *	10	\$2,300	

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)
Asset # : 4246

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

Interior

Ceilings

Exposed Concrete	55%	Now	\$83,200	LIFE	* *	5	\$10,600
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*Broken/Missing Elements, Extent : Light, Area Affected : 5%**Location : Various Locations Throughout Basement**Exposed Reinforcement, Extent : Light, Area Affected : 2%**Location : Various Locations In Basement Mechanical Space*

Metal Panel	25%	Now	\$196,200	LIFE	* *	5	\$38,600
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*Staining/Discoloring, Extent : Severe, Area Affected : 60%**Location : Various Locations Throughout*

Plaster	20%			LIFE	* *	5-10	\$42,500
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Transformers

Dry Type	100%			2031	* *	5	\$300
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room / Penthouse**Explanation : 1- 75 Kva, 1- 15 Kva 480/208/120 Volts*

Raceway

Conduit	100%			2036	* *	1	
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Panelboards

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

Thermoplastic	100%			2036	* *	1	
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Motor Controllers

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

Interior Lighting

Fluorescent	95%			2026	\$8,382,100	10	\$72,000
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*T-12 Lamps, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

HID	5%			2026	\$62,700	10	\$100
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Egress Lighting

Emergency, Service	50%			2026	\$38,600	1	
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Exit, Service	50%			2026	\$26,200	1	
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Exterior Lighting

HID	100%			2026	\$592,900	10	\$300
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Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)

Asset # : 4246

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

Alarm

Security System

Generic

100%

2021

\$474,900

1

\$30,900

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

Location : Throughout The Building

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%

2021

\$1,625,900

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

Location : Throughout The Building

Explanation : Smoke Detectors, Manual Pull Stations And Alarm Bells

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

Heating

Energy Source

Campus Steam

100%

2046

**

1

Conversion Equipment

Heat Exchanger

50%

2029

**

1

\$20,400

Pres. Reducing Valve/LP

50%

2035

**

5

\$2,500

Steam

Distribution

Hot Wtr Piping/Pump

100%

2034

**

4

\$6,100

Terminal Devices

Air Handler

80%

2026

\$677,100

1

\$40,900

Convactor/Radiator

10%

Now

\$3,000

2031

**

1

\$2,400

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

Location : Throughout

Explanation : Convectors Vent Holes Painted Shut Restricting Air Flow

Convactor/Radiator

10%

2031

**

1

\$2,700

Air Conditioning

Energy Source

Electricity

100%

2042

**

1

Conversion Equipment

Ext Pkg Unit - Cooling

10%

2026

\$72,500

2

\$500

No Component

90%

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

Location : Adjacent Building

Explanation : Served By Offsite Chiller

Distribution

Chilled Wtr Pipe/Pump

90%

2046

**

4

\$5,500

No Component

10%

Terminal Devices

Direct Expansion

10%

2031

**

1

Air Handler/Cool/Ht

90%

2026

\$60,000

1

\$46,000

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)
Asset # : 4246

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Condenser Unit	10%			2026	\$3,100	2	\$5,800	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$72,900	
	Exhaust Fans								
	Interior	100%			2031	* *	2	\$2,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$9,400	2046	* *	1		
	Not in Service, Extent : Moderate, Area Affected : 5%								
	Location : Triplex Booster Pumps								
	Other Observation, Extent : Moderate, Area Affected : 1%								
	Location : Water Service Entry								
	Explanation : Strainer Needed								
	HW Heat Exchanger								
	Low Temp	100%	Now	\$1,000	2036	* *	4	\$8,200	
	Leak Evident, Extent : Light, Area Affected : 1%								
	Location : Piping Connections								
	Sanitary Piping								
	Cast Iron	100%	Now	\$204,600	LIFE	* *	1		
	Broken, Extent : Severe, Area Affected : 50%								
	Location : Various Locations Under Slab								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%	0-2	\$1,100	2026	\$21,000	4	\$1,600	
	Malfunctioning, Extent : Severe, Area Affected : 20%								
	Location : 1 Of 2 Sewage Ejectors Not Working In The Basement								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2 Units - Basement To 2nd Floor And 2 Units - Basement To Penthouse								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$41,700	
	Sprinkler								
	No Component	90%							
	Generic	10%			2036	* *	1-2	\$2,300	

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,032,800	\$779,000
Interior Architecture		\$985,800	\$351,700
Electrical			\$14,715,700
Mechanical		\$26,800	\$227,000
Total		\$2,045,400	\$16,073,400
Importance Code A		\$1,032,800	\$779,000
Importance Code B		\$959,200	\$15,241,000
Importance Code C		\$53,400	\$53,400
Total		\$2,045,400	\$16,073,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture	\$47,100		\$8,700	
Electrical	\$15,100	\$11,700	\$21,000	\$11,500
Mechanical	\$62,000	\$38,800	\$61,200	\$37,600
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$151,800	\$78,100	\$118,500	\$76,800
Importance Code A	\$2,200	\$2,800	\$2,700	\$4,300
Importance Code B	\$140,400	\$75,300	\$107,200	\$72,500
Importance Code C	\$9,300		\$8,700	
Total	\$151,800	\$78,100	\$118,500	\$76,800



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

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

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

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

Asset # : 4245

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Pre-Cast Concrete	100%			LIFE	* *	5	\$984,400		
Windows									
Metal/Detention Type	100%			2046	* *	5	\$108,000		
Parapets									
Cast in Place Concrete	60%			LIFE	* *	5	\$190,100		
Metal Rail	40%			2039	* *	5-10	\$110,900		
Roof									
Roll Roofing	100%	Now	\$378,300	2028	* *	5	\$40,200	1	
Blisters, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 35%									
Location : Throughout									
Drains Inad/Misposn, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Ponding, Extent : Severe, Area Affected : 25%									
Location : Various Locations Throughout - Ice Build Up									
Interior									
Floors									
Cast in Place Concrete	70%	Now	\$223,800	LIFE	* *	5	\$247,700		
Other Observation, Extent : Light, Area Affected : 10%									
Location : Throughout									
Explanation : Basement Floor Is Caked With Toxic Material - Macerator Exploded - In Need Of Cleaning And Sealing									
Raised Access Floor	5%	Now	\$189,400	2035	* *	5	\$15,200		
Loose/Delam Surface, Extent : Severe, Area Affected : 100%									
Location : Throughout Control Rooms									
Terrazzo	25%			LIFE	* *	5	\$63,200		
Interior Walls									
Ceramic Tile	10%			2039	* *	5	\$17,300		
Concrete Masonry Unit	77%			LIFE	* *	5	\$106,800		
Glass: Single Pane	5%			LIFE	* *	5	\$13,000		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Control Rooms									
Metal Security Bars	8%			LIFE	* *	10	\$2,800		

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$6,200	2031	* *	5	\$4,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Housing Control Room Areas								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Housing Control Room Areas								
Exposed Concrete	50%	Now	\$98,900	LIFE	* *	5	\$12,600		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout Basement								
	Exposed Reinforcement, Extent : Light, Area Affected : 5%								
	Location : In Basement Below Inmate Shower Area And Various Locations.								
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : In Basement Below Inmate Shower Area								
Metal Panel	25%	Now	\$384,900	LIFE	* *	5	\$50,600		
	Staining/Discoloring, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
Plaster	20%			LIFE	* *	5-10	\$55,600		

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

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2031	**	5	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 1- 112.5 Kva, 2- 45 Kva, 1- 30 Kva, 1- 15 Kva 480/2018/120 Volts							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$2,800	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$2,700	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	5%			2031	**	5		
Motor Control Center	90%			2031	**	5	\$2,700	
Variable Frequency Drive	5%			2031	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$33,300	
Generators								
Diesel	100%			2029	**	1	\$41,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- Diesel Gensets Rated @ 625 Kw And 900 Kw							
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$4,000	
Fuel Storage								
Day Tank	50%			2034	**	5	\$10,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 275 Gallons Capacity Serving Two Generators							
Main Tank	50%			2041	**	5	\$1,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 7500 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	95%			2026	\$10,965,200	10	\$94,200	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
HID	5%			2026	\$82,000	10	\$200	

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

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

Asset # : 4245

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

Lighting

Egress Lighting									
Emergency, Service	50%				2026	\$50,500	1		
Exit, Service	50%				2026	\$34,200	1		
Exterior Lighting									
HID	100%				2026	\$775,600	10	\$300	

Alarm

Security System									
Generic	100%				2021	\$621,300	1	\$40,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : C C T V Surveillance Cameras</i>									
Fire/Smoke Detection									
Generic, Analog	100%				2021	\$2,127,000			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Smoke Detectors, Manual Pull Stations And Alarm Bells</i>									

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

Heating

Energy Source									
Campus Steam	100%				2046	**	1		
Conversion Equipment									
Heat Exchanger	50%	2-4		\$2,200	2029	**	1	\$24,000	
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Mechanical Room</i>									
Pres. Reducing Valve/LP Steam	50%				2035	**	5	\$3,200	
Distribution									
Hot Wtr Piping/Pump	100%				2034	**	4	\$8,000	
Terminal Devices									
Air Handler	90%				2031	**	1	\$60,200	
Fan Coil Unit/Heat	10%				2031	**	1	\$3,500	

Air Conditioning

Energy Source									
Electricity	100%				2042	**	1		
Conversion Equipment									
Centrifugal, Elec Chiller	100%				2039	**	1	\$117,000	
Distribution									
Chilled Wtr Pipe/Pump	100%				2052	**	4	\$5,300	
Terminal Devices									
Air Handler/Cool/Ht	100%				2031	**	1	\$66,800	
Heat Rejection									
Water Cool Tower	100%				2027	**	2	\$108,800	

Ventilation

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$95,400	
Exhaust Fans								
Interior	100%			2026	\$227,000	2	\$3,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
HW Heat Exchanger								
Low Temp	100%	Now	\$1,300	2036	* *	4	\$10,700	
		Leak Evident, Extent : Light, Area Affected : 1%						
		Location : Piping Connections						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2034	* *	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : Duplex Units						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 2 Units - Basement To 2nd Floor And 2 Units - Basement To Penthouse						
		Explanation : 4 Units						
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$54,500	
Sprinkler								
No Component	20%							
Generic	80%			2036	* *	1-2	\$24,200	

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$30,708,900	\$78,814,300
Interior Architecture		\$6,525,900	\$8,197,800
Electrical		\$1,217,000	\$49,198,400
Mechanical		\$2,644,700	\$4,622,800
Total		\$41,096,500	\$140,833,300
Importance Code A		\$30,708,900	\$79,450,400
Importance Code B		\$8,886,700	\$61,207,900
Importance Code C		\$1,501,000	\$175,000
Total		\$41,096,500	\$140,833,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$5,800			
Interior Architecture	\$38,400			\$32,200
Electrical	\$103,400	\$53,500	\$59,200	\$58,500
Mechanical	\$102,800	\$68,500	\$117,600	\$93,500
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$289,900	\$161,400	\$216,200	\$223,800
Importance Code A	\$20,400		\$500	
Importance Code B	\$240,300	\$161,400	\$215,700	\$223,800
Importance Code C	\$29,200			
Total	\$289,900	\$161,400	\$216,200	\$223,800



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	6%	4+	\$436,700	LIFE	* *	5	\$34,900	
Painted Surfaces, Extent : Moderate, Area Affected : 20%								
Location : Peeling In Basement.								
Glass Block	1%			LIFE	* *	5	\$11,600	
Masonry: Brick	80%	Now	\$12,796,800	LIFE	* *	5	\$744,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Along Upper Floor And Parapets - Bldgs 3-5								
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Bulkheads								
Efflorescence, Extent : Light, Area Affected : 15%								
Location : Building 20 And Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkheads, Above Windows								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Along Second Floor Windows Bldgs 1-5, K- Dorm Facades								
Misaligned/Bulging, Extent : Moderate, Area Affected : 55%								
Location : Bulkheads, Corners, Above 2nd Fl Window Heads								
Water Penetration, Extent : Severe, Area Affected : 35%								
Location : K-dorms 1-4, Upper Level Cells Bldgs 1-5 - Various Locations, Bldgs 1-2								
Baseboard Height - Lower Level.								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Brick Cavity Wall								
Metal/Glass Curt Wall	2%	Now	\$560,900	LIFE	* *	5	\$34,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Stairs At End Of Day Rooms- East And North Facades								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs At End Of Day Rooms- East And North Facades.								
Metal Panel	5%	Now	\$190,700	2036	* *	5	\$87,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : South Facade Of Gymnasium.								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Gymnasium								
Pre-Cast Concrete	3%			LIFE	* *	5	\$181,400	
Window Wall	3%			2036	* *	5	\$104,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal/Detention Type	97%	Now	\$14,324,400	2026	\$71,622,000	5	\$346,100	
	Air Infiltration, Extent : Severe, Area Affected : 70%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Cell Blocks Throughout.							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Cell Blocks Throughout.							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Cell Block 14 And Various Locations Throughout.							
	Caulking Deteriorated, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
Metal Louvers	3%			2035	* *	10	\$36,700	
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$664,300	
Masonry: Brick Cavity	40%	Now	\$644,700	LIFE	* *	5	\$36,800	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Bldgs 3, 4, 5							
Metal Panel	5%			2036	* *	5	\$17,800	
Metal Rail	20%	Now	\$46,600	2024	\$931,700	5	\$130,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Over Cell Housing Three Quad.							
Roof								
Panel/Paver: Cer/Brk	7%			2046	* *	10	\$67,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Kitchen And Kitchen Corridor							
	Explanation : New Structure In 2009							
Single Ply Membrane	93%	Now	\$1,285,400	2026	\$4,284,600			1
	Blisters, Extent : Severe, Area Affected : 45%							
	Location : All Buildings							
	Expansion Jnt Failure, Extent : Severe, Area Affected : 20%							
	Location : Main Corridor, T- Post, And Bldg 1-2							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Elevator Bulkhead - K-dorms							
	Other Observation, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Explanation : Improper Pitch, Drains At High Point							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	22%	Now	\$160,100	LIFE	* *	5	\$354,500	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Explanation : Ground Water Penetration								
Ceramic Tile	5%	Now	\$67,800	2029	* *	5	\$18,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Dormitory 1 Top Level								
Terrazzo	23%	Now	\$748,300	LIFE	* *	5	\$132,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridor Near Pharmacy								
Traffic Topping	15%	Now	\$130,200	2026	\$2,604,300	5	\$69,100	
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Gymnasium.								
Vinyl Tile	25%	Now	\$892,600	2021	\$2,975,300	3	\$69,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Mens Locker Room And 1st Floor Entry, Chapel And Control Room On First Floor.								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Maintenance Corridor								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 20%								
Location : Main Corridors								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile 9" X 9"	10%			2021	\$1,541,800	3	\$36,800	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Bldgs 1 & 2								
Explanation : 9x9 Floor Tiles								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$194,800	LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Generator Room.								
Concrete Masonry Unit	54%	Now	\$923,300	LIFE	**	5	\$175,000	
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Corridors Between Buildings 1 And 2 And Exit E040								
Glass: Single Pane	3%	Now	\$277,600	LIFE	**	5	\$18,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Control Rooms Throughout								
Other Observation, Extent : Severe, Area Affected : 30%								
Location : Control Rooms Throughout								
Explanation : Foggy/scratched								
Metal Security Bars	3%			LIFE	**	10	\$4,900	
Plaster	10%			LIFE	**	5-10	\$68,900	
SGFT/Glazed Masonry	10%			LIFE	**	10	\$40,500	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$20,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Kitchen And Kitchen Corridor								
Explanation : Recent Installation Evident								
Steel Plate	5%			LIFE	**	5	\$48,600	
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$849,200	2031	**	5	\$92,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Control Room.								
Staining/Discoloring, Extent : Severe, Area Affected : 40%								
Location : Control Room.								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Control Room.								
Exposed Concrete	25%	0-2	\$563,000	LIFE	**	5	\$28,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Stairwells - Bldgs 1, 2, 4 And K-dorms								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Corridors In Bldgs 1,2, 4 & K-dorms, At Exp Joints Between Corridor And Bldgs								
Exposed Struc: Steel	5%	Now	\$737,000	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Lower Housing 6 And 8 And Various Locations Throughout, Main Electrical Room								
Metal Panel	10%	Now	\$233,700	LIFE	**	5	\$92,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors								
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Clinic.								
Plaster	35%	Now	\$643,000	LIFE	**	5	\$161,200	
Water Penetration, Extent : Moderate, Area Affected : 100%								
Location : K-dorms 1-4 Upper Level, Cell Blocks 11 & 16 Uppers,								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	3	\$1,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Kitchen Main Electrical Room							
	Explanation : 600 Amperes, 4160 Volts							
Transformers								
Dry Type	100%			2039	* *	3	\$2,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Kitchen Main Electrical Room							
	Explanation : 2- 1500 Kva, 4160/480/277 Volts							
Feeders								
Cable	100%			2042	* *	1		
Raceway								
Conduit	100%			2046	* *	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2046	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Kitchen Main Electrical Room							
	Explanation : 2- Main Service Switches Rated @ 3000 Amperes							
Air Circuit Breaker	25%			2026	\$56,000	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Old Electrical Room							
	Explanation : Main Service Switch Rated @ 4000 Amperes							
Fused Disc Sw	25%			2046	* *	5	\$500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Old Electrical Room							
	Explanation : Main Service Switch Rated @ 2000 Amperes							
Transformers								
Dry Type	100%			2024	\$30,000	5	\$1,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Old Electrical Room							
	Explanation : 150 Kva, 480/208 Volts							
Switchgear / Switchboard								
Fused Disc Sw	20%			2026	\$185,700	5	\$400	
Molded Case Bkrs	40%			2026	\$371,400	5	\$5,200	
Molded Case Bkrs	40%			2046	* *	5	\$5,200	
Raceway								
Conduit	70%			2036	* *	1		
Conduit	30%			2026	\$333,600	1		
Panelboards								
Fused Disc Sw	10%			2025	\$102,200	5	\$1,100	
Molded Case Bkrs	50%			2025	\$511,200	5	\$6,500	
Molded Case Bkrs	35%			2034	* *	5	\$4,500	
Molded Case Bkrs	5%			2042	* *	5	\$600	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$342,600	2051	* *	1		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Insulation Aged									
	Thermoplastic	50%			2026	\$856,500	1		
	Thermoplastic	25%			2036	* *	1		
	Thermoplastic	5%			2046	* *	1		
Motor Controllers									
	Locally Mounted	10%			2024	\$33,400	5	\$300	
	Locally Mounted	10%			2031	* *	5	\$300	
	Motor Control Center	40%			2031	* *	5	\$5,400	
	Motor Control Center	40%			2024	\$807,800	5	\$5,400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$14,500	
Stand-by Power									
Transfer Switches									
	Automatic	50%			2039	* *	1	\$75,700	
	Automatic	25%			2031	* *	1	\$37,900	
	Automatic	25%			2024	\$74,800	1	\$37,900	
Generators									
	Diesel	50%			2035	* *	1	\$95,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : W 17, 18, 19									
Explanation : Rated @ 1500 Kw									
	Diesel	25%			2035	* *	1	\$47,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside Of Main Kitchen Area									
Explanation : Rated @ 750 Kw									
	Diesel	25%	Now	\$581,000	2041	* *	1	\$42,900	
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Old Main Electrical Room									
Batteries									
	Lead/Acid	75%			2020	\$2,100	5	\$13,700	
	Lead/Acid	25%			2017	\$700	5	\$4,600	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	25%			2042	* *	5	\$22,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : W17, 18. 19							
		Explanation : 275 Gallons Capacity							
	Day Tank	25%			2042	* *	5	\$22,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of Main Kitchen Area							
		Explanation : 250 Gallons Capacity							
	Underground Storage	50%			LIFE	* *	5	\$30,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 20000 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	65%			2021	\$34,164,800	10	\$293,400	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2031	* *	10	\$112,900	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	8%			2026	\$4,204,900	10	\$36,100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	1%			2021	\$74,600	10	\$200	
	Incandescent	1%			2021	\$525,600	2	\$100	
Egress Lighting									
	Emergency, Service	50%			2026	\$230,000	1		
	Exit, Service	45%			2021	\$140,200	1		
	Exit, Service	5%			2026	\$15,600	1		
Exterior Lighting									
	HID	100%			2026	\$3,531,800	10	\$1,500	
Alarm									
	Security System								
	Generic	100%			2026	\$2,829,300	1	\$183,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alam Bells, Smoke Detectors, Horns							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2036	**	1		
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2022	\$580,100	5	\$29,200	
	Distribution								
	Hot Wtr Piping/Pump	60%			2034	**	4	\$21,800	
	Steam Piping/Pump	40%			2036	**	4	\$9,700	
	Terminal Devices								
	Air Handler	30%	Now	\$151,300	2026	\$1,512,700	1	\$82,200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Fresh Air Dampers / Temperature Controls							
	Convactor/Radiator	70%	Now	\$1,855,000	2031	**	1	\$100,200	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Building 1-5							
		Explanation : Radiant Heating System Leaks And Is On Extended Life							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	40%			2036	**	2	\$12,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Under Construction							
	Window/Wall Unit	20%			2019	\$384,500	1		
	No Component	40%							
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2021	\$953,300	1	\$121,800	
	No Component	60%							
	Heat Rejection								
	Remote Air Cond	40%			2021	\$1,340,800	2	\$137,100	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$434,600	
	Exhaust Fans								
	Roof	100%			2031	**	2	\$15,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2036	**	1		
	Galv Iron/Steel	80%			2031	**	1		
	HW Heat Exchanger								
	Low Temp	100%			2036	**	4	\$48,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$65,300	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$21,000	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							
	Sewage Ejector(s)								
	Electric	100%			2026	\$21,000	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Duplex Unit							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (9) 1-2, (1) 1-3							
		Explanation : 10 Units							
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$66,700	2052	* *	1-5	\$174,600	
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Next To Main Entrance							
	Sprinkler								
	No Component	60%							
	Generic	40%			2052	* *	1-2	\$55,200	
	Chemical System								
	Generic	100%			2024	\$49,700	1-3	\$50,600	

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$38,100	\$40,900
Interior Architecture		\$35,800
Total	\$38,100	\$76,700
Importance Code A	\$38,100	\$40,900
Importance Code B		\$35,800
Total	\$38,100	\$76,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$26,400		\$2,200	
Interior Architecture	\$25,400			\$200
Electrical	\$1,800	\$800	\$800	\$800
Mechanical	\$200	\$900	\$200	\$100
Total	\$53,700	\$1,700	\$3,100	\$1,100
Importance Code A	\$26,400		\$2,200	
Importance Code B	\$18,000	\$1,700	\$900	\$1,100
Importance Code C	\$9,300			
Total	\$53,700	\$1,700	\$3,100	\$1,100



