#### 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

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

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



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

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

rchitecture		Current Repair		<b>Future Replacement</b>		Maintenance		
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
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%		\$398,100	LIFE	* *	5	\$8,300	1
			ked, Extent : Sever		Affected : 50%			
	Location	n : North Fo	acade, South Facad	le				
		r Miss/Eroo n : Through	l, Extent : Moderat out	e, Area A	Affected : 50%			
			Extent : Moderate, A	rea Affe	ected · 50%			
			acade, South Facad		cica : 3070			
			red With Protection					
Metal/Detention Type	85%		\$2,991,200	2033	* *	5	\$136,600	
<b>71</b>	Corrosion		xtent : Moderate, A		cted : 50%		,,	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout							
	-		Extent : Moderate acade, South Facad	-	ffected : 50%			
	_	Deteriorate n : Through	d, Extent : Modera out	te, Area	Affected : 50%			
			Extent : Moderate, A acade, South Facad		ected : 100%			
			red With Protection					
Parapets	1							
Masonry: Brick	60%			LIFE	* *	5	\$1,300	
Masonry: Limestone	5%		\$2,300	LIFE	* *	5	\$100	
•	Jnt Morta	r Miss/Ero	l, Extent : Moderat	e, Area A	Affected : 25%		•	
		n: Coping						
Metal: Cage/Fence	25%			2028	* *	5-10	\$4,200	
Granite Panels	10%			LIFE	* *	5	\$200	

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

Asset #: 129

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior			•				
Roof							
Copper/Terne	1% 0-2	\$3,600	2063	* *			
	Broken/Missing Elemen		re, Area I	Affected : 100%			
	Location : Throughou	ıt.					
Copper/Terne	1%		2063	* *	10	\$700	
	Recent Replace Evident	_	Area Affe	ected : 100%			
	Location: Throughou	t t					
Metal Panel	5%		2043	* *	10	\$2,400	
	Recent Replace Evident	t, Extent : Light, I	Area Affe	ected : 100%			
	Location: Throughou	ıt					
Modified Bitumen	30%		2028	* *	10	\$8,000	
Modified Bitumen	10% Now	\$4,700	2028	* *			
	Seams Open/Split, Exte	nt : Moderate, Ai	rea Affec	ted : 10%			
	Location: Over Admi	inistration And V	isitors Ai	reas			
	Water Penetration, Ext	ent : Moderate, A	rea Affe	cted : 20%			
	Location: Over Admi	inistration And V	isitors Ai	reas			
Modified Bitumen	10% 0-2	\$15,500	2033	* *			
	Alligatoring, Extent: S	evere, Area Affec	ted : 20%	6			
	Location: Throughou	ıt .					
	Other Observation, Ext	ent : Moderate, A	Area Affe	cted : 100%			
	Location: Recreation	Area Over Chap	pel				
	Explanation: Roof Is	Covered With Tr	affic Pac	ls			
Plaza Roof: Stone Pane	els 3%		2053	* *			
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Throughou	ıt					
	Explanation: Replace	ed					
Single Ply Membrane	10% 0-2	\$1,800	2023	\$9,000			
	Punct/Tear/Impact Dan Location : Throughou	- C	oderate, 1	Area Affected : 30	%		
Single Ply Membrane	30%		2031	* *	10	\$8,000	
Single 11, memorane	Recent Replace Evident Location: Over Eleve	_		ected : 100%	10	\$0,000	
Interior							

Interior

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

Asset #: 129

rchitecture	Current Repair		<b>Future Replacement</b>		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Carpet	3%			2025	\$79,400	3	\$9,300	
		place Evid ı : Through	ent, Extent : Light, . out	Area Aff	ected : 100%			
Cast in Place Concrete	37%	0-2	\$79,800	LIFE	* *	5	\$166,900	
		Crumbling 1: Through	Extent : Light, Are	ea Affect	ed : 10%			
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	
		Crumbling n : Through	Extent : Severe, A out	rea Affeo	cted : 25%			
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	* *			
		Crumbling n : Through	Extent : Light, Are out	ea Affect	ed : 20%			
Steel Plate	25%			LIFE	* *	5	\$52,600	
Ceilings								
AcousTileConcealSpLn	35%	0-2	\$95,200	2028	* *	5	\$36,600	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affect	ed : 30%			
AcousTileSusp.Lay-In	5%			2040	* *	5	\$8,400	
		place Evid i : Through	ent, Extent : Light, . out	Area Aff	ected : 100%			
Exposed Concrete	45%	0-2	\$121,700	LIFE	* *	5	\$11,800	
	Cracking/		Extent : Light, Are		ed : 10%		, ,	
		netration, E n : Through	extent : Light, Area out	Affected	: 20%			
Metal Panel	5%			LIFE	* *	5	\$10,500	
Plaster	10%			LIFE	* *	5	\$10,500	

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

Under 600 Volts

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

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Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts						
Service Equipment						
Molded Case Bkrs	30%	2043	* *	5	\$1,300	
	Other Observation, Extent : Moderat	e, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 2000 Amps Main		t Switch			
Molded Case Bkrs	70%	2023	\$29,600	5	\$3,000	
	Other Observation, Extent : Moderat	e, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Two 3000 Amps Mai	n Disconnec	t Switch			
Transformers						
Dry Type	100%	2036	* *	5	\$600	
	Other Observation, Extent : Moderat	e, Area Affe	cted : 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			<b></b>	_	4.00	
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	-0			_		
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	1000/ 2.4	0 1100	* *	~	<b>#2.400</b>	
Generic	100% 2-4 \$9,60			5	\$2,400	
	Other Observation, Extent: Moderat	e, Area Affe	cted : 90%			
	Location: Water Main Area					
11 D	Explanation : Corroded					
Stand-by Power						
Transfer Switches	400/	2026	* *	1	¢10,000	
Automatic	40%	2036		1	\$19,900	
Automatic	60%	2021	\$27,100	1	\$29,900	

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

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

Asset #: 129

Electrical	Current Repair Future Replacement			nt Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Stand-by Power								
Generators								
Diesel	70%	2032	* *	1	\$43,900			
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%					
	Location: Roof And Ground Floor	250 **						
	Explanation: One 400 Kw And One 2				*****			
Diesel	30% Now \$105,400	2038	**	1	\$16,900			
	Not in Service, Extent : Moderate, Area	ı Affected	: 100%					
	Location: Basement	4 60	. 1 1000/					
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%					
	Location: Basement							
D-44	Explanation : One 500 Kw							
Batteries Lead/Acid	100%	2017	\$1,500	5	\$6,000			
	100%	2017	\$1,500		\$6,000			
Fuel Storage Day Tank	50%	2022	\$5,000	5	\$12,800			
Day Talik				3	\$12,800			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room							
	Explanation: Three 150 Gallon Tank	· c						
Main Taul			¢0.400		¢2.000			
Main Tank	50%	2026	\$8,400	5	\$2,000			
	Other Observation, Extent : Moderate, Location : Basement	Агеа Ајје	eciea : 100%					
	Explanation : One 560 Gallon Tank							
Lighting	Explanation . One 300 Gation Tank							
Interior Lighting								
Fluorescent	35%	2028	* *	10	\$44,200			
Tuorescent	Other Observation, Extent : Moderate,		ected : 100%	10	φ-1-,200			
	Location: Throughout	11.00.11990						
	Explanation: Using T-8 Lamps							
Fluorescent	50%	2028	* *	10	\$63,200			
Tuorescent	Other Observation, Extent: Moderate,			10	Ψ03,200			
	Location: Throughout	- 1. ou 11jje						
	Explanation: Using T-12 Lamps							
Fluorescent	5%	2028	* *	10	\$6,300			
Puorescent	0ther Observation, Extent: Moderate,			10	\$0,300			
	Location: Throughout	лгей лује	естей . 100/0					
	Explanation: Using T-5 Lamps							
ШЪ		2019	¢55 200	10	\$200			
HID Incandescent	5% 5%	2018 2018	\$55,300 \$389,300	10 2	\$200 \$200			
	3%	2018	\$389,300		\$200			
Egress Lighting Emergency, Service	40%	2018	\$27,300	1				
Emergency, Battery	20%	2018	\$37,400	1 10	\$6,700			
Exit, Service	30%	2023	\$37,400		φ0,700			
Exit, Service Exit, Service	10%	2018	\$4,600	1 1				
Exterior Lighting	1070	2023	\$4,000	1				
HID	100%	2018	\$614,100	10	\$500			
Alarm	100/0	2010	φυ14,100	10	\$200			

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.

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

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

Asset #: 129

Electrical	Current Repair Future Replacement		cement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	nted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Not Accessible	100%					
Fire/Smoke Detection						
No Component	60%					
Generic	40%	2033	* *	1-3	\$39,900	
	Recent Installation, Extent : Ligh	t, Area Affected : 100%				
	Location : Main Desk					

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		
			xtent : Severe, Are	a Affecte	ed : 100%			
			Side Of Street					
	Explanat	ion : From	Nearby Court Hot	ise				
Conversion Equipment	400				<b>*</b> 0.7.000	_	40.00	
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 E	Equipment,	Extent : Moderate,	Area Af	fected : 100%			
	Location	: Through	out					
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	
	-	_	ent : Light, Area A	ffected :	100%			
		-	ndenser Units					
			xtent : Light, Area	Affected	! : 100%			
	Location				a invited	. 44	0	
		ion : Newe	r Aır Condenser U	nıts Are	Served With Refrig	erant 41	0a	
No Component Ventilation	88%							

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

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

Asset #: 129

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Distribution	0.504		de de	a -	Φ <b>πο</b> 000	
Ductwork/Diffusers	95%	LIFE	* *	2-5	\$73,000	
No Component	5%	A ACC . 1 00				
	Other Observation, Extent: Light,		∕o			
	Location: 1st Floor Lobby Entre Explanation: Does Not Have Ve		ion Nooded At	This I as	ation	
Exhaust Fans	Explanation . Does Not Have ve	eniiaiion - veniiiai	ion Needed Ai	This Loc	anon	
Interior	80%	2018	\$122,500	2	\$3,400	
Roof	20%	2028	**	2	\$800	
lumbing	2070	2020			ΨΟΟΟ	
H/C Water Piping						
Brass/Copper	5%	2033	* *	1		
Galv Iron/Steel		900 2028	* *	1		
	Corroded, Extent : Moderate, Are			_		
	Location: Throughout	55				
HW Heat Exchanger	Ü					
Low Temp	100%	2023	\$43,000	4	\$13,600	
r	Other Observation, Extent : Light,	, Area Affected : 10			, -,	
	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%					
ertical Transport						
Elevators	0.7					
Geared Traction	85%	LIFE	**			
	Other Observation, Extent: Light,	, Area Affected : 85	0%			
	Location : (5) B-11 (1) B-1					
	Explanation: 6 Units					
Hydraulic	15%	LIFE	**			
	Other Observation, Extent : Light,	, Area Affected : 15	5%			
	Location: B-3					
· ·	Explanation : 1 Unit					
Fire Suppression						
Standpipe	1000/	2022	ala -t-	1.5	<b>#</b> < 0. <b>#</b> 0.0	
Generic	100%	2033	* *	1-5	\$69,500	
Sprinkler	750/					
No Component	75% 25%	2022	¢404_400	1.2	ΦΩ ζΩΩ	
Generic	25%	2023	\$404,400	1-2	\$9,600	

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

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

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



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

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

Asset #: 2013

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior								
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	Deteriorate	d, Extent : Modera	ite, Area	Affected : 15%			
	Location	ı : At Junct	ion Of South Wall	And Con	necting Corridor T	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	
			xtent : Moderate, A		cted : 5%		, , , , , , , , , , , , , , , , , ,	
		ı : Cells At		55				
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$9,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$300	
Metal Rail	5%		\$300	2036	* *	5	\$900	
			xtent : Moderate, A		cted : 10%	C	Ψ,00	
		ı : Over Gy		33				
Metal: Cage/Fence	25%			2036	* *	5-10	\$5,000	
Pre-Cast Concrete	25% 25%			LIFE	* *	5	\$4,100	
Roof	2370			LIFE			\$4,100	
IRMA/Protected Membrane	35%	Now	\$90,000	2033	* *			
ivioniorane		ock Ballast, 1 : Over 9th	Extent : Moderate, Floor	Area Afj	fected : 100%			
	_	n Growth, I n : Over 9th	Extent : Moderate, . Floor	Area Affe	ected : 15%			
			xtent : Moderate, A Floor Cells, Mech					
IRMA/Protected Membrane	5%			2031	* *	10	\$1,600	
Memorane		-	ent, Extent : Light, evator Equipment I		ected : 100%			
Dorrom A114			Едигрист 1		* *	10	¢4.000	
Paver: Asphalt	10%		¢00 000	2032	* *	10	\$4,800	
Traffic Topping	50%		\$98,000	2033				
			Extent: Moderate	e, Area Aj	ijectea : 25%			
			Activity Area	A CC	. 1 250/			
	_		tent : Moderate, A	rea Affec	tea : 25%			
			Activity Area	1.00	250/			
			: Moderate, Area	Affected	: 35%			
	Location	ı : Outdoor	Activity Area					

Interior

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

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

Asset #: 2013

Architecture		Current Repair		<b>Future Replacement</b>		Maintenance		
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	50%		\$54,300	LIFE	* *	5	\$227,400	
	_	_	Extent: Light, Are	ea Affect	ed : 10%			
		ı : Through						
Ceramic Tile	5%		\$20,300	2032	* *	5	\$5,200	
	_	_	Extent: Light, Are	ea Affecto	ed : 10%			
	Location	ı : Through	out					
Quarry Tile	5%	0-2	\$120,100	2036	* *	5	\$7,800	
	_	_	Extent: Light, Are	ea Affect	ed : 40%			
	Location	ı : Through	out					
Terrazzo	5%			LIFE	* *	5	\$8,100	
Vinyl Tile	35%	0-2	\$124,400	2023	\$622,000	3	\$27,300	
-	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	eted : 30%			
	Location	ı : Through	out					
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%		\$13,700	2028	* *	5	\$10,500	
	_	_	Extent: Light, Are	ea Affect	ed : 20%			
		ı : Through						
AcousTileSusp.Lay-In	10%	0-2	\$13,700	2028	* *	5	\$8,400	
	_	_	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	ı : Through	out					
<b>Exposed Concrete</b>	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	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts		•				•	
Service Equipment							
Fused Disc Sw	100%	2033	* *	5	\$700		
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location: Electrical Room						
	Explanation: 2-5000 Amperes						
Transformers							
Dry Type	100%	2028	* *	5	\$600		

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

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

Asset #: 2013

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	1000/		2021	de de	_	<b>4.200</b>	
Molded Case Bkrs	100%		2031	* *	5	\$4,300	
Wiring	1000/		2022	* *			
Thermoplastic	100%		2033	* *	1		
Motor Controllers	200/		2020	* *	-	<b>#200</b>	
Locally Mounted	20%		2028 2021		5	\$200 \$3,600	
Motor Control Center Ground	80%		2021	\$231,500	5	\$3,000	
Grounding Devices							
Generic	100% 0-2	\$9,600	LIFE	* *	5	\$2,400	
Generic		n, Extent : Moderate, .		cted: 100%	3	Ψ2,100	
	Location : Base		33				
	Explanation : C	orroded					
Stand-by Power	<u> </u>						
Transfer Switches							
Automatic	100%		2028	* *	1	\$50,200	
Generators							
Diesel	100%		2026	\$351,300	1	\$63,200	
		n, Extent : Moderate, .	Area Affe	cted : 100%			
	Location : Gene						
-	Explanation: 2	- 650 Kva Mitsubishi (	Generator	rs			
Batteries	1000/		2010	Φ4. <b>%</b> 00	_	<b>4.5.000</b>	
Lead/Acid	100%		2018	\$1,500	5	\$6,000	
Fuel Storage	<b>50</b> 0/		2021	* *	-	¢12.000	
Day Tank	50%	n, Extent : Moderate, .	2031		5	\$12,900	
	Location : Gene		Агеи Ајје	ciea . 100%			
	Explanation: 1						
Main Taul		oo Ganons	2029	* *		\$2,000	
Main Tank	50%		2038	* *	5	\$2,000	
Lighting Interior Lighting							
Interior Lighting Fluorescent	92%		2028	* *	10	\$117,200	
Tuorescent		n, Extent : Moderate, .		ected · 100%	10	φ117,200	
		n, Extent : Moderate, i ughout The Building					
	Explanation : T						
Fluorescent	5%		2023	\$392,400	10	\$6,400	
Tuorescent	- , -	n, Extent : Moderate, .			10	φυ, <del>4</del> 00	
	Location : Base						
	Explanation : T						
HID	3%	·	2023	\$33,400	10	\$100	
Ш	J 70		2023	φ33, <del>4</del> 00	10	\$100	

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

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

Asset #: 2013

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

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
leating								
Energy Source								
Utility Steam	100%			2043	* *	1		
		servation, E n : Basemer	Extent : Severe, Ared it	a Affecte	ed : 100%			
	Explana	ation : Stean	n Is Provided From	100 Cei	ntre Street			
Conversion Equipment								
Pres. Reducing Valve/LI	P 100%	)		2026	\$86,600	5	\$8,300	
Steam								
Distribution								
Steam Piping/Pump	100%		\$9,900	2033	* *	4	\$6,800	
			loderate, Area Affe	cted : 10	%			
	Locatio	n : Basemer	ıt					
Terminal Devices								
Air Handler	95%			2023	\$715,300	1	\$81,600	
Convector/Radiator	5%	)		2028	* *	1	\$2,200	
ir Conditioning								
Energy Source	1000/			2020	* *	1		
Electricity	100%	)		2039	* *	1		
Conversion Equipment	0.00			2026	* *	4	Φ1 <b>2</b> 0 200	
Centrifugal, Elec Chiller			T	2036		1	\$120,300	
			Extent : Light, Area	Affected	d: 100%			
		n : Chillers	7 1:1.4	A CC . 1	1 1000/			
			Extent : Light, Area	Ађестеа	: 100%			
			Room, 3rd Floor					
N. G		ation : 2 Un	its					
No Component	20%	)						
Distribution	100-			2025			<b>440.5</b> 00	
Chilled Wtr Pipe/Pump	100%	)		2033	* *	4	\$10,300	

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

Asset #: 2013

Mechanical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Terminal Devices Air Handler/Cool/Ht	100% Recent Replace Evide Location : Controls	_	2028 Area Affe	* * cted : 20%	1	\$85,900	
Heat Rejection Water Cool Tower	100% 0-2 Obsolete Equipment, Location: Roof	\$166,800 Extent : Severe, Ai	2028 rea Affect	* * ed : 100%	2	\$111,800	
Ventilation Distribution Ductwork/Diffusers	100% Now Needs Cleaning, Exte Location : Through		LIFE ea Affected	* * d : 100%	2-5	\$77,500	
Exhaust Fans	1000/		2022	¢1.7.4.400	2	Ф4 200	
Interior Plumbing	100%		2023	\$154,400	2	\$4,300	
H/C Water Piping Galv Iron/Steel	100% Now Not Insulated, Extent Location : Basemen		2028 ected : 20	**	1		
HW Heat Exchanger Low Temp	100% Now Broken, Extent : Seve Location : Basemen		2033 50%	**	4	\$13,700	
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, E Location : Through Explanation : Abou	out			orcelain .	For Others	
Vertical Transport							

Vertical Transport

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Mechanical	Current Repair	Future Re	eplacement	Ma	aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Vertical Transport							
Elevators							
Geared Traction	80%	LIFE	* *				
	Other Observation, Extent : Lig	ght, Area Affected : 80	0%				
	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		

Page: 17

#### 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

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



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

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

rchitecture	Current Rep	pair	Future Replac	ement	M	aintenance	
stem Component Type	% of Fail Date E Total (Years)		'ear Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Copper/Terne	3% Now Deformed/Dented, Exter Location: East And W Staining/Discoloring, Ex Location: East And W	nt : Moderate, Area est Service Entrand ktent : Moderate, A	ces rea Affected :				
Masonry: Limestone	65%	L	IFE	* *	5	\$111,000	
·	Recent Repair Evident, I Location : Throughout	_	Affected: 159	%			
Masonry: Limestone	5% Now	\$125,000 L	IFE	* *	5	\$8,500	
·	Jnt Mortar Miss/Erod, E Location : Wall Facing		Area Affected :	10%			
Metal Panel	10%	2	033	* *	5-10	\$156,500	
Metal Coiling Doors	2%	2	040	* *	5	\$14,200	
Ç	Recent Replace Evident, Location : Throughout	_	a Affected : 10	00%		,	
Granite Panels	15% Now	\$72,800 L	IFE	* *	5	\$25,600	
	Jnt Mortar Miss/Erod, E Location : North Entra	Extent : Moderate, A		25%		, ,,,,,,	
Windows							
Aluminum	50% Now	\$258,100	031	* *	5	\$30,600	
	Glazing Broken/Cracked Location : North Side	l, Extent : Moderat	e, Area Affecte	ed : 10%			
Glass Block	5%	L	IFE	* *	5	\$3,800	
Metal/Detention Type	45%	2	033	* *	5	\$200,900	
Parapets						•	
Masonry: Brick	40%	L	IFE	* *	5	\$1,200	
·	Recent Repair Evident, I Location : Throughout	_	Affected: 109	%			
Masonry: Limestone	40%	L	IFE	* *	5	\$1,500	
•	Recent Repair Evident, I Location: Throughout	Extent : Light, Area		%		. , -	
Metal: Cage/Fence	20% Now Corrosion/Rusting, Exte		028	* *	5	\$1,900	

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

Asset #: 2033

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof								
Built-Up (BUR)	Location Vegetation Location Water Pen	n: Over Thi n Growth, E n: Over 9th netration, E	\$10,200 sings, Extent: Mod ird Floor Locker R Extent: Moderate, Efloor Extent: Moderate, A ird Floor Locker R	ooms Area Affe Area Affe	ected : 15%			
Cast in Place Concrete	Location Water Pen	Crumbling, 1 : Over 11 netration, E	\$10,200 Extent : Moderate West Housing Area Extent : Moderate, A West Housing Area	a Area Affe				
IRMA/Protected Membrane	25%			2023	\$73,800	10	\$9,200	
IRMA/Protected Membrane	5%	Now	\$14,800	2033	* *			1
	•		e, Extent : Severe,	Area Affe	ected : 25%			
			nnecting Bridge					
			xtent : Severe, Are	a Affecte	d : 20%			
	Location	a : Over Co	nnecting Bridge					
terior Floors								
Cast in Place Concrete	_	0-2 Crumbling, 1 : Through	\$149,800 Extent : Light, Are out	LIFE ea Affecte	* * ed : 20%	5	\$313,400	
Ceramic Tile		0-2 Crumbling, a : Through	\$27,900 Extent : Light, Are	2032 ea Affecte	* * ed : 10%	5	\$7,200	
On some Tile				2026	* *		¢10.700	
Quarry Tile	_	Now Crumbling, a : Basemen	\$82,800 Extent : Moderate at	2036 e, Area Aj		5	\$10,700	
Vinyl Tile	30%			2023	\$734,700	3	\$43,000	
Vinyl Tile	10%	Now	\$244,900	2033	* *	3	\$10,700	
·	Location	ı : Corridoi						
	Location	ervation, E 1 : Corrido1 tion : 9x9 U		Area Affe	cted : 100%			
Interior Walls	1							
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	* *		*	

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

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

Asset #: 2033

Architecture	(	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$188,900	2028	* *	5	\$36,300	
_	Cracking/Cr	umbling,	Extent : Light, Are	a Affecte	ed : 50%			
	Location:	Througho	out					
Exposed Concrete	15%	0-2	\$56,400	LIFE	* *	5	\$5,400	
-	Cracking/Cr	umbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location:	Througho	out					
Metal Panel	10%	0-2	\$39,000	LIFE	* *	5	\$29,000	
	Corrosion/Ri	usting, Ex	tent : Light, Area	Affected	: 20%			
	Location:	Througho	put					
Plaster	50%			LIFE	* *	5	\$72,600	

Electrical		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$79,000	5	\$1,000	
			ent : Moderate, 1	Area Affe	ected : 100%			
	Location	: Electrical F	Room					
	Explanati	on : 1- 5000	Amperes					
Transformers								
Dry Type	100%			2021	\$15,900	5	\$800	
Switchgear / Switchboard								
Fused Disc Sw	80%			2023	\$275,100	5	\$800	
Molded Case Bkrs	20%			2023	\$68,800	5	\$1,200	
Raceway								
Conduit	50%			2023	\$196,100	1		
Conduit	50%			2033	* *	1		
Panelboards								
Molded Case Bkrs	50%			2031	* *	5	\$3,000	
Molded Case Bkrs	50%			2022	\$180,300	5	\$3,000	
Wiring								
Thermoplastic	100%			2033	* *	1		
Motor Controllers								
Locally Mounted	20%			2021	\$150,400	5	\$300	
Motor Control Center	50%			2028	* *	5	\$3,100	
Motor Control Center	30%			2021	\$213,700	5	\$1,800	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,600	LIFE	* *	5	\$3,300	
	Other Obse	rvation, Exte	ent : Moderate, A	Area Affe	ected : 100%			
	Location .	Basement						
	Explanati	on : Corrode	d					
Stand-by Power			<u> </u>	•				

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

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

Asset #: 2033

Electrical	Current Repair	Future	Future Replacement Ma		aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
tand-by Power								
Transfer Switches								
Automatic	100%	2021	\$67,800	1	\$69,100			
Generators								
Diesel	100%	2019	\$527,000	1	\$87,000			
	Other Observation, Extent : Mod	erate, Area Affect	ted : 100%					
	Location: Generator Room							
-	Explanation: 2-500 Kw Cater	pillar Generators	7					
Batteries	1000/	2017	¢1 500	_	<b>#0.200</b>			
Lead/Acid	100%	2017	\$1,500	5	\$8,300			
Fuel Storage	500/	2021	* *	_	¢17.000			
Day Tank	50%	2031	* *	5	\$17,800			
Main Tank	50%	2038	* *	5	\$2,800			
ighting Interior Lighting								
Fluorescent	95%	2028	* *	10	\$166,800			
Puolescent	Other Observation, Extent : Mod			10	\$100,800			
	Location: Throughout The Buil		ea . 10070					
	Explanation: T-8 Lamps	an g						
HID	3%	2023	\$46,100	10	\$200			
Incandescent	2%	2023	\$216,300	2	\$200 \$100			
Egress Lighting	270	2023	\$210,300		\$100			
Exit, LED	50%	2058	* *	1				
Exit, Battery	50%	2023	\$109,900	10	\$6,500			
Exterior Lighting	3070	2023	\$107,700	10	Ψ0,500			
HID	100%	2018	\$853,200	10	\$700			
Alarm	20070	2010	Ψ023,200	10	Ψ,00			
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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Utility Steam	100%	2043 **	1	
·	Other Observation, Extent: Severe, Are	ea Affected : 100%		
	Location: Basement			
	Explanation : Steam Is Provided Fron	n 100 Centre Street		

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

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

Asset #: 2033

Mechanical		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating Conversion Equipment Heat Exchanger	Location			2026 Affected	\$39,000 : 100%	1	\$89,900	
Pres. Reducing Valve/Ll Steam				2026	\$6,000	5	\$600	
Distribution Hot Wtr Piping/Pump			\$143,300 Toderate, Area Affe out	2031 cted : 509	**	4	\$9,000	
Steam Piping/Pump	Location Insul. Det	, Extent : M n : Basemen	Extent : Severe, Ai			4	\$500	
Terminal Devices Air Handler Convector/Radiator	Location	Now servation, E n : Through	\$35,300 Extent : Severe, Are out ostats / Traps Not			1	\$106,600 \$5,600	
ir Conditioning Energy Source Electricity	100%		ostano, Trapo Ivor	2039	**	1		
Conversion Equipment Centrifugal, Elec Chiller	: 95% R-134a R		Extent : Light, Area	2026	\$287,200 l:100%	1	\$196,800	
No Component	5%							
Distribution Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$14,200	
Terminal Devices Air Handler/Cool/Ht	Location Other Obs	, Extent : M n : Coils On servation, E n : Air Hand		its - Upgi Affected	rade Is Needed : 100%	1	\$106,600	
Heat Rejection	Ехріапа	uion : In Pr	ocess Of Updating	The Con	iroi system			
Water Cool Tower	100%			2027	* *	2	\$192,700	
entilation Distribution Ductwork/Diffusers			\$54,700 int : Moderate, Are out	LIFE ea Affecte	** d:10%	2-5	\$106,800	