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$13,800		
Concrete Masonry Unit	10%			LIFE	**	5	\$3,500		
Metal Panel	79%	Now	\$14,900	2046	**	5	\$40,900		
Deformed/Dented, Extent : Light, Area Affected : 10%									
Location : North And East Facades									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%									
Location : Overhang Above Loading Dock									
Metal Coiling Doors	5%			2039	**	5	\$4,300		
Window Wall	1%			2046	**	5	\$1,000		
Windows									
Steel	100%			2042	**	5	\$5,700		
Parapets									
Metal Panel	100%			2046	**	5	\$25,800		
Roof									
Metal Panel	100%	Now	\$38,100	2039	**				
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 15%									
Location : Roof Gutters - Built-up Ice									
Water Penetration, Extent : Moderate, Area Affected : 3%									
Location : Above Overhead Doors At Loading Dock									
Interior									
Floors									
Cast in Place Concrete	98%	Now	\$16,200	LIFE	**	5	\$35,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : At South Freezer Door Threshold									
Horizontal Cracks, Extent : Light, Area Affected : 2%									
Location : Loading Dock And Electrical Room									
Uneven Surface, Extent : Severe, Area Affected : 10%									
Location : Trench Drains Cracking And Settling Below Slab									
Ceramic Tile	2%			2035	**	5	\$300		
Interior Walls									
Glass: Single Pane	5%			LIFE	**	5	\$1,400		
Metal Panel	60%			LIFE	**	10	\$5,000		
SGFT/Glazed Masonry	20%			LIFE	**	10	\$1,900		
Steel Plate	15%			LIFE	**	5	\$3,400		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Freezer Area									
Explanation : Structural Steel									
Ceilings									
Exposed Struc: Steel	20%			LIFE	**	10			
Fiber Board	20%			2031	**				
Metal Panel	60%			LIFE	**	5			

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	**	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 800 Amperes								
Transformers								
Dry Type	100%			2039	**	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	**	5	\$300	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	2%			2042	**	5		
Molded Case Bkrs	98%			2042	**	5	\$300	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$3,400	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Underground Storage	100%			LIFE	**	5	\$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Underground								
Explanation : 2500 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2031	**	10	\$8,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Office And Inside Freezers								
Explanation : T-8 Lamps								
HID	20%			2031	**	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$1,300	
Exit, Service	50%			2031	**	1		

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

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

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

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$52,800	\$52,800
Interior Architecture	\$52,100	\$71,900
Electrical		\$206,300
Total	\$104,800	\$331,000
Importance Code A	\$52,800	\$52,800
Importance Code B		\$278,200
Importance Code C	\$52,100	
Total	\$104,800	\$331,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$12,400			\$1,000
Interior Architecture	\$50,600		\$10,800	\$17,600
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$1,700	\$600	\$1,100	\$800
Total	\$64,900	\$700	\$12,000	\$19,500
Importance Code A	\$12,500	\$100	\$100	\$1,100
Importance Code B	\$49,000	\$600	\$11,900	\$18,400
Importance Code C	\$3,300			
Total	\$64,900	\$700	\$12,000	\$19,500



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

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

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

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

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

Exterior

Exterior Walls

Masonry: Brick	20%			LIFE	**	5	\$21,100	
Stucco Cement	80%			2039	**	5	\$105,500	

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

Location : Throughout

Explanation : Referring To An Eifs Product

Windows

Aluminum	100%			2042	**	5	\$3,700	
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Roof

Asphalt Shingle	90%			2035	**	10	\$1,800	
Roll Roofing	10%			2025	\$9,600	5	\$2,000	

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

Location : Throughout

Explanation : Snow Present

Interior

Floors

Carpet	30%			2025	\$418,500	3	\$25,900	
Cast in Place Concrete	20%			LIFE	**	5	\$50,300	
Ceramic Tile	5%			2035	**	5	\$2,900	
Raised Access Floor	15%			2035	**	5	\$32,400	
Vinyl Tile	30%			2031	**	3	\$6,500	

Interior Walls

Concrete Masonry Unit	15%			LIFE	**	5	\$6,700	
Gypsum Board	85%			LIFE	**	5-10	\$80,500	

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

Location : 2nd Floor Conference Room - South Wall

Ceilings

Gypsum Board	100%	Now	\$22,100	LIFE	**	5	\$71,900	
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Broken/Missing Elements, Extent : Light, Area Affected : 15%

Location : Basement - Exposed Insulation

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2036	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : Main Service Switch Rated @ 200 Amperes

Switchgear / Switchboard

Not Accessible	100%							
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Raceway

Conduit	100%			2036	**	1		
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Panelboards

Fused Disc Sw	100%			2034	**	5	\$100	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$141,400	10	\$2,100	
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2026	\$15,700	10	\$200	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	50%			2026	\$1,200	1		
Exit, LED	50%			2041	* *	1		
Exterior Lighting								
HID	100%			2026	\$17,900	10		
Alarm								
Security System								
Generic	50%			2026	\$7,200	1	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Wall Mounted Cameras</i>							
Generic	50%			2026	\$7,200	1	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Inside And Outside</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$49,200			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2036	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Steam From Adjacent Building						
	Conversion Equipment								
	Heat Exchanger	100%			2039	* *	1	\$1,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	* *	4	\$100	
	Terminal Devices								
	Air Handler	50%			2034	* *	1	\$800	
	Convactor/Radiator	50%			2043	* *	1	\$400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2031	* *	1	\$1,200	
	Compr/Chiller								
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Side Of The Building						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Side Of Building						
			Explanation : 3 Split Type Units						
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	* *	1	\$1,600	
	Heat Rejection								
	Remote Air Cond	100%			2031	* *	2	\$1,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,200	
	Exhaust Fans								
	Interior	100%			2034	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2052	* *	4	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$200	
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

Asset Name : RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)
Address : 10-10 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.040 / 2026 **Yr Built/Renovated** : 1963 / 1996
Area Sq Ft : 362,978 **Project Type** : CORRECTION
Date of Survey : 08-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$55,359,500	\$582,800
Interior Architecture		\$8,318,300	\$4,569,300
Electrical		\$1,213,800	\$35,701,500
Mechanical		\$1,234,800	\$9,709,300
Total		\$66,126,400	\$50,562,900
Importance Code A		\$55,359,500	\$732,100
Importance Code B		\$5,198,200	\$49,704,100
Importance Code C		\$5,568,800	\$126,700
Total		\$66,126,400	\$50,562,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$34,400		\$3,000	
Interior Architecture	\$103,700			\$30,600
Electrical	\$74,800	\$32,000	\$36,600	\$53,000
Mechanical	\$42,500	\$37,200	\$57,500	\$58,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$267,200	\$81,000	\$108,900	\$153,700
Importance Code A	\$34,400		\$6,700	\$7,000
Importance Code B	\$189,700	\$81,000	\$102,200	\$146,700
Importance Code C	\$43,200			
Total	\$267,200	\$81,000	\$108,900	\$153,700



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$20,000	LIFE	* *	5	\$46,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Loading Dock.</i>								
Masonry: Brick Cavity	91%	Now	\$403,200	LIFE	* *	5	\$283,000	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above 3rd Floor Windows And Throughout</i>								
Metal Panel	2%	Now	\$1,700	2036	* *	5	\$11,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Academy Building</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Academy Building</i>								
Slate Panels	1%	Now	\$309,200	LIFE	* *	5	\$2,300	
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills Throughout</i>								
Window Wall	3%	Now	\$852,600	2056	* *	5	\$17,500	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Emergency Enclosed Stairwells Throughout.</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stairwells In State Of Major Disrepair. Unsafe For Egress</i>								
<i>Explanation : Unsafe Condition</i>								
Windows								
Metal/Detention Type	95%	Now	\$49,769,800	2056	* *	5	\$240,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Metal/Detention Type	5%			2052	* *	5	\$25,300	
Parapets								
Masonry: Brick Cavity	67%			LIFE	* *	5-10	\$74,900	
Metal Panel	4%			2036	* *	5	\$2,500	
Metal Rail	25%			2039	* *	5-10	\$73,800	
Metal: Cage/Fence	4%			2039	* *	5-10	\$5,100	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	98%	Now	\$3,728,600	2036		* *		
	Blisters, Extent : Severe, Area Affected : 40%							
	Location : Throughout.							
	Drains Clogged, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations.							
	Ponding, Extent : Moderate, Area Affected : 20%							
	Location : Throughout.							
Metal Panel	2%	Now	\$187,400	2046		* *		1
	Water Penetration, Extent : Severe, Area Affected : 100%							
	Location : Training Academy Building							
Interior								
Floors								
Carpet	5%			2022	\$658,800	3	\$54,300	
Cast in Place Concrete	10%	Now	\$53,700	LIFE		* *	\$118,800	
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : First Floor Below Kitchen.							
Ceramic Tile	5%	Now	\$50,000	2029		* *	\$13,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Dormitory Shower Areas Throughout							
Quarry Tile	5%	Now	\$29,700	2039		* *	\$20,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Kitchen Area							
Terrazzo	30%			LIFE		* *	\$254,700	
Traffic Topping	20%			2026	\$2,560,800	5	\$135,800	
Vinyl Tile	15%	Now	\$394,900	2026	\$1,316,500	3	\$30,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
	Location : Control Rooms, Facility Areas, Clinic, And Corridors.							
	Worn/Eroded, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Vinyl Tile 9" X 9"	10%	Now	\$1,137,000	2036		* *	\$20,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
	Location : Throughout Housing Areas							
	Worn/Eroded, Extent : Severe, Area Affected : 40%							
	Location : Throughout Housing Areas							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	55%	Now	\$267,400	LIFE	**	5	\$126,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 11/12 Block Stair Area.</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : 11/12 Block Stair Area.</i>								
Glass: Special Gauge	5%	Now	\$5,243,700	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Housing Control Room Areas.</i>								
<i>Explanation : Glass Steel Frames Rusting Out.</i>								
Metal Security Bars	5%			LIFE	**	10	\$5,800	
Metal: Cage/Fence	5%			LIFE	**	10	\$5,800	
Plaster	10%			LIFE	**	5-10	\$49,000	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$57,600	
Ceilings								
AcousTile,Adhered	30%	Now	\$575,800	2031	**	5	\$81,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Old & New Clinics</i>								
Exposed Concrete	35%	Now	\$232,500	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Under Kitchen.</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor, Above Water Main.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Under Kitchen.</i>								
Metal Panel	5%	Now	\$17,200	LIFE	**	5	\$34,000	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gymnasium.</i>								
Plaster	30%			LIFE	**	5-10	\$280,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor Corridor.</i>								

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	35%			2026	\$52,200	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 5,000 Amp Main Disconnect Switch							
	Fused Disc Sw	30%			2026	\$44,800	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amp Main Disconnect Switch For Emergency							
	Molded Case Bkrs	35%			2026	\$52,200	5	\$3,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 4500 Amp Main Disconnect Switch							
Transformers									
	Dry Type	25%			2024	\$7,500	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Kva 480hv-208/120lv							
	Dry Type	25%			2024	\$7,500	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 300 Kva 480hv-208/120lv							
	Dry Type	50%			2024	\$15,000	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room & Electrical Closets							
		Explanation : Different Ratings On Kva 480hv-208/120lv Supply							
Switchgear / Switchboard									
	Fused Disc Sw	30%			2026	\$195,000	5	\$500	
	Molded Case Bkrs	70%			2026	\$455,000	5	\$6,700	
Raceway									
	Conduit	100%			2026	\$741,300	1		
Panelboards									
	Fused Disc Sw	10%			2034	* *	5	\$800	
	Fused Toggle Switch	2%	2-4	\$13,600	2051	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Molded Case Bkrs	88%			2025	\$599,800	5	\$8,400	
Wiring									
	Braided Cloth	50%	2-4	\$571,000	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2026	\$571,000	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2024	\$995,000	5	\$1,700	
Locally Mounted	30%	2-4	\$426,400	2046	* *	5	\$400	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Ground								
Grounding Devices								
Generic	100%	0-2	\$18,100	LIFE	* *	5	\$5,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$213,700	1	\$111,700	
Generators								
Diesel	100%			2022	\$1,660,000	1	\$140,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside & First Floor								
Explanation : Two 250 Kw								
Batteries								
Lead/Acid	100%			2017	\$2,900	5	\$13,400	
Fuel Storage								
Day Tank	50%			2025	\$25,100	5	\$33,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room								
Explanation : Two 30 Gallons								
Main Tank	50%			2029	* *	5	\$5,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : First Floor								
Explanation : One 2,200 Gallons								
Lighting								
Interior Lighting								
Fluorescent	65%			2021	\$25,195,000	10	\$216,400	
T-12 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	30%			2031	* *	10	\$99,900	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
HID	3%			2021	\$165,100	10	\$400	
Incandescent	2%			2021	\$775,200	2	\$200	
Egress Lighting								
Emergency, Service	50%			2021	\$169,600	1		
Emergency, Service	20%			2031	* *	1		
Exit, Service	30%			2021	\$68,900	1		
Exterior Lighting								
HID	100%			2021	\$2,604,500	10	\$1,100	

Alarm

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

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

Alarm

Security System

No Component

50%

Generic

50%

2021

\$1,043,200

1

\$67,800

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Campus Steam

100%

2036

* *

1

Conversion Equipment

Pres. Reducing Valve/LP
Steam

65%

2035

* *

5

\$14,000

Pres. Reducing Valve/LP
Steam

35%

2029

* *

5

\$7,500

Distribution

Steam Piping/Pump

30%

2052

* *

4

\$5,400

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Various Mechanical Rooms*

Steam Piping/Pump

70%

2036

* *

4

\$12,500

Terminal Devices

Air Handler

5%

2026

\$185,900

1

\$11,200

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : First Floor Mechanical Room*

Convactor/Radiator

30%

0-2

\$97,700

2024

\$1,954,200

1

\$31,700

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Throughout, Malfunctioning Steam Traps*

Fan Coil Unit/Heat

65%

0-2

\$335,600

2021

\$6,712,000

1

\$68,600

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Throughout, Malfunctioning Steam Traps**On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Dormitories And Other Locations***Air Conditioning**

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Ext Pkg Unit - Cooling

2%

2026

\$63,700

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

No Component

98%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$320,500

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	5%			2026	\$38,100	2	\$600	
	Roof	95%			2021	\$520,900	2	\$10,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$411,900	2031	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : 7 Lower Dorm							
		Explanation : Repiping Of Bathrooms In Progress							
	HW Heat Exchanger								
	Low Temp	100%			2052	* *	4	\$35,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Steam Driven Instantaneous Water Heater							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$299,600	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 60%							
		Location : Dormitory Toilet Rooms Rotted Out Toilet Chair Carriers							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$21,000	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2026	\$21,000	4	\$2,500	
	Fixtures								
	Generic	100%							
		Leaking Connections, Extent : Severe, Area Affected : 100%							
		Location : Dormitory Toilet Rooms							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout Dormitory Toilet Rooms							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units 1st To 3rd Floor, 1 Unit 1st To 2nd Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$183,000	
	Sprinkler								
	No Component	90%							
	Generic	10%			2036	* *	1-2	\$10,200	
	Chemical System								
	Generic	100%			2024	\$49,700	1-3	\$50,600	

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

Asset Name : RIKERS ISLAND FACILITIES FIRE COMMAND CENTER
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.280 / 13662 **Yr Built/Renovated** : 1940 / 2011
Area Sq Ft : 3,600 **Project Type** : CORRECTION
Date of Survey : 29-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$47,300	
Total	\$47,300	
Importance Code A	\$47,300	
Total	\$47,300	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$25,600	\$300		
Interior Architecture	\$15,800		\$100	
Electrical	\$100	\$100		
Mechanical	\$300	\$100	\$300	\$100
Total	\$41,700	\$500	\$400	\$100
Importance Code A	\$25,800	\$300	\$200	
Importance Code B	\$11,500	\$200	\$200	\$100
Importance Code C	\$4,500			
Total	\$41,700	\$500	\$400	\$100



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

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

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

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

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

Interior

Ceilings

Exposed Concrete	75%		LIFE	* *	5-10	\$3,700		
Gypsum Board	25%		LIFE	* *	5-10	\$3,400		

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : One 200 Amp Main Disconnect Switch

Raceway

Conduit	100%		2052	* *	1		
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Panelboards

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

Wiring

Thermoplastic	100%		2052	* *	1		
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Motor Controllers

Locally Mounted	100%		2043	* *	5		
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Ground

Grounding Devices

Generic	100%		LIFE	* *	5	\$100		
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Lighting

Interior Lighting

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

Location : Throughout The Building

Egress Lighting

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

Exterior Lighting

HID	100%		2034	* *	10		
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Alarm

Fire/Smoke Detection

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Campus Steam	40%			2036	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Power House							
	Electricity	60%			2046	* *	1		
Conversion Equipment									
Heat Pump		30%			2027	* *	2	\$300	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Trailer Section							
		Explanation : 3 Package Units							
Radiant Heater		30%			2031	* *	2	\$500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Trailer Section							
		Explanation : 8 Electrical Radiant Heaters							
No Component		40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Low Pressure Steam Provided From Adjacent Building							
Distribution									
Steam Piping/Pump		40%			2026	\$11,500	4	\$100	
	No Component	60%							
Terminal Devices									
Fan Coil Unit/Heat		40%			2026	\$24,600	1	\$500	
	Induction Unit	30%			2035	* *	1	\$400	
	No Component	30%							
Air Conditioning									
Energy Source									
	Electricity	60%			2042	* *	1		
	No Component	40%							
Conversion Equipment									
Heat Pump		30%			2027	* *	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : 3 Package Units, Trailer Section							
Window/Wall Unit		30%			2024	\$4,200	1		
	No Component	40%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2036	* *	1		
Water Heater									
Electric		100%			2021	\$1,100	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Closet							
		Explanation : 1- 40 Gallon Unit							
Sanitary Piping									
Cast Iron		100%			LIFE	* *	1		

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

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

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$12,874,500	\$57,277,300
Interior Architecture		\$4,994,700	\$5,327,700
Electrical		\$1,309,300	\$35,814,500
Mechanical		\$91,300	\$6,920,100
Total		\$19,269,700	\$105,339,700
Importance Code A		\$12,874,500	\$57,501,200
Importance Code B		\$5,963,300	\$47,753,300
Importance Code C		\$432,000	\$85,200
Total		\$19,269,700	\$105,339,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$67,800		\$34,000	
Interior Architecture	\$93,400		\$23,500	\$36,500
Electrical	\$73,600	\$41,400	\$52,200	\$61,500
Mechanical	\$104,100	\$79,900	\$80,900	\$56,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$350,800	\$133,100	\$202,500	\$166,400
Importance Code A	\$80,500	\$12,700	\$50,000	\$12,700
Importance Code B	\$189,200	\$120,400	\$137,200	\$153,600
Importance Code C	\$81,000		\$15,200	
Total	\$350,800	\$133,100	\$202,500	\$166,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	**	5	\$481,200		
Masonry: Brick	65%	Now	\$3,586,100	LIFE	**	5	\$312,800		
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Facade At Loading Dock.									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%									
Location : Courtyards Between All Housing Units									
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Courtyards Between All Housing Units									
Vertical Cracks, Extent : Light, Area Affected : 2%									
Location : Exterior Wall Of Clinic.									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Elevation Between Admin And Bldg 1									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Brick Cavity Walls									
Metal Panel	5%			2036	**	5-10	\$165,400		
Pre-Cast Concrete	20%	Now	\$2,417,700	LIFE	**	5	\$312,800	1	
Misaligned/Bulging, Extent : Severe, Area Affected : 35%									
Location : Spandrels Above Windows									
Open Joints, Extent : Severe, Area Affected : 25%									
Location : At Windows									
Caulking Deteriorated, Extent : Light, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Main Entrance Facade.									
Windows									
Aluminum	17%	Now	\$122,700	2034	**	5	\$15,400		
Air Infiltration, Extent : Light, Area Affected : 2%									
Location : Main Corridor East Side.									
Glazing Broken/Cracked, Extent : Light, Area Affected : 2%									
Location : Main Corridor East Side.									
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Throughout Courtyard Areas Between Housing Units									
Metal/Detention Type	80%	Now	\$2,734,700	2026	\$54,693,900	5	\$264,300		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Intake Area, Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : Lounge, Conference Rooms And Various Locations Throughout.									
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Intake Area, Corridors									
Metal Louvers	3%			2029	**	10	\$34,000		

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Metal Panel	10%	Now	\$30,500	2036	* *	5	\$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : North Buildings At Parapet								
Metal Rail	25%	Now	\$13,200	2031	* *	5	\$37,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout.								
Metal: Cage/Fence	30%			2031	* *	5-10	\$48,400	
Pre-Cast Concrete	35%			LIFE	* *	5	\$91,800	
Roof								
Built-Up (BUR)	75%	Now	\$3,552,700	2036	* *			1
Blisters, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Air/Water Blisters, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout.								
Debris on Roof, Extent : Moderate, Area Affected : 30%								
Location : Throughout. A Lot Of Bird Life Evident.								
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout.								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Upper North And East Corridors, Bldg 3 At Roof Penetrations, Bldgs 2/4 Stairwells, Roof Hatch								
Modified Bitumen	20%	Now	\$24,100	2026	\$1,204,700			
Drains Clogged, Extent : Light, Area Affected : 1%								
Location : Over Kitchen.								
Single Ply Membrane	5%	Now	\$174,000	2036	* *			
Blisters, Extent : Severe, Area Affected : 100%								
Location : Administration, Stepped Roof Near Outdoor Seating Area								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2022	\$267,300	3	\$22,000	
Cast in Place Concrete	18%	Now	\$98,000	LIFE	* *	5	\$217,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : In Basement Below Kitchen.								
Quarry Tile	2%			2039	* *	5	\$16,500	
Terrazzo	25%	Now	\$608,500	LIFE	* *	5	\$107,600	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Main Corridor And Building Entrance Area.								
Traffic Topping	3%			2026	\$389,700	5	\$20,700	
Vinyl Tile	35%	Now	\$934,900	2026	\$3,116,400	3	\$72,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Throughout.								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Housing Units								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout Housing Units								
Vinyl Tile 9" X 9"	10%			2021	\$1,153,500	3	\$27,600	
Wood	5%	Now	\$345,400	2041	* *	5	\$25,800	
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Gymnasium								
Interior Walls								
Cast in Place Concrete	5%	Now	\$73,100	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Basement North Wall Mechanical Space.								
Ceramic Tile	5%			2029	* *	5	\$30,400	
Concrete Masonry Unit	35%	Now	\$179,700	LIFE	* *	5	\$85,200	
Diagonal Cracks, Extent : Light, Area Affected : 1%								
Location : Basement Mechanical Space.								
Vertical Cracks, Extent : Light, Area Affected : 1%								
Location : Basement Mechanical Space.								
Glass: Single Pane	3%			LIFE	* *	5	\$27,400	
Gypsum Board	5%	Now	\$12,000	LIFE	* *	5	\$18,300	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Social Service Room.								
Masonry: Brick	13%			LIFE	* *	10	\$23,700	
Metal: Cage/Fence	8%			LIFE	* *	10	\$9,700	
SGFT/Glazed Masonry	20%	Now	\$179,100	LIFE	* *			
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : 4 Main, A Side Shower.								
Steel Plate	6%			LIFE	* *	5	\$43,800	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$63,500	2031	* *	5	\$51,700	
	Water Penetration, Extent : Light, Area Affected : 5% Location : Pharmacy Administration Second Floor.							
Exposed Concrete	40%	Now	\$1,347,800	LIFE	* *	5	\$34,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Main Corridor. Exposed Reinforcement, Extent : Moderate, Area Affected : 15% Location : Electrical Main Service Room Under Loading Dock. Throughout Basement Spalling, Extent : Light, Area Affected : 10% Location : Main Corridor And Basement Water Penetration, Extent : Severe, Area Affected : 5% Location : Below Kitchen Soup Kettle Area.							
Exposed Struc: Steel	5%			LIFE	* *	10	\$55,100	
Metal Panel	30%	Now	\$1,049,100	LIFE	* *	5	\$206,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Law Library, School Corridor And Various Locations Throughout. Deteriorated Finish, Extent : Moderate, Area Affected : 60% Location : Throughout.							
Plaster	10%			LIFE	* *	5-10	\$94,700	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2026	\$156,700	5	\$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4000 Amp & One 5000 Amp Main Disconnect Switch								
Fused Disc Sw	30%			2026	\$67,200	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Amp Main Disconnect Switch For Emergency								
Transformers								
Dry Type	60%			2024	\$260,900	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1500 Kva & One 1000 Kva 480hv-208/120lv Supply								
Dry Type	40%			2024	\$173,900	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room & Electrical Closets								
Explanation : Different Ratings 480hv-208/120lv Supply								
Switchgear / Switchboard								
Fused Disc Sw	40%			2026	\$371,400	5	\$800	
Molded Case Bkrs	60%			2026	\$557,100	5	\$7,400	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	95%			2026	\$1,056,400	1		
	Conduit	5%			2046	* *	1		
Panelboards									
	Fused Disc Sw	10%			2025	\$102,200	5	\$1,100	
	Fused Disc Sw	5%			2042	* *	5	\$500	
	Molded Case Bkrs	85%			2025	\$869,000	5	\$10,500	
Wiring									
	Braided Cloth	65%	2-4	\$1,113,400	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	30%			2026	\$513,900	1		
	Thermoplastic	5%			2046	* *	1		
Motor Controllers									
	Locally Mounted	30%			2024	\$166,900	5	\$1,000	
	Motor Control Center	70%			2024	\$1,413,600	5	\$9,000	
Ground									
Grounding Devices									
	Generic	100%	0-2	\$18,100	LIFE	* *	5	\$6,900	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Stand-by Power									
Transfer Switches									
	Automatic	80%			2024	\$239,300	1	\$115,600	
	Automatic	20%			2039	* *	1	\$28,900	
Generators									
	Diesel	80%			2022	\$1,859,200	1	\$145,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Outside							
		Explanation : Four 600 Kw							
	Diesel	20%			2035	* *	1	\$36,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Second Floor - Kitchen							
		Explanation : One 300 Kw							
Batteries									
	Lead/Acid	80%			2019	\$2,300	5	\$13,900	
	Lead/Acid	20%			2020	\$600	5	\$3,500	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	10%			2042	* *	5	\$6,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 275 Gals							
	Day Tank	40%			2025	\$20,300	5	\$27,300	
	Main Tank	50%			2029	* *	5	\$5,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 5,000 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2034	* *	10	\$135,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	58%			2021	\$22,807,600	10	\$195,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	HID	2%			2021	\$111,700	10	\$200	
Egress Lighting									
	Emergency, Service	20%			2034	* *	1		
	Emergency, Service	40%			2021	\$137,700	1		
	Exit, Service	40%			2021	\$93,300	1		
Exterior Lighting									
	HID	100%			2021	\$3,371,100	10	\$1,400	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2026	\$1,350,300	1	\$87,700	
Fire/Smoke Detection									
	Under Construction	100%							

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	70%			2034	* *	4	\$19,100	
Steam Piping/Pump	30%			2036	* *	4	\$5,400	
Terminal Devices								
Air Handler	30%	Now	\$22,600	2026	\$1,131,700	1	\$61,500	
	Leak Evident, Extent : Moderate, Area Affected : 40%							
	Location : Coils							
Convactor/Radiator	70%			2024	\$4,626,000	1	\$83,300	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	2%			2021	\$47,500	1	\$3,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Serves Auditorium Only							
Window/Wall Unit	15%			2021	\$215,700	1		
No Component	83%							
Distribution								
Chilled Wtr Pipe/Pump	2%			2036	* *	4	\$400	
No Component	98%							
Terminal Devices								
Air Handler/Cool/Ht	2%			2026	\$10,100	1	\$4,600	
No Component	98%							
Heat Rejection								
Remote Air Cond	2%			2021	\$14,200	2	\$5,100	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$325,100	
Exhaust Fans								
Interior	20%			2031	* *	2	\$2,300	
Roof	80%	Now	\$8,900	2026	\$445,000	2	\$7,200	
	Broken, Extent : Light, Area Affected : 100%							
	Location : Fan Covers							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Low Temp	100%			2026	\$217,000	4	\$54,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Duplex Units In Several Areas							
Sewage Ejector(s)								
Compressed Air	100%			2036	* *	4	\$1,600	
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : Basement							
Backflow Preventer								
Generic	100%			2031	* *	1	\$22,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Various							
	Explanation : 2 Units Basement To 2nd Floor, 1 Unit Basement To 1st Floor							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$185,700	
Sprinkler								
No Component	50%							
Generic	50%			2036	* *	1-2	\$51,600	
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Kitchen							
	Explanation : Ansul System Serves Cooking Areas							
Chemical System								
Generic	100%			2021	\$49,700	1-3	\$55,000	

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,772,000	\$1,146,800
Interior Architecture		\$2,254,100	\$3,302,700
Electrical			\$37,501,900
Mechanical		\$901,700	\$2,395,100
Total		\$5,927,800	\$44,346,500
Importance Code A		\$2,772,000	\$1,146,800
Importance Code B		\$2,850,300	\$43,038,900
Importance Code C		\$305,500	\$160,800
Total		\$5,927,800	\$44,346,500

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$900	
Interior Architecture	\$31,400		\$22,300	\$18,000
Electrical	\$38,500	\$29,400	\$48,600	\$29,400
Mechanical	\$77,000	\$52,400	\$70,800	\$46,400
Total	\$146,800	\$81,800	\$142,600	\$93,800
Importance Code A	\$1,200	\$6,900	\$11,800	\$6,900
Importance Code B	\$136,700	\$74,800	\$108,400	\$86,900
Importance Code C	\$8,900		\$22,300	
Total	\$146,800	\$81,800	\$142,600	\$93,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	0-2	\$1,222,100	LIFE	**	5	\$97,600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Panel	70%	Now	\$996,200	2036	**	5	\$683,300	
	Broken/Missing Elements, Extent : Light, Area Affected : 8%							
	Location : Underside Of Overhang At Loading Dock, Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Windows								
Aluminum	5%			2034	**	5	\$1,800	
Metal/Detention Type	95%			2036	**	5	\$125,000	
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5-10	\$47,100	
Metal Panel	25%	Now	\$156,900	2046	**	5	\$41,500	
	Caulking Deteriorated, Extent : Light, Area Affected : 5%							
	Location : Parapet Caps							
Metal: Cage/Fence	30%			2031	**	5-10	\$199,300	
No Component	35%							
Roof								
Single Ply Membrane	100%	Now	\$359,400	2031	**			
	Expansion Jnt Failure, Extent : Severe, Area Affected : 5%							
	Location : At Corridor Connections							
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
	Location : Various Locations Throughout							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Under Bulkhead Roof Leaders On Main Roof							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Expansion Joints, Corridor Connections							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC
Asset # : 4127

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$73,200	LIFE	* *	5	\$404,900	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations In The Mechanical Space							
Quarry Tile	2%	2-4	\$22,500	2039	* *	5	\$6,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Food Service Area							
Raised Access Floor	3%	Now	\$577,900	2041	* *	5	\$23,100	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
	Location : All Detention Control Room Spaces							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : All Detention Control Room Spaces							
	Explanation : Worn Surface.							
Traffic Topping	15%			2031	* *	5	\$77,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Day Rooms, Bathrooms							
	Explanation : Epoxy Coating							
Vinyl Tile	35%	0-2	\$697,700	2026	\$2,325,700	3	\$54,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	8%			2039	* *	5	\$44,700	
Concrete Masonry Unit	72%			LIFE	* *	5	\$321,600	
Glass: Single Pane	3%	0-2	\$95,600	LIFE	* *	5	\$12,600	
	Other Observation, Extent : Severe, Area Affected : 20%							
	Location : Control Room Spaces							
	Explanation : Glass Cloudy, Scratched							
Gypsum Board	8%			LIFE	* *	5-10	\$75,900	
Metal Security Bars	7%			LIFE	* *	10	\$7,800	
Plywood/Hardboard	2%			LIFE	* *	10	\$1,100	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$63,200	2039	* *	5	\$20,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 25%							
	Location : Control Rooms Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Control Rooms Throughout							
Exposed Concrete	25%			LIFE	* *	5-10	\$128,500	
Metal Panel	65%	2-4	\$424,100	LIFE	* *	5	\$334,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Main Corridor Connections, Expansion Joints							

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated @ 2000 Amperes Each								
Transformers								
Dry Type	100%			2031	* *	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3- 45 Kva, 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	* *	5	\$1,200	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	* *	5	\$300	
Molded Case Bkrs	95%			2034	* *	5	\$6,900	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	10%			2031	* *	5	\$200	
Motor Control Center	90%			2031	* *	5	\$6,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$84,600	
Generators								
Diesel	100%			2029	* *	1	\$106,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical / Generator Room								
Explanation : 2- Diesel Genset Rated @ 1100kw Each.								
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$10,200	
Fuel Storage								
Day Tank	50%			2034	* *	5	\$25,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical / Generator Room								
Explanation : 275 Gallons Capacity Serving Both Generators								
Main Tank	50%			2041	* *	5	\$4,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 8000 Gallons Capacity								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2026	\$27,879,200	10	\$239,400	
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
HID	5%			2026	\$208,400	10	\$400	
Egress Lighting								
Emergency, Service	50%			2026	\$128,400	1		
Exit, Service	50%			2026	\$87,000	1		
Exterior Lighting								
HID	100%			2026	\$1,971,900	10	\$800	
Alarm								
Security System Generic	100%			2021	\$1,579,700	1	\$102,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic, Analog	100%			2021	\$5,407,800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Alarm Bells, Manual Pull Stations And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	99%			2036	**	1		
Natural Gas	1%			2046	**	1		
Conversion Equipment								
Furnace	1%			2026	\$6,400	1	\$1,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Roof Mounted Units</i>							
Heat Exchanger	50%	Now	\$1,100	2029	**	1	\$61,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Mechanical Room J</i>							
	<i>Explanation : Insulation Damaged Or Missing</i>							
Pres. Reducing Valve/LP Steam	49%			2029	**	5	\$8,000	
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$131,100	2034	**	4	\$13,500	
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Upper Level In Mechanical Room J</i>							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2026	\$1,689,200	1	\$102,000	
	Convactor/Radiator	3%	Now	\$3,000	2031	* *	1	\$2,400	
		Other Observation, Extent : Moderate, Area Affected : 1%							
		Location : Throughout							
		Explanation : Convector Air Holes Painted Shut Restricting Air Flow							
	Convactor/Radiator	37%			2031	* *	1	\$32,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	10%			2036	* *	1	\$12,800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
	Window/Wall Unit	5%			2021	\$53,700	1		
	No Component	85%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2	\$44,700	
	No Component	90%							
Terminal Devices									
	Direct Expansion	10%			2026	\$24,300	1		
	No Component	90%							
Heat Rejection									
	Air Condenser Unit	10%			2026	\$15,600	2	\$19,100	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$90,100	LIFE	* *	2-5	\$153,200	
		Inadequate Supply, Extent : Moderate, Area Affected : 10%							
		Location : Showers							
Exhaust Fans									
	Interior	60%			2026	\$346,300	2	\$5,100	
	Roof	40%			2026	\$166,000	2	\$3,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$31,200	2036	* *	1		
		Broken, Extent : Moderate, Area Affected : 2%							
		Location : Various Mixing Valves							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Triplex Booster Pump Not Operational							
	HW Heat Exchanger								
	Low Temp	100%	Now	\$3,200	2036	* *	4	\$27,200	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Piping Connections							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$680,500	LIFE	* *	1		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Various Locations Under Slab							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$21,000	4	\$2,500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$138,600	
	Sprinkler								
	No Component	15%							
	Generic	85%			2036	* *	1-2	\$65,400	
	Fire Pump								
	Generic	100%			2029	* *	1	\$51,300	

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$19,116,400	\$1,015,100
Interior Architecture		\$3,860,600	\$4,583,600
Electrical		\$1,199,100	\$49,566,700
Mechanical		\$2,427,800	\$5,291,600
Total		\$26,603,900	\$60,457,000
Importance Code A		\$19,116,400	\$1,239,100
Importance Code B		\$6,936,900	\$59,112,900
Importance Code C		\$550,700	\$105,100
Total		\$26,603,900	\$60,457,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture			\$14,900	\$25,600
Electrical	\$65,800	\$35,800	\$45,500	\$41,100
Mechanical	\$46,100	\$43,100	\$55,500	\$20,600
Total	\$111,900	\$78,800	\$115,900	\$87,200
Importance Code A			\$9,400	
Importance Code B	\$111,900	\$78,800	\$106,400	\$87,200
Importance Code C				
Total	\$111,900	\$78,800	\$115,900	\$87,200



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$178,200	LIFE	* *	5	\$166,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : D Mechanical Area And South Side.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building Vacated								
Explanation : Facility Condemned In 2014 - Preceding Report Dated March 2011 By Gannett Fleming Is As Follows								
Masonry: Brick	85%	Now	\$4,051,100	LIFE	* *	5	\$353,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Facade And Various Locations Throughout.								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Outside Kitchen And Outside-Emergency Generator Courtyard Facades.								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout.								
Masonry: Limestone	2%	Now	\$86,300	LIFE	* *	5	\$6,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Various Window Sills And Other Locations Throughout.								
Metal/Glass Curt Wall	5%	Now	\$626,700	LIFE	* *	5	\$39,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : At Day Room Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : At Day Room Stairs								
Windows								
Metal/Detention Type	60%			2036	* *	5	\$342,400	
Metal/Detention Type	40%	0-2	\$14,174,100	2046	* *	5	\$114,100	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Administration Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Visitors Area And Kitchen								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							

Interior

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	30%	Now	\$282,300	LIFE	* *	5	\$312,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Auditorium, Commissary, 7th Block Area								
Uneven Substrate, Extent : Severe, Area Affected : 20%								
Location : Auditorium, Commissary, 7th Block Area								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Ground Water								
Cast in Place Concrete	5%	Now	\$23,500	LIFE	* *	5	\$52,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Kitchen And Storage Areas								
Uneven Surface, Extent : Severe, Area Affected : 10%								
Location : D Mechanical Area								
Ceramic Tile	5%	Now	\$87,700	2029	* *	5	\$11,900	
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : Toilet Rooms.								
Quarry Tile	2%	Now	\$520,000	2046	* *	5	\$7,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Kitchen Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Kitchen Area								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Kitchen Area								
Terrazzo	10%	Now	\$420,500	LIFE	* *	5	\$37,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout.								
Traffic Topping	5%			2026	\$561,000	5	\$29,800	
Vinyl Tile	43%	Now	\$330,700	2026	\$3,307,400	3	\$76,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Auditorium, Corridor(s) And Various Locations Throughout Building.								
Uneven Substrate, Extent : Severe, Area Affected : 15%								
Location : Corridor(s), Return Search Area In 7th Block, Auditorium								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	50%	Now	\$221,800	LIFE	**	5	\$105,100		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Dressing Rooms Behind Auditorium									
Diagonal Cracks, Extent : Severe, Area Affected : 2%									
Location : Dressing Rooms Behind Auditorium									
Misaligned/Bulging, Extent : Severe, Area Affected : 2%									
Location : Dressing Rooms Behind Auditorium									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Various Locations Throughout Block 1a.									
Glass: Special Gauge	5%			LIFE	**	1			
Plaster	10%	Now	\$160,200	LIFE	**	5	\$15,800		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Auditorium And First Floor Gun Arsenal.									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Auditorium And First Floor Gun Arsenal.									
SGFT/Glazed Masonry	20%			LIFE	**	10	\$52,600		
SGFT/Glazed Masonry	15%	4+	\$116,000	LIFE	**				
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : 7th Block									
Ceilings									
AcousTileConcealSpLn	5%			2031	**	5	\$29,800		
AcousTileConcealSpLn	5%			2039	**	5	\$29,800		
Exposed Concrete	30%			LIFE	**	5-10	\$178,500		
Exposed Concrete	5%	Now	\$72,800	LIFE	**	5	\$3,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Visitors Corridor And D Mechanical Area Block 7									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Visitors Corridor									
Exposed Struc: Steel	5%			LIFE	**	10	\$47,600		
Metal Panel	20%	Now	\$604,200	LIFE	**	5	\$119,000		
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Kitchen.									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Kitchen And Throughout Corridors.									
Plaster	10%			LIFE	**	5-10	\$81,800		
Plaster	20%	Now	\$712,400	LIFE	**	5	\$59,500		
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : 7th Block And Visitors Area									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : 7th Block, Block 1a (Currently Leaking), Commissary, Visiting Area And Various Locations Throughout Building.									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$223,900	5	\$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 3000 Amps Main Disconnect Switch. The Building Is Vacant - No Inmates								
Transformers								
Dry Type	100%			2024	\$30,000	5	\$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Ratings Available								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$928,500	5	\$1,700	
Raceway								
Conduit	100%			2026	\$1,112,000	1		
Panelboards								
Fused Disc Sw	10%			2025	\$102,200	5	\$900	
Molded Case Bkrs	90%			2025	\$920,200	5	\$9,600	
Wiring								
Braided Cloth	70%	2-4	\$1,199,100	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2026	\$513,900	1		
Motor Controllers								
Locally Mounted	30%			2024		5	\$800	
Motor Control Center	70%			2024	\$1,413,600	5	\$7,700	
Ground								
Grounding Devices								
Generic	100%	2-4	\$18,100	LIFE	* *	5	\$6,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$256,400	1	\$124,900	
Generators								
Diesel	100%			2022	\$789,500	1	\$157,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room - Outside								
Explanation : Two 720 Kw								
Batteries								
Lead/Acid	100%			2017	\$2,900	5	\$15,000	
Fuel Storage								
Main Tank	100%			2029	* *	5	\$9,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 2,500 Gallons								

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

Asset # : 2027

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	97%			2026	\$32,950,700	10	\$283,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T-12 Lamps</i>							
HID	3%			2021	\$144,700	10	\$300	
Egress Lighting								
Emergency, Service	60%			2021	\$178,400	1		
Exit, Service	40%			2021	\$80,600	1		
Exterior Lighting								
HID	100%			2021	\$2,912,200	10	\$1,200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2021	\$1,166,500	1	\$75,800	
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2021	\$5,590,500			
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : No Access For Survey - Data Shown In This Report Is From March 2011							
	Survey - Steam May Be Shut Off							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$18,900	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Entire Building Is Unoccupied With Unsafe Conditions Inside - Mechanical Systems May Have Deteriorated Further							
Distribution								
Steam Piping/Pump	100%	Now	\$1,266,000	2036	* *	4	\$15,700	
	Corroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Leak Evident, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Terminal Devices								
Air Handler	40%			2021	\$1,303,500	1	\$78,700	
Convactor/Radiator	60%			2024	\$3,425,300	1	\$61,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
No Component	95%							
Not Accessible	5%							
Terminal Devices								
No Component	95%							
Not Accessible	5%							
Heat Rejection								
No Component	95%							
Not Accessible	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$280,900	
Exhaust Fans								
Interior	60%			2021	\$400,800	2	\$5,800	
Not Accessible	40%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$1,083,000	2039	* *	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Low Temp	100%			2046	* *	4	\$47,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$21,000	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms</i>								
<i>Explanation : Duplex Units</i>								
Sewage Ejector(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$160,400	
Sprinkler								
No Component	95%							
Generic	5%			2036	* *	1-2	\$4,500	
Fire Pump								
Not Accessible	100%							
Chemical System								
Not Accessible	100%							

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

Asset Name : RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.110 / 2554 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 28,838 **Project Type** : CORRECTION
Date of Survey : 14-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$185,000	\$523,200
Interior Architecture		\$176,000	\$85,000
Total		\$361,000	\$608,200
Importance Code A		\$185,000	\$523,200
Importance Code B		\$73,400	\$85,000
Importance Code C		\$102,600	
Total		\$361,000	\$608,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,700		\$4,400	
Interior Architecture	\$20,700		\$500	
Electrical	\$5,800	\$3,100	\$3,400	\$5,900
Mechanical	\$9,900	\$3,800	\$4,800	\$3,800
Total	\$45,100	\$6,800	\$13,100	\$9,700
Importance Code A	\$10,100	\$1,400	\$5,800	\$1,400
Importance Code B	\$35,000	\$5,400	\$7,400	\$8,300
Importance Code C				
Total	\$45,100	\$6,800	\$13,100	\$9,700



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Asset # : 2554

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

Exterior

Exterior Walls

Concrete Masonry Unit	15%			LIFE	**	5	\$17,400	
Metal Panel	82%			2046	**	5-10	\$523,200	
Metal Sect. OHD	3%			2039	**	5	\$8,700	

Windows

Aluminum	95%	2-4	\$124,500	2042	**	5	\$7,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25% Location : Paint Peeling Throughout Exterior.</i>								

Metal Louvers	5%			2035	**	10	\$5,100	
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Roof

Built-Up (BUR)	15%			2031	**	10	\$24,900	
Metal Panel	85%	Now	\$60,500	2039	**			
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 3% Location : Overhang Above Metal Doors Where It Meets Building Water Penetration, Extent : Moderate, Area Affected : 3% Location : Overhang Above Metal Doors Where It Meets Building</i>								

Interior

Floors

Cast in Place Concrete	90%	Now	\$15,400	LIFE	**	5	\$85,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5% Location : Near Garage Door Entrance.</i>								

Vinyl Tile	10%			2031	**	3	\$1,600	
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Interior Walls

Concrete Masonry Unit	100%	Now	\$102,600	LIFE	**	5	\$19,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Mechanical Room / Stairwell</i>								

Ceilings

AcousTileSusp.Lay-In	5%	Now	\$700	2039	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Control Room. Staining/Discoloring, Extent : Light, Area Affected : 2% Location : Control Room.</i>								

Exposed Concrete	10%			LIFE	**	5-10	\$5,400	
Exposed Struc: Steel	85%			LIFE	**	10	\$73,400	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : Main Service Switch Rated @ 400 Amperes</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Asset # : 2554

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Asset # : 2554

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

Lighting

Exterior Lighting

HID

100%

2031

* *

10

\$100

Alarm

Security System

Generic

100%

2031

* *

1

\$10,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2031

* *

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells*

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

100%

2031

* *

1

\$14,300

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

No Component

90%

Not Accessible

10%

Terminal Devices

Direct Expansion

10%

2031

* *

1

No Component

90%

Heat Rejection

Remote Air Cond

10%

2031

* *

2

\$2,000

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

25%

Now

\$2,400

LIFE

* *

2-5

\$4,000

*Damaged, Extent : Moderate, Area Affected : 2%**Location : Warehouse*

No Component

75%

Exhaust Fans

Interior

15%

2031

* *

2

\$100

Roof

40%

2031

* *

2

\$400

No Component

45%

Plumbing

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2046	* *	1		
Water Heater Electric	100%			2025	\$8,500	4	\$300	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Closet						
		Explanation : 1- 40 Gallon Unit						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer Generic	100%			2034	* *	1	\$1,800	
Fixtures Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2052	* *	1-5	\$14,500	
Sprinkler Generic	100%			2052	* *	1-2	\$8,100	
Fire Pump Generic	100%			2039	* *	1	\$5,400	

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,541,600	\$270,200
Interior Architecture		\$449,600	\$256,700
Electrical			\$1,435,200
Mechanical			\$649,100
Total		\$1,991,200	\$2,611,200
Importance Code A		\$1,541,600	\$270,200
Importance Code B		\$326,000	\$2,282,500
Importance Code C		\$123,600	\$58,600
Total		\$1,991,200	\$2,611,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,700			
Interior Architecture	\$93,700			\$3,000
Electrical	\$10,200	\$7,700	\$15,300	\$7,600
Mechanical	\$61,700	\$15,600	\$44,400	\$8,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$200,100	\$33,100	\$69,500	\$29,300
Importance Code A	\$24,700	\$100	\$2,400	
Importance Code B	\$139,400	\$33,000	\$67,200	\$29,300
Importance Code C	\$36,000			
Total	\$200,100	\$33,100	\$69,500	\$29,300



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$84,900	2036	* *	5	\$232,900	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : South Facade.							
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : South And West Facades.							
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : All Facades							
Windows								
Metal/Detention Type	100%	Now	\$772,300	2036	* *	5	\$37,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Corridors And Various Locations Throughout.							
Parapets								
Metal Rail	100%	4+	\$24,700	2039	* *	5	\$17,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Roof								
IRMA/Protected Membrane	100%	Now	\$684,500	2036	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout.							
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations.							
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Main Corridor, Mechanical Room And Various Other Locations.							
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$17,600	LIFE	* *	5	\$38,900	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Mechanical Electrical Space.							
	Paint Peeling, Extent : Light, Area Affected : 5%							
	Location : Mechanical Electrical Space.							
Ceramic Tile	5%			2035	* *	5	\$5,900	
Raised Access Floor	5%	Now	\$138,800	2029	* *	5	\$11,100	
	Loose/Delam Surface, Extent : Severe, Area Affected : 50%							
	Location : Housing Control Rooms.							
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 40%							
	Location : Housing Control Rooms							
Terrazzo	60%			LIFE	* *	5	\$111,100	
Traffic Topping	15%			2031	* *	5	\$22,200	

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

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

Interior

Interior Walls

Concrete Masonry Unit 65% Now \$123,600 LIFE * * 5 \$58,600

Vertical Cracks, Extent : Light, Area Affected : 5%

Location : Stairwells

Glass: Special Gauge 5% LIFE * * 1

Metal Security Bars 5% LIFE * * 10 \$2,300

Steel Plate 25% LIFE * * 5 \$67,600

Ceilings

Exposed Concrete 20% LIFE * * 5-10 \$29,600

Exposed Struc: Steel 5% LIFE * * 10 \$11,900

Gypsum Board 5% Now \$2,300 LIFE * * 5 \$7,400

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

Location : Maintenance Department Hallway.