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

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

Asset #: 2033

Mechanical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Interior	80%	2028	* *	2	\$4,700	
Roof	20% Now \$2,500		\$25,400	2	\$900	
	Obsolete Equipment, Extent : Modera Location : 5 Exhaust Units, 9th Flo		ed : 15%			
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100% Now \$11,500		**	1		
	Booster Pump w/Tank, Extent : Mode Location : Broken	erate, Area Affe	cted : 5%			
HW Heat Exchanger						
Low Temp	100%	2033	* *	4	\$28,400	
	Other Observation, Extent : Light, Ar	rea Affected : 10	00%			
	Location: Basement					
Conitorn Dining	Explanation: 2 Units					
Sanitary Piping  Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LILL				
Submersible	100% Now \$6,70	0 2018	\$6,700	4	\$1,600	
Submersione	Obsolete Equipment, Extent : Severe,			•	Ψ1,000	
	Location: Basement	. 33				
Sewage Ejector(s)						
Electric	100% 0-2 \$11,10		* *	4	\$1,600	
	On Extended Life, Extent : Moderate,	, Area Affected .	: 100%			
	Location : Basement					
Backflow Preventer						
Generic	100%	2023	\$18,700	1	\$11,700	
Fixtures	1000/					
Generic	100% Other Observation, Extent : Severe, A	Arna Affantad	1000/			
	Location: Throughout	Агеа Аујества . Т	100/0			
	Explanation: Stainless Steel Fixtur	es For Inmates	- 80% Porcel	ain Fixtu	res For Others -	
	20%	es I or Immates	0070, 1 07001	<i>1111 1 1.7.111</i>	res I or Omers	
ertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			
	Other Observation, Extent : Light, Ar	rea Affected : 80	0%			
	Location: 1-10					
	Explanation: 5 Units					
Hydraulic	20%	LIFE	* *			
	Other Observation, Extent : Light, Ar	rea Affected : 20	0%			
	Location: 1-2					
	Explanation : 1 Unit					

 $\overline{\text{Fire }}\overline{\text{Suppression}}$ 

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

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

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

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

Mechanical	Curre	nt Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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

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



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

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

Asset #: 2034

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
xterior								
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	
			d, Extent : Moderat	e, Area A	Affected : 25%			
			ust Corner					
			Extent : Moderate,	Area Afj	fected : 10%			
			ast Corner					
	_	iscoloring; : Through	, Extent : Moderate out	e, Area A	ffected : 10%			
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	
		Rusting, E : Through	Extent : Moderate, A out	Area Affe	cted : 25%			
		_	Extent : Moderate,	Area Afi	fected · 50%			
		: Through		1110011199	cerea : 5070			
	Glazing Br	oken/Crac	ked, Extent : Mode g Area, Kitchen, D					
Parapets			8,,					
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		
terior								
Floors	4007				de de	_	Φ222.100	
Cast in Place Concrete	40%	3.7	<b>#27</b> 000	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/C	rumbling,	Extent : Moderate Loading Platform	, Area A	ffected : 20%			
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/De	ecay, Exte	nt : Moderate, Ared	ı Affected	d : 25%			
	Location	: Recreati	on Room On Eight	h Floor				
	-		: Moderate, Area		: 25%			
	Location	: Recreati	on Room On Eight	h Floor				

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

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

Asset #: 2034

Architecture	Current Repair		Futur	e Replacement	M			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Interior Walls	4 500		<b>#20.200</b>		de de	_	<b>427.2</b> 00	
Concrete Masonry Unit	15%		\$30,300	LIFE	**	5	\$27,200	
	_	cracкs, Ex 1 : Roof Sta	tent : Moderate, Ar ir	rea Ајјесі	tea : 5%			
Diagram	20%			LIFE	* *	5	\$27,200	
Plaster			Extent : Light, Are			3	\$27,200	
	-	ı Frogress, ı : Through	_	и Ајјесте	a . 2570			
SGFT/Glazed Masonry	35%			LIFE	* *			
Steel Plate	30%			LIFE	* *	5	\$81,500	
Ceilings								
AcousTileConcealSpLn	10%		\$87,800	2036	* *	5	\$13,500	
		_	ents, Extent : Mod	'erate, Ar	ea Affected : 30%			
		ı : At Entra			cc 1 500/			
		Oiscoloring, 1 : First Fla	Extent : Moderate	e, Area Aj	ffected : 50%			
				Affordad	. 500/			
		aea, Extent 1 : First Flo	: Moderate, Area A	Ајјестеа .	: 30%			
Exposed Concrete	45%			LIFE	* *	5	\$15,200	
Exposed Concrete			Extent : Light, Are			3	\$15,200	
	•	ı : 8th Floo	· ·	a rijjecie	u . 2570			
Gypsum Board	5%			LIFE	* *	5	\$13,500	
Sypouni Bould	- , ,		Extent : Moderate, A		cted : 25%	3	Ψ15,500	
		ı : Recreati						
	Explana	tion : Repa	irs In Progress					
Metal Panel	5%			LIFE	* *	5	\$13,500	
Plaster	35%			LIFE	* *	5	\$47,200	
	•	_	Extent : Light, Area	a Affecte	d: 25%			
	Location	ı : Through	out					

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	50%	2043	* *	5	\$2,800	
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location: Electrical Room # 2					
	Explanation : Main Service Power Br	aker Rai	ed @ 2000 Amper	es		
No Component	50%					
•	Other Observation, Extent : Light, Area	Affected	: 0%			
	Location:					
	Explanation : Fed From Nearby Cour	Building	3			
Switchgear / Switchboard						
Air Circuit Breaker	80%	2023	\$275,100	5	\$900	
Molded Case Bkrs	20%	2043	* *	5	\$1.100	

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

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

lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 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		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out 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 Extend	led Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location	ı : Mech Ro	oom					
Motor Control Center	75%			2021	\$534,200	5	\$4,300	
round								
Grounding Devices								
Generic	100%		\$9,600	LIFE	* *	5	\$3,100	
			Extent : Moderate, A		ected : 100%			
	Location	ı : Mechani	cal Room In The B	asement				
	Explana	tion : Corre	oded					
and-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	
			Extent : Moderate, A	Area Affe	ected : 100%			
		i : Generat						
	Explana	tion : 500 <b>I</b>	Kva					
Diesel	50%			2032	* *	1	\$40,500	
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Generat						
	Explana	tion : 750 I	Kw					
Batteries						_		
Lead/Acid	100%			2017	\$1,500	5	\$7,700	

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

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

Asset #: 2034

Electrical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Stand-by Power								
Fuel Storage				_				
Day Tank	50%	2022	\$6,500	5	\$16,500			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location: Basement							
	Explanation: 230 Gallons Capacity							
Main Tank	50%	2026	\$10,800	5	\$2,600			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location: Underground							
	Explanation: 5000 Gallons Capacity							
Lighting								
Interior Lighting	000/	2020	ale -1-	10	Φ120 CO2			
Fluorescent	80%	2028	* *	10	\$130,600			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location: Throughout The Building							
	Explanation: T-12 Lamps							
Fluorescent	10%	2028	* *	10	\$16,300			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%					
	Location: Throughout The Building							
	Explanation: Compact Fluorescent L	amps						
Incandescent	10%	2018	\$1,005,400	2	\$400			
Egress Lighting								
Emergency, Service	50%	2018	\$44,000	1				
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%					
	Location: Throughout							
	Explanation: On Generator Ckt							
Exit, Service	50%	2018	\$29,800	1				
	Obsolete Equipment, Extent : Moderate	, Area Afj	fected : 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: CCTV Surveillance C	Camera Sy	vstem					
Fire/Smoke Detection								
<b>Under Construction</b>	100%							

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

Heating

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

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

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

Asset #: 2034

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Campus Steam	100%			2033	**	1			
			Extent : Light, Area	Affected	: 100%				
		-	D C A S Building	1.0	D 1111	7			
	Explana	tion : Stean	n Supplied From N	earby Qu	ieens Borough Hal	l			
Conversion Equipment Pres. Reducing Valve/LP	100%			2026	\$111,000	5	\$10,600		
Steam	100%			2020	\$111,000	3	\$10,600		
Distribution									
Steam Piping/Pump	100%			2033	* *	4	\$13,200		
Terminal Devices	10070			2033			Ψ13,200		
Air Handler	60%			2018	\$578,700	1	\$66,000		
Air Handler	15%			2028	**	1	\$16,500		
Convector/Radiator	15%			2021	\$492,300	1	\$8,600		
Unit Heater-Stm/HW	10%			2018	\$287,600	4	\$2,400		
Air Conditioning	1070				<b>\$207,000</b>	<u> </u>	Ψ2,.00		
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		
			Extent : Severe, Are	a Affecte	d : 20%				
			t, 1st Floor						
		tion : Venti	lation Does Not Ex	ist In La	bby, Basement An	d Variou	s Offices		
No Component	30%								
Exhaust Fans									
Interior	70%		\$138,400	2033	* *	2	\$3,100		
		-	tent : Severe, Area	Affected	: 70%				
	Location	ı: Through	out						
No Component	30%								
Plumbing									
H/C Water Piping			<b>*</b>		_				
Brass/Copper	100%		\$26,700	2033	* *	1			
			oderate, Area Affe	cted : 20	%				
TWI II . T	Location	ı : Water M	ain & Basement						
HW Heat Exchanger	1000			2022	<b>655 500</b>	,	Φ1 <b>7</b> <00		
Low Temp	100%			2023	\$55,500	4	\$17,600		
Sanitary Piping	10004			TIPP	* *	1			
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	1000/			TIPP	* *	1			
Cast Iron	100%			LIFE	* *	1			

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

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

Mechanical	Current Repa	ir F	Future Replacement			Maintenance		
System Component Type	% of Fail Date Est Total (Years)		ear Estin Y	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing								
Sump Pump(s)								
Submersible	100% Now	\$6,700 20		\$6,700	4	\$1,600		
	On Extended Life, Extent			%				
	Location : Basement Ne	ext To Vacuum Pum	v					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%	LI	FE	* *				
	Other Observation, Exten	t : Light, Area Affe	cted : 70%	ń				
	Location: B-8							
	Explanation: 3 Units							
Hydraulic	30%	LI	FE	* *				
•	Other Observation, Exten	t : Light, Area Affe	cted : 30%	í				
	Location: (1) B-2 (1)	1-2						
	Explanation: 2 Units							
Fire Suppression								
Standpipe								
Generic	100%	20	33	* *	1-5	\$89,700		
Sprinkler								
No Component	40%							
Generic	60%	20	23 \$	31,253,200	1-2	\$29,900		
Fire Pump		· · · · · · · · · · · · · · · · · · ·					_	
Generic	100%	20	19	\$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

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



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

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

Asset #: 4246

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior Exterior Walls									
Pre-Cast Concrete	100%			LIFE	* *	5	\$842,900		
	-		nt, Extent : Light, A ing Of Exterior Join		eted : 25%				
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	400		<b>***</b> *********************************		de de	_	* 40 <b>*</b> 00		
Roll Roofing	100%	Now	\$378,300	2028	* *	5	\$40,200	1	
			derate, Area Affect						
			Locations Through		4-1-400/				
	_	_	Extent: Severe, A Of Building	rea А <u></u> ∏ес	tea : 40%				
			· ·	mag Affa	ot o 1 . 950/				
		ia/Misposn i : Through	, Extent : Severe, A	rea А <del></del> IJес	rtea : 85%				
				tad . 250	,				
	_		derate, Area Affec Locations Through						
			Extent : Light, Area		e e				
			xieni . Ligni, Area Of Building	Ајјестеи	. 5070				
			irs In Progress						
terior	2. sprana	пон : пери	113 111 1 108 1033						
Floors									
Cast in Place Concrete	68%	Now	\$33,200	LIFE	* *	5	\$184,000		
	Water Pen	etration, E	xtent : Severe, Are	a Affecte	d:5%		,		
			ıt - Steam Leak						
Raised Access Floor	5%	Now	\$289,600	2041	* *	5	\$11,600		
raised riccess i looi			e, Extent : Moderat		ffected : 40%	3	Ψ11,000		
		-	n Control Rooms	-,	99				
	Other Obs	ervation. F	Extent : Severe, Are	a Affecte	d: 100%				
			n Control Rooms	33					
	Explana	tion : Worn	Surfaces						
Terrazzo	25%			LIFE	* *	5	\$48,300		
Traffic Topping	2%			2031	* *	5	\$3,100		
Interior Walls	270						Ψ2,100		
Cast in Place Concrete	10%	Now	\$34,600	LIFE	* *				
			tent : Light, Area A		10%				
			Locations In Mech						
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		
wiciai Security Dars	0%			LIFE		10	\$2,300		

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

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

Asset #: 4246

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Interior										
Ceilings										
Exposed Concrete	55%	Now	\$83,200	LIFE	* *	5	\$10,600			
	Broken/Missing Elements, Extent: Light, Area Affected: 5% Location: Various Locations Throughout Basement									
	Exposed I	Reinforceme	ent, Extent : Light,	Area Aff	ected : 2%					
	Location	n : Various	Locations In Basen	nent Med	chanical Space					
Metal Panel	U	Discoloring,	\$196,200 Extent : Severe, A	55	* * cted : 60%	5	\$38,600			
	Location	n : Various .	Locations Through	out						
Plaster	20%	ı		LIFE	* *	5-10	\$42,500			

Current	Current Repair		e Replacement	М	Maintenance		
% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
100%		2031	* *	5	\$300		
Other Observation, I	Extent : Moderate, A	Area Affe	cted : 100%				
Location : Mechan	iical Room / Penthoi	use					
Explanation: 1-75	5 Kva, 1- 15 Kva 48	0/208/12	0 Volts				
100%		2036	* *	1			
5%		2034	* *	5	\$100		
95%		2034	* *	5	\$2,100		
100%		2036	* *	1			
10%		2031	* *	5	\$100		
90%		2031	* *	5	\$2,000		
95%		2026	\$8,382,100	10	\$72,000		
T-12 Lamps, Extent	: Moderate, Area A <u>f</u>	fected :	100%				
Location: Through	hout The Building						
5%		2026	\$62,700	10	\$100		
50%		2026	\$38,600	1			
50%		2026	\$26,200	1			
100%		2026	\$592,900	10	\$300		
	% of Fail Date Total (Years)  100%  Other Observation, Location: Mechan Explanation: 1-7.  100%  5% 95%  100%  10%  95%  T-12 Lamps, Extent Location: Through 5%  50% 50%	% of Fail Date Estimated Cost Total (Years)  100%  Other Observation, Extent: Moderate, A Location: Mechanical Room / Penthor Explanation: 1-75 Kva, 1-15 Kva 48  100%  5% 95%  100%  7-12 Lamps, Extent: Moderate, Area Af Location: Throughout The Building 5%  50% 50%	% of Total         Fail Date (Years)         Estimated Cost (Years)         Year FY           100%         2031           Other Observation, Extent: Moderate, Area Affe Location: Mechanical Room / Penthouse Explanation: 1- 75 Kva, 1- 15 Kva 480/208/12           100%         2036           5%         2034           95%         2034           10%         2031           90%         2031           95%         2026           T-12 Lamps, Extent: Moderate, Area Affected: Location: Throughout The Building         2026           50%         2026           50%         2026           50%         2026	Note	Nof Total   Fail Date   Estimated Cost   Total   (Years)	Note   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)	

Alarm

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

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

Asset #: 4246

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
Generic	100%	2021	\$474,900	1	\$30,900	
	Other Observation, Extent : M	Ioderate, Area Affe	cted : 100%			
	Location: Throughout The	Building				
	Explanation: CCTV Surv	eillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2021	\$1,625,900			
	Other Observation, Extent : M	Ioderate, Area Affe	cted : 100%			
	Location: Throughout The	Building				
	Explanation : Smoke Detect	ors, Manual Pull St	ations And Alarm	Bells		

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
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	
Convector/Radiator	10%	Now	\$3,000	2031	* *	1	\$2,400	
	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe	ected : 2%			
	Location	: Through	out					
	Explana	tion : Conv	ectors Vent Holes	Painted S	Shut Restricting Air	·Flow		
Convector/Radiator	10%			2031	* *	1	\$2,700	
ir Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2026	\$72,500	2	\$500	
No Component	90%							
•	Other Obs	ervation, E	Extent : Light, Area	Affected	: 0%			
	Location	: Adjaceni	Building					
	Explana	tion : Serve	d By Offsite Chille	r				
Distribution	-		. 00					
Chilled Wtr Pipe/Pump	90%			2046	* *	4	\$5,500	
No Component	10%						. ,	
140 Component								
Terminal Devices Direct Expansion	10%			2031	* *	1		

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

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

Asset #: 4246

Mechanical	Current	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning									
Heat Rejection	405.			<b></b>	_	<b>* *</b> • • • •			
Air Condenser Unit	10%		2026	\$3,100	2	\$5,800			
No Component	90%								
Ventilation Distribution									
Distribution  Ductwork/Diffusers	100%		LIFE	* *	2-5	\$72,900			
Exhaust Fans	10070		LII L		23	Ψ72,700			
Interior	100%		2031	* *	2	\$2,500			
Plumbing	10070		2001		<del>_</del>	Ψ2,800			
H/C Water Piping									
Brass/Copper	100% Now	\$9,400	2046	* *	1				
	Not in Service, Exter	at : Moderate, Area	Affected	: 5%					
	Location: Triplex	Booster Pumps							
	Other Observation, Extent : Moderate, Area Affected : 1%								
	Location : Water S								
	Explanation : Strai	ner Needed							
HW Heat Exchanger	400	44.000				40.400			
Low Temp	100% Now	\$1,000	2036	* *	4	\$8,200			
	Leak Evident, Extent		ted : 1%						
G :	Location : Piping (	connections							
Sanitary Piping	100% Now	\$204.600	LIEE	* *	1				
Cast Iron		\$204,600	LIFE		1				
	Broken, Extent : Severe, Area Affected : 50% Location : Various Locations Under Slab								
Storm Drain Piping	Eccurion: various	Locations Chaci S							
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)	10070								
Rigid Piping	100%		2031	* *	4	\$1,600			
Sewage Ejector(s)									
Electric	100% 0-2	\$1,100	2026	\$21,000	4	\$1,600			
	Malfunctioning, Exte	ent : Severe, Area A	ffected :	20%					
	Location: 1 Of 2 S	ewage Ejectors No	t Working	g 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								
			Floor An	a 2 Units - Basemo	ent To Pe	enthouse			
E' G	Explanation: 4 Un	ats							
Fire Suppression									
Standpipe Generic	100%		2036	* *	1-5	\$41,700			
Sprinkler	100/0		2030		1-3	φ41,/00			
No Component	90%								
Generic	10%		2036	* *	1-2	\$2,300			
Generic	1070		2030		1-2	\$2,300			

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

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

Page: 37

#### 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

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
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	1000/		ф <b>27</b> 0.200	2020	ale ale	-	ф.40. <b>2</b> 00		
Roll Roofing	100%	Now	\$378,300	2028	* *	5	\$40,200	1	
			lerate, Area Affecte Locations Through						
			_		tod . 250/				
	_	Cracking/Crumbling, Extent : Severe, Area Affected : 35% Location : Throughout							
		Orains Inad/Misposn, Extent : Severe, Area Affected : 100%							
		ш/миsposn i : Through		неи Ајјес	.iea . 100/0				
		_	vere, Area Affected	. 25%					
			ere, Area Ajjeciea Locations Through		Ruild Un				
terior	<u> </u>	. , , , , , , , , , , , , , , , , , , ,	2004	100	Zuna op				
Floors									
Cast in Place Concrete	70%	Now	\$223,800	LIFE	* *	5	\$247,700		
			Extent : Light, Area		: 10%		Ψ=17,700		
		: Through	_	55					
	Explana	tion : Baser	nent Floor Is Cake	d With To	oxic Material - Ma	cerator l	Exploded - In		
	Need Of	Cleaning A	and Sealing						
Raised Access Floor	5%	Now	\$189,400	2035	* *	5	\$15,200		
	Loose/De	lam Surface	, Extent : Severe, A	rea Affe	cted : 100%				
	Location	i : Through	out 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		
			xtent : Light, Area	Affected	: 100%				
		: Through							
	Explana	tion : Conti	rol Rooms						
Metal Security Bars	8%			LIFE	* *	10	\$2,800		

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

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

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior								
Ceilings								
AcousTileSusp.Lay-In	5% Now	\$6,200	2031	* *	5	\$4,000		
	Broken/Missing Elemen	ıts, Extent : Mode	erate, Ar	ea Affected : 5%				
	Location: Housing C	ontrol Room Are	as					
	Staining/Discoloring, Extent: Moderate, Area Affected: 5%							
	Location: Housing C	ontrol Room Are	as					
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 Baseme	nt Below Inmate	Shower A	Area				
Metal Panel	25% Now	\$384,900	LIFE	* *	5	\$50,600		
	Staining/Discoloring, Extent: Severe, Area Affected: 60%							
	Location : Throughou		33					
Plaster	20%		LIFE	* *	5-10	\$55,600		

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2036	* *	3	\$300		
	Other Observation, Extent : N	Ioderate, Area Affec	rted : 100%				
	Location : Electrical Room						
	Explanation : No Nameplate	e Ratings Available					
Transformers							
Dry Type	100%	2031	* *	3	\$600		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Electrical Room						
	Explanation: 300 Kva, 416	0/480/277 Volts					
Feeders							
Cable	100%	2034	* *	1			
Raceway							
Conduit	100%	2036	* *	1			
Jnder 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 @ 200	00 Amperes				

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

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

Asset #: 4245

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts Transformers Dry Type	100% Other Observation, Extent : Location : Basement	2031 Moderate, Area Affected	* * : 100%	5	\$400	
	Explanation: 1-112.5 Kv	a, 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 Molded Case Bkrs	5% 95%	2034 2034	* *	5 5	\$100 \$2,700	
Wiring Thermoplastic	100%	2036	* *	1	Ψ2,700	
Motor Controllers Locally Mounted Motor Control Center Variable Frequency Drive	5% 90% 5%	2031 2031 2031	* * * * * *	5 5	\$2,700	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$3,200	
tand-by Power Transfer Switches						
Automatic	100%	2031	* *	1	\$33,300	
Generators Diesel	100% Other Observation, Extent: Location: Generator Roo		* * : 100%	1	\$41,900	
	Explanation: 2- Diesel G		nd 900 Kw			
Batteries Lead/Acid	100%	2019	\$2,900	5	\$4,000	
Fuel Storage Day Tank	50% Other Observation, Extent : Location : Generator Roo	m		5	\$10,000	
Main Tank	Explanation: 275 Gallons 50% Other Observation, Extent: Location: Basement Explanation: 7500 Gallon	2041 Moderate, Area Affected	* *	5	\$1,600	
ighting	Explanation : 7500 Guttor	is capacity				
Interior Lighting Fluorescent	95% T-12 Lamps, Extent : Model Location : Throughout Th	rate, Area Affected : 100%	\$10,965,200 6	10	\$94,200	
HID	5%	2026	\$82,000	10	\$200	

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

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

Asset #: 4245

Electrical	Current Rep	air Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting		<u> </u>	<u> </u>		<u> </u>	
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	
	Other Observation, Exter	nt : Moderate, Area Affe	ected : 100%			
	Location: Throughout	The Building				
	Explanation: CCTV	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2021	\$2,127,000			
	Other Observation, Exter	nt : Moderate, Area Affe	ected : 100%			
	Location: Throughout	The Building				
	Explanation : Smoke D	etectors, Manual Pull S	tations And Alarm	Bells		

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Campus Steam	100%			2046	* *	1		
Conversion Equipment								
Heat Exchanger	50%	2-4	\$2,200	2029	* *	1	\$24,000	
•		Extent : M i : Mechani	Ioderate, Area Affed ical Room	cted : 2%	Ó			
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								

Ventilation

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

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

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

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	400		•0				
Brass/Copper	100%		2046	* *	1		
HW Heat Exchanger	40-						
Low Temp	100%	. ,		* *	4	\$10,700	
		lent, Extent : Light, Area Affe	ected : 1%				
	Locatioi	1: Piping Connections					
Sanitary Piping	400-						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	100-			de de			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	400-					<b>**</b> ~ ~ ~ ~	
Rigid Piping	100%		2034	**	4	\$2,500	
		servation, Extent : Light, Are	ea Affected	: 100%			
		n : Basement					
77	Explana	tion: Duplex Units					
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators Geared Traction	1000/		LHDD	* *			
Geared Traction	100%	servation, Extent : Light, Are	LIFE				
		servation, Extent : Light, Are 1 : 2 Units - Basement To 2n			out To D	anth auga	
			a r toor An	ia 2 Uniis - Basemi	ені 10 ге	eninouse	
Fire Suppression	Ехріапа	tion: 4 Units					
Standpipe							
Generic	100%		2036	* *	1-5	\$54,500	
Sprinkler	10070		2030		1-3	φ54,500	
No Component	20%						
Generic	80%		2036	* *	1-2	\$24,200	
Ochenc	30%		2030	· ·	1-2	\$24,200	

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

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

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



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

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

Architecture		Current R	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Exterior										
Exterior Walls										
Concrete Masonry Unit		4+	\$436,700	LIFE	* *	5	\$34,900			
		5	ent : Moderate, Ar 'n Basement.	ea Affeci	ed : 20%					
Glass Block	1%			LIFE	* *	5	\$11,600			
Masonry: Brick	80%	Now	\$12,796,800	LIFE	* *	5	\$744,100	1		
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 35%					
	Location	ı : Along U <sub>l</sub>	pper Floor And Pa	rapets - I	Bldgs 3-5					
	Diagonal	Cracks, Ext	ent : Moderate, Ar	ea Affect	ted : 15%					
	Location	ı : Bulkhead	ls							
	Efflorescence, Extent : Light, Area Affected : 15%									
	Location : Building 20 And Throughout									
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
	Location	Location: Bulkheads, Above Windows								
	Int 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 Obs	servation, E.	xtent : Light, Area	Affected	: 100%					
	Location	ı : Throughe	out							
	Explana	tion : Brick	Cavity Wall							
Metal/Glass Curt Wall	2%	Now	\$560,900	LIFE	* *	5	\$34,900			
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	cted : 35%					
	Location : Stairs At End Of Day Rooms- East And North Facades									
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
	Location	ı : Stairs At	End Of Day Room	s- East A	And North Facade:	s.				
Metal Panel	5%	Now	\$190,700	2036	* *	5	\$87,200			
			xtent : Moderate, A		cted : 30%	-	,			
	Location: South Facade Of Gymnasium.									
			tent : Moderate, A		eted : 25%					
	-	ı : Gymnasi		33						
Pre-Cast Concrete	3%	•		LIFE	* *	5	\$181,400			
Window Wall	3%			2036	* *	5	\$104,600			
willian wall	370			2030	. •	3	Ψ104,000			

Asset #: 2045

chitecture	Current Repair Future Replacement				M		
tem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Windows							
	97% Now Air Infiltration, Exter Location: Through Corrosion/Rusting, E Location: Cell Blo Deteriorated Finish, Location: Cell Blo Glazing Broken/Crac Location: Cell Blo Caulking Deteriorate	out Extent: Moderate, A cks Throughout. Extent: Moderate, cks Throughout. Eked, Extent: Mode ck 14 And Various ed, Extent: Severe,	Area Affec Area Affe erate, Area Locations	ted : 25% cted : 50% 1 Affected : 50% Throughout.	5	\$346,100	
	Location : Through Unit Inoperable, Ext Location : Through Water Penetration, E Location : Through	ent : Moderate, Are out Extent : Severe, Are					
Metal Louvers	3%		2035	* *	10	\$36,700	
Parapets							
Cast in Place Concrete	35%		LIFE	* *	5	\$664,300	
Masonry: Brick Cavity	40% Now Broken/Missing Elen Location : Bldgs 3,		LIFE re, Area A	* * ffected : 30%	5	\$36,800	1
Metal Panel	5%		2036	* *	5	\$17,800	
Metal Rail	20% Now Corrosion/Rusting, E Location: Over Ce		2024 Area Affec	\$931,700 ted : 5%	5	\$130,500	
Roof							
Panel/Paver: Cer/Brk	7% Other Observation, E Location : Main Ki Explanation : New	tchen And Kitchen		**	10	\$67,300	
1	93% Now Blisters, Extent: Sev Location: All Build Expansion Int Failun Location: Main Co Water Penetration, E Location: Elevator Other Observation, I Location: Through	lings re, Extent : Severe, orridor, T- Post, An Extent : Severe, Are · Bulkhead - K-dorn Extent : Moderate, A	Area Affeo ad Bldg 1-2 a Affected ns	2 : 5%			1
	Location : Elevator Other Observation, E	· Bulkhead - K-dori Extent : Moderate, A	ns				

Interior

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

Architecture	Current Repair		Future	Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nterior									
Floors					_	<b></b>			
Cast in Place Concrete	22% Now	\$160,100	LIFE	**	5	\$354,500			
	Location : Basen	, Extent : Moderate, 1	Агеа Ајјес	ctea : 10%					
		ound Water Penetrat	tion						
Ceramic Tile	5% Now	\$67,800	2029	* *	5	\$18,400			
Cerannic The		ements, Extent : Mod		ea Affected : 5%	5	\$10,400			
	Location : Dorm			a Tijjeerea . 570					
Terrazzo	23% Now	\$748,300	LIFE	* *	5	\$132,400			
TOTTUEE		ng, Extent : Moderate		fected : 10%	5	Ψ132,100			
	=	dor Near Pharmacy	. 55						
Traffic Topping	15% Now	\$130,200	2026	\$2,604,300	5	\$69,100			
11 8	Worn/Eroded, Exte	ent : Moderate, Area				, ,			
	Location: Gymn	asium.							
Vinyl Tile	25% Now	\$892,600	2021	\$2,975,300	3	\$69,100			
•	Broken/Missing El	ements, Extent : Seve	ere, Area A	Affected : 5%					
		Locker Room And 1st	t Floor En	try, Chapel And C	Control R	oom On First			
	Floor.	g, Extent : Severe, Ar	naa Affaat	A . 100/					
	Location : Maint	_	ей Ајјесте	a. 1070					
			rea Affect	ed · 30%					
	Patching Evident, Extent : Moderate, Area Affected : 30%  Location : Throughout								
	Uneven Substrate, Extent : Severe, Area Affected : 20%								
	Location: Main Corridors								
	Worn/Eroded, Exte	ent : Moderate, Area	Affected :	50%					
	Location: Throu	ghout							
Vinyl Tile 9" X 9"	10%		2021	\$1,541,800	3	\$36,800			
•	Other Observation	, Extent : Severe, Are	ea Affected			•			
	Location: Bldgs	1 & 2							
	Explanation: 9x	9 Floor Tiles							