Metal Panel 70% Now \$131,600 LIFE * * 5 \$103,700

Corrosion/Rusting, Extent : Light, Area Affected : 10%

Location : Bathrooms, Corridors

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

Location : Adjacent To Fifth Floor Elevator.

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

Over 600 Volts

Service Equipment

Fused Disc Sw 100% 2036 * * 3 \$300

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

Location : Outside

Explanation : One 600 Amps Main Disconnect Switch

Transformers

Dry Type 100% 2031 * * 3 \$400

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

Location : Outside

Explanation : One 1,000 Kva 4160pri - 480/277 Sec

Feeders

Cable 100% 2034 * * 1

Raceway

Conduit 100% 2036 * * 1

Under 600 Volts

Service Equipment

Air Circuit Breaker 100% 2036 * * 5 \$400

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

Location : Electrical Room

Explanation : One 2500 Amps & One 1600 Amps Main Disconnect Switch

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2031	**	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Closet							
	Explanation : Two 30 Kva							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$2,100	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	90%			2034	**	5	\$1,900	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$24,400	
Generators								
Diesel	100%			2029	**	1	\$30,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 720 Kw							
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$2,900	
Fuel Storage								
Day Tank	50%			2034	**	5	\$7,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : At Outside Generator							
	Explanation : One 275 Gallons							
Main Tank	50%			2041	**	5	\$1,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 10,000 Gallons							
Lighting								
Interior Lighting								
Fluorescent	90%			2034	**	10	\$65,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
HID	5%			2026	\$60,100	10	\$100	
Incandescent	5%			2026	\$422,900	2	\$100	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	80%			2034	* *	1		
Exit, Service	20%			2026	\$10,000	1		
Exterior Lighting								
HID	100%			2026	\$568,300	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$2,300	
Alarm								
Security System								
No Component	30%							
Generic	70%			2026	\$318,700	1	\$20,700	
Fire/Smoke Detection								
Generic, Digital	100%			2036	* *			
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$4,700	
Distribution								
Steam Piping/Pump	100%			2046	* *	4	\$5,900	
Terminal Devices								
Air Handler	80%			2026	\$649,100	1	\$39,200	
Convactor/Radiator	20%			2039	* *	1	\$5,100	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	2%			2027	* *	2	\$100	
No Component	98%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$128,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$69,900	
Exhaust Fans								
Interior	20%			2031	* *	2	\$500	
Roof	80%	2-4	\$1,900	2031	* *	2	\$1,600	
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof - 2 Of 39 Units Defective</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2046	* *	1		
				Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 50%					
				Location : Second Floor Mechanical Equipment Room					
	HW Heat Exchanger Low Temp	100%			2046	* *	4	\$11,700	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Rigid Piping	100%			2026	\$21,000	4	\$2,500	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1 - 5					
				Explanation : 2 Units					
Fire Suppression									
	Standpipe Generic	100%			2046	* *	1-5	\$39,900	
	Sprinkler No Component Generic	50%			2046	* *	1-2	\$11,100	
	Fire Pump Generic	100%			2029	* *	1	\$14,800	

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,153,000	\$532,300
Interior Architecture		\$1,546,200	\$428,300
Electrical			\$14,012,000
Mechanical		\$112,900	\$1,399,400
Total		\$2,812,100	\$16,372,000
Importance Code A		\$1,153,000	\$532,300
Importance Code B		\$1,084,300	\$15,745,200
Importance Code C		\$574,800	\$94,500
Total		\$2,812,100	\$16,372,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$15,300			
Interior Architecture	\$109,100			
Electrical	\$17,600	\$13,200	\$24,300	\$13,100
Mechanical	\$32,100	\$23,000	\$32,200	\$23,000
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$223,400	\$85,500	\$105,900	\$85,400
Importance Code A	\$18,500	\$100		
Importance Code B	\$162,100	\$85,400	\$105,900	\$85,400
Importance Code C	\$42,800			
Total	\$223,400	\$85,500	\$105,900	\$85,400



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$174,500	2036	* *	5	\$478,900	
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : Corridor Connecting Central Building To Annex								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Northwest Facades And Various Locations On The Southeast Facades.								
Windows								
Metal/Detention Type	100%	Now	\$552,300	2036	* *	5	\$53,400	
Air Infiltration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Main Corridor And Various Locations Throughout.								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Parapets								
Metal Rail	100%	Now	\$15,300	2031	* *	5	\$21,400	
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
Roof								
Built-Up (BUR)	100%	Now	\$426,100	2036	* *			
Blisters, Extent : Moderate, Area Affected : 40%								
Location : Central Core Rooftop And Various Locations Throughout.								
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 35%								
Location : All Roofs								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At Bulkhead Door								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Over Southwest Housing Block And Various Locations Throughout.								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Main Corridor, Control Rooms And Various Locations Throughout.								
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$181,800	LIFE	* *	5	\$201,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Throughout Basement.								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Mechanical Room Floor Is Porous Allowing Water Through To Floor Below.								
Raised Access Floor	5%	Now	\$239,400	2029	* *	5	\$19,200	
Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
Location : In All Housing Control Rooms.								
Terrazzo	35%			LIFE	* *	5	\$111,800	
Traffic Topping	15%			2031	* *	5	\$38,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	45%			LIFE	* *	10	\$531,400	
Concrete Masonry Unit	23%			LIFE	* *	5	\$86,900	
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Panel	3%			LIFE	* *	10	\$6,400	
Metal: Cage/Fence	6%			LIFE	* *	10	\$5,700	
Steel Plate	18%	Now	\$30,800	LIFE	* *	5	\$51,000	
Corrosion/Rusting, Extent : Light, Area Affected : 1%								
Location : Exposed Steel On Perimeter Walls In Stair Shafts.								
Ceilings								
Exposed Concrete	47%			LIFE	* *	5-10	\$120,100	
Exposed Struc: Steel	8%			LIFE	* *	10	\$32,700	
Metal Panel	30%	Now	\$389,200	LIFE	* *	5	\$76,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Control Rooms.								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Control Rooms								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Control Rooms.								
Plaster	15%			LIFE	* *	5-10	\$52,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Above Common Areas In Cell Blocks								
Explanation : Sprayed Coating								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	3	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Amps Main Disconnect Switch								
Transformers								
Dry Type	100%			2031	* *	3	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2000 Kva 4160pri - 480/277sec								
Feeders								
Cable	100%			2034	* *	1		
Raceway								
Conduit	100%			2036	* *	1		

Under 600 Volts

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	* *	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room & Generator Room							
		Explanation : One 2500 Amps & Two1600 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2031	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical & Generator Room							
		Explanation : Two 75 Kva 480pri - 208/120sec							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	* *	5	\$3,600	
	Raceway								
	Conduit	100%			2036	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2034	* *	5	\$300	
	Molded Case Bkrs	90%			2034	* *	5	\$3,200	
	Wiring								
	Thermoplastic	100%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2031	* *	5	\$900	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$4,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	* *	1	\$42,000	
	Generators								
	Diesel	100%			2029	* *	1	\$52,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Two 1100 Kw							
	Batteries								
	Lead/Acid	100%			2019	\$2,900	5	\$5,100	
	Fuel Storage								
	Day Tank	50%			2034	* *	5	\$12,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 275 Gallons							
	Main Tank	50%			2041	* *	5	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : Using Two 2,500 Gallon							
Lighting									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Lighting									
	Interior Lighting								
	Fluorescent	65%			2026	\$9,482,000	10	\$81,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	30%			2034	* *	10	\$37,600	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	5%			2026	\$103,600	10	\$200	
Egress Lighting									
	Emergency, Service	10%			2034	* *	1		
	Emergency, Service	70%			2026	\$89,400	1		
	Exit, Service	20%			2026	\$17,300	1		
Exterior Lighting									
	HID	100%			2026	\$980,200	10	\$400	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2041	* *	5	\$4,000	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2026	\$549,700	1	\$35,700	
Fire/Smoke Detection									
	Generic, Analog	100%			2026	\$2,688,100			
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Campus Steam	100%			2036	* *	1		
	Conversion Equipment								
	Pres. Reducing Valve/LP	100%	0-2	\$3,200	2029	* *	5	\$4,100	
	Steam	Leak Evident, Extent : Light, Area Affected : 100%							
		Location : First Floor Mechanical Equipment Room							
	Distribution								
	Steam Piping/Pump	100%			2046	* *	4	\$10,100	
	Terminal Devices								
	Air Handler	100%			2026	\$1,399,400	1	\$84,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	2%			2031	* *	1	\$1,300	
	No Component	98%							
	Terminal Devices								
	Direct Expansion	2%			2031	* *	1		
	No Component	98%							
	Heat Rejection								
	Air Condenser Unit	2%			2031	* *	2	\$1,900	
	No Component	98%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$120,600	
	Exhaust Fans								
	Interior	80%			2031	* *	2	\$3,300	
	Roof	20%			2031	* *	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$38,800	2046	* *	1		
	Pump(s) Malfunctioning, Extent : Severe, Area Affected : 65% Location : First Floor Mechanical Room, 2 Of 3 Defective Pumps Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Triplex Booster Pumps								
	HW Heat Exchanger								
	Low Temp	50%	Now	\$40,300	2056	* *	4	\$6,800	
	Unit Inoperable, Extent : Moderate, Area Affected : 50% Location : First Floor Mechanical Equipment Room, 1 Of 2 Defective Instanteous Hot Water Heat Exchanger								
	Low Temp	50%			2036	* *	4	\$6,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 10% Location : Observed On Basement Level, Leaks Originate On Upper Floors								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$8,400	
	Other Observation, Extent : Light, Area Affected : 50% Location : First Floor Mechanical Room Explanation : No Back Flow Preventer On The Domestic Water Supply								
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
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%			2046		* *	1-5	\$68,900
Sprinkler									
Generic		100%			2046		* *	1-2	\$38,300
Fire Pump									
Generic		100%			2029		* *	1	\$25,500

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$5,358,800	\$829,300
Interior Architecture		\$1,196,200	\$1,492,200
Electrical			\$1,824,900
Mechanical			\$1,455,300
Total		\$6,554,900	\$5,601,700
Importance Code A		\$5,358,800	\$864,400
Importance Code B		\$935,500	\$4,699,600
Importance Code C		\$260,600	\$37,700
Total		\$6,554,900	\$5,601,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$58,700			
Interior Architecture	\$103,700			\$7,300
Electrical	\$53,500	\$5,900	\$7,200	\$6,800
Mechanical	\$64,300	\$14,900	\$19,400	\$20,200
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$294,100	\$34,600	\$40,500	\$48,100
Importance Code A	\$58,700		\$2,600	
Importance Code B	\$170,100	\$34,600	\$37,900	\$48,100
Importance Code C	\$65,300			
Total	\$294,100	\$34,600	\$40,500	\$48,100



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$68,600	LIFE	* *	5	\$32,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Window Sills									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Window Sills									
	Masonry: Brick	85%	Now	\$1,248,400	LIFE	* *	5	\$108,900	
Repointing Failure, Extent : Moderate, Area Affected : 35%									
Location : 3rd, 4th And 6th Floors - All Facades									
	Metal Panel	8%	Now	\$14,000	2036	* *	5	\$19,200	
Deformed/Dented, Extent : Severe, Area Affected : 10%									
Location : Female Locker Room									
	Metal: Cage/Fence	2%	0-2	\$5,500	2031	* *	5	\$5,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Exterior Egress Stairs. Stair Pan And Support Beams									
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Roof Over Stairs									
Explanation : Water Penetration									
Windows									
	Metal/Detention Type	60%	Now	\$1,699,200	2036	* *	5	\$41,100	
Air Infiltration, Extent : Severe, Area Affected : 30%									
Location : Various Locations Throughout.									
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout.									
Unit Inoperable, Extent : Severe, Area Affected : 25%									
Location : Throughout									
	Metal/Detention Type	40%	Now	\$2,265,600	2036	* *	5	\$27,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Various Locations									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fixed Windows									
Parapets									
	Masonry: Brick	50%			LIFE	* *	5-10	\$32,000	
	Metal Panel	15%	Now	\$10,300	2046	* *	5	\$2,700	
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : 6th Floor Roof, 7th Floor Roof									
	Metal Rail	35%			2031	* *	5-10	\$59,100	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	65%	Now	\$41,700	2026	\$416,800			
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
	Location : 6th Floor Roof							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : At Pitch Pockets							
Modified Bitumen	10%	Now	\$1,600	2026	\$81,500			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Above Day Rooms On North Side							
Single Ply Membrane	25%	Now	\$35,300	2026	\$117,800			1
	Ponding, Extent : Moderate, Area Affected : 20%							
	Location : 7th Floor Roof							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Female Locker Room And Vistor's House							
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$12,900	LIFE	* *	5	\$28,500	
	Horizontal Cracks, Extent : Light, Area Affected : 5%							
	Location : Basement							
Ceramic Tile	5%	Now	\$48,000	2029	* *	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
	Location : At Detention Area Showers							
Terrazzo	25%	Now	\$288,100	LIFE	* *	5	\$25,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : All Floors And At Expansion Joints							
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations Throughout							
Traffic Topping	15%	Now	\$9,200	2026	\$461,200	5	\$12,200	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Detention Dorm Showers							
Vinyl Tile	45%	Now	\$474,200	2026	\$948,500	3	\$22,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Area 3b, First Floor Infirmary, Staff Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$61,800	2029	* *	5	\$11,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Detention Area Showers And Various Locations Throughout</i>								
Concrete Masonry Unit	40%	Now	\$198,900	LIFE	* *	5	\$37,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Detention Showers And Basement East Wall</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Walls</i>								
Glass: Single Pane	4%			LIFE	* *	5	\$14,100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout / Control Rooms</i>								
Metal Security Bars	10%			LIFE	* *	10	\$4,700	
Plaster	18%	Now	\$32,300	LIFE	* *	5	\$12,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormitories And Staircase</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Various Dormitories</i>								
SGFT/Glazed Masonry	18%			LIFE	* *	10	\$21,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2031	* *	5	\$13,000	
Exposed Concrete	25%			LIFE	* *	5-10	\$40,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Cells</i>								
<i>Explanation : Cells On Floors 2-3 Are Reported To Be Cast-in-place Concrete</i>								
Metal Panel	10%			LIFE	* *	5	\$32,600	
Plaster	55%	Now	\$89,500	LIFE	* *	5	\$44,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mental Health 1 And 2, Third Floor Showers</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	50%			2031	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 150 Kva, 480/208/120 Volts							
Dry Type	50%			2024	\$15,000	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 37.5 Kva And 75 Kva, 480/208/120 Volts							
Switchgear / Switchboard								
Fused Disc Sw	50%			2026	\$116,100	5	\$200	
Molded Case Bkrs	50%			2036	* *	5	\$1,100	
Raceway								
Conduit	85%			2026	\$159,900	1		
Conduit	15%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2025	\$8,500	5	\$100	
Molded Case Bkrs	25%			2034	* *	5	\$600	
Molded Case Bkrs	70%			2025	\$119,300	5	\$1,600	
Wiring								
Braided Cloth	10%	2-4	\$29,200	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	70%			2036	* *	1		
Thermoplastic	20%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2039	* *	5	\$100	
Motor Control Center	70%			2024	\$147,200	5	\$1,700	
Variable Frequency Drive	10%			2039	* *			
Ground								
Grounding Devices								
Generic	100%	0-2	\$18,100	LIFE	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Water Main							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$26,800	
Batteries								
No Component	50%							
No Component	50%							
Lighting								
Interior Lighting								
Fluorescent	100%			2034	* *	10	\$79,900	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2021	\$40,700	1		
Exit, Service	20%			2021	\$11,000	1		
Exit, Service	30%			2031	* *	1		
Exterior Lighting								
HID	100%			2021	\$625,500	10	\$300	
Alarm								
Security System								
Generic	100%			2026	\$501,100	1	\$32,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2036	* *	1		
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$5,200	
	Distribution								
	Hot Wtr Piping/Pump	10%			2042	* *	4	\$600	
	Steam Piping/Pump	90%			2036	* *	4	\$3,900	
	Terminal Devices								
	Air Handler	5%			2031	* *	1	\$2,700	
	Convactor/Radiator	50%			2031	* *	1	\$14,100	
	Fan Coil Unit/Heat	45%			2026	\$1,115,900	1	\$12,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	5%			2024	\$106,600	2	\$300	
	Split Unit	10%			2036	* *			
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	5%			2021	\$17,000	1		
	No Component	80%							
Ventilation									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$77,000	
	Exhaust Fans								
	Interior	100%			2026	\$183,100	2	\$2,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$9,900	2036	* *	1		
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Water Main							
	HW Heat Exchanger								
	Low Temp	50%			2046	* *	4	\$6,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Instantaneous Heaters Installed To Replace Heat Exchangers With Storage Tanks							
	Low Temp	50%			2036	* *	4	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Laundry Area In Basement							
		Explanation : Multiple Heat Exchangers With Storage Tanks							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$11,600	LIFE	* *	1		
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Roof Drain Piping							
	Sump Pump(s)								
	Rigid Piping	100%			2036	* *	4	\$1,600	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Duplex Sets							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Unit Basement To 7th Floor, 1 Unit 1st To 6th Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$44,000	
	Sprinkler								
	No Component	90%							
	Generic	10%			2056	* *	1-2	\$2,400	

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

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

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

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

Asset # : 2029

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Fire Pump									
	Generic	100%			2035	* *	1	\$16,300	
Chemical System									
	Generic	100%			2021	\$49,700	1-3	\$55,000	

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$4,176,400	\$1,058,400
Interior Architecture	\$271,200	\$470,300
Electrical	\$141,400	\$7,545,800
Mechanical		\$1,156,600
Total	\$4,589,000	\$10,231,100
Importance Code A	\$4,176,400	\$1,058,400
Importance Code B	\$412,600	\$9,172,700
Total	\$4,589,000	\$10,231,100

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$46,000			
Interior Architecture	\$129,700			\$2,700
Electrical	\$4,400	\$4,400	\$4,400	\$5,500
Mechanical	\$36,100	\$8,300	\$19,100	\$8,700
Total	\$216,200	\$12,700	\$23,500	\$16,900
Importance Code A	\$46,000		\$2,300	
Importance Code B	\$107,000	\$12,700	\$21,200	\$16,900
Importance Code C	\$63,300			
Total	\$216,200	\$12,700	\$23,500	\$16,900



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$29,800	LIFE	* *	5	\$69,600	
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : East Facade								
Exposed Struc: Steel	5%			LIFE	* *	5	\$29,000	
Masonry: Brick	80%	Now	\$425,600	LIFE	* *	5	\$74,200	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : All Facades								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : All Facades								
Vegetation Growth, Extent : Light, Area Affected : 10%								
Location : North Facade								
Windows								
Metal/Detention Type	95%	Now	\$3,538,500	2036	* *	5	\$28,500	
Air Infiltration, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Steel	5%	Now	\$1,600	2034	* *	5	\$5,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Parapets								
Metal Rail	10%			2031	* *	5-10		
No Component	90%							
Roof								
Single Ply Membrane	70%			2026	\$743,000	10	\$116,200	
Single Ply Membrane	20%	Now	\$212,300	2036	* *			
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Dorm 4, Various Locations								
Skylight, Metal/Glass	10%			2036	* *	10	\$55,300	

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	35%	Now	\$14,900	LIFE	* *	5	\$33,000	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Gymnasium And Dorms							
Ceramic Tile	10%	Now	\$15,900	2029	* *	5	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Dormitory Showers Throughout							
Sheet Vinyl/Rubber	5%			2026	\$121,700	5	\$3,200	
Vinyl Tile	50%	Now	\$174,300	2026	\$348,600	3	\$8,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Interior Walls								
Concrete Masonry Unit	70%	Now	\$28,700	LIFE	* *	5	\$13,600	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Dormitory 3							
Glass: Single Pane	5%	Now	\$27,800	LIFE	* *	5	\$1,800	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Gypsum Board	10%			LIFE	* *	5-10	\$8,300	
Masonry: Brick	5%			LIFE	* *	10	\$700	
Metal Security Bars	5%			LIFE	* *	10	\$500	
Plywood/Hardboard	5%			LIFE	* *	10	\$200	
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$10,000	2031	* *	5	\$6,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Control Room And Clinic							
Exposed Concrete	5%	Now	\$13,200	LIFE	* *	5	\$300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Gym							
Exposed Struc: Steel	5%			LIFE	* *	10	\$4,300	
Metal Panel	15%			LIFE	* *	5	\$16,200	
Plaster	45%	Now	\$96,900	LIFE	* *	5	\$12,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Dormitories 1 And 2 And Various Locations Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 25%							
	Location : Dorms 1 And 2							

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Raceway									
Conduit	100%			2026	\$188,200	1			

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2025	\$127,800	5	\$2,100	
Wiring								
Braided Cloth	30%	2-4	\$87,600	2051	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2036	* *	1		
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$24,000	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	75%			2021	\$6,255,100	10	\$53,700	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2034	* *	10	\$17,900	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Dorm 3</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$100,100	10	\$9,400	
Exit, Service	50%			2026	\$24,700	1		
Exterior Lighting								
HID	100%			2026	\$560,400	10	\$200	
Alarm								
Security System								
No Component	30%							
Generic	70%			2026	\$314,300	1	\$20,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Dormitory</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$4,600	
Distribution								
Steam Piping/Pump	100%			2036	* *	4	\$3,900	
Terminal Devices								
Convactor/Radiator	50%			2031	* *	1	\$12,600	
Fan Coil Unit/Heat	50%			2026	\$1,110,900	1	\$12,600	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
No Component	80%							
Not Accessible	20%	Other Observation, Extent : Light, Area Affected : 0%						
		Location : Roof						
		Explanation : No Roof Access						
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$25,400	
No Component	80%							
Terminal Devices								
Fan Coil - Cooling	20%			2026	\$45,700	1	\$5,000	
No Component	80%							
Heat Rejection								
No Component	80%							
Not Accessible	20%	Other Observation, Extent : Light, Area Affected : 0%						
		Location : Roof						
		Explanation : No Roof Access						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$69,000	
Exhaust Fans								
Not Accessible	100%	Other Observation, Extent : Light, Area Affected : 0%						
		Location : Roof						
		Explanation : No Roof Access						
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2031	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$39,400	
Sprinkler									
	No Component	20%							
	Generic	80%			2036	* *	1-2	\$17,500	

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

Asset Name : RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.060 / 2028 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 265,049 **Project Type** : CORRECTION
Date of Survey : 05-Jan-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$9,001,900	\$544,000
Interior Architecture	\$2,343,000	\$3,501,100
Electrical		\$33,209,000
Mechanical	\$110,400	\$1,243,900
Total	\$11,455,300	\$38,497,900
Importance Code A	\$9,070,400	\$693,300
Importance Code B	\$2,117,300	\$37,699,100
Importance Code C	\$267,600	\$105,600
Total	\$11,455,300	\$38,497,900

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$4,300		\$6,700	
Interior Architecture	\$43,900		\$9,900	\$17,400
Electrical	\$38,400	\$28,600	\$37,400	\$30,900
Mechanical	\$68,100	\$37,000	\$44,700	\$45,000
Total	\$154,700	\$65,600	\$98,700	\$93,200
Importance Code A	\$4,300	\$8,600	\$15,100	\$8,400
Importance Code B	\$125,500	\$57,000	\$83,600	\$84,900
Importance Code C	\$24,800			
Total	\$154,700	\$65,600	\$98,700	\$93,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$123,000	LIFE	* *	5	\$114,800	
Expansion Jnt Failure, Extent : Severe, Area Affected : 15%								
Location : At Corridor Connections								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Between Kitchen And Lower Housing Block Buildings.								
Concrete Masonry Unit	3%			LIFE	* *	5	\$8,600	
Metal Panel	87%	Now	\$272,900	2036	* *	5	\$374,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Upper Corridor Stair Tower And South Side Of North Mechanical Electrical Room, Commissary, Courtyard Throughout.								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Receiving Area, Dorm Areas Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : East Facade Walls, Bldg 1/3, 5/7 2nd Fl								
Windows								
Metal/Detention Type	97%	Now	\$567,800	2036	* *	5	\$54,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Main Corridor And Various Locations Throughout.								
Unit Inoperable, Extent : Moderate, Area Affected : 40%								
Location : Corridor(s), Dorm Areas								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Corridor(s)								
Metal Louvers	3%			2029	* *	10	\$5,800	
Parapets								
Metal Panel	93%	Now	\$75,300	2036	* *	5	\$5,000	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : At Dormitories 1/3, 5/7								
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : At Coping Throughout								
Metal: Cage/Fence	7%			2039	* *	5-10	\$1,500	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	100%	Now	\$7,963,000	2039		* *		
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Over Generator Room, Control Rooms, 2nd Fl Dorms And Various Stair Locations Throughout.								
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Over Generator Room, Control Rooms, 2nd Fl Dorms And Various Stair Locations Throughout								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
Location : Perimeter Gutters Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Generator Room, Control Rooms, 2nd Fl Dorms And Various Stair Locations Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Perimeter Gutters Throughout								
Explanation : Storm Water Being Detained In Overhanging Soffits Because Of Debris In Gutters. Unable To Remove Debris								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$156,800	LIFE		* *	5	\$173,600
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Room, Commissary								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Commissary								
Ceramic Tile	5%			2029		* *	5	\$19,800
Quarry Tile	5%			2031		* *	5	\$29,800
Raised Access Floor	5%	Now	\$185,800	2029		* *	5	\$37,200
Loose/Delam Surface, Extent : Moderate, Area Affected : 35%								
Location : Control Rooms Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 15%								
Location : Control Rooms Throughout								
Terrazzo	25%			LIFE		* *	5	\$155,000
Traffic Topping	5%	Now	\$46,700	2026	\$467,500		5	\$12,400
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Kitchen And Dorm Bathrooms								
Vinyl Tile	35%	Now	\$448,600	2026	\$2,243,100		3	\$52,100
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Corridor/building Connections, Loading Areas, Control Rooms								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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

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

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

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

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

Interior**Interior Walls**

Concrete Masonry Unit	75%			LIFE	**	5	\$211,200	
Glass: Single Pane	3%	Now	\$120,600	LIFE	**	5	\$7,900	

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

Location : Control Rooms

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

Location : Control Rooms

Explanation : Glazing Cloudy/scratched

Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	4%			LIFE	**	5-10	\$23,900	
Metal Security Bars	5%			LIFE	**	10	\$3,500	
Plaster	3%			LIFE	**	5-10	\$9,000	
SGFT/Glazed Masonry	8%	Now	\$41,400	LIFE	**			

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

Location : Dorm Bathrooms

Ceilings

AcousTileConcealSpLn	8%	Now	\$97,600	2031	**	5	\$19,800	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

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

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

Location : Corridor Adjacent To Commissary.

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

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

Exposed Struc: Steel	7%			LIFE	**	10	\$55,500	
Gypsum Board	5%	Now	\$19,100	LIFE	**	5	\$24,800	

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

Location : Basement, Below Inmate Showers.

Metal Panel	80%	0-2	\$1,006,900	LIFE	**	5	\$396,700	
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Corrosion/Rusting, Extent : Moderate, Area Affected : 35%

Location : Throughout Dorms And Corridors

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

Location : Center Of Gymnasium.

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

Over 600 Volts**Service Equipment**

Fused Disc Sw	100%			2036	**	3	\$900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 600 Amps Main Disconnect Switch

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2031	* *	3	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Outside						
		Explanation : One 1,000 Kva 4160pri - 480/277 Sec						
Feeders								
Cable	100%			2034	* *	1		
Raceway								
Conduit	100%			2036	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$149,300	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : Two 2000 Amps Main Disconnect Switch						
Transformers								
Dry Type	100%			2024	\$30,000	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical & Mechanical Room						
		Explanation : One 112 Kva & Two 30 Kva 480hv - 208/120lv						
Switchgear / Switchboard								
Fused Disc Sw	70%			2026	\$455,000	5	\$800	
Fused Disc Sw	30%			2036	* *	5	\$300	
Raceway								
Conduit	90%			2026	\$667,200	1		
Conduit	10%			2036	* *	1		
Panelboards								
Fused Disc Sw	10%			2025	\$68,200	5	\$600	
Molded Case Bkrs	65%			2025	\$443,000	5	\$4,500	
Molded Case Bkrs	20%			2034	* *	5	\$1,400	
Molded Case Bkrs	5%			2051	* *	5	\$300	
Wiring								
Thermoplastic	85%			2026	\$970,700	1		
Thermoplastic	10%			2036	* *	1		
Thermoplastic	5%			2056	* *	1		
Motor Controllers								
Motor Control Center	75%			2024	\$1,009,700	5	\$5,400	
Motor Control Center	20%			2024	\$269,300	5	\$1,400	
Variable Frequency Drive	5%			2046	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$128,200	1	\$81,600	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2022	\$996,000	1	\$102,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 900 Kw</i>								
Batteries								
Lead/Acid	100%			2021	\$2,900	5	\$9,800	
Fuel Storage								
Main Tank	100%			2029	* *	5	\$7,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 5,000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2026	\$22,643,100	10	\$194,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2034	* *	10	\$24,300	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
HID	5%			2021	\$201,000	10	\$400	
Incandescent	5%			2021	\$1,415,200	2	\$300	
Egress Lighting								
Emergency, Service	70%			2021	\$173,400	1		
Emergency, Service	10%			2034	* *	1		
Exit, Service	20%			2021	\$33,600	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
Exterior Lighting								
HID	100%			2021	\$1,901,800	10	\$800	
Alarm								
Security System								
Generic	100%			2021	\$1,523,600	1	\$99,000	
Fire/Smoke Detection								
Generic, Digital	100%			2036	* *			

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

Heating

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RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2036	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Mechanical Equipment Room							
		Explanation : Low Pressure Steam Enters Building - There Are No Low Pressure Steam Regulators							
	Conversion Equipment								
	Heat Exchanger	100%	0-2	\$68,500	2041	**	1	\$75,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : First Floor Mechanical Equipment Room							
		Explanation : Steam To Hot Water Heat Exchangers Will Soon Require Retubing Or Replacement							
	Distribution								
	Hot Wtr Piping/Pump	50%			2034	**	4	\$6,300	
	Steam Piping/Pump	50%			2036	**	4	\$4,200	
	Terminal Devices								
	Air Handler	50%			2026	\$866,600	1	\$52,300	
	Convactor/Radiator	50%			2031	**	1	\$27,300	
Air Conditioning									
	Energy Source								
	Electricity	5%			2042	**	1		
	Steam/HW System	95%			2036	**	1		
	Conversion Equipment								
	Absorption	10%			2039	**	1	\$18,300	
	Chiller/Steam/HW								
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : First Floor Mechanical Equipment Room							
	No Component	90%							
	Distribution								
	Chilled Wtr Pipe/Pump	10%			2052	**	4	\$800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Firsrt Floor Mechanical Equipment Room							
	No Component	90%							
	Terminal Devices								
	Air Handler/Cool/Ht	10%			2026	\$13,700	1	\$10,500	
	No Component	90%							
	Heat Rejection								
	Water Cool Tower	10%			2024	\$9,200	2	\$17,000	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$149,400	
	Exhaust Fans								
	Interior	80%			2026	\$284,200	2	\$4,100	
	Roof	20%			2026	\$51,100	2	\$1,000	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2046	* *	1		
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : Basement					
				Explanation : Recently Installed Ionization System					
	HW Heat Exchanger Low Temp	100%			2052	* *	4	\$16,700	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : First Floor Mechanical Equipment Room					
	Sanitary Piping Cast Iron	100%	Now	\$34,900	LIFE	* *	1		
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : Piping Serving Showers At Various Locations					
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Perimeter Of Building					
				Explanation : Leaders And Gutters					
	Sump Pump(s) Rigid Piping	100%			2026	\$21,000	4	\$2,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Duplex Unit					
	Backflow Preventer Generic	100%			2034	* *	1	\$16,200	
	Fixtures Generic	100%							
Fire Suppression									
	Standpipe Generic	100%			2046	* *	1-5	\$85,300	
	Sprinkler No Component	60%							
	Generic	40%			2046	* *	1-2	\$19,000	
	Fire Pump Generic	100%			2029	* *	1	\$31,600	

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

Asset Name : RIKERS ISLAND FACILITIES POWERHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.090 / 2030 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 40,450 **Project Type** : CORRECTION
Date of Survey : 29-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,874,500	\$1,176,500
Interior Architecture		\$775,400	\$411,200
Electrical		\$299,400	\$2,865,500
Mechanical		\$963,500	\$2,301,100
Total		\$3,912,800	\$6,754,300
Importance Code A		\$2,088,800	\$3,320,000
Importance Code B		\$1,659,800	\$3,434,300
Importance Code C		\$164,100	
Total		\$3,912,800	\$6,754,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$69,200			
Interior Architecture	\$44,900			\$900
Electrical	\$34,900	\$2,900	\$3,700	\$6,000
Mechanical	\$55,700	\$4,100	\$7,500	\$6,300
Total	\$204,700	\$7,000	\$11,200	\$13,200
Importance Code A	\$69,200	\$4,000	\$4,000	\$4,000
Importance Code B	\$91,500	\$2,900	\$7,200	\$9,200
Importance Code C	\$44,000			
Total	\$204,700	\$7,000	\$11,200	\$13,200



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$151,600	LIFE	**	5	\$70,700	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : West Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Concrete Masonry Unit	5%			LIFE	**	5	\$8,800	
Masonry: Brick	20%			LIFE	**	5	\$56,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Brick	53%	Now	\$859,500	LIFE	**	5	\$75,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : North Facade - Spandrels At Windows								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Repointing Failure, Extent : Severe, Area Affected : 5%								
Location : East Facade At Hoppers								
Spalling, Extent : Severe, Area Affected : 15%								
Location : North And East Facades - 1968 Wing								
Metal Panel	10%			2046	**	5-10	\$97,200	
Metal Coiling Doors	2%	Now	\$15,300	2039	**	5	\$4,400	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : East Facade								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal Louvers	5%	Now	\$19,200	2041		* *		
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : All Louvers							
	Explanation : Inoperable							
Steel	95%	Now	\$639,600	2051		* *	5	\$40,300
	Air Infiltration, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
	Location : 1968 Wing							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : 1968 Wing							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : 1968 Wing							
	Water Penetration, Extent : Moderate, Area Affected : 8%							
	Location : East Wall - Engine Room (at Electrical Boxes)							
Parapets								
Metal Rail	10%			2024			5-10	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
No Component	90%							
Roof								
Modified Bitumen	85%	Now	\$179,200	2031		* *		
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : North Edge Of 1968 Addition							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : At Fresh Air Intake / Roof							
Single Ply Membrane	10%	Now	\$2,000	2031		* *		
	Drains Clogged, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : Over Pressure Reducing Valve Room							
	Explanation : Membrane Partially Melted Due To Steam Pipe Leak							
Skylight, Metal/Glass	5%	Now	\$44,600	2026	\$891,500			
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$267,500	LIFE	* *	5	\$296,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Second Level Boiler Room And Various Locations Throughout								
Vinyl Tile	5%			2021	\$115,100	3	\$3,600	
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%	Now	\$26,600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Concrete Masonry Unit	10%	Now	\$9,400	LIFE	* *	5	\$1,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Masonry: Brick	50%	Now	\$164,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Side Stair Shaft								
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : South East Pier - 2nd Floor. At Upper Floor Window Spandrels								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Engine Room								
Plaster	10%			LIFE	* *	5-10	\$3,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	25%			LIFE	* *	10	\$5,500	
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Engine Room								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	5%			2031	* *	5	\$1,300	
Exposed Concrete	35%	Now	\$90,300	LIFE	* *	5	\$1,200	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : South Fire Floor / At Hoppers								
Paint Peeling, Extent : Severe, Area Affected : 70%								
Location : Throughout, Boiler Feed Pump Room								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 2%								
Location : Under Boiler Five Which Is No Longer In Service								
Explanation : Partial Ceiling Collapse								
Exposed Struc: Steel	60%	4+	\$253,400	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	3	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : One 600 Amps Main Disconnect Switch							
Transformers								
Dry Type	100%			2031	* *	3	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 3000/4000 Kva 4160pri - 480/277 Sec							
Feeders								
Cable	100%			2034	* *	1		
Raceway								
Conduit	100%			2036	* *	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	* *	5	\$1,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 400 Amps Main Disconnect Switch							
Transformers								
Dry Type	50%			2031	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 500 Kva 480/277hv-208/120lv							
Dry Type	50%			2024	\$42,900	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Six Diferrent Ratings							
Switchgear / Switchboard								
Air Circuit Breaker	60%			2026	\$697,000	5	\$100	
Air Circuit Breaker	20%			2052	* *	5		
Fused Knife Sw	20%	2-4	\$232,300	2056	* *	5		
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room.							
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Room							
Raceway								
Conduit	80%			2026	\$1,017,000	1		
Conduit	20%			2036	* *	1		

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RIKERS ISLAND FACILITIES POWERHOUSE
Asset # : 2030

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2034	* *	5	\$100	
	Fused Knife Sw	5%	2-4	\$7,900	2051	* *	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : First Floor.									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Molded Case Bkrs	65%			2025	\$102,700	5	\$700	
	Molded Case Bkrs	20%			2034	* *	5	\$200	
Wiring									
	Braided Cloth	30%	2-4	\$67,100	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	70%			2036	* *	1		
Motor Controllers									
	Locally Mounted	5%			2024	\$3,600	5		
	Locally Mounted	5%			2031	* *	5		
	Motor Control Center	90%			2031	* *	5	\$1,000	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2039	* *	1	\$12,400	
Generators									
	Diesel	100%			2035	* *	1	\$15,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Floor									
Explanation : Two 1250 Kw									
Batteries									
	Lead/Acid	100%			2020	\$2,900	5	\$1,500	
Fuel Storage									
	Day Tank	50%			2042	* *	5	\$3,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Floor									
Explanation : Two 100 Gallons									
	Main Tank	50%			2041	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Underground									
Explanation : Two 20,000 Gallons									
Lighting									

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RIKERS ISLAND FACILITIES POWERHOUSE
Asset # : 2030

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	55%			2021	\$542,600	10	\$20,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2034	* *	10	\$1,900	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	30%			2021		10	\$400	
Incandescent	10%			2021	\$98,700	2	\$100	
Egress Lighting								
Emergency, Service	100%			2026	\$74,400	1		
Exterior Lighting								
HID	100%			2021	\$290,200	10	\$100	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	* *	5	\$1,200	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North End Of Building</i>								
<i>Explanation : 6- 40,000 Gallon Buried Tanks For #2 Fuel With Leak Detection System</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$214,400	2024	\$2,143,500	1	\$36,100	
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 8 Boilers, Providing Steam To Adjacent Facilities - Unit #5 Is Off Line With Extensive Problems</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$588,100	2036	* *	4	\$2,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pumps, Water Treatment System And Water Feeding Valves, Various Locations</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Cooling	2%			2026	\$7,100	2	\$100	
		R-134a Refrigerant, Extent : Light, Area Affected : 2%							
		Location : Roof							
	No Component	98%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$161,000	LIFE	* *	2-5	\$22,600	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : All Louvres							
	Exhaust Fans								
	Interior	75%	Now	\$31,500	2026	\$157,600	2	\$700	
		Not in Service, Extent : Severe, Area Affected : 75%							
		Location : Various Locations							
	Roof	25%	Now	\$3,100	2026	\$15,300	2	\$200	
		Not in Service, Extent : Severe, Area Affected : 25%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2046	* *	1		
	Galv Iron/Steel	70%			2031	* *	1		
	Water Heater								
	Electric	100%			2024	\$11,900	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Locker Room							
		Explanation : 1 Unit							
	HW Heat Exchanger								
	Low Temp	100%			2052	* *	4	\$4,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%	Now	\$21,000	2036	* *	4	\$1,600	
		Not in Service, Extent : Severe, Area Affected : 50%							
		Location : Various Locations In Basement							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Various Locations In Basement							
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2031	* *	1	\$1,200	
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

Asset Name : RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION
Address : 18-01 HAZEN ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.300 / 14554 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 277,788 **Project Type** : CORRECTION
Date of Survey : 16-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4,5
Block : 2605 **Lot** : 40 **BIN** : 2830817

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,449,100	\$1,285,300
Interior Architecture	\$1,457,600	\$1,311,900
Electrical		\$254,800
Mechanical	\$68,800	\$141,500
Total	\$2,975,500	\$2,993,400
Importance Code A	\$1,449,100	\$1,285,300
Importance Code B	\$1,269,400	\$1,513,600
Importance Code C	\$257,000	\$194,500
Total	\$2,975,500	\$2,993,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,700			
Interior Architecture	\$39,900	\$20,800	\$35,300	
Electrical	\$34,000	\$24,500	\$25,000	\$24,800
Mechanical	\$158,400	\$51,600	\$157,300	\$63,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$259,800	\$116,600	\$237,400	\$108,200
Importance Code A	\$14,900	\$6,900	\$11,000	\$7,200
Importance Code B	\$212,900	\$109,700	\$226,400	\$101,000
Importance Code C	\$32,000			
Total	\$259,800	\$116,600	\$237,400	\$108,200



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	* *	5	\$1,678,800	
Masonry: Brick Cavity	3%			LIFE	* *	5	\$15,500	
Pre-Cast Concrete	32%			LIFE	* *	5	\$537,200	
Windows								
Metal/Detention Type	100%			2052	* *	5	\$77,400	
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	\$277,100	
Roof								
Single Ply Membrane	100%	0-2	\$163,800	2034	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 25%								
Location : 5th Floor & 1st Floor Roofs								
Reflective Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 5th Floor, East Facade								
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	\$1,455,200	
Other Observation, Extent : Light, Area Affected : 85%								
Location : Throughout								
Explanation : Epoxy Coating								
Traffic Topping	12%			2034	* *	5	\$62,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Housing Areas								
Explanation : Group Spaces								
Vinyl Tile	8%			2034	* *	3	\$12,500	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$389,000	
Glass: Single Pane	4%			LIFE	* *	5	\$41,700	
Metal Security Bars	4%			LIFE	* *	10	\$5,600	
Metal: Cage/Fence	4%			LIFE	* *	10	\$5,600	
SGFT/Glazed Masonry	18%			LIFE	* *	10	\$62,500	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	\$41,600	
Exposed Struc: Steel	10%			LIFE	* *	10	\$83,200	
Gypsum Board	5%	Now	\$8,000	LIFE	* *	5	\$26,000	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Mechanical Corridor, 5th Floor								
Metal Panel	75%			LIFE	* *	5	\$779,600	

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

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2056	**	3	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : One 600 Amps Main Disconnect Switch						
Transformers								
Dry Type	100%			2046	**	3	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : One 2500 Kva 4160pri-480/277sec						
Feeders								
Cable	100%			2051	**	1		
Raceway								
Conduit	100%			2056	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2056	**	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical & Generator Room						
		Explanation : Two 4000 Amps Main Disconnect Switch For Emergency						
Fused Disc Sw	50%			2056	**	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : Two 4000 Amps Main Disconnect Switch						
Transformers								
Dry Type	100%			2046	**	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Closet, Mechanical & Electrical Room						
		Explanation : One 112 Kva, Four 30 Kva & Two 45 Kva 480hv-208/120lv						
Switchgear / Switchboard								
Fused Disc Sw	90%			2056	**	5	\$1,100	
Molded Case Bkrs	10%			2056	**	5	\$700	
Raceway								
Conduit	100%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$600	
Molded Case Bkrs	90%			2051	**	5	\$6,600	
Wiring								
Thermoplastic	100%			2056	**	1		
Motor Controllers								
Locally Mounted	10%			2046	**	5	\$200	
Motor Control Center	80%			2046	**	5	\$6,100	
Variable Frequency Drive	10%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,200	