Asset #: 2045

Architecture	Curren	t Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Interior Walls	100/ NT	¢104.000	TIPE	* *			
Cast in Place Concrete	10% Now	\$194,800	LIFE				
	Location : General	nt : Moderate, Area ator Room	Ајјестеа .	. 1070			
Consusta Massauri Unit	54% Now		LIFE	* *	5	¢175 000	
Concrete Masonry Unit		\$923,300 Extent : Severe, Area			3	\$175,000	
	_	lors Between Buildin					
Glass: Single Pane	3% Now	\$277,600	LIFE	* *	5	\$18,200	
Glass. Shight I alle		acked, Extent : Mod			3	\$10,200	
	_	ol Rooms Throughou		aryjeetea : 2070			
		Extent : Severe, Are		d : 30%			
		ol Rooms Throughou					
	Explanation: Fog	_					
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	ı Affected	: 100%			
		Kitchen And Kitchen					
		ent Installation Evid	lent				
Steel Plate	5%		LIFE	* *	5	\$48,600	
Ceilings	250/ 34	Φ0.40. <b>3</b> 00	2021	ale ale	_	φο <b>ο</b> 100	
AcousTileSusp.Lay-In	25% Now	\$849,200	2031	**	5	\$92,100	
	Location: Contro	ements, Extent : Seve	ere, Area	Ајјестеа : 20%			
		n Koom. 1g, Extent : Severe, A	Araa Affaa	stad · 100/			
	Location : Contro		теи Ајјес	iea . 4070			
		Extent : Moderate, 1	Area Affe	cted · 5%			
	Location : Contro		11/04/1990	. 570			
Exposed Concrete	25% 0-2	\$563,000	LIFE	* *	5	\$28,800	
Exposed Concrete		4505,000 ag, Extent : Moderate			3	Ψ20,000	
	-	lors And Stairwells -	-				
		Extent : Severe, Are	_				
		lors In Bldgs 1,2, 4 d			tween C	orridor And Bldgs	
Exposed Struc: Steel	5% Now	\$737,000	LIFE	* *			
Emposed Suder Steer		Extent : Moderate,		cted : 20%			
	Location: Lower	Housing 6 And 8 An	nd Various	s Locations Throug	ghout, Me	ain Electrical	
	Room						
Metal Panel	10% Now	\$233,700	LIFE	* *	5	\$92,100	
	_	Extent: Moderate,	Area Affe	cted : 15%			
	Location: Through	*	1.00	100/			
	-	Extent : Light, Area	Affected .	10%			
	Location : Clinic.						
Plaster	35% Now	\$643,000	LIFE	* *	5	\$161,200	
		Extent: Moderate,			~		
	Location : K-dori	ns 1-4 Upper Level,	Cell Bloc	ks 11 & 10 Upper.	Σ,		

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

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

Asset #: 2045

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts		•				•
Service Equipment						
Fused Disc Sw	100%	2046	* *	3	\$1,600	
	Other Observation, Extent : Moder		d : 100%			
	Location: Kitchen Main Electrica					
	Explanation: 600 Amperes, 4160	Volts				
Transformers	1000/	2020	* *	2	¢2.700	
Dry Type	100% Other Observation Extent Modern	2039		3	\$2,700	
	Other Observation, Extent : Modera Location : Kitchen Main Electrica		a : 100%			
	Explanation: 2- 1500 Kva, 4160/					
Feeders	Explanation : 2- 1500 Kva, 4100/	400/2// VOIIS				
Cable	100%	2042	* *	1		
Raceway	100/0	2012				
Conduit	100%	2046	* *	1		
Inder 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2046	* *	5	\$1,300	
	Other Observation, Extent: Moder	ate, Area Affecte	d: 100%			
	Location : Kitchen Main Electrica	al Room				
	Explanation: 2- Main Service Sw	itches Rated @ 3	8000 Amperes			
Air Circuit Breaker	25%	2026	\$56,000	5	\$600	
	Other Observation, Extent: Modera	ate, Area Affecte	d: 100%			
	Location : Old Electrical Room					
	Explanation: Main Service Switch	h Rated @ 4000	Amperes			
Fused Disc Sw	25%	2046	* *	5	\$500	
	Other Observation, Extent: Modera	ate, Area Affecte	d: 100%			
	Location: Old Electrical Room					
	Explanation: Main Service Switch	h Rated @ 2000	Amperes			
Transformers						
Dry Type	100%	2024	\$30,000	5	\$1,800	
	Other Observation, Extent: Modera	ate, Area Affecte	d: 100%			
	Location: Old Electrical Room	T 1				
G :: 1	Explanation: 150 Kva, 480/208 V	olts/				
Switchgear / Switchboard	200/	2026	¢10 <i>5 7</i> 00	5	¢400	
Fused Disc Sw Molded Case Bkrs	20% 40%	2026 2026	\$185,700 \$371,400	5	\$400 \$5,200	
Molded Case Bkrs	40%	2026	\$3/1,400 * *	5 5	\$5,200 \$5,200	
	4U70	∠0 <del>4</del> 0		3	\$3,200	
Raceway Conduit	70%	2036	* *	1		
Conduit	30%	2026	\$333,600	1		
Panelboards	3070	2020	ψ555,000	1		
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	ψ311,200 * *	5	\$4,500	
Molded Case Bkrs	5%	2042	* *	5	\$600	

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

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

Electrical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$342,600	2051	* *	1		
		,	xtent : Moderate, A	Area Affe	ected : 100%			
		_	out The Building					
	Explana	tion : Insul	ation 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	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: W 17, 18						
		tion : Rated	l @ 1500 Kw					
Diesel	25%			2035	* *	1	\$47,700	
			xtent : Moderate, A		ected : 100%			
			Of Main Kitchen A	rea				
	Explana		l @ 750 Kw					
Diesel	25%	Now	\$581,000	2041	* *	1	\$42,900	
			t : Moderate, Area n Electrical Room	Affected	: 100%			
D	Locanon	. Ota mat	n Electrical Koom					
Batteries	750/			2020	Φ <b>Ω</b> 100	_	¢12.700	
Lead/Acid	75%			2020	\$2,100	5	\$13,700	
Lead/Acid	25%			2017	\$700	5	\$4,600	

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

Asset #: 2045

Electrical	Current Repair	Futu	re Replacement	М						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority				
Stand-by Power										
Fuel Storage										
Day Tank	25%	2042	* *	5	\$22,800					
	Other Observation, Extent: Moderate, Location: W17, 18. 19	Area Affe	ected : 100%							
	Explanation: 275 Gallons Capacity									
Day Tank	25%	2042	* *	5	\$22,800					
•	Other Observation, Extent : Light, Area	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 Affe	ected : 100%							
	Location : Underground									
	Explanation: 20000 Gallons Capacit	y								
ighting										
Interior Lighting										
Fluorescent	65%	2021	\$34,164,800	10	\$293,400					
	T-12 Lamps, Extent: Moderate, Area A Location: Throughout The Building	ffected :	100%							
Fluorescent	25%	2031	* *	10	\$112,900					
	T-8 Lamps, Extent : Moderate, Area Af Location : Throughout The Building	fected : 1	00%							
Fluorescent	8%	2026	\$4,204,900	10	\$36,100					
	Compact Fluorescent Light, Extent : M Location : Throughout The Building				720,200					
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					
larm										
Security System	1000/	2026	Ф2 020 200	1	¢102.000					
Generic	100%	2026	\$2,829,300	1	\$183,800					
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Throughout The Building	¬am anas								
Fire/Smoke Detection	Explanation: C C T V Surveillance	ımeras								
Fire/Smoke Detection	100%	2034	* *							
Generic, Digital	Other Observation, Extent : Moderate,									
	Location: Throughout The Building	D 11 G .	41 84 8	1 5						
	Explanation: Strobe Lights, Manual	Pull Stati	ons, Alam Bells, Sn	noke Det	ectors, Horns					

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

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

Asset #: 2045

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Campus Steam	100%			2036	* *	1			
Conversion Equipment									
Pres. Reducing Valve/LI	P 100%			2022	\$580,100	5	\$29,200		
Steam									
Distribution									
Hot Wtr Piping/Pump	60%			2034	* *	4	\$21,800		
Steam Piping/Pump	40%			2036	* *	4	\$9,700		
Terminal Devices									
Air Handler	30%		\$151,300	2026	\$1,512,700	1	\$82,200		
			ere, Area Affected :						
	Location	ı : Fresh Ai	ir Dampers / Tempe	erature C	Controls				
Convector/Radiator	70%	Now	\$1,855,000	2031	* *	1	\$100,200		
	Other Obs	servation, E	Extent : Severe, Are	a Affecte	ed: 100%				
	Location	ı : Building	1-5						
	Explana	tion : Radio	ant Heating System	Leaks A	nd 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 Refr	igerant, Ex	tent : Light, Area A	ffected :	100%				
	Location	: Roof							
	Other Obs	servation, E	Extent : Light, Area	Affected	! : 100%				
	Location	: Roof							
	Explana	tion : Unde	er 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			

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

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

Mechanical	Current Repair	Future Re	placement	M				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing								
Storm Drain Piping								
Cast Iron		55,300 LIFE	* *	1				
	Leak Evident, Extent : Severe, A	Area Affected : 10%						
	Location: Throughout							
Sump Pump(s)	1000/	2025	<b>421</b> 000		Φ2. 7.00			
Rigid Piping	100%	2026	\$21,000	4	\$2,500			
	Other Observation, Extent: Lig	ht, Area Affected : 10	0%					
	Location: Basement							
Company Pingary	Explanation : Duplex Unit							
Sewage Ejector(s) Electric	100%	2026	\$21,000	4	\$2.500			
Electric	Other Observation, Extent : Lig			4	\$2,500			
	Location : Basement	пі, Агей Ајјестей . 10	070					
	Explanation : Duplex Unit							
Fixtures	Explanation : Duplex Chil							
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
,	Other Observation, Extent : Lig	ht, Area Affected : 10	0%					
	Location: (9) 1-2, (1) 1-3							
	Explanation: 10 Units							
Fire Suppression								
Standpipe								
Generic		66,700 2052	* *	1-5	\$174,600			
	Leak Evident, Extent : Severe, A	Leak Evident, Extent : Severe, Area Affected : 5%						
	Location : Next To Main Entr	ance						
Sprinkler								
No Component	60%							
Generic	40%	2052	* *	1-2	\$55,200			
Chemical System								
Generic	100%	2024	\$49,700	1-3	\$50,600			

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

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

#### 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

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



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

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

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

Asset #: 13661

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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, Ex	tent : Light, Area A	Affected .	: 10%			
	Location	ı : North Ar	nd East Facades					
	Loose/Mis	s Fasteners	s, Extent : Moderat	e, Area A	Affected : 10%			
	Location	: Overhan	g Above Loading L	Oock				
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 No	on Func/Mi	ss, Extent : Severe,	Area Af	fected : 15%			
	Location	: Roof Gui	ters - Built-up Ice					
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 3%			
	Location	: Above O	verhead Doors At I	Loading .	Dock			
Interior								
Floors								
Cast in Place Concrete	98%	Now	\$16,200	LIFE	* *	5	\$35,800	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
	Location : At South Freezer Door Threshold							
	Horizontal Cracks, Extent : Light, Area Affected : 2%							
	Location	: Loading	Dock And Electric	al Room				
	Uneven St	ırface, Exte	nt : Severe, Area A	ffected :	10%			
	Location	i : Trench L	Drains Cracking An	ıd Settlin	g Below Slab			
Ceramic Tile	2%			2035	* *	5	\$300	
Interior Walls	= 70					-	+-30	
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	
		ervation, E	xtent : Moderate, A		cted : 100%	-	+=,.50	
		: Freezer 1		55				
	Explana	tion : Struc	tural Steel					
Ceilings								
Exposed Struc: Steel	20%			LIFE	* *	10		
Fiber Board	20%			2031	* *			
Metal Panel	60%			LIFE	* *	5		
-								

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

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

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

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

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

Asset #: 13661

Electrical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Mod Location : Electrical Room Explanation : Main Service Sw			5	\$300	
Transformers	1000/	2020	* *			
Dry Type	100% Other Observation, Extent: Mod Location: Electrical Room Explanation: No Available Na			5		
Switchgear / Switchboard	•	1				
Molded Case Bkrs	100%	2046	* *	5	\$300	
Raceway Conduit	100%	2046	* *	1		
Panelboards				_		
Fused Disc Sw	2%	2042	* *	5	<b>#200</b>	
Molded Case Bkrs	98%	2042	* *	5	\$300	
Wiring Thermoplastic	100%	2046	* *	1		
Motor Controllers Locally Mounted	100%	2039	* *	5	\$100	
round Grounding Devices Generic tand-by Power	100%	LIFE	* *	5	\$300	
Transfer Switches	1000/	2020	* *	1	¢2.400	
Automatic	100%	2039	* *	1	\$3,400	
Generators Not Accessible	100%					
Batteries Not Accessible	100%					
Fuel Storage Underground Storage	100% Other Observation, Extent : Mod Location : Underground Explanation : 2500 Gallons Ca		**	5	\$1,400	
ighting Interior Lighting Fluorescent	80% Other Observation, Extent : Mod	2031 erate, Area Affected : 100	**	10	\$8,200	
	Location: Office And Inside Fr	reezers				
HID	Explanation : T-8 Lamps 20%	2031	* *	10	\$100	
Egress Lighting						
Emergency, Battery	50%	2031	* *	10	\$1,300	
Exit, Service	50%	2031	* *	1		

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

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

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

Asset #: 13661

Electrical	Current Repair	Future Repl	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	100%	2031	* *	10		
Alarm						
Security System						
Generic	100%	2031	* *	1	\$4,200	
	Other Observation, Extent: Moder	ate, Area Affected :	100%			
	Location: Throughout The Buildi	ing				
	Explanation: CCTV Surveillan	ice Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *			
, 2	Other Observation, Extent: Moder	ate, Area Affected :	100%			
	Location : Throughout The Buildi	ing				
	Explanation : Strobe Lights, Man	ual Pull Stations, Sn	noke Detecto	ors And A	Alarm Bells	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Closet						
	Explanat	ion : 1 - 12	20 Gallon Unit					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

Mechanical	Current Rep	air Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2034	* *	4	\$2,500	
	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location: Mechanical	Room				
	Explanation : Duplex U	Init				
Backflow Preventer						
Generic	100%	2031	* *	1	\$700	
Fixtures						
Generic	100%					

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

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



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

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

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

Asset #: 13709

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
zstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior							
Exterior Walls							
Masonry: Brick	20%		LIFE	* *	5	\$21,100	
Stucco Cement	80%		2039	* *	5	\$105,500	
	Other Observation,	_	Affected	: 100%			
	Location: Through						
	Explanation : Refe	rring To An Eifs Pro	oduct				
Windows	400-				_	<b></b>	
Aluminum	100%		2042	* *	5	\$3,700	
Roof	0.0					44.000	
Asphalt Shingle	90%		2035	**	10	\$1,800	
Roll Roofing	10%		2025	\$9,600	5	\$2,000	
	Other Observation,		Area Affe	ected : 100%			
	Location: Through						
	Explanation : Snow	v Present					
erior							
Floors Carpet	30%		2025	\$418,500	3	\$25,900	
Cast in Place Concrete	20%		LIFE	\$410,500 * *	5	\$50,300	
Ceramic Tile	5%		2035	* *	5	\$2,900	
Raised Access Floor	15%		2035	* *	5	\$32,400	
Vinyl Tile	30%		2033	* *	3	\$6,500	
Interior Walls	3070		2031			Φ0,500	
Concrete Masonry Unit	15%		LIFE	* *	5	\$6,700	
Gypsum Board	85%		LIFE	* *	5-10	\$80,500	
Gypsum Doard	Water Penetration, I	Extent · Moderate A			5-10	ψου,500	
		or Conference Roor					
Ceilings							
Gypsum Board	100% Now	\$22,100	LIFE	* *	5	\$71,900	
- J P 3 4 1 2 3 4 1 4	Broken/Missing Elen			ffected : 15%	č	4.2,200	
	_	nt - Exposed Insula		<i>J</i>			

Electrical	<b>Current Repair</b>	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2036 **	5	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Outside			
	Explanation : Main Service Switch Ra	ted @ 200 Amperes		
Switchgear / Switchboard				
Not Accessible	100%			
Raceway				
Conduit	100%	2036 * *	1	
Panelboards				
Fused Disc Sw	100%	2034 **	5 \$100	

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

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

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

Asset #: 13709

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System	% of Fail Date Estimate	d Cost Year Es	timated Cost	Cycle	<b>Estimated Cost</b>	Priority
Component	Total (Years)	FY		(Yrs)		
Type						
Under 600 Volts Wiring						
Thermoplastic	100%	2036	* *	1		
Motor Controllers	100%	2030		1		
Locally Mounted	100%	2031	* *	5		
Ground	10070	2031				
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Stand-by Power	10070	LII L			Ψ100	
Transfer Switches						
Not Accessible	100%					
Generators	13070					
Not Accessible	100%					
Batteries						
Not Accessible	100%					
Fuel Storage						
Not Accessible	100%					
ighting						
Interior Lighting						
Fluorescent	90%	2026	\$141,400	10	\$2,100	
	T-12 Lamps, Extent : Moderate,	Area Affected: 1009	%			
	Location: Throughout The Bu	ilding				
Fluorescent	10%	2026	\$15,700	10	\$200	
	Compact Fluorescent Light, Ext	ent : Moderate, Area		%		
	Location : Throughout The Bu	ilding				
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	
	Other Observation, Extent : Lig	ht, Area Affected : 50	0%			
	Location : Outside					
	Explanation : Wall Mounted C	Cameras				
Generic	50%	2026	\$7,200	1	\$500	
	Other Observation, Extent: Mod	derate, Area Affectea	l : 100%			
	Location: Inside And Outside					
	Explanation: C C T V Surveil	lance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2026	\$49,200			
	Other Observation, Extent: Mod		l : 100%			
	Location : Throughout The Bu					
	Explanation : Strobe Lights, M	Ianual Pull Stations,	Alarm Bells, H	lorns And	d Smoke	
	Detectors					

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

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

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

Asset #: 13709

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Campus Steam	100% Other Observation, I Location : Baseme Explanation : Stea			* * : 100%	1		
Conversion Equipment	1	<u> </u>					
Heat Exchanger	100% Other Observation, I Location: Baseme Explanation: 1 Un	nt	2039 Affected	**: 100%	1	\$1,200	
Distribution							
Hot Wtr Piping/Pump	100%		2048	* *	4	\$100	
Terminal Devices							
Air Handler	50%		2034	* *	1	\$800	
Convector/Radiator	50%		2043	* *	1	\$400	
Air Conditioning							
Energy Source Electricity	100%		2048	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%		2031	* *	1	\$1,200	
23p.: 2	R-22 Refrigerant, Ex Location : Side Of	-	ffected :	100%			
	Other Observation, Location : Side Of	Building	Affected	: 100%			
	Explanation: 3 Sp	lit 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	1000/		2024	ታ ታ	2	Ф100	
Interior	100%		2034	* *	2	\$100	
Plumbing							
H/C Water Piping Brass/Copper	100%		2052	* *	1		
HW Heat Exchanger	10070		2032		1		
Low Temp	100%		2052	* *	4	\$200	
Sanitary Piping	100/0		2032	<u> </u>		Ψ200	
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	100/0						
Generic Generic	100%		2034	* *	1	\$200	
Fixtures Generic	100%					<b>\$200</b>	
Fire Suppression	100/0						

Fire Suppression

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

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

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

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

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression Sprinkler							
No Component	50%						
Generic	50%		2052	* *	1-2	\$300	

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

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



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

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

Architecture	Cu	rrent Re	pair	Futur	e Replacement	М	aintenance	
System Component Type		Date Fears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls Cast in Place Concrete		_	\$20,000 nts, Extent : Light ling Dock.	LIFE , Area Ą	* * ffected : 2%	5	\$46,700	
Masonry: Brick Cavity	Expansion Int		\$403,200 Extent : Moderat Floor Windows A			5	\$283,000	
Metal Panel	Broken/Missin Location : Ac	cademy E nted, Exte	ent : Moderate, A		-	5	\$11,700	
Slate Panels	Spalling, Exten		\$309,200 re, Area Affected : lls Throughout	LIFE : 100%	**	5	\$2,300	
Window Wall	Corrosion/Rus Location : Ex Other Observa	mergency ution, Ext airwells		vells Thra a Affecte	oughout.	5 gress	\$17,500	
Windows								
Metal/Detention Type	Corrosion/Rus Location: The Deteriorated H Location: The Glazing Broke Location: The Thermally Iney Location: The	hroughou Finish, Ex hroughou n/Cracke hroughou ficient, E	xtent : Moderate, at ed, Extent : Mode at. Extent : Moderate	Area Aff rate, Are , Area A	fected : 50% va Affected : 70% ffected : 70%	5	\$240,500	
Metal/Detention Type	5%			2052	* *	5	\$25,300	
Parapets Masonry: Brick Cavity Metal Panel	67% 4%			LIFE 2036	* * * * * *	5-10 5	\$74,900 \$2,500	
Metal Rail Metal: Cage/Fence	25% 4%			2039 2039	* *	5-10 5-10	\$73,800 \$5,100	

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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof			<b>** -*</b> - ** - ** - ** - ** - ** - ** -					
Built-Up (BUR)	98% Blisters, E	Now xtent : Seve	\$3,728,600 ere, Area Affected :	2036 40%	* *			
	Location	: Through	out.					
		ogged, Exte	ent : Moderate, Are Locations.	a Affecte	d: 10%			
			derate, Area Affect	ed : 20%	, D			
	0.	: Through	. 55					
Metal Panel	2%	Now	\$187,400	2046	* *			1
			xtent : Severe, Ared		d: 100%			
	Location	: Training	Academy Building					
nterior								
Floors	<b>=</b> 0.4			2022	φ.ς <b>π</b> ο.οοο	2	Φ.7.4.200	
Carpet	5%	3.7	Φ52.500	2022	\$658,800 * *	3	\$54,300	
Cast in Place Concrete			\$53,700 Extent : Severe, Area Foor Below Kitchen.	LIFE a Affected		5	\$118,800	
Ceramic Tile	5%	Now	\$50,000	2029	* *	5	\$13,600	
Columno The	- , -		Extent : Moderate		fected : 10%	3	Ψ15,000	
			ry Shower Areas Ti					
Quarry Tile	5%	Now	\$29,700	2039	* *	5	\$20,400	
		Crumbling, : Kitchen	Extent : Moderate Area	, Area Aj	fected : 10%			
Terrazzo	30%			LIFE	* *	5	\$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	
	_	_	Extent : Moderate	_				
			Rooms, Facility Ar					
		ded, Extent : Through	: Moderate, Area A out	Affected .	: 35%			
Vinyl Tile 9" X 9"	Location	: Through	\$1,137,000 nents, Extent : Seve out Housing Areas			3	\$20,400	
			: Severe, Area Affe	ected : 40	)%			
	Location	: Through	out Housing Areas					

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

Asset #: 2026

rchitecture	Current F	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Interior Walls	550/ NI-	¢2.67, 400	LIEE	* *	_	¢126.700	
Concrete Masonry Unit	55% Now	\$267,400	LIFE		5	\$126,700	
	Broken/Missing Elem Location: 11/12 Bl		i, Area Aj	ijeciea : 1%			
	Jnt Mortar Miss/Erod		raa Affaa	tad · 10/			
	Location: 11/12 Bl		геи Ајјес	ieu . 1/0			
			LIEE	* *			
Glass: Special Gauge	5% Now	\$5,243,700	LIFE		1		
	Other Observation, E Location: Through						
	_	_		Areas.			
M. IG D	Explanation : Glass	Sieei Frames Rus		* *	10	Φ7.000	
Metal Security Bars	5%		LIFE	* *	10	\$5,800	
Metal: Cage/Fence	5%		LIFE	* *	10	\$5,800	
Plaster	10%		LIFE LIFE	* *	5-10	\$49,000	
SGFT/Glazed Masonry	20%		LIFE		10	\$57,600	
Ceilings AcousTile,Adhered	30% Now	\$575,800	2031	* *	5	\$81,500	
Acoust ne, Adhered	Broken/Missing Elem				3	\$61,300	
	Location : Old & N		16, 111eu 1	njjecica . 5570			
Eumanad Computa	35% Now	\$232,500	LIFE	* *	5	\$29,700	
Exposed Concrete	55% NOW Cracking/Crumbling,				3	\$29,700	
	Location : First Flo		, лгеи лу	jecieu . 1070			
	Exposed Reinforceme		Area Affa	octed · 2%			
	Location : First Flo	_		ciea . 270			
	Water Penetration, E			cted : 10%			
	Location : First Fla			. 1070			
Metal Panel	5% Now	\$17,200	LIFE	* *	5	\$34,000	
Metal Pallel	Water Penetration, E	' /			3	\$34,000	
	Location : Gymnasi		Ајјестеи	. 2/0			
DI .	· <del></del>	ин.	TIPE	* *	F 10	Φ200 100	
Plaster	30%	Entont . T:-L. A	LIFE		5-10	\$280,100	
	Cracking/Crumbling,	_	ea Affecte	ea : 5%			
	Location : First Flo	or Corriaor.					