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

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger	50%			2039	**	1	\$68,700	
Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$8,200	
Distribution								
Hot Wtr Piping/Pump	75%			2048	**	4	\$10,300	
Steam Piping/Pump	25%			2052	**	4	\$3,400	
Terminal Devices								
Air Handler	100%			2034	**	1	\$171,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Steam Pre Heat Coils In Rooftop Air Handlers With Reheat Coils In The Discharge Air Ductwork								
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2034	**	2	\$17,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop								
Explanation : 4 Packaged Rooftop Air Conditioning Units								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$451,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$245,300	
Exhaust Fans								
Roof	100%			2034	**	2	\$8,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2056	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2052	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Mechanical Room								
Explanation : Instantaneous Steam To Hot Water Heat Exchangers								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$17,000	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$32,865,800	\$5,389,000
Interior Architecture		\$5,210,400	\$2,769,100
Electrical		\$796,800	\$5,953,700
Mechanical		\$2,531,300	\$3,194,600
Total		\$41,404,200	\$17,306,400
Importance Code	A	\$32,865,800	\$5,612,900
Importance Code	B	\$7,854,700	\$11,341,700
Importance Code	C	\$683,800	\$351,700
Total		\$41,404,200	\$17,306,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$5,700	
Interior Architecture	\$23,400		\$14,900	\$24,900
Electrical	\$54,500	\$41,400	\$54,000	\$47,300
Mechanical	\$131,500	\$72,600	\$102,400	\$63,100
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$244,900	\$149,500	\$212,500	\$170,900
Importance Code	A	\$31,000	\$11,000	\$11,000
Importance Code	B	\$202,900	\$138,500	\$159,900
Importance Code	C	\$11,000		
Total	\$244,900	\$149,500	\$212,500	\$170,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%	4+	\$39,000	2026	\$389,900			
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Main Entrance And West Facade							
Masonry: Brick Cavity	95%	Now	\$3,921,700	LIFE	* *	5	\$550,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : West Facade, Courtyards, Gym, Bulkheads							
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%							
	Location : All Facades							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%							
	Location : At Windows							
Windows								
Aluminum	20%	Now	\$3,477,000	2051	* *	5	\$21,800	
	Air Infiltration, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Throughout Basement And Corridors							
	Glazing Clouded, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
Metal/Detention Type	75%	0-2	\$24,700,200	2046	* *	5	\$298,400	
	Air Infiltration, Extent : Severe, Area Affected : 85%							
	Location : Throughout Housing Areas							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations In Housing Areas, Corridors							
	Thermally Inefficient, Extent : Severe, Area Affected : 85%							
	Location : Throughout Housing Areas							
	Unit Inoperable, Extent : Severe, Area Affected : 40%							
	Location : Throughout Housing Areas							
Metal Louvers	5%			2029	* *	10	\$68,200	
Parapets								
Metal Rail	95%			2039	* *	5-10	\$430,800	
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location : At Main Core Building							
Metal: Cage/Fence	5%			2039	* *	5-10	\$9,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : West Facade							
	Explanation : Barbed Wire Fencing							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	5%			2031	* *	10	\$32,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen Roof							
	Explanation : Asphalt Pavers							
Single Ply Membrane	95%	Now	\$398,100	2026	\$3,981,000			
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Ponding, Extent : Light, Area Affected : 2%							
	Location : Roof Adjacent To Building 3 Entrance							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Gymnasium, Classrooms- 49, 50, 51							
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$262,300	LIFE	* *	5	\$145,200	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Mechanical Electrical Room 40 And Various Locations Throughout First Floor.							
	Other Observation, Extent : Severe, Area Affected : 20%							
	Location : Mechanical / Electrical Room 46							
	Explanation : Completely Flooded With Sewage Water From Sanitary Line Break							
Ceramic Tile	5%	Now	\$61,100	2035	* *	5	\$16,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Staff Toilets							
Quarry Tile	3%			2039	* *	5	\$29,900	
Terrazzo	40%	Now	\$1,172,600	LIFE	* *	5	\$207,400	
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Throughout Main Corridors, Lobby On First Floor							
Traffic Topping	10%			2031	* *	5	\$83,000	
Vinyl Tile	15%			2026	\$1,608,400	3	\$49,800	
Vinyl Tile 9" X 9"	15%	Now	\$2,083,700	2036	* *	3	\$37,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Control Rooms, Aid Stations, Basement Corridor							
	Worn/Eroded, Extent : Severe, Area Affected : 75%							
	Location : Control Rooms, Aid Stations, Basement Corridor							
Wood	2%			2041	* *	5	\$24,900	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Gymnasium							

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

Interior

Interior Walls

Concrete Masonry Unit	85%	Now	\$525,700	LIFE	**	5	\$249,100
	<i>Diagonal Cracks, Extent : Light, Area Affected : 2%</i>						
	<i>Location : Various Locations In The Mechanical & Electrical Rooms</i>						
Gypsum Board	10%			LIFE	**	5-10	\$124,600
SGFT/Glazed Masonry	3%			LIFE	**	10	\$11,000
Wood	2%	Now	\$77,500	LIFE	**	5	\$58,600
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>						
	<i>Location : Chapel Wall - From Steam Leak</i>						

Ceilings

AcousTile,Adhered	5%	0-2	\$234,500	2039	* *	5	\$16,600
	Misaligned/Bulging, Extent : Moderate, Area Affected : 35%						
	Location : Basement, Various Locations Throughout						
AcousTileConcealSpLn	30%	Now	\$153,000	2031	* *	5	\$124,500
	Broken/Missing Elements, Extent : Light, Area Affected : 5%						
	Location : Infirmary, Waiting Area						
Exposed Concrete	30%	Now	\$243,500	LIFE	* *	5	\$31,100
	Cracking/Crumbling, Extent : Light, Area Affected : 5%						
	Location : Electrical Room						
	Spalling, Extent : Light, Area Affected : 2%						
	Location : Water Meter Room						
Fiber Board	5%			2031	* *		
Metal Panel	30%	Now	\$315,900	LIFE	* *	5	\$248,900
	Deformed/Dented, Extent : Moderate, Area Affected : 60%						
	Location : Gymnasium						
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%						
	Location : Throughout Corridors						

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	2026	\$223,900	5	\$2,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Electrical Room</i> <i>Explanation : Two 4000a Main Disconnect Switch</i>					

Transformers

Dry Type	100%	2024	\$30,000	5	\$2,100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Electrical Room</i> <i>Explanation : One 225 Kva 480/277pri - 208/120 Sec</i>					

Switchgear / Switchboard

Fused Disc Sw	50%	2026	\$464,300	5	\$1,200
Fused Disc Sw	50%	2036	* *	5	\$1,200

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	80%			2026	\$889,600	1		
	Conduit	20%			2036	* *	1		
Panelboards									
	Fused Disc Sw	10%			2025	\$102,200	5	\$1,300	
	Molded Case Bkrs	70%			2025	\$715,700	5	\$10,400	
	Molded Case Bkrs	20%			2034	* *	5	\$3,000	
Wiring									
	Thermoplastic	80%			2026	\$1,370,400	1		
	Thermoplastic	20%			2036	* *	1		
Motor Controllers									
	Locally Mounted	10%			2024	\$44,200	5	\$400	
	Motor Control Center	90%			2024	\$587,000	5	\$13,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$16,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2031	* *	1	\$174,100	
Generators									
	Diesel	35%			2029	* *	1	\$76,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Rm Outside								
	Explanation : One 800 Kw For Mod 2 & 4								
	Diesel	35%			2029	* *	1	\$76,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Rm. Outside								
	Explanation : One 1000 Kw For Mod 1 & 3								
	Diesel	30%	Now	\$796,800	2041	* *	1	\$59,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : One 700 Kw For Main Building								
Batteries									
	Lead/Acid	100%			2019	\$2,900	5	\$21,000	
Fuel Storage									
	Main Tank	100%			2041	* *	5	\$13,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside & Basement								
	Explanation : Two 4000 Gals & One 275 Gals								
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	55%			2031	* *	10	\$223,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	40%			2036	* *	10	\$162,700	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	5%			2021	\$336,300	10	\$700	
Egress Lighting									
	Emergency, Service	50%			2021	\$207,200	1		
	Emergency, Service	10%			2036	* *	1		
	Exit, Service	35%			2021	\$98,300	1		
	Exit, Service	5%			2036	* *	1		
Exterior Lighting									
	HID	5%			2021	\$203,000	10	\$100	
	No Component	95%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2021	\$325,200	1	\$21,100	
Fire/Smoke Detection									
	Under Construction	100%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2036	* *	1		
	Conversion Equipment								
	Heat Exchanger	50%	Now	\$18,000	2029	* *	1	\$98,700	
		Corroded, Extent : Moderate, Area Affected : 70%							
		Location : Basement Steam Room							
	Pres. Reducing Valve/LP Steam	50%	Now	\$13,100	2029	* *	5	\$6,600	
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Basement Steam Room (mer-46)							
		Other Observation, Extent : Moderate, Area Affected : 3%							
		Location : Basement Steam Room							
		Explanation : Insulation Damaged Or Missing							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,269,700	2042	* *	4	\$21,900	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		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									
	Air Handler	19%			2026	\$863,200	1	\$52,100	
	Air Handler	1%			2036	* *	1	\$2,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Clinic Units							
	Convector/Radiator	2%	Now	\$3,200	2024	\$159,200	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Throughout							
		Explanation : Convector Air Holes Painted Shut Restricting Air Flow							
	Convector/Radiator	78%			2031	* *	1	\$111,700	
Air Conditioning									
Energy Source									
	Electricity	100%			2034	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	10%			2041	* *	1	\$48,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Ext Pkg Unit - Cooling	20%			2026	\$777,800	2	\$5,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves Control Areas							
	No Component	70%							
Distribution									
	Chilled Wtr Pipe/Pump	10%			2052	* *	4	\$2,200	
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2026	\$107,400	1	\$27,400	
	No Component	90%							
Heat Rejection									
	Water Cool Tower	10%			2027	* *	2	\$44,600	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$391,500	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	20%			2026	\$186,300	2	\$2,700	
	Roof	80%	Now	\$53,600	2026	\$535,900	2	\$8,700	
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	HW Heat Exchanger								
	Low Temp	90%	Now	\$4,700	2026	\$235,200	4	\$39,500	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement							
		Explanation : 6 Units, One Needs Circulating Pump Repair							
	Low Temp	10%			2052	* *	4	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Instantaneous Units Serve Kitchen							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,098,100	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Basement And Under Floor							
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Kitchen Piping							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2021	\$21,000	4	\$2,500	
	Sewage Ejector(s)								
	Compressed Air	100%	Now	\$2,700	2026	\$54,200	4	\$1,600	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 8 Units							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : 1 Freight Elevator							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$223,600	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	85%							
	Generic	15%			2036	* *	1-2	\$18,600	
Other Observation, Extent : Light, Area Affected : 15%									
Location : Kitchen									
Explanation : Ansul System Serves Cooking Areas.									
Fire Pump									
	Generic	100%			2029	* *	1	\$82,800	
Chemical System									
	Generic	100%			2024	\$49,700	1-3	\$50,600	

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

Asset Name : RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC
Address : 19-19 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.070 / 2792 **Yr Built/Renovated** : 1988 / 2006
Area Sq Ft : 300,745 **Project Type** : CORRECTION
Date of Survey : 15-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2109477

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,647,300	\$4,869,100
Interior Architecture		\$2,313,200	\$3,293,600
Electrical			\$8,084,800
Mechanical		\$47,600	\$1,828,700
Total		\$5,008,100	\$18,076,200
Importance Code A		\$2,647,300	\$5,018,400
Importance Code B		\$2,245,800	\$12,942,800
Importance Code C		\$115,000	\$115,000
Total		\$5,008,100	\$18,076,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$28,000			
Interior Architecture	\$71,900		\$2,500	\$44,800
Electrical	\$38,800	\$28,800	\$38,500	\$32,300
Mechanical	\$54,900	\$45,700	\$52,600	\$44,700
Total	\$193,700	\$74,400	\$93,600	\$121,900
Importance Code A	\$35,100	\$4,700	\$4,700	\$4,700
Importance Code B	\$123,700	\$69,700	\$88,800	\$87,200
Importance Code C	\$34,900			\$30,000
Total	\$193,700	\$74,400	\$93,600	\$121,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$1,222,600	LIFE	* *	5	\$48,800	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Courtyard Perimeter, At Downspouts Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : North Facades Throughout							
Metal Panel	70%	Now	\$498,300	2036	* *	5	\$341,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Metal Fascia On Exterior Recreation Courtyard Walls							
	Deformed/Dented, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : East Facade And At All Downspouts							
Windows								
Aluminum	5%	Now	\$28,000	2034	* *	5	\$900	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Window Heads Throughout							
Metal/Detention Type	95%			2036	* *	5	\$121,900	
Parapets								
Metal Panel	60%	Now	\$55,100	2036	* *	5	\$3,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%							
	Location : Throughout And Mechanical Bulkhead (J Location)							
Metal: Cage/Fence	10%			2031	* *	5-10	\$2,400	
No Component	30%							
Roof								
Single Ply Membrane	97%	Now	\$871,300	2026	\$4,356,500			
	Adhesion Failure, Extent : Light, Area Affected : 15%							
	Location : Throughout							
	Drains Clogged, Extent : Severe, Area Affected : 35%							
	Location : Trough Behind Parapets - 2 Story Bldgs 1-4, 9-16							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%							
	Location : Various Locations Throughout Facility							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : 2nd Story Housing Areas Throughout							
Skylight, Plastic	3%			2039	* *	1		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	40%	Now	\$313,600	LIFE	* *	5	\$347,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Rooms, Corridors								
Cast in Place Concrete	8%			LIFE	* *	5	\$138,800	
Ceramic Tile	10%	Now	\$146,100	2029	* *	5	\$19,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Women's Housing Shower Facilities								
Quarry Tile	2%	Now	\$43,300	2031	* *	5	\$6,000	
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Traffic Topping	5%	Now	\$233,700	2026	\$467,500	5	\$12,400	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Mess Hall Kitchen								
Vinyl Tile	30%	Now	\$576,800	2026	\$1,922,600	3	\$44,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Corridors Throughout								
Patching Evident, Extent : Light, Area Affected : 20%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 15%								
Location : At Housing / Central Corridor Connections								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Connecting Tunnel Near J Mechanical Room								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile	5%			2034	* *	3	\$7,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 1st Floor Program Areas								
Interior Walls								
Ceramic Tile	15%			2035	* *	5	\$59,900	
Recent Repair Evident, Extent : Light, Area Affected : 50%								
Location : Women's Housing Area Bathrooms								
Concrete Masonry Unit	72%			LIFE	* *	5	\$230,000	
Glass: Single Pane	3%			LIFE	* *	5	\$18,000	
Gypsum Board	5%			LIFE	* *	5-10	\$33,900	
Metal Security Bars	5%			LIFE	* *	10	\$4,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	10%	Now	\$70,100	2031	* *	5	\$19,800	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	AcousTileSusp.Lay-In	10%	Now	\$12,200	2031	* *	5	\$19,800	
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Where 5,6,7 Control Ceiling Meets The Main Corridor									
	Exposed Struc: Steel	5%			LIFE	* *	10	\$39,700	
	Gypsum Board	20%	Now	\$76,200	LIFE	* *	5	\$99,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Main Corridor/ Connection Tunnel, Outside Of J Mechanical									
Recent Installation, Extent : Light, Area Affected : 2%									
Location : Chapel									
	Metal Panel	50%	Now	\$629,300	LIFE	* *	5	\$247,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : East Corridor, Bldgs 5-7, Bldg 9/11									
Staining/Discoloring, Extent : Severe, Area Affected : 90%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Between Buildings 2-4 / 1-3									
	Metal Panel	5%			LIFE	* *	5	\$49,600	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2026	\$149,300	5	\$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Six 1600 Amps Main Disconnect Switch									
Transformers									
	Dry Type	100%			2024	\$30,000	5	\$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Closet, Electrical & Mechanical Room									
Explanation : Five 75 Kva, Four 30 Kva, Three 45 Kva & Four 15 Kva 480hv-208/120lv									
Switchgear / Switchboard									
	Fused Disc Sw	60%			2026	\$390,000	5	\$800	
	Fused Disc Sw	10%			2056	* *	5	\$100	
	Molded Case Bkrs	30%			2026	\$195,000	5	\$2,400	
Raceway									
	Conduit	95%			2026	\$704,200	1		
	Conduit	5%			2056	* *	1		
Recent Installation, Extent : Light, Area Affected : 5%									
Location : Throughout									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	90%			2025	\$613,400	5	\$7,100	
Molded Case Bkrs	10%			2051	* *	5	\$800	
Recent Installation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Wiring								
Thermoplastic	95%			2026	\$1,084,900	1		
Thermoplastic	5%			2056	* *	1		
Recent Installation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Motor Controllers								
Locally Mounted	10%			2024	\$142,100	5	\$200	
Motor Control Center	55%			2024	\$740,500	5	\$4,500	
Motor Control Center	30%			2039	* *	5	\$2,500	
Variable Frequency Drive	5%			2046	* *			
Recent Installation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$92,500	
Generators								
Diesel	100%			2029	* *	1	\$116,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : Two 800 Kw								
Batteries								
Lead/Acid	100%			2021	\$2,900	5	\$11,100	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Fuel Storage								
Day Tank	20%			2034	* *	5	\$11,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : One 250 Gals For Both Generators								
Main Tank	80%			2041	* *	5	\$7,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Underground								
Explanation : 10,000 Gallons								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	75%			2031	* *	10	\$206,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	20%			2036	* *	10	\$55,200	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clinic & Nursery Room</i>								
HID	5%			2026	\$228,000	10	\$500	
Egress Lighting								
Emergency, Service	50%			2026	\$140,500	1		
Emergency, Service	10%			2036	* *	1		
Exit, Service	35%			2021	\$66,600	1		
Exit, Service	5%			2036	* *	1		
Exterior Lighting								
HID	100%			2026	\$2,158,000	10	\$900	
Alarm								
Security System								
No Component	30%							
Generic	70%			2021	\$1,210,100	1	\$78,600	
Fire/Smoke Detection								
Under Construction	100%							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger	50%			2029	* *	1	\$47,500	
Pres. Reducing Valve/LP Steam	50%	0-2	\$2,300	2029	* *	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Steam Pressure Reducing Station</i>								
<i>Explanation : Insulation Damaged Or Missing</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$14,200	
Terminal Devices								
Air Handler	40%			2026	\$786,600	1	\$47,500	
Air Handler	10%			2031	* *	1	\$11,900	
Convactor/Radiator	4%	Now	\$2,800	2031	* *	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Convactor Air Holes Painted Shut Restricting Air Flow</i>								
Convactor/Radiator	46%			2031	* *	1	\$28,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	5%			2024	\$320,800	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Main Mechanical Room Explanation : Interior Packaged Air Conditioning Equipment Serves The Kitchen, Visitor's Area And Cafeteria						
Reciprocating Compr/Chiller	10%			2026	\$123,800	1	\$8,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : B & J Mechanical Rooms Other Observation, Extent : Light, Area Affected : 100% Location : B & J Mechanical Rooms Explanation : Water Cooled Chillers Serve Male Staff Locker Room, Switch Gear Room And Admin						
Reciprocating Compr/Chiller	10%			2031	* *	1	\$8,900	
		Other Observation, Extent : Light, Area Affected : 10% Location : Court Yard Near 9, 10, 11 & 12 Quad Explanation : Air Cooled Chiller Serves The 9, 10, 11 & 12 Quad Air Handling Equipment						
Ext Pkg Unit - Heating/Cooling	10%			2031	* *	2	\$1,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Of New Clinic / Pharmacy						
No Component	65%							
Distribution								
Chilled Wtr Pipe/Pump	10%			2046	* *	4	\$1,400	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	* *	1	\$11,900	
Fan Coil - Cooling	5%			2026	\$49,100	1	\$3,100	
No Component	85%							
Heat Rejection								
Remote Air Cond	10%			2026	\$76,300	2	\$13,400	
Water Cool Tower	10%			2027	* *	2	\$19,300	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$169,500	
Exhaust Fans								
Interior	75%			2026	\$302,400	2	\$4,400	
Roof	25%	Now	\$1,500	2026	\$72,500	2	\$1,200	
		Malfunctioning, Extent : Light, Area Affected : 2% Location : Roof						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2036	* *	1		
	Galv Iron/Steel	80%			2031	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2036	* *	4	\$19,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2026	\$21,000	4	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Not Directly Observed								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$96,800	
	Sprinkler								
	No Component	50%							
	Generic	50%			2046	* *	1-2	\$26,900	
	Fire Pump								
	Generic	100%			2029	* *	1	\$35,900	
	Chemical System								
	Generic	100%			2024	\$49,700	1-3	\$50,600	

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$308,200	\$479,100
Interior Architecture		\$311,500	\$141,800
Electrical			\$342,900
Mechanical			\$77,400
Total		\$619,700	\$1,041,200
Importance Code A		\$308,200	\$479,100
Importance Code B		\$218,800	\$511,500
Importance Code C		\$92,700	\$50,600
Total		\$619,700	\$1,041,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$44,500		\$4,600	
Interior Architecture	\$34,400		\$5,500	\$6,900
Electrical	\$1,100	\$900	\$1,100	\$3,800
Mechanical	\$3,900	\$1,200	\$1,800	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,700	\$6,100	\$17,000	\$15,700
Importance Code A	\$44,900	\$400	\$5,000	\$400
Importance Code B	\$42,800	\$5,700	\$12,000	\$15,300
Total	\$87,700	\$6,100	\$17,000	\$15,700



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$18,700	LIFE	* *	5	\$17,500	
Broken/Missing Elements, Extent : Light, Area Affected : 3%								
Location : Exterior Fire Exit Stair Footings Disconnected From Lower Stair Rail Posts								
Leaving Bottom Of Stair Hanging In The Air								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Exterior Stairs								
Metal Panel	77%			2046	* *	5-10	\$370,400	
Metal Panel	10%	Now	\$19,100	2046	* *	5	\$13,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : At Exterior Fire Exit Staircase								
Metal: Cage/Fence	3%			2039	* *	5	\$9,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Perimeter Windows								
Explanation : Protective Grills								
Weathering Steel	5%	Now	\$44,600	LIFE	* *	1		
Windows								
Aluminum	100%	Now	\$154,900	2034	* *	5	\$3,200	
Crtrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Office Areas								
Parapets								
Metal Panel	20%			2046	* *	5	\$3,400	
Metal: Cage/Fence	80%	Now	\$6,600	2031	* *	5	\$11,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Spray-on Foam	100%			2034	* *	5	\$217,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Roof Surface								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Snow Present								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2025	\$268,200	3	\$16,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Offices							
Ceramic Tile	5%	Now	\$10,200	2029	* *	5	\$2,800	
	Worn/Eroded, Extent : Light, Area Affected : 10%							
	Location : Toilet Rooms And Janitors Closet							
Raised Access Floor	20%			2039	* *	5	\$83,000	
Sheet Vinyl/Rubber	15%			2031	* *	5	\$24,900	
Vinyl Tile	50%	Now	\$89,300	2031	* *	3	\$20,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : At Thresholds							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Administrative Spaces							
Interior Walls								
Gypsum Board	100%			LIFE	* *	5-10	\$143,300	
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$88,000	2039	* *	5	\$49,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Personnel Room And Open Admin. Areas							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : 2nd Floor Office							
	Staining/Discoloring, Extent : Light, Area Affected : 35%							
	Location : Administration, Kitchen And Locker Room Areas							
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : Throughout							
	Explanation : Fiberglass Reinforced Panels							
Gypsum Board	10%			LIFE	* *	5-10	\$38,000	