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

Under 600 Volts

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

ectrical	Current Repa	air Futu	re Replacement	M	aintenance		
stem Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	35%	2026	. ,	5	\$500		
	Other Observation, Exten Location : Electrical Ro Explanation : One 5,000	pom					
Fused Disc Sw	30% Other Observation, Exten Location : Electrical Ro		. ,	5	\$500		
	Explanation: One 1200		et Switch For Emers	encv			
Molded Case Bkrs	35%	2026		5	\$3,300		
Morada Case Biris	Other Observation, Exten Location : Electrical Ro Explanation : One 4500	t : Moderate, Area Afj oom	fected : 100%	3	ψ5,500		
Transformers	•	•					
Dry Type	25% Other Observation, Exten		. ,	5	\$300		
	Location: Electrical Ro						
	Explanation: One 500		<b></b>		4.00		
Dry Type	25% Other Observation, Exten Location : Electrical Ro Explanation : One 300 I	pom	. ,	5	\$300		
Dry Type	50%	2024	\$15,000	5	\$700		
Diy Type	Other Observation, Exten Location : Mechanical I Explanation : Different	t : Moderate, Area Afj Room & Electrical Clo	fected : 100% osets	3	Ψ700		
Switchgear / Switchboard	JJ · · · ·		TI				
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 On Extended Life, Extent Location : Electrical Ro			5	\$100		
Molded Case Bkrs	88%	2025	\$599,800	5	\$8,400		
Wiring Braided Cloth	50% 2-4 Insulation Aged, Extent: Location: Throughout	\$571,000 2051	* *	1	·		
Thermoplastic	50%	2026	\$571,000	1			
Thermopiasuc	JU70	2020	\$371,000	1			

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

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

Asset #: 2026

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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, A Location : Mechanical Room	Area Affect	ed : 100%			
Ground	Location . Mechanical Room					
Grounding Devices						
Generic	100% 0-2 \$18,100	LIFE	* *	5	\$5,300	
Generie	Other Observation, Extent : Moderate,		eted : 100%	5	Ψ2,300	
	Location: Water Main	33				
	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 Affec	eted : 100%			
	Location: Outside & First Floor					
	Explanation: Two 250 Kw					
Batteries Lead/Acid	100%	2017	\$2,900	5	¢12.400	
Fuel Storage	100%	2017	\$2,900	3	\$13,400	
Day Tank	50%	2025	\$25,100	5	\$33,700	
Day Tank	Other Observation, Extent : Light, Are			5	Ψ33,700	
	Location: Generator Room	33				
	Explanation: Two 30 Gallons					
Main Tank	50%	2029	* *	5	\$5,300	
William Turns	Other Observation, Extent : Moderate,		eted : 100%	5	Ψ2,300	
	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 : 1	00%			
	Location: Throughout The Building					
Fluorescent	30%	2031	* *	10	\$99,900	
	T-8 Lamps, Extent : Moderate, Area A	ffected : 10	0%			
	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	4000		<b>.</b>		<u>.</u>	
HID	100%	2021	\$2,604,500	10	\$1,100	

#### Alarm

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

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

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

Asset #: 2026

Electrical		Current l	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm								
Security System								
No Component	50%							
Generic	50%			2021	\$1,043,200	1	\$67,800	
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repa	air	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source	1,000/			2036	* *	1		
Campus Steam	100%			2036		1		
Conversion Equipment Pres. Reducing Valve/LI Steam	P 65%			2035	* *	5	\$14,000	
Pres. Reducing Valve/LI Steam	2 35%			2029	* *	5	\$7,500	
Distribution								
Steam Piping/Pump	30%			2052	* *	4	\$5,400	
		tallation, Exten : Various Mec			: 100%			
Steam Piping/Pump	70%			2036	* *	4	\$12,500	
Terminal Devices Air Handler		ed Life, Extent			\$185,900 ted: 100%	1	\$11,200	
		: First Floor M						
Convector/Radiator		0-2 oning, Extent : 1 : Throughout,				1	\$31,700	
Fan Coil Unit/Heat	Location On Extend	0-2 oning, Extent: 1 : Throughout, led Life, Extent : Dormitories	Malfucntioning : Moderate, Ar	g Steam ' ea Affec	Traps	1	\$68,600	
Air Conditioning								
Energy Source	1000/			20.42	* *	1		
Electricity	100%			2042	* *	1		
Conversion Equipment Ext Pkg Unit - Cooling	2% R-22 Refri Location	gerant, Extent . : Roof	: Light, Area A	2026 ffected :	\$63,700 100%	2	\$400	
No Component	98%							
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$320,500	

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

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

Asset #: 2026

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
<sup>7</sup> entilation						
Exhaust Fans	<b>7</b> 0/	2026	<b>#20.100</b>		<b>4.500</b>	
Interior	5%	2026	\$38,100	2	\$600	
Roof	95% On Extended Life, Extent : Mod	2021	\$520,900	2	\$10,600	
	Location: Roof	іетиіе, Атей Ајјесіей	. 100%			
lumbing	V					
H/C Water Piping						
Galv Iron/Steel		11,900 2031	* *	1		
	Other Observation, Extent : Mo	oderate, Area Affected	d : 5%			
	Location: 7 Lower Dorm					
IIIII I I	Explanation: Repiping Of Ba	throoms In Progress				
HW Heat Exchanger Low Temp	100%	2052	* *	4	\$35,900	
Low Temp	Recent Replace Evident, Extent		d · 100%	4	\$33,900	
	Location : Steam Driven Insta					
Sanitary Piping						
Cast Iron	100% 0-2 \$29	99,600 LIFE	* *	1		
	Corroded, Extent : Moderate, A	Area Affected : 60%				
	Location : Dormitory Toilet H	Rooms Rotted Out Toi	let Chair Carri	ers		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2026	\$21,000	4	\$2,500	
Sewage Ejector(s)	1000/	2026	¢21 000	4	¢2.500	
Electric Fixtures	100%	2026	\$21,000	4	\$2,500	
Generic	100%					
Generic	Leaking Connections, Extent : 1	Severe. Area Affected	: 100%			
	Location : Dormitory Toilet F					
	Obsolete Fixtures, Extent : Seve		00%			
	Location: Throughout Dorm	itory Toilet Rooms				
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig	==				
	Location: 2 Units 1st To 3rd	Floor, 1 Unit 1st To 2	2nd Floor			
	Explanation: 3 Units					
Fire Suppression						
Standpipe Generic	100%	2036	* *	1-5	\$183,000	
Sprinkler	100/0	2030		1-3	φ105,000	
No Component	90%					
Generic	10%	2036	* *	1-2	\$10,200	
CICHCILL					Ψ±0,=00	
Chemical System						

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

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

Print Date: 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



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

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

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

Asset #: 13662

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	100/ 37	Φ1 < 100	LIDE	ale ale	_	Φ2.000	
Cast in Place Concrete	10% Now	\$16,100	LIFE	**	5	\$3,800	
	Broken/Missing Elen Location : Above T						
		_					
	-	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Upper Wall, South Facade; Truck Entrance					
	Exposed Reinforcem						
		Vall, Viewable Fron					
Masonry: Brick	55% Now	\$47,300	LIFE	* *	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Corners						
	Jnt Mortar Miss/Ero	d, Extent : Moderat	e, Area Affe	cted : 25%			
	Location: Through						
	Vertical Cracks, Ext		fected : 2%				
	Location : South F	acade					
Metal Panel	20%		2052	* *	5-10	\$10,300	
	Staining/Discoloring Location: Through		ea Affected :	25%			
Metal Sect. OHD	15% Now	\$6,700	2031	* *	5	\$1,800	
	Other Observation, I Location: South /	Extent : Severe, Are		25%		4-,000	
		oded Jambs And Li	ntels Above	All Overhead D	oors, Se	verely	
Windows	100%		2048	* *	5	\$600	
Aluminum Roof	100%		2048		5	\$600	
Single Ply Membrane	100%		2034	* *	10	\$6,800	
nterior						+ 0,000	
Floors							
Cast in Place Concrete	75% Now	\$5,900	LIFE	* *	5	\$6,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Apparatus Floor						
O		us r toor	2021	* *		¢200	
Quarry Tile	5% 20%		2031 2034	**	5	\$300 \$300	
Vinyl Tile Interior Walls	20%		2034		3	\$300	
Ceramic Tile	2%		2039	* *	5		
Concrete Masonry Unit			LIFE	* *	5	\$900	
Gypsum Board	10%		LIFE	* *	5-10	\$300	
Plaster	5% Now	\$100	LIFE	* *	5	7000	
	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 Elen Location: Various	nents, Extent : Mod		Affected : 10%			

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

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

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

Asset #: 13662

Architecture	Current Repair F		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
Exposed Concrete	75%		LIFE	* *	5-10	\$3,700	
Gypsum Board	25%		LIFE	* *	5-10	\$3,400	

Current Re	pair Futu	re Replacement	M		
% of Fail Date E Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
			5	\$100	
		ected : 100%			
Location : Electrical I	Room				
Explanation : One 200	0 Amp Main Disconnect	Switch			
100%	2052	* *	1		
5%	2048	* *	5		
95%	2048	* *	5	\$100	
100%	2052	* *	1		
100%	2043	* *	5		
100%	LIFE	* *	5	\$100	
100%	2034	* *	10	\$3,300	
=	==	100%			
Location: Throughou	t The Building				
60%	2034	* *	1		
40%	2034	* *	1		
100%	2034	* *	10		
100%	2036	* *			
	% of Fail Date In Total (Years)  100%  Other Observation, Ext. Location: Electrical Explanation: One 20  100%  5% 95%  100%  100%  100%  T-8 Lamps, Extent: Mode Location: Throughout 60% 40%  100%	Nof Total   Fail Date   Estimated Cost   Year   FY	Total   Fail Date   Estimated Cost   Year   Estimated Cost   Total   (Years)	No of Total   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)	Note   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)

Mechanical	Current Repair			Futur	e Replacement	Ma		
System Component Type		Tail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

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

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

Asset #: 13662

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating							
Energy Source							
Campus Steam	40%	2036	* *	1			
	Other Observation, Extent : Light, Are	ea Affected :	100%				
	Location: Throughout						
	Explanation : Steam From Power H						
Electricity	60%	2046	* *	1			
Conversion Equipment							
Heat Pump	30%	2027	* *	2	\$300		
	Other Observation, Extent : Light, Are	ea Affected :	60%				
	Location : Trailer Section						
	Explanation: 3 Package Units						
Radiant Heater	30%	2031	* *	2	\$500		
	Other Observation, Extent: Light, Are	ea Affected :	30%				
	Location: Trailer Section						
	Explanation: 8 Electrical Radiant F	<i>leaters</i>					
No Component	40%						
	Other Observation, Extent: Light, Are	ea Affected :	0%				
	Location:						
	Explanation : Low Pressure Steam I	Provided Fro	om Adjacent Build	ling			
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%						
ir Conditioning							
Energy Source							
Electricity	60%	2042	* *	1			
No Component	40%						
Conversion Equipment							
Heat Pump	30%	2027	* *	2	\$100		
	R-22 Refrigerant, Extent : Light, Area		0%				
	Location: 3 Package Units, Trailer	Section					
Window/Wall Unit	30%	2024	\$4,200	1			
No Component	40%						
lumbing							
H/C Water Piping							
Brass/Copper	100%	2036	* *	1			
Water Heater							
Electric	100%	2021	\$1,100	4			
	Other Observation, Extent : Light, Are						
	Location: Closet						
	Explanation: 1-40 Gallon Unit						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			

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

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

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

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

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

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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



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

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

Asset #: 2025

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance		
rstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	10%		LIFE	* *	5	\$481,200		
Masonry: Brick	65% Now	\$3,586,100	LIFE	**	5	\$312,800		
	Broken/Missing Elen	_	t, Area A	ffected : 2%				
	Location : Facade			CC . 1 150/				
	Cracking/Crumbling		e, Area Aj	јестеа : 15%				
	Location : Through Jnt Mortar Miss/Ero		raa Affaa	tod : 15%				
	Location : Courtya	_						
	Caulking Deteriorate							
	Location : Courtya							
	Vertical Cracks, Exte							
	Location : Exterior		jeerea . 2	70				
	Water Penetration, I		Area Affe	cted : 10%				
	Location : North E							
	Other Observation, I							
	Location : Through	_	33					
	Explanation : Brici							
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, Ar	ea Affect	ed : 35%				
	Location: Spandre	ls Above Windows						
	Open Joints, Extent .	Severe, Area Affec	cted : 25%	6				
	Location : At Wind	ows						
	Caulking Deteriorate		Area Affe	cted : 20%				
	Location : Through							
	Staining/Discoloring		e, Area A	ffected : 20%				
-	Location : Main Er	itrance Facade.						
Windows	170/ N	ф1 <b>22 7</b> 00	2024	* *	~	Φ1 <i>π</i> 400		
Aluminum	17% Now	\$122,700	2034		5	\$15,400		
	Air Infiltration, Exte Location : Main Co		ectea : 27	0				
	Glazing Broken/Crae		· Araa At	Factod . 20%				
	Location: Main Co		, Агеи Ај	jeciea . 270				
	Caulking Deteriorate		ate. Area	Affected: 10%				
	Location : Through			00				
Metal/Detention Type	80% Now	\$2,734,700	2026	\$54,693,900	5	\$264,300		
Wetai/Detention Type	Glazing Broken/Crae			. , ,	3	\$204,300		
	Location : Intake A		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	a 13,5 cc ca 1 12 7 0				
		=	rea Affec	eted : 100%				
	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, E							
	Location : Intake A	rea, Corridors						

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

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

Asset #: 2025

Architecture		Current R	lepair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Parapets									
Metal Panel	10%	Now	\$30,500	2036	* *	5	\$4,000		
			ents, Extent : Mode ildings At Parapet		ea Affected : 15%				
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 **  Blisters, Extent: Moderate, Area Affected: 60%  Location: Throughout  Air/Water Blisters, Extent: Moderate, Area Affected: 10%  Location: Various Locations Throughout.							1	
	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%								
		: Upper No s, Roof Hat	orth And East Corr ech	idors, Bi	dg 3 At Roof Pene	trations,	Bldgs 2/4		
Modified Bitumen		Now ogged, Exte : Over Kite	\$24,100 nt : Light, Area Afj chen.	2026 fected : 1	\$1,204,700				
Single Ply Membrane	5%	Now	\$174,000	2036	* *				
- '	Blisters, E	xtent : Seve	re, Area Affected :	100%					
	Location	: Administ	ration, Stepped Ro	of Near	Outdoor Seating A	rea			

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Carpet	2%			2022	\$267,300	3	\$22,000		
Cast in Place Concrete	18%		\$98,000	LIFE	* *	5	\$217,000		
			xtent : Moderate, A nent Below Kitcher		cted : 5%				
Quarry Tile	2%			2039	* *	5	\$16,500		
Terrazzo	25%	Now	\$608,500	LIFE	* *	5	\$107,600		
	Horizonta	l Cracks, E	Extent : Moderate, A	Area Affe	cted : 5%				
	Location	ı : Through	out Main Corridor	And But	ilding Entrance Are	ea.			
Traffic Topping	3%			2026	\$389,700	5	\$20,700		
Vinyl Tile	35%	Now	\$934,900	2026	\$3,116,400	3	\$72,300		
•	Broken/M	issing Elen	ients, Extent : Seve	re, Area	Affected : 15%				
	Location	i : Through	out.						
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%				
	Location	i : Through	out Housing Units						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 10%				
	Location	ı : Through	out Housing Units						
Vinyl Tile 9" X 9"	10%			2021	\$1,153,500	3	\$27,600		
Wood	5%	Now	\$345,400	2041	**	5	\$25,800		
11000			: Moderate, Area		: 20%	J	Ψ23,000		
		ı : Gymnas		33					
Interior Walls									
Cast in Place Concrete	5%	Now	\$73,100	LIFE	* *				
			Extent : Light, Area		: 5%				
			ıt North Wall Mech						
Ceramic Tile	5%			2029	* *	5	\$30,400		
Concrete Masonry Unit		Now	\$179,700	LIFE	* *	5	\$85,200		
Concrete Masonry Chie			tent : Light, Area A		1%	3	ψ05,200		
			ıt Mechanical Spac		-, -				
			ent : Light, Area Af		1%				
			ıt Mechanical Spac						
Glass: Single Pane	3%			LIFE	* *	5	\$27,400		
Gypsum Board	5%	Now	\$12,000	LIFE	* *	5	\$18,300		
Оурѕиш Воаги			312,000 Extent : Light, Area			3	\$10,500		
			ervice Room.	Ајјестеи	. 570				
Massage Delat		sociai si	Room.	TIPE	* *	10	¢22.700		
Masonry: Brick	13%			LIFE		10	\$23,700		
Metal: Cage/Fence	8%	NT	Ø150 100	LIFE	* *	10	\$9,700		
SGFT/Glazed Masonry			\$179,100	LIFE	**				
			nents, Extent : Ligh	t, Area A	ffectea : 1%				
		ı: 4 Main,	A Side Shower.				<u> </u>		
Steel Plate	6%			LIFE	* *	5	\$43,800		

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

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

Asset #: 2025

Architecture	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior								
Ceilings								
AcousTileConcealSpLn	15% Now	\$63,500	2031	* *	5	\$51,700		
	Water Penetration, I	Extent : Light, Area	Affected	: 5%				
	Location : Pharma	acy Administration S	Second Fl	loor.				
Exposed Concrete	40% Now	\$1,347,800	LIFE	* *	5	\$34,400		
•	Cracking/Crumbling	g, Extent : Light, Are	ea Affecte	ed : 1%				
	Location : Main C	'orridor.						
	Exposed Reinforcen	ient, Extent : Moder	ate, Area	Affected: 15%				
	Location: Electrical Main Service Room Under Loading Dock. Throughout Basement							
	Spalling, Extent : Light, Area Affected : 10%							
	Location : Main C	orridor And Baseme	ent					
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Below I	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 : Throug	hout.	33					
Plaster	10%		LIFE	* *	5-10	\$94,700		

lectrical	Current Repair	Future Re	placement	M	aintenance			
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
ider 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 Mai	in 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 L	Sisconnect Swit	ch For Emerg	ency				
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 480h	v-208/120lv S	upply				
Dry Type	40%	2024	\$173,900	5	\$700			
	Other Observation, Extent: Moderate,	Area Affected	: 100%					
	Location : Mechanical Room & Electrical Closets							
	Explanation : Different Ratings 480h	v-208/120lv Su	ıpply					
Switchgear / Switchboard								
Fused Disc Sw	40%	2026	\$371,400	5	\$800			
Molded Case Bkrs	60%	2026	\$557,100	5	\$7,400			

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.

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

Electrical		Current l	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
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%		\$1,113,400	2051	* *	1			
		_	ent : Moderate, Are	a Affecte	ed : 100%				
		ı : Through	out						
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%		\$18,100	LIFE	* *	5	\$6,900		
			Extent : Severe, Are	a Affecte	ed : 100%				
		n : Basemen							
	Explana	tion : Corre	oded						
Stand-by Power									
Transfer Switches	000/			2024	Ф220 200	1	¢117.600		
Automatic	80%			2024	\$239,300	1	\$115,600		
Automatic	20%			2039	4. 4.	1	\$28,900		
Generators	0.00/			2022	¢1 950 200	1	¢1.45.600		
Diesel	80%		Section of Manager	2022	\$1,859,200	1	\$145,600		
			Extent : Moderate, A nt And Outside	Area Affe	ectea : 100%				
<b>5</b> : 1		tion : Four	000 KW	2025	di di		<b>\$25.400</b>		
Diesel	20%			2035	* *	1	\$36,400		
			Extent : Moderate, A	Area Affe	ected : 100%				
			Floor - Kitchen						
	Explana	tion : One .	300 Kw						
Batteries	0001			2010	<b>#2.20</b> 2	~	<b>#12.00</b> 2		
Lead/Acid	80%			2019	\$2,300	5	\$13,900		
Lead/Acid	20%			2020	\$600	5	\$3,500		

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

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

Asset #: 2025

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Stand-by Power									
Fuel Storage									
Day Tank	10%	2042	**	5	\$6,800				
	Other Observation, Extent: Mode	rate, Area Affec	ted : 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	T. 1							
. 1	Explanation: One 5,000 Gallon	Tank							
Lighting									
Interior Lighting Fluorescent	40%	2034	* *	10	\$135,100				
Tuorescent	Other Observation, Extent : Mode.			10	\$133,100				
	Location: Throughout The Build		ica : 10070						
	Explanation: Using T-8 Lamps	6							
Fluorescent	58%	2021	\$22,807,600	10	\$195,900				
Tuorescent	Other Observation, Extent : Mode			10	\$175,700				
	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 Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger	70%			2029	* *	1	\$127,400	
Pres. Reducing Valve/LP	30%			2029	* *	5	\$6,600	
Steam								

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

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

Asset #: 2025

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	70%			2034	* *	4	\$19,100	
Steam Piping/Pump	30%			2036	* *	4	\$5,400	
Terminal Devices			<b>***</b> ***		<b>** *** ** ** ** ** ** **</b>		h - 1 - 200	
Air Handler	30%	Now	\$22,600	2026	\$1,131,700	1	\$61,500	
	Leak Evia		: Moderate, Area A	Affectea :	40%			
G		Cous		2024	<b>* * * * * * * * * *</b>		ФОД ДОО	
Convector/Radiator	70%			2024	\$4,626,000	1	\$83,300	
Air Conditioning								
Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment	100%			2034		1		
Reciprocating	2%			2021	\$47,500	1	\$3,400	
Compr/Chiller	270			2021	Ψ+1,500	1	Ψ5,+00	
Compil Cinitor	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
		: Basemen		55				
	Explana	tion : Serve	s 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	1000/			LIDD	* *	2.5	\$205 100	
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 \$7,200	
Rooi			t, Area Affected : 1		\$445,000	2	\$7,200	
		: Fan Cov		00,0				
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		
_								

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

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

Mechanical	Current Repair	Future Repl	lacement	M	aintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Plumbing										
Sump Pump(s)										
Rigid Piping	100%	2031	* *	4	\$1,600					
	Other Observation, Extent : Ligh	t, Area Affected : 100%	%							
	Location : Basement									
	Explanation: Duplex Units In	Several Areas								
Sewage Ejector(s)	100.				44					
Compressed Air	100%	2036	* *	4	\$1,600					
	Recent Repair Evident, Extent : I Location : Basement	ight, Area Affected : 2	20%							
Backflow Preventer										
Generic	100%	2031	* *	1	\$22,600					
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Hydraulic	100%	LIFE	* *							
	Other Observation, Extent : Ligh	t, Area Affected : 100%	%							
	Location: Various									
	Explanation: 2 Units Basemen	t To 2nd Floor, 1 Unit	Basement T	o 1st Flo	or					
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 Ser	ves Cooking Areas								
Chemical System	1000/	2024	<b>*</b> 40 <b>*</b> 50 *	4.0	Φ.π.σ.ο.ο.					
Generic	100%	2021	\$49,700	1-3	\$55,000					

<sup>\*\*</sup> 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

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



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

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

Asset #: 4127

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit	30%	0-2	\$1,222,100	LIFE	* *	5	\$97,600	
	_		d, Extent : Modera	te, Area	Affected : 20%			
	Location	ı : Through						
Metal Panel	70%		\$996,200	2036	* *	5	\$683,300	
		_	ents, Extent : Light					
			de Of Overhang At			•		
		_	xtent : Moderate, A	rea Affe	cted : 15%			
		ı : Through						
			xtent : Moderate, A	rea Affe	cted : 15%			
	Location	ı : Through	out					
Windows								
Aluminum	5%			2034	* *	5	\$1,800	
Metal/Detention Type	95%			2036	* *	5	\$125,000	
Parapets	100/				de de	<b>7</b> 40	<b>0.45</b> , 100	
Concrete Masonry Unit	10%		Φ4 <b>.</b>	LIFE	* *	5-10	\$47,100	
Metal Panel	25%		\$156,900	2046	**	5	\$41,500	
	_		d, Extent : Light, A	rea Affe	cted: 5%			
		ı : Parapet	Caps					
Metal: Cage/Fence	30%			2031	* *	5-10	\$199,300	
No Component	35%							
Roof	1000/		Φ <b>3.</b> 50 400	2021	de de			
Single Ply Membrane	100%		\$359,400	2031	**			
	-		e, Extent : Severe, A	Area Aff	ected : 5%			
			dor Connections		cc . 1 200/			
	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%							
nterior	Locanor	ı . Expansio	on Joints, Corridor	Connec	uons			

Interior

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

Asset #: 4127

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Type								
erior Floors								
Cast in Place Concrete	45%	Now	\$73,200	LIFE	* *	5	\$404,900	
Cast III I face Concrete			373,200 Extent : Moderate, A		cted · 10%	3	Ψ+0+,900	
			Locations In The M					
Quarry Tile	2%		\$22,500	2039	* *	5	\$6,200	
Quarry The			ents, Extent : Mod		rea Affected : 10%	3	ψ0,200	
		ı: Food Sei		, 11.	cu 13,5 cereu : 10,7 c			
Raised Access Floor	3%	Now	\$577,900	2041	* *	5	\$23,100	
Raised Access 1 1001	- , -		e, Extent : Moderat		Affected: 20%	3	Ψ23,100	
		-	ntion Control Room		5,5			
			Extent : Severe, Are	-	d : 100%			
			ntion Control Room					
		tion : Worn		-				
Traffic Topping	15%			2031	* *	5	\$77,100	
11 8	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%		. ,	
	Location	ı : Day Roo	oms, Bathrooms					
	Explana	tion : Epox	y Coating					
Vinyl Tile	35%	0-2	\$697,700	2026	\$2,325,700	3	\$54,000	
•	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	ı : Various	Locations Through	out				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	ı : Through	out					
Interior Walls								
Ceramic Tile	8%			2039	* *	5	\$44,700	
Concrete Masonry Unit	72%			LIFE	* *	5	\$321,600	
Glass: Single Pane	3%	0-2	\$95,600	LIFE	**	5	\$12,600	
			Extent : Severe, Are	a Affecte	ed: 20%			
			Room Spaces					
			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	1.00/	Now	\$62,200	2039	* *	5	\$20,600	
AcousTileSusp.Lay-In	10%		\$63,200 nents, Extent : Ligh			3	\$20,600	
			Rooms Throughout		gjeciea . 2570			
			, Extent : Moderate		ffected : 25%			
	_	_	Rooms Throughout		geteu : 2370			
Exposed Concrete	25%			LIFE	* *	5-10	\$128,500	
Metal Panel	25% 65%		\$424,100	LIFE	**	5-10 5	\$334,200	
Micial I affel			Extent : Moderate,			3	Ψ334,200	
		ıca 1 inisn, 1 : Through		- 1. 00 1199				
		_	extent : Moderate, A	rea Affe	cted : 5%			
			orridor Connection.					

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

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

Asset #: 4127

Electrical	Cu	rrent Repair	Futur	e Replacement	М	Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$1,200	
		tion, Extent : Moderate, A	Area Affe	ected : 100%			
		ectrical Room	D . 1	O 2000 A			
Transformers	Explanation .	: 2- Main Service Switche	es Rated	@ 2000 Amperes E	tach		
Dry Type	100%		2031	* *	5	\$1,000	
Dry Type		tion, Extent : Moderate, A			3	\$1,000	
		ectrical Room	rea rijje	cieu . 10070			
		: 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	4.0		• • • •		_	4.00	
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	100%		LIFE			\$6,100	
Transfer Switches							
Automatic	100%		2031	* *	1	\$84,600	
Generators						+	
Diesel	100%		2029	* *	1	\$106,400	
	Other Observa	tion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : M	echanical / Generator Ro	oom				
	Explanation .	: 2- Diesel Genset Rated	@ 1100k	w Each.			
Batteries							
Lead/Acid	100%		2019	\$2,900	5	\$10,200	
Fuel Storage	<b>5</b> 00/		2024	ale ale	-	Φ25 500	
Day Tank	50%		2034	**	5	\$25,500	
		tion, Extent : Moderate, A echanical / Generator Ro		eciea : 100%			
		ecnanical / Generator Ro : 275 Gallons Capacity S		oth Generators			
Main Tank	50%	275 Ganons Capacity S	2041	**	5	\$4,000	
Main Tank		tion, Extent : Moderate, A			3	\$4,000	
	Location : O		пси пује	u . 100/0			
		· 8000 Gallons Capacity					
T : 1 ::	Expandion.	coso Ganons Capacity					

Lighting

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

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

Asset #: 4127

Electrical	Current Repai	r Futur	e Replacement	M				
System Component Type	% of Fail Date Estin	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	95%	2026	\$27,879,200	10	\$239,400			
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The	he 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 Affe	cted : 100%					
	Location: Throughout Th	he Building						
	Explanation: CCTV St	urveillance Cameras						
Fire/Smoke Detection								
Generic, Analog	100%	2021	\$5,407,800					
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%					
	Location: Throughout Th	he Building						
	Explanation : Alarm Bell	s, Manual Pull Station	ıs And Smoke Dete	ctors				

lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Energy Source								
Campus Steam	99%			2036	* *	1		
Natural Gas	1%			2046	* *	1		
Conversion Equipment								
Furnace	1%			2026	\$6,400	1	\$1,400	
	Location	: Roof	xtent : Light, Area f Mounted Units	Affected	: 100%			
Heat Exchanger	50%	Now	\$1,100	2029	* *	1	\$61,100	
	Location	: Mechanio	xtent : Moderate, A cal Room J ution Damaged Or	55	ected : 5%			
Pres. Reducing Valve/LF Steam	49%			2029	* *	5	\$8,000	
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$131,100	2034	* *	4	\$13,500	
	Corroded,	Extent: M	oderate, Area Affe	cted : 5%	6			
	Location	i : Upper Le	evel In Mechanical	Room J				

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

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

Asset #: 4127

Mechanical	Cui	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Air Handler	60%		2026	\$1,689,200	1	\$102,000	
Convector/Radiator	3% No	' '	2031	* *	1	\$2,400	
		ion, Extent : Moderate,	Area Affe	cted : 1%			
	Location: Th	=					
		Convector Air Holes Po					
Convector/Radiator	37%		2031	* *	1	\$32,800	
Air Conditioning							
Energy Source	1000/		2042	* *	1		
Electricity	100%		2042		1		
Conversion Equipment Reciprocating	10%		2036	* *	1	\$12,800	
Compr/Chiller	1070		2030		1	\$12,800	
Compi/Cimici	Recent Installa	tion, Extent : Light, Ared	a Affected	: 100%			
	Location : 1st	_	-33 20100				
Window/Wall Unit	5%		2021	\$53,700	1		
No Component	85%		2021	Ψ33,700	1		
Distribution	3270						
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	1000/ N	¢00.100	LIEE	* *	2.5	¢152.200	
Ductwork/Diffusers	100% No	bw \$90,100 pply, Extent: Moderate,	LIFE		2-5	\$153,200	
	Location : Sh	• •	Агеи Ајје	ciea . 1070			
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% No	w \$31,200	2036	* *	1		
		: Moderate, Area Affect	ed : 2%				
		rious Mixing Valves					
		ion, Extent : Light, Area	ı Affected	: 100%			
		echanical Room	T . C				
IIIVII - P. 1	Explanation :	Triplex Booster Pump l	Vot Opera	tional			
HW Heat Exchanger	1000/ 37	Ф2 200	2026	* *	A	¢27.200	
Low Temp	100% No		2036		4	\$27,200	
		Extent : Moderate, Area	Ајјестеа :	2%			
	Location : Pi	oing Connections					

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

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100% Now	\$680,500	LIFE	* *	1		
	Broken, Extent: Seve	ere, Area Affected :	100%				
	Location: Various	Locations Under Si	lab				
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	

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

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#### 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



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

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

Asset #: 2027

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Exterior Walls	0		<b>**</b>			_		
Cast in Place Concrete	8%		\$178,200	LIFE	* *	5	\$166,300	
	_	_	Extent : Severe, A anical Area And So					
			anicai Area Ana So Extent : Severe, Are					
		servanon, 1 n : Building		и Ајјесте	u . 10070			
		ē	ity Condemned In 2	2014 - Pi	receding Report Da	ated Mar	ch 2011 By	
			As Follows					
Masonry: Brick	85%	Now	\$4,051,100	LIFE	* *	5	\$353,300	
•	Int Morta	ır Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 5%			
			trance Facade And		_	ghout.		
	_		Extent : Moderate, A					
			Kitchen And Outsid		-	Courtyard	Facades.	
			nt : Moderate, Are	00	d : 5%			
			Locations Through					
Masonry: Limestone	2%		\$86,300	LIFE	**	5	\$6,200	
		-	nents, Extent : Ligh		-			
			Window Sills And					
Metal/Glass Curt Wall	5%		\$626,700	LIFE	**	5	\$39,000	
		v Kusting, E n : At Day I	Extent : Moderate, A	Area Affe	ctea : 25%			
		-	Extent : Moderate,	Area Af	fected : 50%			
		n : At Day I		лгей Ајј	естей . 50/0			
Windows								
Metal/Detention Type	60%	1		2036	* *	5	\$342,400	
Metal/Detention Type	40%	0-2	\$14,174,100	2046	* *	5	\$114,100	
• •	Air Infiltr	ation, Exter	nt : Moderate, Area	Affected	l : 25%			
			tration Area					
			xtent : Moderate, A					
			Lintels Above Wind			n And Sto	orage Areas.	
			ked, Extent : Mode	rate, Are	ea Affected : 50%			
<u></u>	Location	n: Visitors	Area And Kitchen					
Parapets Not Accessible	100%							
Roof	100%	1						
Not Accessible	100%	,						
erior	100/0							