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2034	* *	10	\$2,300	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Fisrt Floor							
Fluorescent	65%			2026	\$342,900	10	\$5,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	5%			2034	* *	10	\$400	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Egress Lighting								
Emergency, Service	20%			2034	* *	1		
Emergency, Service	40%			2026	\$3,100	1		
Exit, LED	5%			2061	* *	1		
Exit, Service	35%			2026	\$800	1		
Alarm								
Security System								
Generic	100%			2031	* *	1	\$3,100	
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *			
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger	100%			2029	* *	1	\$4,200	
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$600	
Terminal Devices								
Air Handler	90%			2026	\$77,400	1	\$4,700	
Convactor/Radiator	10%			2031	* *	1	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	100%			2031	* *	2	\$500	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Roof							
Distribution								
Under Construction	100%							
Heat Rejection								
Under Construction	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,400	
Exhaust Fans								
Roof	90%			2031	* *	2	\$200	
Wall Unit	10%			2034	* *	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Electric	100%			2024	\$2,500	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 1- 30 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2031	* *	1	\$500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	80%							
Generic	20%			2056	* *	1-2	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : Clean Agent System Being Installed To Protect Communication Equipment								

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$963,800	\$1,483,400
Interior Architecture		\$869,300	\$807,600
Electrical		\$40,700	\$3,208,100
Mechanical		\$56,400	\$1,052,800
Total		\$1,930,100	\$6,551,800
Importance Code A		\$963,800	\$1,607,000
Importance Code B		\$681,700	\$4,944,800
Importance Code C		\$284,600	
Total		\$1,930,100	\$6,551,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$25,800			
Interior Architecture	\$92,800		\$10,400	\$3,500
Electrical	\$1,200		\$1,500	\$1,000
Mechanical	\$48,400	\$9,400	\$14,000	\$12,400
Total	\$168,100	\$9,400	\$25,900	\$16,800
Importance Code A	\$32,000		\$1,400	
Importance Code B	\$125,200	\$9,400	\$24,500	\$16,800
Importance Code C	\$11,000			
Total	\$168,100	\$9,400	\$25,900	\$16,800



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$601,600	LIFE	**	5	\$52,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 60%							
	Location : South Facade At Masonry Supports Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : North Facade, Throughout							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Second Floor Wall At East Facade							
Metal Coiling Doors	25%	Now	\$94,300	2031	**	5	\$27,300	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Various Locations Throughout							
Windows								
Steel	100%	Now	\$128,800	2034	**	5	\$40,500	
	Air Infiltration, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Various Lintel Locations Throughout Garage							
	Unit Inoperable, Extent : Moderate, Area Affected : 25%							
	Location : Officers Locker Room							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
	Weather Strip Missing, Extent : Moderate, Area Affected : 50%							
	Location : Officers Locker Room							
Parapets								
Masonry: Brick	70%			LIFE	**	5-10	\$20,900	
Metal Panel	10%			2046	**	5	\$1,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Coping Cap							
Metal Rail	20%	Now	\$4,400	2039	**	5	\$6,200	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Built-Up (BUR)	98%	Now	\$139,000	2026	\$1,390,400			
	Blisters, Extent : Moderate, Area Affected : 40%							
	Location : Various Locations Throughout Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations Throughout Including Garage Spaces And 2nd Floor Corridor Near Communications Area							
Metal Panel	2%	Now	\$3,500	2039	**			
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Roof Hatches							

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Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$142,100	LIFE	* *	5	\$157,300	
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								
Ceramic Tile	5%	Now	\$20,400	2022	\$203,600	5	\$2,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Mens Toilet And Shower Facilities								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Raised Access Floor	5%			2029	* *	5	\$20,700	
Vinyl Tile	25%			2021	\$446,700	3	\$13,800	
Interior Walls								
Concrete Masonry Unit	80%	2-4	\$284,600	LIFE	* *	5	\$27,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Room M-3, Perimeter Walls								
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Perimeter Walls								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : Room M-3 And Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : From Lower Roofs								
Gypsum Board	10%			LIFE	* *	5-10	\$14,300	
Metal: Cage/Fence	10%			LIFE	* *	10	\$1,700	
Ceilings								
AcousTileSusp.Lay-In	15%			2031	* *	5	\$16,600	
AcousTileSusp.Lay-In	15%			2031	* *	5	\$16,600	
Exposed Concrete	10%	Now	\$33,800	LIFE	* *	5	\$1,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Radio Shop								
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Radio Shop								
Exposed Struc: Steel	50%	Now	\$442,600	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Mens Locker Room And Various Locations Adjacent To North Wall In Service Area Of Garage Above Windows								
Gypsum Board	10%			LIFE	* *	5-10	\$38,000	

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$4,800	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amps, One 600 Amps & One 800 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2024	\$30,000	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Kva & One 300 Kva 480/277hv - 208/120lv							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2026	\$92,900	5	\$300	
	Raceway								
	Conduit	100%			2026	\$17,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2025	\$56,800	5	\$1,900	
	Wiring								
	Thermoplastic	100%			2026	\$38,800	1		
	Motor Controllers								
	Locally Mounted	100%			2024	\$109,400	5	\$500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Manual	100%			2026	\$16,900	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : Missing Rating Tag							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2021	\$439,800	10	\$40,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	HID	40%			2021	\$448,200	10	\$1,000	
	Egress Lighting								
	Exit, Service	80%			2021	\$30,300	1		
	Exit, Service	20%			2021	\$7,600	1		
	Exterior Lighting								
	HID	100%			2021	\$530,200	10	\$200	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2029	* *	5	\$2,200	
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2021	\$1,454,100			

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	80%			2036	* *	1		
	Electricity	20%			2036	* *	1		
	Conversion Equipment								
	Radiant Heater	20%	Now	\$6,200	2026	\$123,600	2	\$5,500	
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Various Offfices							
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Office Area							
		Explanation : 40 Electrical Radiants							
	Not Accessible	80%							
Distribution									
	Hot Wtr Piping/Pump	80%	Now	\$56,400	2034	* *	4	\$2,900	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	No Component	20%							
Terminal Devices									
	Unit Heater-Stm/HW	80%			2021	\$725,400	4	\$8,100	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	10%			2026	\$64,800	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 3 Units On Roof							
	Window/Wall Unit	10%			2021	\$28,900	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$65,200	
	Exhaust Fans								
	Interior	20%			2021	\$31,000	2	\$500	
	Roof	80%	Now	\$4,500	2021	\$89,300	2	\$1,400	
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
		Explanation : 4 Fan Covers Missing							
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2036	* *	1		
	Galv Iron/Steel	30%			2031	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$37,300	
	Sprinkler								
	Generic	100%			2036	* *	1-2	\$20,700	
	Chemical System								
	Dry	100%			2021	\$49,700	1-3	\$55,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside Gas Refill Stations								
	Explanation : 2 Sets								

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Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$296,500	\$165,300
Interior Architecture		\$73,200
Electrical		\$1,687,200
Mechanical		\$221,700
Total	\$296,500	\$2,147,300
Importance Code A	\$296,500	\$165,300
Importance Code B		\$1,982,000
Total	\$296,500	\$2,147,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$44,900			\$1,100
Electrical	\$1,000	\$800	\$1,000	\$800
Mechanical	\$30,500	\$2,000	\$3,700	\$2,900
Total	\$76,500	\$2,800	\$4,700	\$4,700
Importance Code A	\$24,500		\$700	
Importance Code B	\$31,000	\$2,800	\$3,900	\$4,200
Importance Code C	\$20,900			\$500
Total	\$76,500	\$2,800	\$4,700	\$4,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%			2046	* *	5-10	\$165,300	
	Windows								
	Metal/Detention Type	100%			2046	* *	5	\$5,000	
	Parapets								
	Metal Panel	100%			2046	* *	5	\$2,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Around Perimeter								
	Explanation : Metal Panel Soffits / Overhangs								
Roof									
	Skylight, Plastic	3%			2039	* *	1		
	Spray-on Foam	97%	Now	\$296,500	2036	* *	5	\$28,500	
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations Throughout								
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Center Of Roof								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Snow Present								
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Bathrooms / Locker Rooms								
	Sheet Vinyl/Rubber	70%			2031	* *	5	\$19,000	
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Vinyl Tile	25%	Now	\$14,600	2026	\$73,200	3	\$1,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Office Areas								
	Worn/Eroded, Extent : Moderate, Area Affected : 35%								
	Location : Throughout Office Areas And Locker Room								
Interior Walls									
	Ceramic Tile	5%			2035	* *	5	\$1,000	
	Gypsum Board	95%			LIFE	* *	5-10	\$32,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Walls								
	Explanation : Fiberglass Reinforced Type Panels								

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

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

Interior**Ceilings**

AcousTileSusp.Lay-In	95%	Now	\$7,400	2039	* *	5	\$10,500
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*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Kitchen, Locker Room And Office - Cashier 1 & 2 Space**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Ceilings**Explanation : Fiberglass Reinforced Panels.*

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

Under 600 Volts**Service Equipment**

Molded Case Bkrs	100%			2036	* *	5	\$300
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated @ 400 Amperes***Transformers**

Dry Type	100%			2031	* *	5	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 75 Kva, 45 Kva, 480/208/120 Volts***Switchgear / Switchboard**

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

Conduit	100%			2036	* *	1	
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Panelboards

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

Thermoplastic	100%			2036	* *	1	
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Ground**Grounding Devices**

Generic	100%			LIFE	* *	5	\$400
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Stand-by Power**Transfer Switches**

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

Not Accessible	100%						
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Batteries

Not Accessible	100%						
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Fuel Storage

Not Accessible	100%						
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2026	\$1,292,600	10	\$11,100	
T-12 Lamps, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Egress Lighting								
	Emergency, Service	50%			2026	\$5,700	1		
	Exit, Service	50%			2026	\$3,800	1		
	Exterior Lighting								
	HID	100%			2026	\$86,900	10		
Alarm									
	Security System								
	Generic	100%			2026	\$69,600	1	\$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : C C T V Surveillance Cameras									
	Fire/Smoke Detection								
	Generic, Digital	100%			2021	\$238,200			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells									
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Heat Pump	100%	2-4	\$24,500	2031	* *	2	\$3,000	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 3 Roof Top Units									
	Terminal Devices								
	Air Handler	100%			2021	\$124,000	1	\$7,500	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Heat Pump	100%			2020	\$800	2	\$700	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 3 Rtus, Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2021	\$97,700	1	\$7,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,700	
Exhaust Fans									
	Roof	100%			2021	\$18,300	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
Water Heater									
	Electric	100%			2021	\$3,600	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Female Locker Room							
		Explanation : 1 Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2031	* *	1	\$700	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2036	* *	1-2	\$3,400	

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

Asset Name : RIKERS ISLAND FACILITIES WEST FACILITY
Address : 16-06 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.150 / 2865 **Yr Built/Renovated** : 1993 / 1998
Area Sq Ft : 202,636 **Project Type** : CORRECTION
Date of Survey : 05-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$17,592,500	\$4,382,200
Interior Architecture		\$3,889,900	\$7,013,200
Electrical			\$26,020,100
Mechanical		\$450,800	\$20,202,700
Total		\$21,933,200	\$57,618,200
Importance Code A		\$18,003,200	\$4,382,200
Importance Code B		\$3,168,400	\$52,798,500
Importance Code C		\$761,600	\$437,500
Total		\$21,933,200	\$57,618,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Interior Architecture	\$16,200		\$9,200	\$41,400
Electrical	\$25,400	\$21,600	\$27,800	\$21,600
Mechanical	\$87,500	\$20,700	\$76,800	\$34,600
Total	\$129,100	\$42,300	\$113,900	\$97,700
Importance Code A	\$12,500		\$12,500	
Importance Code B	\$100,400	\$42,300	\$101,300	\$97,700
Importance Code C	\$16,200			
Total	\$129,100	\$42,300	\$113,900	\$97,700



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	60%	Now	\$2,288,100	2036	* *	5	\$1,046,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
	Location : Various Locations Throughout All Modules							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations Throughout All Modules							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : All Modules							
	Explanation : Modules Are Elevated On Blocks. Exterior Sheathing From Finished Floor To Grade Is In Severe Disrepair							
Metal Panel	40%			2046	* *	5-10	\$2,557,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : South East Corner Of West Facility							
	Explanation : Cell Structures							
Windows								
Aluminum	60%	2-4	\$9,354,400	2051	* *	5	\$58,700	
	Air Infiltration, Extent : Severe, Area Affected : 50%							
	Location : Various Locations Throughout All Modules							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations Throughout All Modules							
Metal/Detention Type	40%	Now	\$2,953,500	2036	* *	5	\$142,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Various Locations Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Parapets								
Not Accessible	100%							
Roof								
Single Ply Membrane	40%			2031	* *	10	\$288,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Located At South East Corner Of West Facility							
	Explanation : Referes To Cell Structures							
Spray-on Foam	60%	Now	\$2,996,500	2036	* *	5	\$288,300	
	Insul Deter/Miss, Extent : Severe, Area Affected : 50%							
	Location : Various Locations Throughout All Modules							
	Water Penetration, Extent : Moderate, Area Affected : 40%							
	Location : Various Locations Throughout All Modules							

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$322,300	
Sheet Vinyl/Rubber	35%			2031	**	5	\$386,800	
Vinyl Tile	45%	Now	\$1,071,100	2026	\$5,355,600	3	\$124,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Administration And Various Toilet Room Spaces Throughout Modules</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Corridors, Offices And Lobby Areas Throughout</i>								
Vinyl Tile	10%			2034	**	3	\$27,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Gypsum Board	20%			LIFE	**	5-10	\$275,500	
Gypsum Board	60%			LIFE	**	5-10	\$826,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fiberglass Reinforced Panels</i>								
Metal Security Bars	10%			LIFE	**	10	\$16,200	
Steel Plate	10%			LIFE	**	5	\$97,200	
Ceilings								
AcousTileSusp.Lay-In	45%	Now	\$1,171,900	2031	**	5	\$165,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout Modules</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fiberglass Reinforced Panels</i>								
Gypsum Board	15%	Now	\$212,400	LIFE	**	5	\$138,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Administrative Locations Throughout All Modules</i>								
Gypsum Board	10%			LIFE	**	5-10	\$253,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Metal Panel	30%	Now	\$350,600	LIFE	**	5	\$276,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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Estimates are rounded to the nearest hundred dollars.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2031	* *	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 45 Kva, 30 Kva 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	* *	5	\$900	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	* *	5	\$200	
Molded Case Bkrs	95%			2034	* *	5	\$5,100	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2024	\$1,421,500	5	\$1,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$62,300	
Generators								
Diesel	100%			2029	* *	1	\$78,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Rooms								
Explanation : 8- Emergency Generator Set Rated @ 1150 Kw Each								
Batteries								
Lead/Acid	100%			2019	\$2,900	5	\$7,500	
Fuel Storage								
Main Tank	100%			2041	* *	5	\$6,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 8- Main Tanks, 5000 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	100%			2026	\$21,639,000	10	\$185,900	
T-12 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	48%			2026	\$90,900	1		
Emergency, Battery	2%			2026	\$10,400	10	\$1,000	
Exit, Service	50%			2026	\$64,100	1		
Exterior Lighting								
HID	100%			2026	\$1,454,000	10	\$600	

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

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

Alarm

Security System
Generic

100% 2021 \$1,164,800 1 \$75,700
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Inside And Outside
Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

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

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

Heating

Energy Source
Electricity

100% 2036 * *

Conversion Equipment
Heat Pump

100% 2020 \$410,700 2 \$62,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Approximately 60 Units

Terminal Devices

Fan Coil Unit/Heat

100% 2021 \$5,764,700 1 \$65,400

Air Conditioning

Energy Source
Electricity

100% 2034 * *

Conversion Equipment
Heat Pump

100% 2020 \$13,900 2 \$12,400
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roofs And Side Walls

Terminal Devices

Fan Coil - Cool/Heat

100% 2021 \$7,288,100 1 \$65,400

Heat Rejection

Remote Air Cond

100% 2021 \$2,299,900 2 \$141,100

Ventilation

Distribution

Ductwork/Diffusers

20% Now \$13,300 LIFE * * 2-5 \$22,600
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%
Location : Exterior Ducts

Ductwork/Diffusers

80% LIFE * * 2-5 \$143,100

Exhaust Fans

Roof

80% 2021 \$244,900 2 \$5,000

No Component

20%

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Water Heater								
	Electric	100%			2021	\$59,700	4	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : 120 Gallon Units In Most Modular Units And Sprungs								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Plastic/PVC	100%			2031	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2026	\$4,495,300	1-2	\$56,800	

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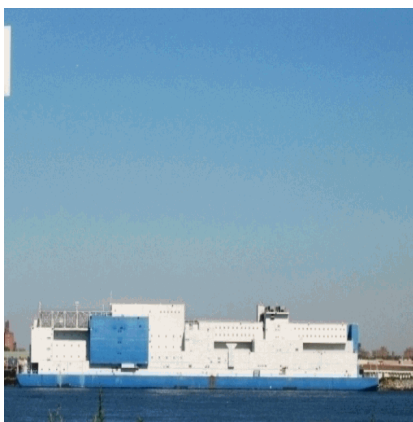
Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$964,700	\$1,830,300
Interior Architecture	\$977,600	\$2,163,900
Electrical		\$23,544,100
Mechanical	\$5,893,200	\$6,247,300
Total	\$7,835,600	\$33,785,600
Importance Code A	\$1,029,400	\$3,201,600
Importance Code B	\$6,806,200	\$30,200,800
Importance Code C		\$383,200
Total	\$7,835,600	\$33,785,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$27,900			
Interior Architecture	\$35,100	\$30,000		\$22,200
Electrical	\$83,800	\$87,100	\$50,500	\$56,300
Mechanical	\$90,000	\$100,800	\$156,200	\$93,200
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$261,500	\$242,600	\$231,300	\$196,400
Importance Code A	\$27,900	\$30,200	\$26,200	\$26,200
Importance Code B	\$220,600	\$212,300	\$205,200	\$170,200
Importance Code C	\$12,900			
Total	\$261,500	\$242,600	\$231,300	\$196,400



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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		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Panel	100%			2043	**	5-10	\$1,930,800		
	Painted Surfaces, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : This Is Ship Construction - Steel Plates Welded Together								
Windows									
Metal/Detention Type	98%			2033	**	5	\$548,700		
Metal Louvers	2%			2032	**	10	\$19,200		
Parapets									
Metal Rail	100%	Now	\$44,300	2036	**	5	\$58,600		
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Roof									
Metal Panel	83%	Now	\$119,500	2036	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Throughout,								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : This Component Is Actually Painted Steel Surfaces								
Skylight, Metal/Glass	2%			2043	**	10	\$6,800		
Traffic Topping	15%	Now	\$27,900	2023	\$93,100				
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Outdoor Recreation Area								
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Outdoor Recreation Area								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over 3ab And 3bb Cells								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Outdoor Recreation Area								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outdoor Recreation Area								
	Explanation : Steel Deck Is Covered With Dex-o-tex Type Coating								
Interior									
Floors									
Quarry Tile	2%			2028	**	5	\$11,900		
Raised Access Floor	3%			2032	**	5	\$44,500		
Steel Plate	30%			LIFE	**	1			
Steel Plate	20%	Now	\$145,000	LIFE	**	1			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room								
Vinyl Tile	45%	Now	\$456,100	2023	\$1,520,300	3	\$66,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Corridors								

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

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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		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Fiberglass Panel	3%			LIFE	* *				
Glass: Single Pane	2%			LIFE	* *	5	\$10,100		
Steel Plate	10%	Now	\$12,900	LIFE	* *	5	\$40,300		
Corrosion/Rusting, Extent : Light, Area Affected : 25%									
Location : Boiler Room									
Steel Plate	85%			LIFE	* *	5	\$342,900		
Ceilings									
AcousTileSusp.Lay-In	15%			2028	* *	5	\$48,100		
Exposed Struc: Steel	20%			LIFE	* *				
Metal Panel	35%	Now	\$376,500	LIFE	* *	5	\$140,200		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Metal Panel	30%			LIFE	* *	5	\$120,200		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Cells 3ab And 3bb									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Inmate Cells									
Explanation : This Component Is Actually Steel Plates.									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$79,000	5	\$8,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protectors Rated @ 4- 4000 Amperes, 2- 1200 Amperes, 1- 800 Amperes And 2- 600 Amperes								
Transformers								
Dry Type	100%			2021	\$15,900	5	\$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- 750 Kva, 480/208/120 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$343,900	5	\$8,200	
Raceway								
Conduit	100%			2023	\$392,200	1		
Panelboards								
Fused Disc Sw	5%			2022	\$18,000	5	\$400	
Molded Case Bkrs	95%			2022	\$342,600	5	\$7,800	
Wiring								
Thermoplastic	100%			2023	\$604,200	1		

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2021	\$75,200	5	\$200	
	Motor Control Center	90%			2021	\$641,100	5	\$7,600	
Stand-by Power									
	Transfer Switches								
	Automatic	20%	Now	\$18,100	2043	* *	1	\$17,200	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Upper Mechanical Room							
	Automatic	80%			2028	* *	1	\$76,300	
Generators									
	Diesel	100%			2026	\$702,600	1	\$120,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 2- 2000 Kw Air Start And 1- 500 Kw Electric Start							
Batteries									
	Lead/Acid	100%			2017	\$1,500	5	\$11,500	
Fuel Storage									
	Day Tank	50%			2031	* *	5	\$24,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 2400 Gallons Capacity							
	Main Tank	50%			2038	* *	5	\$3,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Bottom Level							
		Explanation : 2- 40000 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2023	\$7,460,400	10	\$121,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Facility							
		Explanation : T-12 Lamps							
	Fluorescent	48%			2023	\$7,162,000	10	\$116,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Facility							
		Explanation : T-8 Lamps							
	HID	2%			2023	\$42,400	10	\$200	
Egress Lighting									
	Emergency, Service	60%			2023	\$78,400	1		
	Emergency, Battery	10%			2023	\$35,800	10	\$6,400	
	Exit, Service	30%			2018	\$26,500	1		
Exterior Lighting									
	HID	100%			2023	\$1,176,900	10	\$900	
Alarm									

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

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

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

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

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

Alarm

Security System

Generic

100%

2023

\$942,800

1

\$115,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Facility**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic

100%

2023

\$3,227,500

1-3

\$196,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Facility**Explanation : Smoke Detector, Manual Pull Station, Horns And Alarm Bells*

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

Heating

Energy Source

Fuel Oil No 2

100%

2033

* *

5

\$81,800

Conversion Equipment

Steam Boiler

100%

Now

\$64,600

2021

\$1,292,300

1

\$235,400

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Shell Of Boiler**Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Level Boiler Room**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

Now

\$18,800

2033

* *

4

\$13,000

*Corroded, Extent : Severe, Area Affected : 15%**Location : Boiler Area, Lower Level*

Terminal Devices

Air Handler

95%

2018

\$1,359,800

1

\$155,100

Unit Heater-Stm/HW

5%

2018

\$213,400

4

\$1,800

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Reciprocating

100%

Now

\$901,000

2033

* *

1

\$110,200

Compr/Chiller

*Not in Service, Extent : Severe, Area Affected : 20%**Location : 8 Out Of 48 Compressors - Compressors Keep Burning Out Frequently On Roof**On Extended Life, Extent : Severe, Area Affected : 100%**Location : Roof**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Distribution