Interior

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

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior	•				
Floors					
Cast in Place Concrete	30% Now \$282,300 Broken/Missing Elements, Extent: Seve Location: Auditorium, Commissary, 7 Uneven Substrate, Extent: Severe, Area Location: Auditorium, Commissary, 7 Other Observation, Extent: Moderate, A Location: Basement	th Block Area Affected : 20% th Block Area	5	\$312,500	
	Explanation: Ground Water				
Cast in Place Concrete	5% Now \$23,500 Cracking/Crumbling, Extent: Moderate Location: Kitchen And Storage Areas Uneven Surface, Extent: Severe, Area A Location: D Mechanical Area	-	5	\$52,100	
Ceramic Tile	5% Now \$87,700 Worn/Eroded, Extent : Light, Area Affect Location : Toilet Rooms.	2029 ** cted : 10%	5	\$11,900	
Quarry Tile	2% Now \$520,000  Broken/Missing Elements, Extent: Seve Location: Kitchen Area  Cracking/Crumbling, Extent: Moderate Location: Kitchen Area  Water Penetration, Extent: Moderate, A Location: Kitchen Area	, Area Affected : 50%	5	\$7,100	
Terrazzo	10% Now \$420,500 Horizontal Cracks, Extent: Moderate, A Location: Various Locations Through		5	\$37,200	
Traffic Topping	5%	2026 \$561,000	5	\$29,800	
Vinyl Tile	43% Now \$330,700 Cracking/Crumbling, Extent: Severe, A Location: Auditorium, Corridor(s) An Uneven Substrate, Extent: Severe, Area	nd Various Locations Throu	3 ughout Bi	\$76,800 <i>uilding</i> .	
	Location: Corridor(s), Return Search		ium		

Asset #: 2027

% of Total	Fail Date (Years)	<b>Estimated Cost</b>		<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Driority
<b>50</b> 0/			FY		(Yrs)		THOTHY
500/							
£00/							
50%	Now	\$221,800	LIFE	* *	5	\$105,100	
	_	ents, Extent : Seve					
Location	ı : Dressing	Rooms Behind Au	ıditorium				
Location	ı : Various 1	Locations Through	iout Bloc	k 1a.			
5%			LIFE	* *	1		
10%	Now	\$160,200	LIFE	* *	5	\$15,800	
Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 20%			
Cracking/	Crumbling,	Extent: Moderate	e, Area Aj	ffected : 10%			
Location	ı : Auditorii	ım And First Floor	r Gun Ar	senal.			
20%			LIFE	* *	10	\$52,600	
15%	4+	\$116,000	LIFE	* *			
Staining/L	Discoloring,	Extent: Moderate	e, Area Ą	ffected : 10%			
Location	ı : 7th Block						
			2031	* *	5	\$29,800	
				* *	5		
				* *	5-10		
					5	\$3,700	
_	_		-	=			
			Area Affe	cted : 10%			
	i : Visitors (	Corridor					
			LIFE	* *	10	\$47,600	
	Now		LIFE		5	\$119,000	
		tent : Moderate, A	rea Affe	cted : 20%			
_	_		_	ffected : 30%			
Location	ı : Kitchen 1	And Throughout C	orridors.				
			LIFE	* *	5-10	\$81,800	
		\$712,400	LIFE	* *	5	\$59,500	
	_						
				=	ıd Varioi	is Locations.	
_	_			ffected : 20%			
			-	king), Commissary,	Visiting	Area And	
	Location Diagonal Location Misaligne Location Vertical C Location  Town Broken/M Location  Cracking/ Location  Staining/L Location  Town Location  Town Location  Staining/L Location  Town Location  Town Location  Staining/L Location  Town Location  Cracking/L Location  Town Location  Cracking/L Location  Cracking/L Location  Cracking/L Location  Cracking/L Location  Location  Town Location  Cracking/L Location  Cracking/L Location  Cracking/L Location  Location  Cracking/L Location  Cracking/L Location  Cracking/L Location  Cracking/L Location  Cracking/L Location  Cracking/L Location	Location: Dressing Diagonal Cracks, Ext Location: Dressing Misaligned/Bulging, I Location: Dressing Vertical Cracks, Exte Location: Various I  5% 10% Now Broken/Missing Elem Location: Auditoria  20% 15% 4+ Staining/Discoloring, Location: 7th Block  5% 30% 5% Now Cracking/Crumbling, Location: Visitors of  Water Penetration, E. Location: Kitchen. Staining/Discoloring, Location: Tth Block Cracking/Crumbling, Location: 7th Block Cracking/Crumbling, Location: 7th Block Water Penetration, E. Location: 7th Block	Location: Dressing Rooms Behind Au Diagonal Cracks, Extent: Severe, Area Location: Dressing Rooms Behind Au Misaligned/Bulging, Extent: Severe, Ar Location: Dressing Rooms Behind Au Vertical Cracks, Extent: Moderate, Are Location: Various Locations Through 5% 10% Now \$160,200 Broken/Missing Elements, Extent: Seve Location: Auditorium And First Floo Cracking/Crumbling, Extent: Moderate Location: Auditorium And First Floo 20% 15% 4+ \$116,000 Staining/Discoloring, Extent: Moderate Location: 7th Block  5% 5% 30% 5% Now \$72,800 Cracking/Crumbling, Extent: Moderate Location: Visitors Corridor And D M Water Penetration, Extent: Moderate, A Location: Visitors Corridor  5% 20% Now \$604,200 Deformed/Dented, Extent: Moderate, A Location: Kitchen. Staining/Discoloring, Extent: Moderate Location: Kitchen Staining/Discoloring, Extent: Moderate Location: Kitchen Staining/Discoloring, Extent: Moderate Location: Th Block, Commissary, Gu Cracking/Crumbling, Extent: Moderate Location: 7th Block, Commissary, Gu Cracking/Crumbling, Extent: Moderate Location: 7th Block, Commissary, Gu Cracking/Crumbling, Extent: Severe, Are Location: 7th Block, Block 1a ( Curre Water Penetration, Extent: Severe, Are Location: 7th Block, Block 1a ( Curre	Location: Dressing Rooms Behind Auditorium Diagonal Cracks, Extent: Severe, Area Affected Location: Dressing Rooms Behind Auditorium Misaligned/Bulging, Extent: Severe, Area Affect Location: Dressing Rooms Behind Auditorium Vertical Cracks, Extent: Moderate, Area Affecte Location: Various Locations Throughout Bloc 5% LIFE 10% Now \$160,200 LIFE Broken/Missing Elements, Extent: Severe, Area Location: Auditorium And First Floor Gun Ar. Cracking/Crumbling, Extent: Moderate, Area Aj Location: Auditorium And First Floor Gun Ar. 20% LIFE 15% 4+ \$116,000 LIFE Staining/Discoloring, Extent: Moderate, Area Aj Location: 7th Block  5% 2031 5% 2039 30% LIFE Cracking/Crumbling, Extent: Moderate, Area Aj Location: Visitors Corridor And D Mechanica Water Penetration, Extent: Moderate, Area Affe Location: Visitors Corridor The Staining/Discoloring, Extent: Moderate, Area Affe Location: Kitchen Staining/Discoloring, Extent: Moderate, Area Affe Location: Kitchen Staining/Discoloring, Extent: Moderate, Area Affect Location: Kitchen And Throughout Corridors.  10% LIFE 20% Now \$712,400 LIFE Broken/Missing Elements, Extent: Severe, Area Location: 7th Block, Commissary, Gun Arsence Cracking/Crumbling, Extent: Moderate, Area Aj Location: 7th Block, Commissary, Gun Arsence Cracking/Crumbling, Extent: Severe, Area Water Penetration, Extent: Severe, Area Water Penetration, Extent: Severe, Area	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.  5% LIFE ** 10% Now \$160,200 LIFE ** 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.  20% LIFE ** 15% 4+ \$116,000 LIFE ** Staining/Discoloring, Extent: Moderate, Area Affected: 10% Location: 7th Block  5% 2031 ** Some LIFE ** 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 5% LIFE ** 20% Now \$604,200 LIFE ** 20% Now \$604,200 LIFE ** Deformed/Dented, Extent: Moderate, Area Affected: 20% Location: Kitchen. Staining/Discoloring, Extent: Moderate, Area Affected: 30% Location: Kitchen. Staining/Discoloring, Extent: Moderate, Area Affected: 30% Location: Kitchen And Throughout Corridors.  10% LIFE ** 20% Now \$712,400 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 20% Location: 7th Block, Commissary, Gun Arsenal, Visiting Area Ar 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, Commiss	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 Ia.  5% LIFE ** 1 10% Now \$160,200 LIFE ** 5 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.  20% LIFE ** 10 15% 4+ \$116,000 LIFE ** Staining/Discoloring, Extent: Moderate, Area Affected: 10% Location: 7th Block  5% 2031 ** 5 5% 2039 ** 5 30% LIFE ** 5-10 5% Now \$72,800 LIFE ** 5-10 5% Now \$72,800 LIFE ** 5 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  5% LIFE ** 10 20% Now \$604,200 LIFE ** 5 Deformed/Dented, Extent: Moderate, Area Affected: 20% Location: Kitchen. Staining/Discoloring, Extent: Moderate, Area Affected: 30% Location: Kitchen And Throughout Corridors.  10% LIFE ** 5-10 20% Now \$712,400 LIFE ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 30% Location: 7th Block, Commissary, Gun Arsenal, Visiting Area And Variot Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: 7th Block And Visitors Area Water Penetration, Extent: Severe, Area Affected: 25% Location: 7th Block And Visitors Area Water Penetration, Extent: Severe, Area Affected: 25% Location: 7th Block And Visitors Area Water Penetration, Extent: Severe, Area Affected: 25% Location: 7th Block, Block 1a (Currently Leaking), Commissary, Visiting	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 Ia.  5% LIFE ** 1 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.  20% LIFE ** 10 \$52,600 15% 4+ \$116,000 LIFE ** Staining/Discoloring, Extent: Moderate, Area Affected: 10% Location: 7th Block  5% 2031 ** 5 \$29,800 30% LIFE ** 5-10 \$178,500 5% 2039 ** 5 \$29,800 30% LIFE ** 5-10 \$178,500 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 And D Mechanical Area Block 7 Water Penetration, Extent: Moderate, Area Affected: 20% Location: Visitors Corridor 5% LIFE ** 5 \$119,000 Deformed/Dented, Extent: Moderate, Area Affected: 20% Location: Kitchen. Staining/Discoloring, Extent: Moderate, Area Affected: 30% Location: Kitchen Staining/Discoloring, Extent: Moderate, Area Affected: 30% Location: Kitchen LIFE ** 5-10 \$81,800 20% Now \$712,400 LIFE ** 5 \$5 \$5,500 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 Mater Penetration, Extent: Severe, Area Affected: 25% Location: 7th Block And Visitors Area Mater Penetration. Extent: Severe, Area Affected: 25% Location: 7th Block, Block 1a (Currently Leaking), Commissary, Visiting Area And

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

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

Asset #: 2027

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Moderate Location : Electrical Room Explanation : Two 3000 Amps Main Inmates	-		\$1,700 Sacant - No	
Transformers Dry Type	100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: No Ratings Available	2024 \$30,000 2, Area Affected : 100%	) 5	\$1,500	
Switchgear / Switchboard Fused Disc Sw	100%	2026 \$928,500	) 5	\$1,700	
Raceway Conduit	100%	2026 \$1,112,000	) 1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2025 \$102,200 2025 \$920,200		\$900 \$9,600	
Wiring Braided Cloth	70% 2-4 \$1,199,100 Insulation Aged, Extent : Moderate, A Location : Throughout		· 1		
Thermoplastic	30%	2026 \$513,900	) 1		
Motor Controllers Locally Mounted Motor Control Center Ground	30% 70%	2024 2024 \$1,413,600	5 ) 5	\$800 \$7,700	
Grounding Devices Generic	100% 2-4 \$18,100 Other Observation, Extent: Moderate Location: Water Main Explanation: Corroded		5	\$6,000	
Stand-by Power	Explanation : Corroaca				
Transfer Switches Automatic	100%	2024 \$256,400	) 1	\$124,900	
Generators Diesel	100% Other Observation, Extent: Moderate Location: Generator Room - Outsid Explanation: Two 720 Kw		) 1	\$157,200	
Batteries	1000/	2017		Φ17.000	
Lead/Acid Fuel Storage Main Tank	100%  100%  Other Observation, Extent: Moderate Location: Outside	2017 \$2,900 2029 * * * * * Area Affected : 100%		\$15,000 \$9,300	

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

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

Asset #: 2027

Electrical	Current Repair Future Replace		e Replacement	М	aintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	97%		2026	\$32,950,700	10	\$283,000	
	Other Observatio	n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Thro	ughout The Building					
	Explanation: U	sing T-12 Lamps					
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			
_	Not in Service, Ex	ctent : Severe, Area Aff	ected : 1	00%			
	Location: Thro	ughout The Building					

Mechanical		Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
-	Other Obse	ervation, Ext	ent : Severe, Are	a Affectea	l : 100%			
	Location	: Throughou	ıt					
		ion : No Acc Steam May E		Data Sho	wn In This Report	Is From	March 2011	
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2029	* *	5	\$18,900	
Steam								
•		ervation, Ext : Throughou	ent : Severe, Are it	a Affectea	l : 100%			
			Building Is Unoc eteriorated Furth		th Unsafe Condit	ions Insid	de - Mechanical	
Distribution								
Steam Piping/Pump	100%	Now	\$1,266,000	2036	* *	4	\$15,700	
	Corroded,	Extent : Sev	ere, Area Affecte	d: 100%				
	Location	: Throughoi	ıt					
ال المام	Leak Evide	nt, Extent :	Severe, Area Affe	cted : 609	%			
	Location	: Throughou	ıt					
Terminal Devices								
Terminal Devices Air Handler	40%			2021	\$1,303,500	1	\$78,700	

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.

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

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

Asset #: 2027

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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%		\$1,083,000	2039	* *	1		
			evere, Area Affecte	d : 100%				
	Location	ı : Through	out					
HW Heat Exchanger								
Low Temp	100%			2046	* *	4	\$47,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$21,000	4	\$2,500	
			Extent : Light, Area		: 100%			
	Location	ı : Basemer	it Mechanical Roor	ns				
	Explana	tion : Dupl	ex Units					
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%							
	100/0							

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

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

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

Page: 100

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



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

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

Asset #: 2554

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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%		\$124,500	2042	**	5	\$7,800	
			Extent : Light, Area		d : 25%			
	Location	ı : Paint Pe	eeling Throughout I	Exterior.				
Metal Louvers	5%			2035	* *	10	\$5,100	
Roof								
Built-Up (BUR)	15%			2031	* *	10	\$24,900	
Metal Panel	85%		\$60,500 ed, Extent : Modera	2039	* *			
	Water Per	netration, E	ng Above Metal Doo Extent : Moderate, A ng Above Metal Doo	rea Affe	cted : 3%	_		
nterior								
Floors Cast in Place Concrete		ıl Cracks, E	\$15,400 Extent : Moderate, A trage Door Entranc		* * cted : 5%	5	\$85,000	
Vinyl Tile	10%		0	2031	* *	3	\$1,600	
Interior Walls							, ,	
Concrete Masonry Unit	_	Cracks, Ex	\$102,600 tent : Moderate, Ar ical Room / Stairwe		* * ted : 5%	5	\$19,400	
Ceilings								
AcousTileSusp.Lay-In	5% Broken/M	issing Elen	\$700 nents, Extent : Ligh	2039 t, Area Ą	* * ffected : 2%	5	\$1,100	
	Location Staining/I	n : Control Discoloring n : Control	, Extent : Light, Are	ea Affect	ed : 2%			
Exposed Concrete	Location Staining/I	Discoloring 1: Control	, Extent : Light, Are	ea Affecto	ed : 2% * *	5-10	\$5,400	

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

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

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

Asset #: 2554

Electrical	Current Repa	ir Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Transformers Dry Type	Location: Electrical Ro	2039 t : Moderate, Area Affected : om 5 Kva, 30 Kva, 480/208/120		5	\$100	
Switchgear / Switchboard Molded Case Bkrs	100%	2046	* *	5	\$800	
Raceway Conduit	100%	2046	* *	1		
Panelboards Molded Case Bkrs	100%	2042	* *	5	\$800	
Wiring Thermoplastic Motor Controllers	100%	2046	* *	1		
Locally Mounted Ground	100%	2039	* *	5	\$200	
Grounding Devices Generic	100%	LIFE	* *	5	\$800	
Stand-by Power Transfer Switches Automatic	100%	2039	* *	1	\$8,900	
Generators Diesel	Location: Generator Re	2035 t : Moderate, Area Affected : pom ty Generator Rated @ 355 K		1	\$11,200	
Batteries	Explanation . Emergenc	y Generalor Kalea @ 555 K	w			
Lead/Acid	100%	2020	\$2,900	5	\$1,100	
Fuel Storage Day Tank	Location: Generator Re			5	\$2,700	
Main Tank	50%		* *	5	\$400	
Lighting Interior Lighting Fluorescent	30%	2031 erate, Area Affected : 100%	* *	10	\$7,900	
HID	70%	2031	* *	10	\$700	
Egress Lighting Emergency, Service Exit, Service	50% 50%	2031 2031	* *	1 1	·	

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

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

Asset #: 2554

Electrical	Current Repair	Future Rep	lacement	M					
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
ighting									
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 Bui	lding							
	Explanation: C C T V Surveill	lance Cameras							
Fire/Smoke Detection									
Generic, Digital	100%	2031	* *						
_	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Bui	lding							
	Explanation : Strobe Lights, Ma Bells	anual Pull Stations, Sn	noke Detecto	ers, Horn	s And Alarm				

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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%							
/entilation								
Distribution								
Ductwork/Diffusers	25%	Now	\$2,400	LIFE	* *	2-5	\$4,000	
	Damaged,	Extent: M	loderate, Area Affe	cted : 2%	ó			
	Location	: Warehoi	ise					
No Component	75%							
Exhaust Fans								
Interior	15%			2031	* *	2	\$100	
Roof	40%			2031	* *	2	\$400	
No Component	45%							

Plumbing

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

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

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

Mechanical	Current Repair	Current Repair Future Replaceme			t Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2046	* *	1			
Water Heater							
Electric	100%	2025	\$8,500	4	\$300		
	Other Observation, Extent : Lig	ht, Area Affected	: 100%				
	Location: Closet						
	Explanation: 1-40 Gallon Un	iit					
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		

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

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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



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

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

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

Asset #: 4248

rchitecture	Current Repair		Futur	e Replacement	Maintenance			
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Metal Panel	Location Corrosion/ Location	: South Fo Rusting, E : South Ar	\$84,900 nents, Extent : Ligh ncade. Extent : Light, Area nd West Facades. Extent : Light, Ar.	Affected	: 10%	5	\$232,900	
	_	: All Faca	_	еи Ајјест	:a. 2576			
Windows	Bocanon	. 1111 1 000	acs .					
Metal/Detention Type		_	\$772,300 nents, Extent : Mod rs And Various Loc			5	\$37,300	
Parapets								
Metal Rail		4+ ed Finish, : Through	\$24,700 Extent : Moderate, out	2039 Area Aff	* * Fected : 35%	5	\$17,300	
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.							
		Displaced : Through	, Extent : Moderate out	e, Area A	ffected : 30%			
			xtent : Moderate, A prridor, Mechanica			Location	S.	
erior								
Floors Cast in Place Concrete			\$17,600 Extent : Moderate, A ical Electrical Spac		* * cted : 10%	5	\$38,900	
	Paint Peeli	Paint Peeling, Extent: Light, Area Affected: 5%  Location: Mechanical Electrical Space.						
Ceramic Tile	5%			2035	* *	5	\$5,900	
Raised Access Floor	5% Loose/Dela	Now um Surface	\$138,800 e, Extent : Severe, A	2029 Area Affe	* * cted : 50%	5	\$11,100	
	Location	: Housing	Control Rooms.					
			s, Extent : Severe, A Control Rooms	Area Affe	cted : 40%			
Terrazzo	60%			LIFE	* *	5	\$111,100	

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

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

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

Asset #: 4248

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	65%	Now	\$123,600	LIFE	* *	5	\$58,600	
	Vertical C	racks, Exte	ent : Light, Area Aff	ected : 5	%			
	Location	: Stairwell	ls					
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	
• 1	Broken/Mi	ssing Elem	ents, Extent : Light	, Area A	ffected : 2%			
	Location	: Mainten	ance Department H	lallway.				
Metal Panel	70%	Now	\$131,600	LIFE	* *	5	\$103,700	
	Corrosion	Rusting, E	xtent : Light, Area	Affected	: 10%			
	Location	: Bathroon	ms, Corridors					
	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
			t To Fifth Floor Ele					

Electrical	Current Repair	Future Replac	ement	М	aintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year Estimat	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2036	* *	3	\$300			
	Other Observation, Extent : M Location : Outside	Noderate, Area Affected : 10	0%					
	Explanation: One 600 Amp	s Main Disconnect Switch						
Transformers								
Dry Type	100%	2031	* *	3	\$400			
	Other Observation, Extent : M Location : Outside	Moderate, Area Affected : 10	0%					
	Explanation: One 1,000 Kv	a 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 : M	Noderate, Area Affected : 10	0%					
	Location : Electrical Room							
	Explanation: One 2500 Am	ps & One 1600 Amps Main	Disconne	ct Switch				

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

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

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

Asset #: 4248

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Transformers Dry Type	100%	2031	* *	5	\$300	
	Other Observation, Extent: Moderat	e, Area Affecte	d: 100%			
	Location : Electrical Closet Explanation : Two 30 Kva					
Switchgear / Switchboard	Explanation : Two 50 Kva					
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	1000/	2026	ate ate			
Thermoplastic	100%	2036	* *	1		
Motor Controllers	1000/	2021	* *	~	Φ.5.0.0	
Locally Mounted	100%	2031	* *	5	\$500	
Grounding Davises						
Grounding Devices Generic	100%	LIFE	* *	5	\$2,300	
Stand-by Power	10070	LII L			Ψ2,300	
Transfer Switches						
Automatic	100%	2031	* *	1	\$24,400	
Generators					+,	
Diesel	100%	2029	* *	1	\$30,700	
	Other Observation, Extent : Moderat	e, Area Affecte	d: 100%			
	Location : Outside					
	Explanation: One 720 Kw					
Batteries						
Lead/Acid	100%	2019	\$2,900	5	\$2,900	
Fuel Storage				_	<b></b>	
Day Tank	50%	2034	**	5	\$7,300	
	Other Observation, Extent: Moderat	e, Area Affecte	d: 100%			
	Location : At Outside Generator					
	Explanation : One 275 Gallons		de de		<b>*1.5</b> 00	
Main Tank	50%	2041	**	5	\$1,200	
	Other Observation, Extent : Moderat	e, Area Affecte	ed: 100%			
	Location: Outside					
T 1.1/2	Explanation: 10,000 Gallons					
Lighting						
Interior Lighting Fluorescent	90%	2034	* *	10	\$65,400	
Fluorescent	Other Observation, Extent : Moderat			10	\$05,400	
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
HID	5%	2026	\$60,100	10	\$100	
Incandescent	5%	2026	\$422,900	2	\$100	
meandescent	J /0	2020	ψπ22,300		\$100	

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

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

Asset #: 4248

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2029	* *	5	\$4,700	
Steam								
Distribution								
Steam Piping/Pump	100%			2046	* *	4	\$5,900	
Terminal Devices								
Air Handler	80%			2026	\$649,100	1	\$39,200	
Convector/Radiator	20%			2039	* *	1	\$5,100	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Int Pkg Unit -	2%			2027	* *	2	\$100	
Heating/Cooling								
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	
Λ	Malfunctio	ning, Exte	nt : Light, Area Af	fected : 5	%			
	Location	: Roof - 2	Of 39 Units Defec	tive				

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

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

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimated Cos	t Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing					
H/C Water Piping					
Brass/Copper	100%	2046 *	1		
	Pump(s) Malfunctioning, Extent Location: Second Floor Mech	: Moderate, Area Affected : 50% anical 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 \$21,00	0 4	\$2,500	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE *	*		
	Other Observation, Extent : Light Location : 1 - 5	ht, Area Affected : 100%			
	Explanation: 2 Units				
Fire Suppression Standpipe					
Generic	100%	2046 *	* 1-5	\$39,900	
Sprinkler	10070	20.0	1.3	Ψ22,200	
No Component	50%				
Generic	50%	2046 *	* 1-2	\$11,100	
Fire Pump	20,0			<b>411,100</b>	
Generic	100%	2029 *	* 1	\$14,800	
Generic	100/0	2023	1	φ14,000	

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

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

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

\$32,200 \$49,300 <b>\$105,900</b>	\$49,300 <b>\$85,400</b>
\$52,200	Ψ=ε,σσσ
\$22,200	\$23,000
\$24,300	\$13,100
	<b>FY 2019</b> \$24,300



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

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

Asset #: 4249

Architecture	Current R	epair	Future	Replacement	M	aintenance			
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls					_				
Metal Panel	100% Now	\$174,500	2036	**	5	\$478,900			
	Deformed/Dented, Ex								
	Location: Corridor								
	Staining/Discoloring,								
Windows	Location : Northwes	t Facaaes Ana Va	rious Loc	tations On The Soi	utneast F	acaaes.			
	100% Now	\$552,300	2036	* *	5	\$53,400			
Metal/Detention Type	Air Infiltration, Exten				3	ф <i>33</i> ,400			
	Location : Througho		Пусстей	. 1570					
	Broken/Missing Eleme		erate. Are	ea Affected : 2%					
	Location : Main Con								
	Glazing Broken/Crack			_					
	Location : Corridors								
Parapets									
Metal Rail	100% Now	\$15,300	2031	* *	5	\$21,400			
	Deteriorated Finish, I	Extent : Light, Ared	a Affected	l : 15%					
	Location: Througho	out							
Roof									
Built-Up (BUR)	100% Now	\$426,100	2036	* *					
	Blisters, Extent: Mod								
	Location : Central C				out.				
	Grvl/Blst Miss/Disp, H	extent : Moderate,	Area Aff	ected: 35%					
	Location : All Roofs	E 14 1		ACC . 1 100/					
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : At Bulkhead Door								
	Ponding, Extent: Mod		tad . 200/						
	Location: Over Sou				Through	hout			
	Water Penetration, Ex				Through	ioui.			
	Location: Main Con				Through	hout.			
terior		, 25							
Floors									
Cast in Place Concrete	45% Now	\$181,800	LIFE	* *	5	\$201,300			
	Horizontal Cracks, Ex		Area Affec	rted : 15%		•			
	Location: Througho	out Basement.							
	Water Penetration, Ex	tent : Moderate, A	Area Affec	eted : 10%					
	Location: Mechanic	cal Room Floor Is	Porous A	llowing Water Th	rough To	Floor Below.			
Raised Access Floor	5% Now	\$239,400	2029	* *	5	\$19,200			
	Loose/Delam Surface,			eted : 50%					
	Location : In All Ho	using Control Roo	oms.						
Terrazzo	35%		LIFE	* *	5	\$111,800			
Traffic Topping	15%		2031	* *	5	\$38,300			

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

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

Asset #: 4249

Architecture	Current Repair Future Replacement		e Replacement	М				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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, E	xtent : Light, Area	Affected	: 1%			
	Location	ı : Exposed	Steel On Perimete	r Walls I	n 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	
		issing Elem i : Control	nents, Extent : Mod Rooms.	erate, Ar	rea Affected : 10%			
		/Rusting, E i : Control	extent : Moderate, A Rooms	Area Affe	ected : 15%			
		netration, E n : Control	xtent : Moderate, A Rooms.	rea Affe	cted : 10%			
Plaster	15%			LIFE	* *	5-10	\$52,700	
		servation, E	Extent : Light, Area		! : 100%		, - ,	
			ommon Areas In C					
	Explana	tion : Spray	ved Coating					

lectrical	Current Repair	Future Repla	acement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	3	\$400	
	Other Observation, Extent: Moderate	, Area Affected : I	100%			
	Location: Electrical Room					
	Explanation: One 600 Amps Main I	Disconnect Switch				
Transformers						
Dry Type	100%	2031	* *	3	\$800	
	Other Observation, Extent: Moderate	, Area Affected : I	100%			
	Location: Electrical Room					
	Explanation: One 2000 Kva 4160pr	ri - 480/277sec				
Feeders						
Cable	100%	2034	* *	1		
Raceway						
Conduit	100%	2036	* *	1		

Under 600 Volts

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

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

Asset #: 4249

Current F	Repair	Future	e Replacement	M	aintenance	
% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
				5	\$600	
			cted : 100%			
Explanation : One 2	2500 Amps & Two l	'600 Amp	s Main Disconnec	t Switch		
400				_	<b></b>	
				5	\$500	
			cted : 100%			
Explanation: Two	/5 Kva 480pri - 20a	8/120sec				
1000/		2026	ታ ታ	~	ф2 coo	
100%		2036	* *	5	\$3,600	
1000/		2026	* *			
100%		2036		1		
1.00/		2024	* *	_	¢200	
90%		2034	* *	5	\$3,200	
1000/		2026	4 4			
100%		2036	* *	1		
1,000/		2021	* *	_	¢000	
100%		2031		3	\$900	
1000/		LIEE	* *	5	\$4,000	
100%		LIFE		3	\$4,000	
100%		2031	* *	1	\$42,000	
10070		2031		1	Φ42,000	
100%		2029	* *	1	\$52,900	
	Extent : Moderate. A		cted : 100%	1	Ψ32,700	
2. Aprentition ( 1 the )	1100 11,7					
100%		2019	\$2,900	5	\$5.100	
			+-,,,,,,		+-,	
50%		2034	* *	5	\$12,700	
	xtent : Moderate. A		cted : 100%	Č	Ψ1 <b>=,</b> ,,ου	
		33				
Explanation: Two 2	275 Gallons					
		2041	* *	5	\$2,000	
	Extent : Moderate A		cted : 100%	5	Ψ2,000	
_		,				
	100% Other Observation, E Location : Electrica Explanation : One 2  100% Other Observation, E Location : Electrica Explanation : Two 2  100%  10	100% Other Observation, Extent: Moderate, A Location: Electrical Room & General Explanation: One 2500 Amps & Two II  100% Other Observation, Extent: Moderate, A Location: Electrical & Generator Roo Explanation: Two 75 Kva 480pri - 200  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  Other Observation, Extent: Moderate, A Location: Mechanical Room Explanation: Two 1100 Kw  100%  50% Other Observation, Extent: Moderate, A Location: Generator Room Explanation: Two 275 Gallons 50% Other Observation, Extent: Moderate, A Location: Underground	Not   Total   Vears   Estimated Cost   Year   FY	No of Total   Fail Date   Estimated Cost   Year   Estimated Cost   Total   (Years)   FY   Estimated Cost   FY	100%	No of Total   Pail Date   Pail Date   Pail   Pail

Lighting

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

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

Asset #: 4249

Electrical	Current Re	pair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	65%	2026	\$9,482,000	10	\$81,400	
		ent : Moderate, Area Affe	ected : 100%			
	Location : Throughou					
	Explanation : T-12 Lo	amps				
Fluorescent	30%	2034	* *	10	\$37,600	
	T-8 Lamps, Extent: Mo	oderate, Area Affected : 1	00%			
	Location : Throughou	ıt 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment		•		•		•		•
Pres. Reducing Valve/LP	100%	0-2	\$3,200	2029	* *	5	\$4,100	
Steam								
I	eak Evid	ent, Extent	: Light, Area Affect	ted : 100	%			
	Location	: First Flo	or Mechanical Eqi	iipment l	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		

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

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

Asset #: 4249

Mechanical	Current Re	pair Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Conversion Equipment Reciprocating	2%	2031	* *	1	\$1,300	
Compr/Chiller	270	2031	ī.	1	\$1,300	
No Component	98%					
Terminal Devices	7070					
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) Malfunctionin	_				
		r Mechanical Room, 2 C		S		
		ent : Light, Area Affecte	a: 100%			
	Location : Basement	Dooston Dames				
HW Heat Exchanger	Explanation : Triplex	boosier rumps				
Low Temp	50% Now	\$40,300 2056	**	4	\$6,800	
Low Temp		t : Moderate, Area Affec		4	\$0,000	
	=	· Mechanical Equipmen		ctive Inst	anteous Hot	
	Water Heat Exchange		i Hoomi, i g 2 Dejec	serve Trist.	unicous 1101	
Low Temp	50%	2036	**	4	\$6,800	
Sanitary Piping			<u> </u>		+ -,	
Cast Iron	100%	LIFE	**	1		
		Moderate, Area Affectea				
	Location: Observed	On Basement Level, Lea	ks Originate On Up	per Floo	rs	
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, Ext	ent : Light, Area Affecte	ed : 50%			
	Location: First Floor	r Mechanical Room				
	Explanation : No Bac	k Flow Preventer On Th	ne Domestic Water S	Supply		
Fixtures						
Generic	100%					
Vertical Transport						

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

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

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

Mechanical	Current Repair	pair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent:	Light, Area Affected : I	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		

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

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

Print Date: 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			



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

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

Asset #: 2029

rchitecture	Current I	Repair	Future Replacement		M		
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	#0/ <b>3</b> 7	<b>4.50.500</b>		de de	_	Φ22.000	
Cast in Place Concrete	5% Now Broken/Missing Elem Location: Window Worn/Eroded, Extent Location: Window	Sills : Moderate, Area			5	\$32,000	
Masonry: Brick	85% Now Repointing Failure, I Location : 3rd, 4th				5	\$108,900	
Metal Panel	8% Now Deformed/Dented, E. Location : Female		2036 a Affected :	* *	5	\$19,200	
Metal: Cage/Fence	2% 0-2 Corrosion/Rusting, E Location: Exterior Other Observation, E Location: Roof Ove Explanation: Wate	Egress Stairs. Stai Extent : Severe, Are er Stairs	r Pan And	Support Beams	5	\$5,600	
Windows							
Metal/Detention Type	60% Now Air Infiltration, Exter Location: Various Broken/Missing Elem Location: Through Thermally Inefficient, Location: Through Unit Inoperable, Exte	Locations Through nents, Extent : Mod out , Extent : Severe, A out. ent : Severe, Area A	nout. erate, Arec rea Affecte	a Affected : 20% ed : 100%	5	\$41,100	
Metal/Detention Type	40% Now Air Infiltration, Exter Location: Various Thermally Inefficient, Location: Through Other Observation, E Location: Through Explanation: Fixed	Locations , Extent : Severe, A out Extent : Light, Area out	rea Affecte	ed : 100%	5	\$27,400	
D .	*						
Parapets							
Masonry: Brick Metal Panel	50% 15% Now Seams Open/Split, Ex Location : 6th Floo			* * * * ed : 20%	5-10	\$32,000 \$2,700	

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

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

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Section Sectin Section Section Section Section Section Section Section Section	Cycle Estimated Cost (Yrs)	Priority
Exterior Roof				
Built-Up (BUR)	65% Now \$41,70 Grvl/Blst Miss/Disp, Extent: Modern Location: Throughout Miss/Damaged Flashings, Extent: M Location: 6th Floor Roof Water Penetration, Extent: Moderate Location: At Pitch Pockets	ate, Area Affected : 15% Ioderate, Area Affected : 15%		
Modified Bitumen	10% Now \$1,60 Water Penetration, Extent : Moderat Location : Above Day Rooms On N	te, Area Affected : 20%		
Single Ply Membrane	25% Now \$35,30 Ponding, Extent: Moderate, Area Aj Location: 7th Floor Roof Water Penetration, Extent: Severe, A Location: Female Locker Room A	ffected : 20% Area Affected : 20%		1
Interior				
Floors Cast in Place Concrete	10% Now \$12,90 Horizontal Cracks, Extent : Light, A Location : Basement		5 \$28,500	
Ceramic Tile	5% Now \$48,00 Cracking/Crumbling, Extent : Model Location : At Detention Area Show	rate, Area Affected : 100%	5 \$3,300	
Terrazzo	25% Now \$288,10 Cracking/Crumbling, Extent: Mode Location: All Floors And At Expan Horizontal Cracks, Extent: Moderat Location: Various Locations Thro	rate, Area Affected : 20% nsion Joints te, Area Affected : 20%	5 \$25,500	
Traffic Topping	15% Now \$9,20 Worn/Eroded, Extent : Moderate, An Location : Detention Dorm Shower	rea Affected : 10%	5 \$12,200	
Vinyl Tile	45% Now \$474,20 Broken/Missing Elements, Extent: M Location: Area 3b, First Floor Inf Worn/Eroded, Extent: Moderate, An Location: Throughout	Ioderate, Area Affected : 20% irmary, Staff Area		

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

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

Asset #: 2029

	Current I	Repair	Future Replacement		Maintenance		
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
		\$61,800	2029	* *	5	\$11,800	
	_	_					
Location	ı : Detentio	n Area Showers Ar	d Varioi	ıs Locations Throu	ghout		
40%	Now	\$198,900	LIFE	* *	5	\$37,700	
Broken/M	issing Elen	nents, Extent : Ligh	t, Area A	ffected : 10%			
Location	ı : At Deten	tion Showers And	Basemen	t East Wall			
Diagonal	Cracks, Ex	tent : Light, Area A	ffected :	5%			
Location	ı : Basemer	ıt Walls					
4%			LIFE	* *	5	\$14.100	
Glazing B	roken/Crac	ked, Extent : Mode		ea Affected : 10%		, ,	
_							
10%			LIFE	* *	10	\$4 700	
	Now	\$32,300		* *			
				ffected : 20%	J	Ψ12,700	
_	_		, ,				
Water Per	netration. E	Extent : Light, Area	Affected	: 10%			
		_	33				
18%			LIFE	* *	10	\$21.200	
	issina Flon	nents Frient · Mod		rea Affected · 20%	10	\$21,200	
	_		cruic, 111	earyjeetea . 2070			
2000000		•					
10%			2031	* *	5	\$13,000	
				* *			
	servation. F	Extent : Light, Area		! : 100%	3 10	φ 10,000	
		_	55				
Explana	tion : Cells	On Floors 2-3 Are	Reporte	ed To Be Cast-in-pl	ace Cond	crete	
				**			
	Now	\$89 500		* *			
				ffected : 100%	5	Ψ,000	
_							
	10% Broken/M Location 40% Broken/M Location 10agonal Location 10% 18% Cracking/ Location 18% Broken/M Location 10% 25% Other Obs Location Explana 10% 55% Cracking/	10% Now Broken/Missing Elem Location : Detention 40% Now Broken/Missing Elem Location : At Detention 10% And Detention At Detention : Basemen At Diagonal Cracks, Ex Location : Basemen At Detention : Basemen At Diagonal Cracks, Ex Location : Basemen At Detention : Basemen At Diagonal Cracks, Ex Location : Dormiton At Detention : Dormiton At Detention : Dormiton At Detention : At Varion At Detention : At Varion At Detention : Basemen At Diagonal Cracking Elem Location : Basemen At Detention : All Cells Explanation : Cells At Detention : All Cells Explanation : Cells At Detention : Dormiton At Detention : All Cells At Detention : All Cells At Detention : Cells At Detention : Dormiton At Detention : Cells At Detention : Dormiton At Detention : Dormiton At Detention :	10% Now \$61,800  Broken/Missing Elements, Extent: Light Location: Detention Area Showers And 40% Now \$198,900  Broken/Missing Elements, Extent: Light Location: At Detention Showers And It Diagonal Cracks, Extent: Light, Area A. Location: Basement Walls  4%  Glazing Broken/Cracked, Extent: Mode Location: Throughout / Control Room 10% 18% Now \$32,300  Cracking/Crumbling, Extent: Moderate Location: Dormitories And Staircase Water Penetration, Extent: Light, Area Location: At Various Dormitories  18%  Broken/Missing Elements, Extent: Mode Location: Basement  10% 25%  Other Observation, Extent: Light, Area Location: All Cells Explanation: Cells On Floors 2-3 Are 10% 55% Now \$89,500  Cracking/Crumbling, Extent: Moderate	Now   \$61,800   2029	Now   S61,800   2029   **   Broken/Missing Elements, Extent : Light, Area Affected : 10%   Location : Detention Area Showers And Various Locations Throughout   Location : At Detention Showers And Basement East Wall   Diagonal Cracks, Extent : Light, Area Affected : 5%   Location : Basement Walls	Now   \$61,800   2029   ** 5	Now

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

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

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

Asset #: 2029

Electrical		Current Re	pair	Future	Future Replacement Mainton		aintenance	ntenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Transformers	<b>=</b> 00/			2021	ata ata	_	Φ200		
Dry Type	50%		. 16 1	2031	**	5	\$200		
		ervation, Exte : Electrical I	ent : Moderate, A	Area Affec	ted : 100%				
			коот 1, 480/208/120 V	/olts					
ъ. т		non : 130 Kva	l, 480/208/120 v		Φ1 7 000		Φ200		
Dry Type	50%			2024	\$15,000	5	\$200		
		ervation, Exte : Electrical I	ent : Moderate, A	Area Affec	tea : 100%				
				90/209/12	0 Valta				
Switch good / Switchhood	Explanal	non : 37.3 Kv	a And 75 Kva, 4	00/200/12	O vous				
Switchgear / Switchboard Fused Disc Sw	50%			2026	\$116,100	5	\$200		
Molded Case Bkrs	50%			2026	\$110,100 * *	5	\$1,100		
Raceway	3070			2030	· ·	3	φ1,100		
Conduit	85%			2026	\$159,900	1			
Conduit	15%			2036	**	1			
Panelboards	1570			2030		-			
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, Are	a Affected	! : 100%				
	Location	: Throughou	t						
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	10%			2039	* *				
Drive									
Ground									
Grounding Devices									
Generic	100%	0-2	\$18,100	LIFE	* *	5	\$1,300		
			ent : Moderate, A	Area Affec	ted : 100%				
		: Water Maii							
g. 11 B	Explanat	tion : Corrode	Pd						
Stand-by Power									
Transfer Switches Automatic	100%			2031	* *	1	\$26,800		
Batteries	100%			2031		1	\$20,800		
No Component	50%								
No Component	50%								
Lighting	3070								
Interior Lighting									
Fluorescent	100%			2034	* *	10	\$79,900		
==		, Extent : Mo	derate, Area Aff		0%	- 0	÷.,,,,,		
	_		t The Building						

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

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

Asset #: 2029

Electrical	Current Repa	nir Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 T	The Building						
	Explanation: CCTV	Surveillance Cameras						
Fire/Smoke Detection								
Generic, Digital	100%	2034	* *					
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout T	The Building						
	Explanation : Strobe Lig Bells	ghts, Smoke Detectors,	Manual Pull Statio	ons, Horn	as And Alarm			

Mechanical		Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Campus Steam	100%		2036	* *	1		
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2029	* *	5	\$5,200	
Steam							
Distribution							
Hot Wtr Piping/Pump	10%		2042	* *	4	\$600	
Steam Piping/Pump	90%		2036	* *	4	\$3,900	
Terminal Devices							
Air Handler	5%		2031	* *	1	\$2,700	
Convector/Radiator	50%		2031	* *	1	\$14,100	
Fan Coil Unit/Heat	45%		2026	\$1,115,900	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	* *			
Ī	Recent In:	stallation, Extent : Light, Area	ı Affectea	l : 100%			
	Location	n : Roof					
Window/Wall Unit	5%		2021	\$17,000	1		
No Component	80%			+ ,000	-		
Ventilation	2070						

Ventilation

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

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

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

Asset #: 2029

Mechanical	Current Repair	ent Repair Future Replacem		ment Maintenance					
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year E	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	1000/ 37	Φ0.000 2026	ماد ماد						
Brass/Copper	100% Now	\$9,900 2036	* *	1					
	Corroded, Extent : Moderate Location : Water Main	e, Area Affected : 25%							
IIIII . E 1	Location: water Main								
HW Heat Exchanger	500/	2046	* *	4	ØC 500				
Low Temp	50% Other Observation, Extent :			4	\$6,500				
	Location: Basement	Ligni, Area Ajjeciea . 1	100%						
	Explanation: Instantaneou	us Hastans Installed To	Panlaga Heat F	vahanaa	es With Stanges				
	Tanks	is Healers Installed 10	керіасе пеаі Е.	xcnangei	's with Storage				
Low Temp	50%	2036	* *	4	\$4,300				
Low Temp	Other Observation, Extent :		100%	7	Ψ+,500				
		Location : Laundry Area In Basement							
	Explanation : Multiple He		orage Tanks						
Sanitary Piping			1 11.82 - 111.112						
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping									
Cast Iron	100% Now	\$11,600 LIFE	* *	1					
	Broken, Extent : Severe, Are	a Affected : 50%							
	Location : Roof Drain Pipe	ing							
Sump Pump(s)									
Rigid Piping	100%	2036	* *	4	\$1,600				
	Recent Installation, Extent : Location : Basement	Light, Area Affected : .	100%						
	Other Observation, Extent:	Light, Area Affected : 1	100%						
	Location : Basement	0 / 33							
	Explanation : 2 Duplex Se	ts							
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: 1 Unit Basemen	t 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				

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

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

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

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

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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

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



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

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

Asset #: 14636

rchitecture	Current	Current Repair		Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	15% Now	\$29,800	LIFE	* *	5	\$69,600	
	Exposed Reinforcen Location : East Fa		Area Affe	ected : 2%			
Exposed Struc: Steel	5%		LIFE	* *	5	\$29,000	
Masonry: Brick	80% Now	\$425,600	LIFE	* *	5	\$74,200	
·	Broken/Missing Electron Location : All Fac	_	t, Area Ą	ffected : 10%			
	Jnt Mortar Miss/Ero	od, Extent : Moderat	e, Area A	Affected : 25%			
	Location : All Fac	ades					
	Vegetation Growth,	Extent : Light, Area	Affected	: 10%			
	Location : North I	Facade					
Windows							
Metal/Detention Type	95% Now Air Infiltration, Exte		2036 fected : 6	* *	5	\$28,500	
	Broken/Missing Ele			ea Affected : 10%			
	Thermally Inefficien Location : Throug		e, Area A	ffected : 35%			
	Unit Inoperable, Ex	tent : Moderate, Are	a Affecte	d : 35%			
	Location: Throug	hout					
Steel	5% Now	\$1,600	2034	* *	5	\$5,100	
	Broken/Missing Electron : Gymna.	nents, Extent : Ligh	t, Area Ą	ffected : 5%		. ,	
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,			d : 25%			
	Location : Dorm 4	, Various Locations					
Skylight, Metal/Glass	10%		2036	* *	10	\$55,300	

Interior

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

Asset #: 14636

Architecture	Current F	Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors		***			_		
Cast in Place Concrete	35% Now Horizontal Cracks, E. Location: Gymnasi	ium And Dorms	LIFE Area Affed	* * cted : 20%	5	\$33,000	
Ceramic Tile	10% Now	\$15,900	2029	* *	5	\$2,200	
	Broken/Missing Elem			ea Affected : 20%			
	Location : Dormitor	ry Showers Throug	hout				
Sheet Vinyl/Rubber	5%		2026	\$121,700	5	\$3,200	
Vinyl Tile	50% Now	\$174,300	2026	\$348,600	3	\$8,100	
·	Broken/Missing Elem		erate, Are	ea Affected : 30%			
	Location: Through						
	Worn/Eroded, Extent		ected : 60	9%			
	Location : Through	out					
Interior Walls	<b>-</b> 0 27	<b>**</b> **********************************			_	<b></b>	
Concrete Masonry Unit	70% Now	\$28,700	LIFE	**	5	\$13,600	
	Horizontal Cracks, E.		Area Affec	cted: 10%			
	Location : Dormito						
Glass: Single Pane	5% Now	\$27,800	LIFE	* *	5	\$1,800	
	Glazing Broken/Crac Location: Through		erate, Are	a Affected : 35%			
G		Оиі	T TEE	ale ale	<b>7.10</b>	ФО 200	
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	200/ Na	¢10,000	2021	* *	_	¢.c. 500	
AcousTileSusp.Lay-In	30% Now Staining/Discoloring,	\$10,000	2031		5	\$6,500	
	Location : Control		г, Агеа Ад	jeciea . 10%			
Exposed Concrete	5% Now		LIFE	* *	5	\$300	
Exposed Concrete	5% NOW Staining/Discoloring,	\$13,200			3	\$300	
	Location: Through		г, Агеи Ад	jecieu . 3070			
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 Elem						
	Location : Dormito				ut		
	Loose/Delam Surface		e, Area A	ffected : 25%			
	Location : Dorms 1	And 2					

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2026	\$188,200	1		

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

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

Asset #: 14636

Electrical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts	•				•			
Panelboards								
Molded Case Bkrs	100%			2025	\$127,800	5	\$2,100	
Wiring Braided Cloth	30%	2-4	\$97,600	2051	* *	1		
Braided Cioth			\$87,600 ent : Moderate, Are			1		
		_	out The Building	a rijjeete	<b>u.</b> 10070			
Thermoplastic	70%			2036	* *	1		
tand-by Power	7070			2030				
Transfer Switches								
Automatic	100%			2031	* *	1	\$24,000	
Generators	100							
Not Accessible	100%							
Batteries Not Accessible	100%							
Fuel Storage	10070							
Not Accessible	100%							
ighting								
Interior Lighting								
Fluorescent	75%		36.1	2021	\$6,255,100	10	\$53,700	
			Moderate, Area A <u>f</u> out The Building	fected : 1	100%			
Fluorescent	25%			2034	* *	10	\$17,900	
	_	s, Extent : 1 n : Dorm 3	Moderate, Area Affe	ected : 10	00%			
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	
larm	10070			2020	Ψ300,+00	10	Ψ200	
Security System								
No Component	30%							
Generic	70%			2026	\$314,300	1	\$20,400	
			Extent : Moderate, A	rea Affe	cted : 100%			
		: Dormito						
Eina/Smalta Dataatian	Explana	tion : C C I	TV Surveillance C	ameras				
Fire/Smoke Detection Generic, Digital	100%			2034	* *			
Generic, Digital	Other Obs		Extent : Moderate, A out The Building					
			e Lights, Manual P	ull Statio	ons, Smoke Detecto	ors, Horn	s And Alarm	

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

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

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

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

Asset #: 14636

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Type								
Heating Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment	10070			2030		-		
Pres. Reducing Valve/LP	100%			2029	* *	5	\$4,600	
Steam	10070					C	Ψ.,σσσ	
Distribution								
Steam Piping/Pump	100%			2036	* *	4	\$3,900	
Terminal Devices								
Convector/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%							
			Extent : Light, Area	Affected	: 0%			
	Location							
	Explana	tion : No R	oof Access					
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$25,400	
No Component	80%							
Terminal Devices	• 0 - 1				<b>* 1 = =</b> 0 0		<b>*</b> • • • • • •	
Fan Coil - Cooling	20%			2026	\$45,700	1	\$5,000	
No Component	80%							
Heat Rejection	0.007							
No Component	80%							
Not Accessible	20%		Extent : Light, Area	A CC a at a d	. 00/			
	Location		zzieni . Ligni, Area	Ајјестеи	. 070			
		t . Rooj tion : No R	oof Access					
Ventilation	Елріапа	non . IVO K	ooj Access					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$69,000	
Exhaust Fans	100/0						Ψον,σου	
Not Accessible	100%							
			Extent : Light, Area	Affected	: 0%			
	Location		<b>3</b> / · · ·	55				
		tion : No R	oof 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		
-								

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

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

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

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

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

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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



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

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

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls						_		
Cast in Place Concrete	10%		\$123,000	LIFE	* *	5	\$114,800	
			e, Extent : Severe, . dor Connections	Area Aff	ected : 15%			
			aor Connections Extent : Moderate, 1	Araa Affa	acted : 100%			
	U		Kitchen And Lowe	00				
Congrete Mesoner Unit			Ruenen Ina Lowe		* *		\$9,600	
Concrete Masonry Unit Metal Panel	3% 87%		\$272.900	LIFE 2036	* *	5 5	\$8,600 \$374,400	
ivietai i aliei			\$272,900 Extent : Moderate, A			3	\$374,400	
		_	orridor Stair Towe			Mechani	cal Electrical	
			, Courtyard Throug		2 oj			
	Deformed	/Dented, E	xtent : Moderate, A	rea Affec	cted : 10%			
	Location	ı : Receivin	g Area, Dorm Area	s Throug	ghout			
	Water Per	netration, E	Extent : Moderate, P	rea Affe	cted : 15%			
	Location	ı : East Fac	cade Walls, Bldg 1/	3, 5/7 2n	d Fl			
Windows								
Metal/Detention Type	97%		\$567,800	2036	* *	5	\$54,900	
	-		nt : Moderate, Area	Affected	l : 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%							
	-		eni . Moderdie, Are r(s), Dorm Areas	и Ајјесте	:u . 40/0			
			Extent : Moderate, A	rea Affe	cted · 20%			
		ı : Corridoi		irea rijje	cica . 2070			
Metal Louvers	3%			2029	* *	10	\$5,800	
Parapets							1 - 1 - 1	
Metal Panel	93%	Now	\$75,300	2036	* *	5	\$5,000	1
	Broken/M	issing Elem	ients, Extent : Seve	re, Area	Affected : 20%			
	Location	ı : At Dorm	itories 1/3, 5/7					
		0.	Extent : Light, Area	Affected	: 20%			
	Location	ı : Through	out					
	-		xtent : Moderate, A	rea Affec	cted : 5%			
		ı : West Fa						
	_	=	ctent : Moderate, A	rea Affec	rted : 20%			
			ig Throughout					
Metal: Cage/Fence	7%			2039	* *	5-10	\$1,500	

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

Asset #: 2028

Architecture		Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof								
Metal Panel	100%	Now	\$7,963,000	2039	* *			
		_	xtent : Moderate, A					
		: Over Ger s Througho	nerator Room, Con	trol Room:	s, 2nd Fl Dorms I	And Vari	ous Stair	
		0	au. ctent : Moderate, A	rea Affecte	d · 20%			
			nerator Room, Con			And Vari	ous Stair	
		s Througho			,			
	Gut/DS No	on Func/Mi	ss, Extent : Severe,	Area Affe	cted : 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 Mederate, Anna Affected 100%							
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Perimeter Gutters Throughout							
	Explanation: Storm Water Being Detained In Overhanging Soffits Because Of Debris In							
			r water Being Deta Remove Debris	inea in Ov	ernanging Sojjii	з Бесииз	e Oj Deoris In	
terior								
Floors								
Cast in Place Concrete	20%	Now	\$156,800	LIFE	* *	5	\$173,600	
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
			cal Room, Commis					
	_		Extent : Moderate,	Area Affec	rted : 10%			
	Location	: Commiss	rary					
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	
			, Extent : Moderat		ected : 35%			
			Rooms Throughout					
			s, Extent : Severe, A		ed : 15%			
	Location	: Control	Rooms Throughout					
Terrazzo	25%			LIFE	* *	5	\$155,000	
Traffic Topping	5%	Now	\$46,700	2026	\$467,500	5	\$12,400	
	_	_	Extent: Moderate		cted : 15%			
	Location	: At Kitche	en And Dorm Bathi	rooms				
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%							
			/building Connecti			ol Rooms	•	
			: Moderate, Area	Affected : 3	80%			
	Location	: Through	out					

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

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

Asset #: 2028

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$211,200	
Glass: Single Pane	3%		\$120,600	LIFE	* *	5	\$7,900	
	_	roken/Crac ı : Control	ked, Extent : Mode Rooms	erate, Are	ea Affected : 15%			
	Other Obs	servation, E	Extent : Severe, Are	a Affecte	d: 25%			
	Location	: Control	Rooms					
	Explana	tion : Glazi	ng Cloudy/scratch	ed				
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	* *			
			ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	ı : Dorm Be	athrooms					
Ceilings								
AcousTileConcealSpLn	8%		\$97,600	2031	* *	5	\$19,800	
		-	ents, Extent : Mod					
			<sup>r</sup> Near Dormitories		=	Commiss	ary.	
	_		tent : Light, Area A		2%			
			Adjacent To Com	-				
			xtent : Light, Area			_		
		ı : Corridoi	Near Dormitories				•	
Exposed Struc: Steel	7%			LIFE	* *	10	\$55,500	
Gypsum Board	5%		\$19,100	LIFE	* *	5	\$24,800	
			xtent : Light, Area		: 10%			
	Location	ı : Basemer	it, Below Inmate Sl	howers.				
Metal Panel	80%	0-2	\$1,006,900	LIFE	* *	5	\$396,700	
		_	xtent : Moderate, A		cted : 35%			
	Location	ı : Through	out Dorms And Co	rridors				
			xtent : Moderate, A	Area Affe	cted : 5%			
	Location	ı : Center C	of Gymnasium.					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Over 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2036 **	3 \$900	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Outside			
	Explanation : One 600 Amps Main Di	sconnect Switch		

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

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

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

Asset #: 2028

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts							
Transformers	1000/		2021	de de		<b>4. 700</b>	
Dry Type	100%		2031	**	3	\$1,500	
		Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Outside		400/27	7.0			
E 1	Explanation : One	e 1,000 Kva 4160pri	- 480/27.	/ Sec			
Feeders	1000/		2024	* *	1		
Cable	100%		2034	-11-	1		
Raceway	1,000/		2026	* *	1		
Conduit	100%		2036	-11-	1		
Juder 600 Volts							
Service Equipment Fused Disc Sw	100%		2026	\$149,300	5	\$1,100	
rused Disc 5w		Extent : Moderate, A			3	\$1,100	
	Location : Electri		11ей Аује	ciea . 10070			
		o 2000 Amps Main D	isconnec	t Switch			
Transformers	Ехрининон . 1 ж	2000 Imps Main D	isconnec	i Swiich			
Dry Type	100%		2024	\$30,000	5	\$1,000	
Dry Type		Extent : Moderate, A			3	Ψ1,000	
		cal & Mechanical Re		. 10070			
		e 112 Kva & Two 30		hv - 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	5%		2046	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$7,800	
tand-by Power							
Transfer Switches							
Automatic	100%		2024	\$128,200	1	\$81,600	