Chilled Wtr Pipe/Pump

100%

2023

\$767,100

4

\$13,000

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2018	\$1,127,600	1	\$163,300	
Heat Rejection								
Remote Air Cond	100%	Now	\$1,585,800	2033	* *	2	\$147,100	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof								
Explanation : On Extended Life								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$75,400	LIFE	* *	2-5	\$147,300	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Various Areas								
Exhaust Fans								
Interior	100%			2018	\$293,400	2	\$8,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$39,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,100	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2023	\$11,100	4	\$1,600	
Backflow Preventer								
Generic	100%			2023	\$25,700	1	\$16,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pier								
Explanation : Located On Shore								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : (2) B-3 (2) I-3 (1) B-1								
Explanation : 4 Passenger, 1 Freight								
Fire Suppression								
Standpipe								
Generic	100%			2023	\$947,400	1-5	\$138,100	
Sprinkler								
Generic	100%			2023	\$3,099,600	1-2	\$74,000	
Fire Pump								
Generic	100%			2019	\$196,600	1	\$49,300	

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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**

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Piers	\$2,300			
Total	\$2,300			
Importance Code A				
Importance Code C	\$2,300			
Total	\$2,300			



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

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

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

DEPARTMENT OF CORRECTION - 072
PIER AT DOC BARGE INFRONT OF ASSET 13476
Asset # : 14102

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

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Piers	\$329,000	
Total	\$329,000	
Importance Code A	\$329,000	
Total	\$329,000	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Piers	\$2,200	\$1,900		\$8,900
Total	\$2,200	\$1,900		\$8,900
Importance Code A	\$1,800			
Importance Code B	\$400			\$8,900
Importance Code C		\$1,900		
Total	\$2,200	\$1,900		\$8,900



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

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

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

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

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck	Concrete	20%	0-2	\$86,300	LIFE	* *	5	\$2,600	
		Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%							
		Location : Underdeck North Half Of Wharf							
		Spalling, Extent : Severe, Area Affected : 100%							
		Location : Underdeck North Half Of Wharf							
	Concrete	15%	4+	\$64,700	LIFE	* *	5	\$1,900	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 50%							
		Location : Underdeck North Half Of Wharf							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Underdeck Randomly Throughout							
		Explanation : Delaminated Areas							
	Concrete Not Accessible	40%			LIFE	* *	5	\$5,200	
		25%							
	Deck Surface Asphalt	50%			2038	* *	5	\$3,800	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : North Half Of Wharf							
	No Component	50%							
Pile Caps	Concrete	40%			LIFE	* *	5	\$200	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Discolor & Bleeding, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Timber	25%	Now	\$37,400	LIFE	* *	4	\$13,600	
		Broken, Extent : Severe, Area Affected : 40%							
		Location : At Ends Of Caps							
	Timber	35%	4+	\$52,300	LIFE	* *	4	\$19,100	
		Excess Deflections, Extent : Moderate, Area Affected : 25%							
		Location : Adjacent To Bulkhead							
		Rotting/Splitting, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							

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

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

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

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

Piers		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Piles and Bracing								
Steel	2%	4+	\$1,800	LIFE	* *	5	\$2,100	
	Corrosion, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Steel	30%			LIFE	* *	5	\$32,000	
	Corrosion, Extent : Light, Area Affected : 30%							
	Location : In Splash Zone							
	Missing Coating, Extent : Light, Area Affected : 30%							
	Location : In Splash Zone							
Timber	15%	Now	\$53,000	LIFE	* *	4-5	\$4,700	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Timber	15%	4+	\$35,300	LIFE	* *	4-5	\$4,700	
	Rotting/Splitting, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Timber	18%			LIFE	* *	4-5	\$5,600	
	Rotting/Splitting, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Not Accessible	20%							
Coping/Curb								
Timber	100%			LIFE	* *			
	Rotting/Splitting, Extent : Moderate, Area Affected : 2%							
	Location : Station 1+28 From South							
Fender								
Wales and Chocks								
Timber	95%			2032	* *	4	\$13,800	
No Component	5%							
Piles								
Timber	58%			2032	* *	4	\$3,900	
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : At Tops Of Piles							
Timber	2%	4+	\$400	2032	* *	4	\$100	
	Rotting/Splitting, Extent : Moderate, Area Affected : 10%							
	Location : At Tops Of Piles							
No Component	5%							
Not Accessible	35%							

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Piers		\$660,200	\$44,400
Total		\$660,200	\$44,400
Importance Code A		\$588,900	
Importance Code B		\$71,300	\$44,400
Total		\$660,200	\$44,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Piers	\$28,700			\$13,300
Total	\$28,700			\$13,300
Importance Code A				
Importance Code B	\$28,700			\$13,300
Total	\$28,700			\$13,300



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

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

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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	40%	0-2	\$410,200	LIFE	* *	5	\$6,900	
	<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : Underdeck</i>							
	<i>Exposed Reinforcement, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : Underdeck</i>							
	<i>Spalling, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : Underdeck</i>							
Concrete	10%	4+	\$20,500	LIFE	* *	5	\$1,700	
	<i>Cracking, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Isolated Throughout Topside</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Isolated Throughout Topside</i>							
Concrete	20%			LIFE	* *	5	\$3,400	
Timber	25%			LIFE	* *	5	\$9,700	
	<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Not Accessible	5%							
Pile Caps								
Timber	5%	Now	\$44,400	LIFE	* *	4	\$3,600	
	<i>Broken, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Pile Cap Ends</i>							
Timber	10%	4+	\$8,900	LIFE	* *	4	\$7,200	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Pile Cap Ends</i>							
Timber	85%			LIFE	* *	4	\$61,400	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Piles and Bracing								
Timber	10%	Now	\$41,900	LIFE	* *	4-5	\$4,100	
	<i>Broken, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	15%	4+	\$62,900	LIFE	* *	4-5	\$6,200	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Timber	25%			LIFE	* *	4-5	\$10,300	
Not Accessible	50%							
Fender Facing								
Timber	100%			2032	* *	3	\$46,600	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Breasting Dolphins</i>							
	<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 40%</i>							
	<i>Location : At Breasting Dolphins In Tidal Zone</i>							

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

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

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

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

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fender									
Piles									
Steel	5%	4+	\$15,700	2032	* *	3-5	\$9,900		
	Corrosion, Extent : Severe, Area Affected : 10%								
	Location : At Breasting Dolphins In Tidal Zone								
Steel	20%			2032	* *	3-5	\$76,400		
	Corrosion, Extent : Light, Area Affected : 50%								
	Location : At Breasting Dolphins Above Water								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : At Breasting Dolphins Above Water								
	Explanation : Coating Loss								
Timber	15%	Now	\$35,700	2038	* *	4	\$3,300		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : At Offshore End Of Pier								
No Component	40%								
Not Accessible	20%								
Deck Elements									
Railing									
Steel	90%			2021					
	Corrosion, Extent : Light, Area Affected : 50%								
	Location : Throughout								
No Component	10%								
Coping/Curb									
Timber	70%			LIFE	* *				
No Component	30%								

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Piers	\$33,000			
Total	\$33,000			
Importance Code A	\$33,000			
Total	\$33,000			



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

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

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

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

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

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Piers	\$898,200	
Total	\$898,200	
Importance Code A	\$264,700	
Importance Code B	\$633,600	
Total	\$898,200	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Piers	\$28,800			
Total	\$28,800			
Importance Code A	\$28,800			
Importance Code B				
Total	\$28,800			



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS
Asset # : 1839

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	70%			LIFE	* *	5	\$4,000	
	Timber	30%	Now	\$63,400	LIFE	* *	5	\$3,800	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Completely Failed And Unusable									
Pile Caps									
	Concrete	60%	4+	\$28,800	LIFE	* *	5	\$100	
Spalling, Extent : Moderate, Area Affected : 20%									
Location : At Bottom Of Pier Caps									
	Timber	40%	2-4	\$117,800	LIFE	* *	4	\$9,600	
Rotting/Splitting, Extent : Moderate, Area Affected : 50%									
Location : At Offshore Pier									
Piles and Bracing									
	Timber	30%	2-4	\$83,500	LIFE	* *	4-5	\$4,100	
Rotting/Splitting, Extent : Moderate, Area Affected : 40%									
Location : at offshore pier									
	Not Accessible	70%							
Fender									
Wales and Chocks									
	Timber	100%	Now	\$245,100	2038	* *	4	\$15,700	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Completely Failed And Unusable									
Piles									
	Timber	100%	Now	\$388,500	2038	* *	4	\$7,300	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Completely Failed And Unusable									

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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 2017 - 2020	FY 2021 - 2026
Piers		\$175,300	
Total		\$175,300	
Importance Code A		\$90,400	
Importance Code B		\$84,900	
Total		\$175,300	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Piers	\$11,000			
Total	\$11,000			
Importance Code A	\$6,200			
Importance Code B	\$4,700			
Total	\$11,000			



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TIMBER TRESTLE
Asset # : 13474

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Timber	50%	Now	\$44,800	LIFE	* *	5	\$1,100	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At End</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At End</i>							
Timber	50%			LIFE	* *	5	\$1,100	
Pile Caps								
Timber	25%	2-4	\$6,200	LIFE	* *	4	\$1,000	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Random</i>							
Timber	75%			LIFE	* *	4	\$3,000	
Piles and Bracing								
Timber	40%	Now	\$31,400	LIFE	* *	4-5	\$900	1
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At End Of Pier</i>							
	<i>Missing Pile, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At End Of Pier</i>							
Timber	60%	2-4	\$14,100	LIFE	* *	4-5	\$1,400	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Deck Elements								
Railing								
Timber	20%	2-4	\$4,700	2017	\$9,400			
	<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Random</i>							
	<i>Explanation : Broken</i>							
Timber	80%	Now	\$37,700	2018	\$37,700			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : End Of Pier</i>							
	<i>Explanation : Missing</i>							

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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 2017 - 2020	FY 2021 - 2026
Bulkheads	\$248,000	
Total	\$248,000	
Importance Code A	\$248,000	
Total	\$248,000	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$10,000	\$200		\$200
Total	\$10,000	\$200		\$200
Importance Code A				
Importance Code B	\$10,000	\$200		\$200
Total	\$10,000	\$200		\$200



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

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

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

DEPARTMENT OF CORRECTION - 072
DOC BARGE BULKHEAD BULKHEAD/ GRAVITY WALL
Asset # : 13476

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	35%	4+	\$248,000	LIFE		* *		
	Corrosion, Extent : Moderate, Area Affected : 25%							
	Location : Splash Zone							
Not Accessible	65%							
Pile Caps								
Concrete	15%			LIFE		* *	5	\$500
No Component	85%							
Backfill								
Fill								
Topsoil	5%	Now	\$3,800	2063		* *		
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : At Five Locations Along The Bulkhead							
	Explanation : Sinkholes							
Not Accessible	95%							
Surface								
Concrete	2%			2032		* *	5	\$300
Gravel	5%	Now	\$5,200	2038		* *	2-5	\$100
	Other Observation, Extent : Severe, Area Affected : 80%							
	Location : At Five Locations Along The Bulkhead							
	Explanation : Sinkholes, Loss Of Fill							
Gravel	73%			2032		* *	2-5	\$2,600
Topsoil	20%			2021	\$12,800	5		\$1,100

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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**

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$12,600			\$5,100
Total	\$12,600			\$5,100
Importance Code A				
Importance Code B	\$11,400			\$5,100
Importance Code C	\$1,200			
Total	\$12,600			\$5,100



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

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

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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Timber	95%			LIFE	* *	5	\$100	
	Timber	5%	4+	\$1,200	LIFE	* *	5		
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
	Location : At North End								
Sheet Piles									
	Steel	50%			LIFE	* *			
	Corrosion, Extent : Light, Area Affected : 15%								
	Location : At Top Of Sheet Piles								
	Missing Coating, Extent : Light, Area Affected : 15%								
	Location : At Top Of Sheet Piles								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Explanation : Exposed Cut Out Holes For Tie Backs								
	Not Accessible	50%							
Wales									
	Steel	100%			LIFE	* *	5	\$4,800	
	Corrosion, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Missing Coating, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Pile Caps									
	Concrete	100%			LIFE	* *	5	\$600	
Backfill									
	Fill								
	Topsoil	2%	Now	\$200	2051	* *			
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Station 1+35 From South Beneath Concrete Surface								
	Explanation : Settlement								
	Not Accessible	98%							
Surface									
	Asphalt	5%	Now	\$200	2032	* *	5	\$100	
	Settlement, Extent : Severe, Area Affected : 15%								
	Location : North End Station 1+90 To 2+01								
	Asphalt	5%			2032	* *	5	\$100	
	Concrete	25%			2032	* *	5	\$600	
	Cracking, Extent : Moderate, Area Affected : 10%								
	Location : Station 1+25 To 1+35								
	Gravel	45%			2032	* *	2-5	\$300	
	Gravel	20%	Now	\$1,900	2032	* *	2-5	\$100	
	Settlement, Extent : Moderate, Area Affected : 10%								
	Location : Adjacent To Bulkhead								
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Stations 0+00 to 0+50								
	Explanation : Sinkholes Adjacent To Bulkhead								
Fender									

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

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

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
	Timber	5%	4+	\$1,000	2032	* *	4	\$200	
		Worn, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Timber	40%			2032	* *	4	\$2,000	
		Worn, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	No Component	10%							
	Not Accessible	45%							
Wales and Chocks									
	Timber	5%	Now	\$4,800	2038	* *	4	\$600	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Timber	10%	4+	\$2,900	2032	* *	4	\$1,100	
		Displaced Elements, Extent : Moderate, Area Affected : 50%							
		Location : West Face Of Bulkhead							
		Worn, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Timber	75%			2032	* *	4	\$8,300	
	No Component	10%							

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

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

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

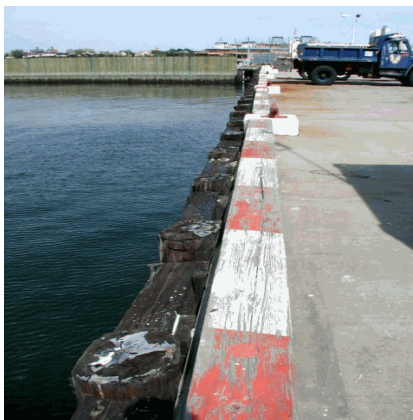
Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Bulkheads	\$50,500	\$76,400
Total	\$50,500	\$76,400
Importance Code A	\$50,500	
Importance Code B		\$76,400
Total	\$50,500	\$76,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$44,400			
Total	\$44,400			
Importance Code A				
Importance Code B	\$18,600			
Importance Code C	\$25,800			
Total	\$44,400			



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES BULKHEAD BEHIND CONCRETE WHARF
Asset # : 4161

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	80%			LIFE	**	5	\$1,100	
	Stone	20%	4+	\$25,800	LIFE	**	5	\$300	
		Settlement, Extent : Moderate, Area Affected : 40%							
		Location : North Half Of Bulkhead							
Sheet Piles									
	Timber	10%	4+	\$50,500	LIFE	**	4	\$400	
		Displaced Elements, Extent : Light, Area Affected : 15%							
		Location : Isolated Throughout							
		Rotting/Splitting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Timber	90%			LIFE	**	4	\$3,900	
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	98%			2036	**	5	\$2,600	
		Settlement, Extent : Light, Area Affected : 30%							
		Location : North Half Of Bulkhead							
	Asphalt	2%	Now	\$200	2036	**	5		
		Settlement, Extent : Severe, Area Affected : 15%							
		Location : Station 0+21 From South End							
Fender									
	Piles								
	Steel	30%	4+	\$13,800	2026	\$45,900			
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Soldier Piles In Front Of Sheeting							
	Steel	10%			2026	\$15,300	10		
		Corrosion, Extent : Light, Area Affected : 30%							
		Location : Soldier Piles In Front Of Sheeting							
	Steel	10%	2-4	\$4,600	2026	\$15,300			
		Corrosion, Extent : Severe, Area Affected : 30%							
		Location : Soldier Piles In Front Of Sheeting							
	No Component	50%							

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Bulkheads	\$492,400	
Total	\$492,400	
Importance Code A	\$492,400	
Total	\$492,400	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$22,100			
Total	\$22,100			
Importance Code A				
Importance Code B	\$22,100			
Total	\$22,100			



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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GRAVITY WALL
Asset # : 13475

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Gravity Wall								
Stone	30%	Now	\$328,200	LIFE	* *	5	\$7,300	
	<i>Other Observation, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Random</i>							
	<i>Explanation : Collapse Of Wall</i>							
Stone	50%			LIFE	* *	5	\$12,200	
Stone	10%	4+	\$164,100	LIFE	* *	5	\$2,400	
	<i>Displaced Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Not Accessible	10%							
Backfill Fill								
Topsoil	30%	Now	\$17,600	2058	* *			
	<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Collapsed Areas</i>							
Not Accessible	70%							
Surface Asphalt	10%	4+	\$1,000	2032	* *	5	\$200	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Random</i>							
Topsoil	60%			2021	\$17,600	5	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Random</i>							
	<i>Explanation : Erosion, Settlement</i>							
Topsoil	30%	Now	\$3,500	2023	\$8,800	5	\$200	
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Collapsed Areas</i>							

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Bulkheads	\$1,950,700	\$1,737,300
Total	\$1,950,700	\$1,737,300
Importance Code B	\$1,226,200	\$1,680,500
Importance Code C	\$724,500	\$56,900
Total	\$1,950,700	\$1,737,300

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads				
Total				
Importance Code B				
Total				



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

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

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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Concrete	30%			LIFE	* *			
	Stone	5%	Now	\$724,500	LIFE	* *	5	\$5,200	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Throughout							
	Stone	50%			LIFE	* *	5	\$51,700	
	No Component	15%							
Backfill									
	Fill								
	Topsoil	2%	Now	\$28,300	2051	* *			
		Erosion, Extent : Severe, Area Affected : 25%							
		Location : Isolated Throughout							
	Topsoil	65%	4+	\$918,500	2051	* *			
		Erosion, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Topsoil	1%	2-4	\$14,100	2051	* *			
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : Isolated Throughout							
	No Component	5%							
	Not Accessible	27%							
Surface									
	Topsoil	2%	Now	\$35,400	2023	\$35,400	5	\$800	
		Erosion, Extent : Severe, Area Affected : 25%							
		Location : Behind Revetment; Erosion Below Buildings 160 And 140							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Scarping Of Bank Behind Revetment Stations 33+10, 57+00, 131+05, 133+50, 134+58, 139+13, 142+50							
		Explanation : Revetment Sta. 0+00 At South End Of Asset 13508 (counterclockwise)							
	Topsoil	28%			2021	\$495,300	5	\$22,600	
	Topsoil	65%	4+	\$230,000	2021	\$1,149,800	5	\$26,300	
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	No Component	5%							

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

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Marinas/Docks		\$86,000
Total		\$86,000
Importance Code C		\$86,000
Total		\$86,000

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Marinas/Docks	\$600	\$200	\$3,100	\$1,900
Total	\$600	\$200	\$3,100	\$1,900
Importance Code A	\$600	\$100	\$1,700	
Importance Code B	\$100	\$100	\$1,400	\$100
Importance Code C				\$1,800
Total	\$600	\$200	\$3,100	\$1,900



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

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

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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Timber	100%			2021	\$17,400	5	\$500	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 25%						
		Location : Isolated Throughout						
Gangways								
Aluminum	100%			2049	* *	1-3	\$4,700	
Piles and Bracing								
Steel	70%			2043	* *	5-10	\$1,000	
		Corrosion, Extent : Light, Area Affected : 20%						
		Location : Splash Zone						
		Missing Coating, Extent : Moderate, Area Affected : 25%						
		Location : Splash Zone						
Not Accessible	30%							
Floating Docks								
Anchor Piles								
Steel	60%			2043	* *	3-5	\$5,300	
		Corrosion, Extent : Light, Area Affected : 15%						
		Location : At Guide Pad Locations						
		Missing Coating, Extent : Light, Area Affected : 20%						
		Location : At Guide Pad Locations						
Not Accessible	40%							
Fenders								
Rubber	100%			2022	\$300	1-2	\$200	
Barge								
Steel	80%			2032	* *	5	\$1,100	
		Corrosion, Extent : Light, Area Affected : 25%						
		Location : Splash Zone						
Not Accessible	20%							
Protective Structure								
Pile Cluster								
Timber	40%			2024	\$86,000	4-10	\$27,500	
		Other Observation, Extent : Light, Area Affected : 20%						
		Location : At Bottom Wire Ropes						
		Explanation : Corrosion						
Not Accessible	60%							
Deck Elements								
Railing								
Aluminum	60%			2022				
Steel	40%			2022				
		Corrosion, Extent : Light, Area Affected : 5%						
		Location : Isolated At Welds And Joints						

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

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

Print Date : 23-Oct-2015

DEPARTMENT OF CORRECTION - FY 2016

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Marinas/Docks	\$40,600	\$227,600
Total	\$40,600	\$227,600
Importance Code A	\$40,600	\$91,900
Importance Code C		\$135,700
Total	\$40,600	\$227,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Marinas/Docks	\$41,200	\$4,200	\$38,400	\$5,600
Total	\$41,200	\$4,200	\$38,400	\$5,600
Importance Code A	\$38,800	\$800	\$38,200	\$100
Importance Code B	\$2,100	\$100	\$100	\$2,100
Importance Code C	\$300	\$3,300	\$100	\$3,300
Total	\$41,200	\$4,200	\$38,400	\$5,600



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 Estimates are rounded to the nearest hundred dollars.

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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%			2053	* *	1-3	\$9,100	
Floating Docks								
Anchor Piles								
Steel	50%			2043	* *	3-5	\$13,200	
			<i>Corrosion, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Splash Zone</i>					
			<i>Other Observation, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Splash Zone</i>					
			<i>Explanation : Coating Loss</i>					
Not Accessible	50%							
Deck								
Concrete	100%			2036	* *	5	\$91,900	
Fenders								
Vinyl	98%			2022	\$133,000	2	\$16,500	
Vinyl	2%	4+	\$300	2022	\$2,700	2	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : At End Of Dock</i>					
			<i>Explanation : Loose</i>					
Floats/Frames								
Polyethylene	45%			2028	* *	1-5	\$1,500	
Polyethylene	30%	4+	\$4,700	2028	* *	1-5	\$700	
			<i>Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : South Modules</i>					
No Component	25%							
Protective Structure								
Wave Attenuator								
Steel/Timber	60%			2049	* *	5	\$67,800	
Steel/Timber	10%	4+	\$21,100	2049	* *	5	\$5,600	
			<i>Corrosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Splash Zone</i>					
			<i>Missing Coating, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Splash Zone</i>					
Not Accessible	30%							
Electrical								
Lighting Fixture								
Incandescent	15%	Now	\$1,200	2017	\$6,100			
			<i>Other Observation, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Southwest Corner Of Marina</i>					
			<i>Explanation : Broken Electrical Box And Missing Light Cover</i>					
Incandescent	85%			2017	\$34,500			
Electrical/Mech.								

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

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

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

Electrical/Mech.

Power Supply/Bollards

Plastic

50%

2021

\$11,700

Plastic

50%

Now

\$11,700

2023

\$11,700

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

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

DEPARTMENT OF CORRECTION - 072

Project : CORRECTION

CAPITAL		FY 2017 - 2020		FY 2021 - 2026
Special Systems		5,200,000		0
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
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

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