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

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

Asset #: 2028

Electrical	Current Repa	ir Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators						
Diesel	100%	2022	\$996,000	1	\$102,600	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Outside					
<del>-</del>	Explanation: One 900 I	Kw				
Batteries	1000/	2021	Φ2.000	~	Φ0.000	
Lead/Acid	100%	2021	\$2,900	5	\$9,800	
Fuel Storage	1000/	2020	* *	~	Φ <b>7</b> , 000	
Main Tank	100%	2029		5	\$7,800	
	Other Observation, Exten Location : Outside	i : Moaeraie, Area Ajje	ciea : 100%			
	Explanation: One 5,000	) Callons				
Lighting	Explanation . One 3,000	Guions				
Interior Lighting						
Fluorescent	80%	2026	\$22,643,100	10	\$194,500	
	Other Observation, Exten Location : Throughout T Explanation : T-12 Lam	The Building	ected : 100%			
Fluorescent	10%	2034	* *	10	\$24,300	
	T-8 Lamps, Extent : Mode Location : Hallways	rate, Area Affected : 10	90%			
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		
	Not Functioning, Extent:	Moderate, Area Affecto	ed : 100%			
	Location : Corridor					
Exterior Lighting						
HID	100%	2021	\$1,901,800	10	\$800	
Alarm						
Security System	1000/	2021	<b>01.533.5</b> 53		фоо ооз	
Generic	100%	2021	\$1,523,600	1	\$99,000	
Fire/Smoke Detection Generic, Digital	100%	2036	* *			

Mechanical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

Asset #: 2028

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source	1000/		2026	ماد ماد			
Campus Steam	100%	T I' 1 . A	2036	* *	1		
	Other Observation,	Extent : Lignt, Area 'oor Mechanical Eqi					
		Pressure Steam En	-		o Low Pi	essura Staam	
	Regulators	1 ressure Steam Ent	егз Биш	ung - There Are No	O LOW I I	essure Steam	
Conversion Equipment	<u> </u>						
Heat Exchanger	100% 0-2	\$68,500	2041	* *	1	\$75,300	
	Other Observation,						
		oor Mechanical Equ	-				
	Explanation : Stea Replacement	m To Hot Water Hed	at Excha	ngers Will Soon Re	equire Re	tubing Or	
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	
Convector/Radiator	50%		2031	* *	1	\$27,300	
Air Conditioning							
Energy Source	50/		2042	* *	1		
Electricity Steam/HW System	5% 95%		2042 2036	* *	1 1		
Conversion Equipment	9370		2030		1		
Absorption	10%		2039	* *	1	\$18,300	
Chiller/Steam/HW	1070		2037		•	Ψ10,300	
	Recent Installation,	Extent : Light, Area	Affected	: 100%			
	Location : First Fi	oor Mechanical Equ	uipment l	Room			
No Component	90%						
Distribution							
Chilled Wtr Pipe/Pump	10%		2052	* *	4	\$800	
	Recent Installation,						
	Location : Fisrt Fl	oor Mechenical Equ	iipment l	Room			
No Component	90%						
Terminal Devices							
Air Handler/Cool/Ht	10%		2026	\$13,700	1	\$10,500	
No Component	90%						
Heat Rejection	4.0			40.00	_	<b>*1=</b> 000	
Water Cool Tower	10%		2024	\$9,200	2	\$17,000	
No Component	90%						
Ventilation Distribution							
Distribution  Ductwork/Diffusers	100%		LIFE	* *	2-5	\$149,400	
Exhaust Fans	100/0		LH.E		4-3	φ1+2,400	
Interior	80%		2026	\$284,200	2	\$4,100	
Roof	20%		2026	\$51,100	2	\$1,000	
Plumbing				,,	-	T-,0	

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

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

of Fail Date al (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	D
		FI		(Yrs)	Estimated Cost	Priority
0.5.4		•0				
	7			1		
		Affected	: 5%			
		adian Cuad				
апапоп : кесе	ntiy Installea Ionizo	ation Syst	em			
Ω0/4		2052	* *	1	\$16.700	
	Extent : Light Area			4	\$10,700	
	эстигестинге 24.	pe				
0% Now	\$34,900	LIFE	* *	1		
			5%			
1 0						
0%		LIFE	* *	1		
	Extent : Light, Area		: 100%			
tion : Perimet	er Of Building					
anation : Lead	lers And Gutters					
			\$21,000	4	\$2,500	
	_	Affected	: 100%			
anation : Dupl	ex Unit					
0.5.4		•••				
0%		2034	* *	1	\$16,200	
00/						
0%						
Λ0%		2046	* *	1.5	\$85.300	
0 / 0		2040		1-3	\$65,300	
0%						
		2046	* *	1-2	\$19,000	
<u> </u>		2010			Ψ12,000	
0%		2029	* *	1	\$31,600	
. all () . all () . all () . ()	ation: Basement lanation: Recent lanation: Recent lanation: Recent lation: First Flood Now Evident, Extent lation: Piping Station: Perimete lanation: Lead 100%  Observation, Indianation: Lead 100%  Observation, Indianation: Basement lanation: Basement lanation	Observation, Extent: Light, Area ation: Basement lanation: Recently Installed Ioniza  100%  Installation, Extent: Light, Area ation: First Floor Mechanical Equation: First Floor Mechanical Equation: First Floor Mechanical Equation: Piping Serving Showers At ation: Piping Serving Showers At 100%  Observation, Extent: Light, Area ation: Perimeter Of Building lanation: Leaders And Gutters  100%  Observation, Extent: Light, Area ation: Basement lanation: Duplex Unit  100%  100%  100%  100%	Observation, Extent: Light, Area Affected ation: Basement lanation: Recently Installed Ionization System 100% 2052 at Installation, Extent: Light, Area Affected ation: First Floor Mechanical Equipment Flow Now \$34,900 LIFE Evident, Extent: Moderate, Area Affected: ation: Piping Serving Showers At Various Installation: Perimeter Of Building lanation: Leaders And Gutters 100% 2026 Observation, Extent: Light, Area Affected ation: Basement lanation: Duplex Unit 100% 2034 200% 2046	Cobservation, Extent: Light, Area Affected: 5% attion: Basement Idanation: Recently Installed Ionization System  200% 2052 **  Installation, Extent: Light, Area Affected: 100% attion: First Floor Mechanical Equipment Room  200% Now \$34,900 LIFE **  Evident, Extent: Moderate, Area Affected: 5% attion: Piping Serving Showers At Various Locations  200% LIFE **  Cobservation, Extent: Light, Area Affected: 100% attion: Perimeter Of Building Idanation: Leaders And Gutters  200% 2026 Cobservation, Extent: Light, Area Affected: 100% attion: Basement Idanation: Duplex Unit  200% 2034 **  200% 2046 **	Observation, Extent: Light, Area Affected: 5% ation: Basement lanation: Recently Installed Ionization System  O0% 2052 ** 4 at Installation, Extent: Light, Area Affected: 100% ation: First Floor Mechanical Equipment Room  O0% Now \$34,900 LIFE ** 1 Evident, Extent: Moderate, Area Affected: 5% ation: Piping Serving Showers At Various Locations  O0% LIFE ** 1 Observation, Extent: Light, Area Affected: 100% ation: Perimeter Of Building lanation: Leaders And Gutters  O0% 2026 \$21,000 4 Observation, Extent: Light, Area Affected: 100% ation: Basement lanation: Duplex Unit  O0% 2034 ** 1  O0%  2046 ** 1-5	Observation, Extent: Light, Area Affected: 5% ation: Basement lanation: Recently Installed Ionization System  200% 2052 ** 4 \$16,700 at Installation, Extent: Light, Area Affected: 100% ation: First Floor Mechanical Equipment Room  20% Now \$34,900 LIFE ** 1  Evident, Extent: Moderate, Area Affected: 5% ation: Piping Serving Showers At Various Locations  20% LIFE ** 1  Observation: Perimeter Of Building lanation: Leaders And Gutters  20% 2026 \$21,000 4 \$2,500  Observation, Extent: Light, Area Affected: 100% ation: Basement lanation: Duplex Unit  200% 2034 ** 1 \$16,200  200% 2046 ** 1-5 \$85,300

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

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

#### 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



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

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

Architecture	Current Re	pair	Futur	e Replacement	М	aintenance			
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
xterior									
Exterior Walls									
Cast in Place Concrete	10% Now	\$151,600	LIFE	* *	5	\$70,700			
	Broken/Missing Elemen	_	t, Area A	ffected : 5%					
	Location : West Faca								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : South Face								
	Caulking Deteriorated,		te, Area	Affected : 2%					
	Location : West Faca								
	Water Penetration, Ext		Area Affe	cted : 5%					
	Location : South Face								
	Worn/Eroded, Extent:		Affected	: 10%					
	Location : South Face	ade							
Concrete Masonry Unit	5%		LIFE	* *	5	\$8,800			
Masonry: Brick	20%		LIFE	* *	5	\$56,600			
	Jnt Mortar Miss/Erod,	Extent : Moderat	e, Area A	Affected : 15%					
	Location : Throughou	ıt							
Masonry: Brick	53% Now	\$859,500	LIFE	* *	5	\$75,000			
	Cracking/Crumbling, E	Extent : Severe, A	rea Affec	rted : 10%					
	Location: North Fac	ade - Spandrels A	At Windo	ws					
	Jnt Mortar Miss/Erod,		te, Area A	Affected : 25%					
	Location : Throughou	ıt							
	Patching Evident, Exte	nt : Moderate, Ar	rea Affec	ted : 40%					
	Location : Throughou	ıt							
	Repointing Failure, Ex	tent : Severe, Are	a Affecte	ed : 5%					
	Location : East Faca								
	Spalling, Extent: Seven	e, Area Affected	: 15%						
	Location: North And	East Facades - 1	1968 Win	g					
Metal Panel	10%		2046	* *	5-10	\$97,200			
Metal Coiling Doors	2% Now	\$15,300	2039	* *	5	\$4,400			
-	Corrosion/Rusting, Ext	ent : Light, Area	Affected	: 5%					
	Location : East Faca	de							

Asset #: 2030

rchitecture	Current Repair	Future Replacement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Windows	50/ N	2041 **			
Metal Louvers	5% Now \$19,200	2041	•		
	Other Observation, Extent : Severe, A Location : All Louvers	rea А <del>л</del> ества : 100%			
	Explanation : Inoperable				
Steel	95% Now \$639,600	2051 **	5	\$40,300	
Steel	Air Infiltration, Extent: Severe, Area		3	\$40,500	
	Location: Throughout	Affected : 10070			
	Broken/Missing Elements, Extent: Me	oderate. Area Affected : 50%	á		
	Location: Various Locations Throu				
	Deteriorated Finish, Extent : Moderat				
	Location : 1968 Wing	. 00			
	Glazing Broken/Cracked, Extent : Mo	derate, Area Affected : 5%			
	Location: 1968 Wing				
	Thermally Inefficient, Extent: Modera	ate, 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 Location: Throughout	, Area Affectea : /5%			
N. C.					
No Component Roof	90%				
Modified Bitumen	85% Now \$179,200	2031 **	:		
Wodified Bitumen	Blisters, Extent: Moderate, Area Affe				
	Location: Throughout	20,0			
	Patching Evident, Extent: Moderate,	Area Affected : 15%			
	Location : Throughout	33			
	Seams Open/Split, Extent : Moderate,	Area Affected : 10%			
	Location : North Edge Of 1968 Add	ition			
	Water Penetration, Extent: Severe, A.	rea Affected : 10%			
	Location : At Fresh Air Intake / Roof	•			
Single Ply Membrane	10% Now \$2,000	2031 **	:		
	Drains Clogged, Extent : Moderate, A	rea Affected : 40%			
	Location: Throughout				
	Gut/DS Non Func/Miss, Extent: Mod	erate, Area Affected : 40%			
	Location : Throughout				
	Ponding, Extent : Moderate, Area Affa	ected : 10%			
	Location: Throghout				
	Other Observation, Extent: Light, Are				
	Location: Over Pressure Reducing		1-		
01 11 1 24 24 2401	Explanation: Membrane Partially M				
Skylight, Metal/Glass	5% Now \$44,600		)		
	Water Penetration, Extent: Severe, A.	rea Affectea : 10%			
	Location : Throughout				

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

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

Asset #: 2030

Architecture	Current Repair			Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior Floors								
Cast in Place Concrete	_	Crumbling	\$267,500 Extent : Moderate Level Boiler Room	-		5 oughout	\$296,100	
Vinyl Tile		ded, Exteni 1 : Through	: Severe, Area Aff out	2021 ected : 25	\$115,100	3	\$3,600	
Interior Walls								
Cast in Place Concrete	_		\$26,600 Extent : Moderate out	LIFE 2, Area Aj	* * ffected : 40%			
Concrete Masonry Unit	-		\$9,400 tent : Moderate, An nt	LIFE rea Affect	* * ted : 5%	5	\$1,800	
Masonry: Brick	Location Vertical C Location Water Per	Crumbling n : South Si racks, Exte n : South Ea	\$164,100 Extent : Moderate de Stair Shaft ent : Severe, Area A ast Pier - 2nd Floo Extent : Moderate, A Room	Affected : r. At Upp	10% per Floor Window	Spandre	ls	
Plaster		netration, E 1 : Through	Extent : Moderate, 1 out	LIFE Area Affe	* * cted : 5%	5-10	\$3,800	
SGFT/Glazed Masonry	Location Staining/L	ı : Engine l	, Extent : Moderate			10	\$5,500	
Ceilings								
AcousTileConcealSpLn Exposed Concrete	35% Exposed F Location	Reinforcem 1 : South Fi	\$90,300 ent, Extent : Moder re Floor / At Hopp	ers		5 5	\$1,300 \$1,200	
	Location Water Per	ı : Through	t : Severe, Area Aff out, Boiler Feed P Extent : Light, Area out	ump Roo	m			
	Location	ı : Under B	Extent : Severe, Are oiler Five Which I. al Ceiling Collapso	s No Long				
Exposed Struc: Steel			\$253,400 Extent : Moderate, A out	LIFE Area Affe	* * cted : 10%			

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

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

lectrical	Current Repair	Future Replacement	Maintenance				
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
er 600 Volts							
Service Equipment	400-1		_				
Fused Disc Sw	100%	2036 **	3	\$100			
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Outside Explanation : One 600 Amps Main Disconnect Switch						
T C	Explanation : One 600 Amps Main D	isconnect Switch					
Transformers	100%	2031 **	2	\$200			
Dry Type		2031	3	\$200			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside						
	Explanation: 3000/4000 Kva 4160pr	i - 180/277 Sec					
Feeders	Explanation : 3000/4000 Kva 4100pr	1 - 400/2// Sec					
Cable	100%	2034 **	1				
Raceway	10070	2031					
Conduit	100%	2036 **	1				
ider 600 Volts	100,0						
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 D	isconnect Switch					
Transformers							
Dry Type	50%	2031 **	5	\$100			
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: Two 500 Kva 480/277h	v-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						
	Location: Electrical Room.						
	On Extended Life, Extent : Moderate, A						
	Location : Mechanical Room						
Raceway	0004	2024 ** 01=	_				
Conduit	80%	2026 \$1,017,000	1				
Conduit	20%	2036 **	1				

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

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

# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES POWERHOUSE

Asset #: 2030

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%		2034	* *	5	\$100	
Fused Knife Sw	5% 2-4	\$7,900	2051	* *	5		
	Obsolete Equipment Location : First Fi	loor.					
	On Extended Life, E Location : Through		rea Affec	ted : 100%			
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, Ext Location : Throug		a Affecte	ed : 100%			
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,		Area Affe	ected : 100%			
	Location : First Fl						
	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, Location: First Fl		Area Affe	ected : 100%			
	Explanation: Two	100 Gallons					
Main Tank	50%		2041	* *	5	\$600	
	Other Observation, Location : Underg		Area Affe	ected : 100%			
	Explanation : Two	20,000 Gallons					

Lighting

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

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

# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES POWERHOUSE

Asset #: 2030

Electrical	Current Repair	Future F	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Lighting									
Interior Lighting									
Fluorescent	55%	2021	\$542,600	10	\$20,400				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughout	Location: Throughout							
	Explanation: T-12 Lamps								
Fluorescent	5%	2034	* *	10	\$1,900				
	T-8 Lamps, Extent : Moderate, Are	ea Affected : 100%	%						
	Location: Throughout The Build	ling							
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 Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	Stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%	:	2046	* *	1		
	Other Observation, Exte Location : North End Explanation : 6- 40,00	Of Building	v		eak Dete	ction System	
Conversion Equipment							
Steam Boiler	100% Now Other Observation, Exte Location: Boiler Roo. Explanation: 8 Boiler Extensive Problems	ent : Severe, Area 1 m	55		1 Unit #5	\$36,100  Is Off Line With	
Distribution							
Steam Piping/Pump	100% Now Malfunctioning, Extent	. ,	2036 cted : .	**	4	\$2,000	
	Location : Vacuum Pu Locations Steam Traps Faulty, Ex Location : Various Lo	tent : Moderate, Ai			eeding V	alves, Various	
Terminal Devices							
Under Construction	100%						
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		

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

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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES POWERHOUSE

Asset #: 2030

lechanical	Current Repair			Futur	e Replacement	Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
r Conditioning Conversion Equipment Ext Pkg Unit - Cooling	Location	efrigerant, 1 : Roof	Extent : Light, Ared	2026 a Affected	\$7,100 1:2%	2	\$100	
No Component	98%							
entilation Distribution Ductwork/Diffusers			\$161,000 ere, Area Affected : eres	LIFE 20%	* *	2-5	\$22,600	
Exhaust Fans								
Interior			\$31,500 t : Severe, Area Afj Locations	2026 fected : 7.	\$157,600 5%	2	\$700	
Roof	25% Not in Ser Location	vice, Exten	\$3,100 t : Severe, Area Afj	2026 fected : 2.	\$15,300 5%	2	\$200	
umbing								
H/C Water Piping								
Brass/Copper Galv Iron/Steel	30% 70%			2046 2031	* *	1		
Water Heater	70%			2031		1		
Electric	Location	servation, E	Extent : Light, Area or Locker Room it	2024 Affected	\$11,900 : 100%	4	\$200	
HW Heat Exchanger	Expiana	iton. 1 Cm						
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		vice, Exten	\$21,000 t : Severe, Area Afj Locations In Baser		* *	4	\$1,600	
	On Extend	ded Life, Ex	tent : Severe, Area Locations In Baser	Affected	: 100%			
Backflow Preventer								
No Component	50%							
Generic	50%			2031	* *	1	\$1,200	
Fixtures Generic	100%							

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

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

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

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



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

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

Asset #: 14554

Architecture		Current	Repair	Future Replacement		Maintenance		
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
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	* *			
		-	, Extent : Moderate	e, Area A	ffected : 20%			
		ı : Through						
	_		oderate, Area Affect		ó			
			r & 1st Floor Roof					
			xtent : Light, Area L	Affected	: 100%			
	Location	ı : Through	out					
	Water Per	ietration, E	xtent : Light, Area	Affected	: 10%			
	Location	ı: 5th Floo	r, East Facade					
terior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	\$1,455,200	
			Extent : Light, Area	Affected	: 85%			
		ı : Through						
	Explana	tion : Epox	y Coating					
Traffic Topping	12%			2034	* *	5	\$62,400	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Housing	Areas					
	Explana	tion : Grou	p 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	70						,- 30	
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	
- J F 22 0 42 4			xtent : Moderate, A		cted : 2%		¥ <b>=</b> 0,000	
			cal Corridor, 5th F					
Metal Panel	75%			LIFE	* *	5	\$779,600	
iviciai i alici	13%			LIFE		J	\$779,000	

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

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

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

Asset #: 14554

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Mode Location : Electrical Room Explanation : One 600 Amps Mo		3	\$1,200	
Transformers Dry Type	100% Other Observation, Extent : Mode Location : Electrical Room Explanation : One 2500 Kva 410		3	\$1,500	
Feeders Cable	100%	2051 **	1		
Raceway Conduit	100%	2056 **	1		
Under 600 Volts Service Equipment Air Circuit Breaker	50% Other Observation, Extent : Mode Location : Electrical & Generat Explanation : Two 4000 Amps M	•••	5 gency	\$700	
Fused Disc Sw	50% Other Observation, Extent: Mode Location: Electrical Room Explanation: Two 4000 Amps M	-	5	\$600	
Transformers Dry Type	100% Other Observation, Extent : Mode Location : Electrical Closet, Me	2046 * * rate, Area Affected : 100%	5 08/120h	\$1,000	
Switchgear / Switchboard	Explanation . One 112 Kva, Fol	11 30 Kva & 1wo 43 Kva 480nv-2	00/12010		
Fused Disc Sw Molded Case Bkrs	90% 10%	2056 ** 2056 **	5 5	\$1,100 \$700	
Raceway Conduit	100%	2056 **	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2051 ** 2051 **	5 5	\$600 \$6,600	
Wiring Thermoplastic	100%	2056 **	1		
Motor Controllers Locally Mounted Motor Control Center Variable Frequency Drive	10% 80% 10%	2046 ** 2046 ** 2046 **	5 5	\$200 \$6,100	
Ground Grounding Devices Generic	100%	LIFE **	5	\$8,200	

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

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

Asset #: 14554

Current Repair		Replacement	M				
Fail Date Estimated Co (Years)	est Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
,	2046	ماد ماد		<b>407.700</b>			
)	2046	* *	1	\$85,500			
,	2041	* *	1	¢107.600			
•			1	\$107,000			
	е, Агей Аујесте	u . 100/0					
, <b>)</b>	2021	\$2,900	5	\$10,300			
				· · · · · · · · · · · · · · · · · · ·			
)	2051	* *	5	\$1,000			
Other Observation, Extent : Moderate, Area Affected : 100%							
n : Generator Room							
ation : One 275 Gals For Bo	oth Generators						
)	2066	* *	5	\$8,000			
Other Observation, Extent : Moderate, Area Affected : 100%  Location : Underground							
mon . One 10,000 Gais							
, )	2036	* *	10	\$242,000			
os, Extent : Moderate, Area	Affected: 100%	%		<del>+,</del>			
, )	2036	* *	10	\$12,700			
Fluorescent Light, Extent:	Moderate, Are	a Affected : 100		, ,,,,,			
		* *	1				
)	2036	* *	1				
)	2036	* *	10	\$900			
,							
	2026	水业	1	¢£1 000			
)	2036	~ *	1	\$51,900			
	Fail Date Estimated Co (Years)  6  6  6  6  6  6  6  6  6  6  6  6  6	Fail Date (Years)  2046  2041  2041  2041  2041  2051  2066  2066  2066  2066  2076	Fail Date Estimated Cost (Years)  2046  2041  ** Servation, Extent: Moderate, Area Affected: 100% on: Generator Room ation: Two 2000 Kw  2021  \$2,900  2051  ** Servation, Extent: Moderate, Area Affected: 100% on: Generator Room ation: One 275 Gals For Both Generators 6 Servation, Extent: Moderate, Area Affected: 100% on: Underground ation: One 10,000 Gals  2036  ** Servation: Moderate, Area Affected: 100% on: Throughout The Building 6 2036  ** Fluorescent Light, Extent: Moderate, Area Affected: 100% on: Throughout The Building 6 2036  ** Common Servation Serva	Fail Date (Years)	Section   Continue		

Mechanical	Current Rep	pair Futui	re Replacement	Maintena	nce
System Component Type	% of Fail Date Es Total (Years)	stimated Cost   Year FY	<b>Estimated Cost</b>	Cycle Estima (Yrs)	ated Cost Priority
Heating Energy Source Campus Steam	100%	2036	* *	1	

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

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

Asset #: 14554

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•			•				•
Conversion Equipment								
Heat Exchanger	50%			2039	* *	1	\$68,700	
Pres. Reducing Valve/LP	50%			2039	* *	5	\$8,200	
Steam								
Distribution								
Hot Wtr Piping/Pump	75%			2048	* *	4	\$10,300	
Steam Piping/Pump	25%			2052	* *	4	\$3,400	
Terminal Devices								
Air Handler	100%			2034	* *	1	\$171,800	
•			Extent : Light, Area	Affected	: 100%			
	Explana	n : Through tion : Stean ge Air Duct	ı Pre Heat Coils In	Rooftop	Air Handlers With	n Reheat	Coils In The	
Air Conditioning		<i>2</i>						
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2034	* *	2	\$17,000	
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Rooftop						
	Explana	tion : 4 Pac	kaged Rooftop Air	Conditio	oning 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	1.000/			2056	* *	1		
Brass/Copper	100%			2056	* *	1		
HW Heat Exchanger	1000/			2052	* *			
HTHW/HW	100%		Extent : Light, Area	2052				
•			xieni . Ligni, Area oor Mechanical Roo		. 100%			
			nteous Steam To H		Heat Evelangers			
Sanitary Piping	Блрини	uon . msta	neous sieum 10 H	si water	11eur Exchangers			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100/0			ынь	·	1		
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	100/0			LH E		1		
Generic	100%			2034	* *	1	\$17,000	
Fixtures	100/0			2037			Ψ17,000	
Generic	100%							
Vertical Transport	100/0							

Vertical Transport

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

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

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			
	Other Observation, Extent : Ligh	t, 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	

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

**DEPARTMENT OF CORRECTION - FY 2016** Print Date: 23-Oct-2015

: RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER **Asset Name** 

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

: 2605 BIN : 2097042 **Block** Lot : 40

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	\$16,600	\$11,000
Importance Code B	\$202,900	\$138,500	\$195,900	\$159,900
Importance Code C	\$11,000			
Total	\$244,900	\$149,500	\$212,500	\$170,900



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

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

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

Architecture	Cur	rent Repair		Futur	e Replacement	M	aintenance	
System Component Type		Date Estin	nated Cost	Year FY	<b>Estimated Cos</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof								
IRMA/Protected Membrane	5%			2031	*	* 10	\$32,800	
	Other Observat	ion, Extent	: Light, Area	Affected	: 100%			
	Location: Kit	=						
	Explanation:	Asphalt Pa	vers					
Single Ply Membrane	95% No		\$398,100	2026	\$3,981,00	0		
	Blisters, Extent		, Area Affect	ed : 20%				
	Location: The	_						
	Ponding, Exten	_						
	Location : Ro		_					
	Water Penetrat							
·	Location : Gy	mnasium, C	lassrooms-	19, 50, 51				
nterior								
Floors Cast in Place Concrete	10% No	NTT 7	\$262,300	LIFE	*	* 5	\$145,200	
Cast III Flace Colletete	Horizontal Cra					3	\$145,200	
						ons Throug	ghout First Floor.	
	Other Observat					ons infou	gnoui I trai I toor.	
			Electrical Ro		u . 2070			
	I OCHIION : IVIE			om 40				
					e Water From So	anitary Lin	e Break	
Ceramic Tile	Explanation :	Completely	Flooded Wi	th Sewag	e Water From So			
Ceramic Tile	Explanation: 5% No	Completely w	Flooded Wi	th Sewage 2035	*	* 5	<i>e Break</i> \$16,600	
Ceramic Tile	Explanation : 5% No Broken/Missing	Completely ow Elements,	Flooded Wi	th Sewage 2035		* 5		
	Explanation : 5% No Broken/Missing Location : Sta	Completely ow Elements,	Flooded Wi	th Sewago 2035 Jerate, Ar	* ea Affected : 109	* 5	\$16,600	
Quarry Tile	Explanation :  5% No Broken/Missing Location : Sta	Completely  W Elements,  ff Toilets	Flooded Wi \$61,100 Extent : Mod	th Sewage 2035 Jerate, Are 2039	*	* 5	\$16,600 \$29,900	
	Explanation :  5% No Broken/Missing Location : Sta  3% 40% No	Completely ow Elements, ff Toilets ow \$	Flooded Wi \$61,100 Extent : Mod 1,172,600	th Sewage 2035 Jerate, Are 2039 LIFE	* ea Affected : 10º * *	* 5	\$16,600	
Quarry Tile	Explanation:  5% No Broken/Missing Location: Sta  3%  40% No Horizontal Crae	Completely  W Elements, ff Toilets  OW \$ cks, Extent	Flooded Wi \$61,100 Extent : Mod 1,172,600 Moderate, A	th Sewago 2035 Jerate, Ar 2039 LIFE Area Affeo	* ea Affected : 109  * * cted : 15%	* 5	\$16,600 \$29,900	
Quarry Tile Terrazzo	Explanation:  5% No Broken/Missing Location: Sta  3% 40% No Horizontal Crac Location: The	Completely  W Elements, ff Toilets  OW \$ cks, Extent	Flooded Wi \$61,100 Extent : Mod 1,172,600 Moderate, A	th Sewage 2035 Jerate, Ar 2039 LIFE Area Affects, Lobby	* ea Affected : 10!  * cted : 15% On First Floor	* 5 % * 5 * 5	\$16,600 \$29,900 \$207,400	
Quarry Tile Terrazzo Traffic Topping	Explanation:  5% No Broken/Missing Location: Sta  3% 40% No Horizontal Cra Location: The  10%	Completely  W Elements, ff Toilets  OW \$ cks, Extent	Flooded Wi \$61,100 Extent : Mod 1,172,600 Moderate, A	th Sewage 2035 Jerate, Are 2039 LIFE Area Affects, Lobby 2031	* ea Affected : 10!  * cted : 15% On First Floor  *	* 5 * 5 * 5	\$16,600 \$29,900 \$207,400 \$83,000	
Quarry Tile Terrazzo Traffic Topping Vinyl Tile	Explanation:  5% No Broken/Missing Location: Sta  3% 40% No Horizontal Cra Location: The  10% 15%	Completely  W Elements, ff Toilets  OW \$ cks, Extent  roughout M	Flooded Wi \$61,100 Extent : Mod 1,172,600 Moderate, A ain Corridor	th Sewage 2035 Jerate, Are 2039 LIFE Area Affects, Lobby 2031 2026	* ea Affected : 10!  * cted : 15% On First Floor	* 5 * 5 * 5 * 5	\$16,600 \$29,900 \$207,400 \$83,000 \$49,800	
Quarry Tile Terrazzo Traffic Topping	Explanation:  5% No Broken/Missing Location: Sta  3% 40% No Horizontal Crac Location: The  10% 15% 15%	Completely  OW Elements,  Iff Toilets  OW \$  cks, Extent  roughout M	Flooded Wi \$61,100 Extent : Mod 1,172,600 Moderate, A ain Corridor 2,083,700	2035 Jerate, Ard 2039 LIFE Area Affects, Lobby 2031 2026 2036	* ea Affected : 109  * cted : 15% On First Floor  * \$1,608,40	* 5 * 5 * 5 * 5 0 3 * 3	\$16,600 \$29,900 \$207,400 \$83,000	
Quarry Tile Terrazzo Traffic Topping Vinyl Tile	Explanation:  5% No Broken/Missing Location: Sta  3% 40% No Horizontal Crac Location: The  15% 15% No Broken/Missing	Completely ow Elements, ff Toilets ow \$ cks, Extent . roughout M ow Elements,	Flooded Wi \$61,100 Extent: Mod 1,172,600 Moderate, A ain Corridor 2,083,700 Extent: Mod	th Sewage 2035 Jerate, Are 2039 LIFE Area Affects, Lobby 2031 2026 2036 Jerate, Area	* ea Affected : 10!  * cted : 15% On First Floor  * \$1,608,40 * ea Affected : 25!	* 5 * 5 * 5 * 5 0 3 * 3	\$16,600 \$29,900 \$207,400 \$83,000 \$49,800	
Quarry Tile Terrazzo Traffic Topping Vinyl Tile	Explanation:  5% No Broken/Missing Location: Sta  3% 40% No Horizontal Cra. Location: The  15% 15% No Broken/Missing Location: Co	Completely ow Elements, ff Toilets ow \$ cks, Extent roughout M ow Elements, ntrol Room.	Flooded Wi \$61,100 Extent: Mod 1,172,600 Moderate, A ain Corridor 2,083,700 Extent: Mod s, Aid Station	th Sewage 2035 lerate, Are 2039 LIFE Area Affects, Lobby 2031 2026 2036 lerate, Areas, Basem	* ea Affected : 10!  * cted : 15% On First Floor  * \$1,608,40 * ea Affected : 25! ent Corridor	* 5 * 5 * 5 * 5 0 3 * 3	\$16,600 \$29,900 \$207,400 \$83,000 \$49,800	
Quarry Tile Terrazzo Traffic Topping Vinyl Tile	Explanation:  5% No Broken/Missing Location: Sta  3% 40% No Horizontal Crac Location: The 10% 15% 15% No Broken/Missing Location: Co Worn/Eroded, 1	Completely  W Elements, ff Toilets  OW \$ cks, Extent roughout M  OW Elements, introl Room. Extent: Sevent	Flooded Wi \$61,100 Extent: Mod 1,172,600 Moderate, A ain Corridor 2,083,700 Extent: Mod s, Aid Station ere, Area Aff	th Sewage 2035 Jerate, Are 2039 LIFE Area Affects, Lobby 2031 2026 2036 Jerate, Areas, Basem Jected: 75	* ea Affected: 10!  * cted: 15% On First Floor  * \$1,608,40  * ea Affected: 25! ent Corridor	* 5 * 5 * 5 * 5 0 3 * 3	\$16,600 \$29,900 \$207,400 \$83,000 \$49,800	
Quarry Tile Terrazzo  Traffic Topping Vinyl Tile Vinyl Tile 9" X 9"	Explanation:  5% No Broken/Missing Location: Sta  3% 40% No Horizontal Crac Location: The  10% 15% 15% No Broken/Missing Location: Co Worn/Eroded, I Location: Co	Completely  W Elements, ff Toilets  OW \$ cks, Extent roughout M  OW Elements, introl Room. Extent: Sevent	Flooded Wi \$61,100 Extent: Mod 1,172,600 Moderate, A ain Corridor 2,083,700 Extent: Mod s, Aid Station ere, Area Aff	th Sewage 2035 Jerate, Are 2039 LIFE Area Affects, Lobby 2031 2026 2036 Jerate, Areas, Basem Jected: 75	* ea Affected: 10!  * cted: 15% On First Floor  * \$1,608,40  * ea Affected: 25! ent Corridor	* 5 * 5 * 5 * 5 0 3 * 3	\$16,600 \$29,900 \$207,400 \$83,000 \$49,800 \$37,300	
Quarry Tile Terrazzo Traffic Topping Vinyl Tile	Explanation:  5% No Broken/Missing Location: Sta  3% 40% No Horizontal Crac Location: The 10% 15% 15% No Broken/Missing Location: Co Worn/Eroded, 1	Completely  DW Elements,  Iff Toilets  DW \$  Cks, Extent  Croughout M  DW Elements,  Introl Room.  Extent: Sevent  Completely  Completely	Flooded Wi \$61,100 Extent: Mod 1,172,600 Moderate, A ain Corridor 2,083,700 Extent: Mod s, Aid Station ere, Area Aff s, Aid Station	th Sewage 2035 Jerate, Are 2039 LIFE Area Affects, Lobby 2031 2026 2036 Jerate, Areas, Basem Sected: 75 as, Basem 2041	* ea Affected: 10!  * cted: 15% On First Floor  * \$1,608,40  * ea Affected: 25! ent Corridor  5% ent Corridor  *	* 5 * 5 * 5 * 3 * 3	\$16,600 \$29,900 \$207,400 \$83,000 \$49,800	

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

Asset #: 2046

Architecture		Current I	Repair	Future Replacemer		nt Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior W. II.								
Interior Walls	0.50/	N	¢525.700	LIDE	* *	_	\$240.100	
Concrete Masonry Unit	85%		\$525,700	LIFE		5	\$249,100	
			tent : Light, Area A Locations In The N			oms		
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	
	_		Extent : Moderate, Vall - From Steam		fected : 10%			
Ceilings								
AcousTile,Adhered	5%	0-2	\$234,500	2039	* *	5	\$16,600	
		0 0	Extent : Moderate, nt, Various Location					
AcousTileConcealSpLn	30%	Now	\$153,000	2031	* *	5	\$124,500	
_		_	nents, Extent : Ligh y, Waiting Area	t, Area A	ffected : 5%			
Exposed Concrete	30%	Now	\$243,500	LIFE	* *	5	\$31,100	
•		Crumbling, 1 : Electrice	Extent : Light, Are	ea Affecte	ed : 5%			
		Extent : Lig 1 : Water M	ht, Area Affected : Ieter Room	2%				
Fiber Board	5%			2031	* *			
Metal Panel	30%		\$315,900	LIFE	* *	5	\$248,900	
	Location	ı : Gymnas	xtent : Moderate, A ium				, -,-	
			, Extent : Moderate out Corridors	e, Area Aj	ffected : 20%			

lectrical	Current Repair	rent Repair Future Repla		cement Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$223,900	5	\$2,400	
	Other Observation, Extent: Moderate	, Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : Two 4000a Main Disc	onnect Sw	itch			
Transformers						
Dry Type	100%	2024	\$30,000	5	\$2,100	
	Other Observation, Extent : Moderate	, Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : One 225 Kva 480/277	pri - 208/1	20 Sec			
Switchgear / Switchboard						
Fused Disc Sw	50%	2026	\$464,300	5	\$1,200	
Fused Disc Sw	50%	2036	* *	5	\$1,200	

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

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

Asset #: 2046

Electrical	Curre	nt Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 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		
round								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$16,600		
and-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 : Gene	rator Rm Outside						
	Explanation : Or	ne 800 Kw For Mod 2	& 4					
Diesel	35%		2029	* *	1	\$76,700		
	Other Observation	n, Extent : Moderate, A	Area Affe	ected : 100%				
	Location: Gene	rator Rm. Outside						
	Explanation : Or	ne 1000 Kw For Mod	1 & 3					
Diesel	30% Now	\$796,800	2041	* *	1	\$59,200		
	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%				
	Location: Basen	nent						
	Explanation : Or	ne 700 Kw For Main I	Building					
Batteries								
Lead/Acid	100%		2019	\$2,900	5	\$21,000		
Fuel Storage								
Main Tank	100%		2041	* *	5	\$13,000		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Outsi	de & Basement						
	Explanation : Tv	vo 4000 Gals & One 2	275 Gals					

Lighting

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

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

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	55%		2031	* *	10	\$223,700	
	Other Observat	tion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Th	roughout The Building					
	Explanation:	T-12 Lamps					
Fluorescent	40%		2036	* *	10	\$162,700	
	T-8 Lamps, Ext	ent : Moderate, Area Affe	ected : 1	00%		. ,	
	Location : Th	roughout 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							
<b>Under Construction</b>	100%						

Mechanical		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger	50%	Now	\$18,000	2029	* *	1	\$98,700	
•	Corroded,	Extent: M	oderate, Area Affe	cted : 709	%			
	Location	: Basemen	t Steam Room					
Pres. Reducing Valve/LP Steam	50%	Now	\$13,100	2029	* *	5	\$6,600	
i	Leak Evid	ent, Extent	: Severe, Area Affe	cted : 5%	ó			
	Location	: Basemen	t Steam Room (me	r-46)				
•	Other Obs	ervation, E	xtent : Moderate, A	rea Affe	cted : 3%			
	Location	: Basemen	t Steam Room					
	Explana	tion : Insul	ation Damaged Or	Missing				

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

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

Asset #: 2046

Mechanical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating Distribution Hot Wtr Piping/Pump	100% Now \$1,269, Corroded, Extent : Severe, Area A Location : Throughout	ffected : 100%	* *	4	\$21,900		
	Repairs In Progress, Extent: Ligh Location: Steam Room Other Observation, Extent: Mode Location: Various Mechanical I Explanation: Several Hot Water	rate, Area Affecteo Rooms	d : 2%				
Terminal Devices		<u> </u>					
Air Handler	19%	2026	\$863,200	1	\$52,100		
Air Handler	1%	2036	* *	1	\$2,700		
	Recent Replace Evident, Extent : L Location : Clinic Units	Light, Area Affecte	ed : 100%				
Convector/Radiator	2% Now \$3,.  Other Observation, Extent: Light,  Location: Throughout  Explanation: Convector Air Hol			1 Tow	\$2,600		
Convector/Radiator	78%	2031	**	1	\$111,700		
	7 8 7 0	2031		1	\$111,700		
Air Conditioning Energy Source							
Electricity	100%	2034	* *	1			
Conversion Equipment	100/0	2034					
Centrifugal, Elec Chille	r 10%	2041	* *	1	\$48,000		
commagui, 2.00 cimio	R-134a Refrigerant, Extent: Light Location: Basement Recent Installation, Extent: Light, Location: Basement	t, Area Affected : 1		•	ψ.13,000		
E D H C P		2026	ф <b>л</b> лл 000		Φ7. 400		
Ext Pkg Unit - Cooling	20%  R-22 Refrigerant, Extent: Light, A Location: Roof			2	\$5,400		
	Other Observation, Extent: Light, Location: Roof Explanation: Serves Control Arc		00%				
No Component	70%	cm)					
Distribution	7 0 70						
Chilled Wtr Pipe/Pump	10%	2052	* *	4	\$2,200		
No Component	90%	2032	•	4	φ2,200		
Terminal Devices	<del>90</del> /0						
Air Handler/Cool/Ht	10%	2026	\$107,400	1	\$27,400		
No Component	90%	2020	Ψ107,π00	1	Ψ27,π00		
Heat Rejection	7070						
Water Cool Tower	10%	2027	* *	2	\$44,600		
No Component	90%	2027		2	Ψ++,000		
Ventilation	2070						
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$391,500		
	nates are in current dollars and are not e				Ψ371,300		

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.

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

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

Asset #: 2046

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority
Ventilation			
Exhaust Fans	2004	0000	φο ποο
Interior	20%	2026 \$186,300	
Roof	80% Now \$53,60		2 \$8,700
	Broken, Extent : Severe, Area Affecto Location : Roof	ea : 10%	
Plumbing	Locuion : Rooj		
H/C Water Piping			
Brass/Copper	100%	2036 **	1
HW Heat Exchanger			
Low Temp	90% Now \$4,70	00 2026 \$235,200	4 \$39,500
r	Other Observation, Extent : Light, A		, ,
	Location: Basement		
	Explanation: 6 Units, One Needs	Circulating Pump Repair	
Low Temp	10%	2052 **	4 \$4,400
· · · · · · · · · · · · · · · · · · ·	Other Observation, Extent : Light, A		
	Location: Basement		
	Explanation: 2 Instantaneous Unit	ts Serve Kitchen	
Sanitary Piping			
Cast Iron	100% Now \$1,098,10	00 LIFE **	1
	Corroded, Extent : Severe, Area Affe	ected : 100%	
	Location: Basement And Under Fi	loor	
	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 \$2,70		4 \$1,600
	Malfunctioning, Extent: Moderate, A	Area Affected : 100%	
	Location: Basement		
Fixtures			
Generic	100%		
Vertical Transport			
Elevators	000/	I IPP de de	
Geared Traction	90%	LIFE **	
	Other Observation, Extent: Light, A	rea Affectea : 100%	
	Location: Basement To 2nd Floor		
TT 1 "	Explanation: 8 Units	T TDD	
Hydraulic	10%	LIFE **	
	Other Observation, Extent: Light, A	rea Affected : 100%	
	Location: Basement To 1st Floor		
F' C	Explanation: 1 Freight Elevator		
Fire Suppression			
Standpipe Generic	100%	2036 **	1-5 \$223,600
Geliefic	10070	2030	1-5 \$223,600

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

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

Mechanical	Current Rep	pair Fut	ure Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Yea		ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Sprinkler							
No Component	85%						
Generic	15%	203	6	* *	1-2	\$18,600	
	Other Observation, Exte	ent : Light, Area Affect	ed : 15%				
	Location: Kitchen						
	Explanation: Ansul Sy	ystem Serves Cooking .	Areas.				
Fire Pump							
Generic	100%	202	9	* *	1	\$82,800	
Chemical System		_		•			
Generic	100%	202	4 5	\$49,700	1-3	\$50,600	

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

**DEPARTMENT OF CORRECTION - FY 2016** Print Date: 23-Oct-2015

**Asset Name** : RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Address : 19-19 HAZEN ST., RIKERS ISLAND

Borough Agency's Number : BRONX : 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

: 2605 BIN **Block** Lot 40 : 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



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

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

Asset #: 2792

rchitecture	Current Repair			Futur	e Replacement	М	aintenance	
rstem Component Type		il Date Es Years)	timated Cost	Year FY	<b>Estimated Cos</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Concrete Masonry Unit	Caulking Dete Location: T Staining/Disco Location: C Vegetation Gr	Throughout oloring, Ex Courtyard P rowth, Exte	\$1,222,600 Extent : Moderate tent : Moderate erimeter, At Do nt : Moderate, I les Throughout	, Area Aj wnspout	ffected : 30%	* 5	\$48,800	
Metal Panel	Broken/Missin Location : M Deformed/Dev Location : T Staining/Disco	Tetal Fascion ted, Exten Throughout oloring, Ex	\$498,300 s, Extent : Ligh a On Exterior F t : Light, Area A tent : Moderate e And At All Do	ecreatio Affected : , Area Aj	n Courtyard Wal 20% fected : 15%	3	\$341,800	
Windows								
Aluminum	Water Penetro		\$28,000 nt : Moderate, A nds Throughout	2034 rea Affe	* : cted : 15%	* 5	\$900	
Metal/Detention Type	95%			2036	* :	<sup>4</sup> 5	\$121,900	
Parapets Metal Panel	Corrosion/Ru. Location : T	Throughout	\$55,100 nt : Moderate, A xtent : Moderat			* 5	\$3,600	
					ad ( J Location )			
Metal: Cage/Fence No Component	10% 30%	3 "		2031	*:		\$2,400	
Roof Single Ply Membrane	Adhesion Fail Location : T	Throughout	\$871,300 t : Light, Area A			)		
	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: V	arious Loc	Extent : Moderd ations Through it : Moderate, A	out Faci	lity			
			ousing Areas Ti					

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

Architecture	Current Repair			Futur	e Replacement	Maintenance			
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Cast in Place Concrete	40%		\$313,600	LIFE	* *	5	\$347,100		
	_	_	Extent : Moderate	-	ffected : 15%				
			ical Rooms, Corrid	ors					
Cast in Place Concrete	8%			LIFE	* *	5	\$138,800		
Ceramic Tile	10%		\$146,100	2029	* *	5	\$19,800		
	_	_	Extent: Moderate	-	-				
	Location	n : Women's	s Housing Shower I	Facilities	·				
Quarry Tile	2%	Now	\$43,300	2031	* *	5	\$6,000		
			: Moderate, Area	Affected	: 10%				
	Location	n : Kitchen							
Traffic Topping	5%	Now	\$233,700	2026	\$467,500	5	\$12,400		
	Deteriora	ted Finish,	Extent : Severe, Ar	ea Affect	ed : 100%				
	Location	n : Mess Ha	ll Kitchen						
Vinyl Tile	30%	Now	\$576,800	2026	\$1,922,600	3	\$44,600		
	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	rted : 35%				
	Location: Corridors Thoroughout								
	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								
			: Moderate, Area	Affected	: 25%				
	Location	n : Through	out						
Vinyl Tile	5%	1		2034	* *	3	\$7,400		
	Recent Replace Evident, Extent: Light, Area Affected: 100%								
	Location	n : 1st Floo	r Program Areas						
Interior Walls									
Ceramic Tile	15%			2035	* *	5	\$59,900		
		-	ıt, Extent : Light, A		cted : 50%				
	Location	n : Women's	s Housing Area Bat	hrooms					
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		

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

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

Asset #: 2792

Architecture		Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
nterior										
Ceilings						_				
AcousTile,Adhered	10%	Now	\$70,100	2031	**	5	\$19,800			
		ded, Extent ı : Through	: Moderate, Area A out	Affected	: 25%					
AcousTileSusp.Lay-In	10%	Now	\$12,200	2031	* *	5	\$19,800			
	Water Pen	Water Penetration, Extent : Light, Area Affected : 2%								
	Location	: Where 5,	6,7 Control Ceiling	g 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	3						
Metal Panel	5%			LIFE	* *	5	\$49,600			

ectrical	Current Repair	Future	Replacement	M	aintenance				
stem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
der 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 M	Iain Disconect Sv	witch						
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, For	ur 30 Kva, Three	45 Kva & Four 13	5 Kva 48	0hv-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 : Ligh	nt, Area Affected .	: 5%						
	Location: Throughout								

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

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

Asset #: 2792

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Panelboards						
Molded Case Bkrs	90%	2025	\$613,400	5	\$7,100	
Molded Case Bkrs	10%	2051	* *	5	\$800	
	Recent Installation, Extent Location : Throughout	: Light, Area Affected	: 5%			
Wiring						
Thermoplastic	95%	2026	\$1,084,900	1		
Thermoplastic	5%	2056	* *	1		
	Recent Installation, Extent Location : Throughout	: Light, Area Affected	: 5%			
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 Location : Throughout	: Light, Area Affected	: 5%			
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 K	W				
Batteries	400-		4.000	_		
Lead/Acid	100%	2021	\$2,900	5	\$11,100	
	Recent Installation, Extent Location : First Floor	: Light, Area Affected	: 100%			
Fuel Storage						
Day Tank	20%	2034	* *	5	\$11,200	
	Other Observation, Extent . Location : First Floor	: Light, Area Affected	: 100%			
	Explanation : One 250 Ge	als For Both Generato	ors			
Main Tank	80%	2041	* *	5	\$7,100	
	Other Observation, Extent . Location: Underground		: 100%	2	<i>\$1,</i> 130	
	Explanation: 10,000 Gal					

Lighting

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

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

Asset #: 2792

Electrical	Currer	nt Repair	Futur	e Replacement	M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	75%		2031	* *	10	\$206,900	
		, Extent : Moderate, A ghout The Building ing T-12 Lamps	Area Affe	ected : 100%			
Fluorescent	20%		2036	* *	10	\$55,200	
		: Moderate, Area Affe & Nursery Room	ected : 10	00%			
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		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
<b>Jeating</b>								
Energy Source								
Campus Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger	50%			2029	* *	1	\$47,500	
Pres. Reducing Valve/LP	50%	0-2	\$2,300	2029	* *	5	\$2,900	
Steam								
	Other Obs	servation, E	xtent : Light, Area	Affected	: 2%			
	Location	ı : Steam Pı	essure Reducing S	tation				
	Explana	tion : Insul	ation Damaged Or	Missing				
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	
Convector/Radiator	4%	Now	\$2,800	2031	* *	1	\$2,200	
	Other Obs	servation, E	xtent : Light, Area	Affected	: 1%			
	Location	ı : Through	out					
	Explana	tion : Conv	ector Air Holes Pa	inted Shi	ut Restricting Air F	low		
Convector/Radiator	46%			2031	* *	1	\$28,500	

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

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

Asset #: 2792

Mechanical	Cui	rent Repair		Futur	e Replacement	M	Maintenance		
System Component Type		Date Estir ears)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Energy Source									
Electricity	100%			2034	* *	1			
Conversion Equipment									
Int Pkg Unit - Heating/Cooling	5%			2024	\$320,800	2	\$600		
	Other Observat	ion, Extent	: Light, Area	Affected	: 100%				
	Location : Mo	ıin Mechani	cal 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 Observat			Affected	: 100%				
	Location : B		-	yy - 0,000					
	Explanation : Admin	Water Cool	ed Chillers S	erve Ma	le Staff Locker Roo	om, Switc	h Gear Room And		
Reciprocating Compr/Chiller	10%			2031	* *	1	\$8,900		
Compi/Cimici	Other Observa	ion. Extent	: Light, Area	Affected	: 10%				
	Location : Co		-						
					10, 11 & 12 Quad	l Air Han	dling Equipment		
Ext Pkg Unit -	10%			2031	**	2	\$1,200		
Heating/Cooling	1070			2001		_	Ψ1,200		
2 2	R-22 Refrigerant, Extent: Light, Area Affected: 100%								
	Location: Ro	of Of New C	Clinic / Pharn	пасу					
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					<b></b>	-			
Interior	75%		<b>4</b> -	2026	\$302,400	2	\$4,400		
Roof	25% No		\$1,500	2026	\$72,500	2	\$1,200		
	Malfunctioning		gnt, Area Aff	ected : 2	%				
	Location : Ro	<u>I</u>							

#### Plumbing

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

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

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

Mechanical	Current Re	pair Futu	re Replacement	M		
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost   Year   FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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, Exte	ent : Light, Area Affected	l : 100%			
	Location: Throughou	t				
	Explanation: Not Dire	ectly 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	

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

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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

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



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

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

Asset #: 4129

rchitecture		Current	Repair	Futur	e Replacement		Maintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cos</b>	t Cycle (Yrs)		Priority
terior								
Exterior Walls Cast in Place Concrete	5% Broken/M		\$18,700 nents, Extent : Ligh	LIFE t, Area A	* ffected : 3%	* 5	\$17,500	
	Leaving Cracking/	Bottom Of	Fire Exit Stair Foo Stair Hanging In T , Extent : Moderate ior Stairs	he Air		ı Lower S	tair Rail Posts	
Metal Panel	77%			2046	*	* 5-10	\$370,400	
Metal Panel	10%	Now	\$19,100	2046	*	* 5	\$13,100	
			Extent : Moderate, A ior Fire Exit Stairc		cted : 10%			
Metal: Cage/Fence	3%			2039	*	* 5	\$9,200	
•	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
			neter Windows					
	Explana		ective Grills					
Weathering Steel	5%	Now	\$44,600	LIFE	*	* 1		
Windows	1.000/	N	Φ154 000	2024	*	· ~	Ф2.200	
Aluminum			\$154,900 ct, Extent : Severe, out	2034 Area Aff		* 5	\$3,200	
	Unit Inope	_	ent : Severe, Area A	ffected :	20%			
Parapets								
Metal Panel	20%			2046	*	5	\$3,400	
Metal: Cage/Fence	80%		\$6,600	2031	*	* 5	\$11,300	
		/Rusting, E ı : Through	Extent : Moderate, A out	Area Affe	cted : 10%			
Roof								
Spray-on Foam		place Evid 1 : Roof Su	ent, Extent : Light, . rface	2034 Area Affa	* ected : 100%	* 5	\$217,400	
	Other Obs Location	servation, I n : Through	Extent : Moderate, A out	Area Affe	cted : 100%			
	Explana	tion : Snow	Present					

Interior

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

Asset #: 4129

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Carpet	10%			2025	\$268,200	3	\$16,600	
	Recent Rep Location		nt, Extent : Light, 1	Area Affe	ected : 100%			
Ceramic Tile	5%	Now	\$10,200	2029	* *	5	\$2,800	
			: Light, Area Affec oms And Janitors		6			
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	
	Location Worn/Eroc	: At Thresi led, Extent	Extent : Moderate holds : Moderate, Area A out Administrative	Affected .				
Interior Walls								
Gypsum Board	100%			LIFE	* *	5-10	\$143,300	
Ceilings AcousTileSusp.Lay-In	Location Misaligned Location Staining/D Location Other Obse	: Personned Paulging, It is 2nd Flood Plood Ploo	Extent : Light, Are ration, Kitchen An xtent : Light, Area	Admin. A Area Aff ea Affecte d Locker Affected	Areas Pected : 15% Ped : 35% Room Areas	5	\$49,800	
Gypsum Board	10%		B	LIFE	* *	5-10	\$38,000	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Over 600 Volts				
Transformers				
Dry Type	100%	2031 **	3	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Electrical Room			
	Explanation: One 300 Kva 4160hv-4	80/277lv Supply		
Feeders				
Cable	100%	2034 **	1	
Raceway				
Conduit	100%	2036 **	1	

Under 600 Volts

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

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

Asset #: 4129

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2036	**	5	\$200	
	Other Observation, Extent: Moderate, Location: Electrical Rooms - Inside of		100%			
	Explanation: Two 2,000 Amps & One		ain Disconn	ect Switch	h	
Transformers	Explanation: Two 2,000 Amps & One	2 1000 Amps W	um Disconne	ct Swiici		
Dry Type	100%	2031	* *	5		
3 31	Other Observation, Extent: Moderate,	Area Affected :	100%			
	Location: Electrical Room - Outside					
	Explanation: Two 112.5 Kva 480hv-2	208/120lv				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2036	* *	5	\$200	
Raceway		2025	ماد ماد			
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	3070	2010			Ψ100	
Thermoplastic	70%	2036	* *	1		
Thermoplastic	30%	2052	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$100	
Ground						
Grounding Devices	1000/					
Not Accessible	100%					
Stand-by Power Transfer Switches						
Automatic	100%	2039	* *	1	\$2,600	
Generators	10070	2037			Ψ2,000	
Diesel	100%	2035	* *	1	\$3,300	
	Other Observation, Extent: Moderate,	Area Affected :	100%			
	Location : Outside					
	Explanation: No Access For Ratings					
Batteries						
Lead/Acid	100%	2020	\$2,900	5	\$300	
Fuel Storage	1000/	2054	ታ ታ	_	<b>#200</b>	
Main Tank	100% Other Observation Extent Light Angel	2054	* *	5	\$200	
	Other Observation, Extent : Light, Area Location : Outside	алујества : 100	/0			
	Explanation : One 650 Gallons					
*	Explanation. One 050 Gailons					

Lighting

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

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

Asset #: 4129

Electrical	Current Repa	ir Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2034	* *	10	\$2,300	
	T-8 Lamps, Extent: Mode	erate, Area Affected : 1	00%			
	Location : Fisrt Floor					
Fluorescent	65%	2026	\$342,900	10	\$5,000	
	Other Observation, Exten	t : Moderate, Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: Using T-1	2 Lamps				
Fluorescent	5%	2034	* *	10	\$400	
	Compact Fluorescent Liga	ht, Extent : Moderate, .	Area Affected : 100	0%		
	Location: Throughout T	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	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
Convector/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							
<b>Under Construction</b>	100%						
Heat Rejection							
Under Construction	100%						

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

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

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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, E		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%						
ertical Transport							
Elevators	1000/			de de			
Hydraulic	100%		LIFE	**			
	Other Observation, E	_	Affected	: 100%			
	Location: 1st To 2n						
	Explanation : 1 Uni	t					
ire Suppression							
Sprinkler	000/						
No Component	80%		2056	* *	1.0	<b>\$500</b>	
Generic	20%	Intont . I i - I A .	2056		1-2	\$500	
	Other Observation, E		Аဌјестед	: 100%			
	Location: 1st Floor		7 , 11			. T	
	Explanation : Clean	i Agent System Bei	ng Install	ea 10 Protect Con	nmunicat	ion Equipment	

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

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

Page: 177

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

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



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

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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset #: 2031

chitecture	Current	Repair	Futur	e Replacement	М	aintenance		
tem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
erior	<b>'</b>							
Exterior Walls								
Masonry: Brick	75% Now	\$601,600	LIFE	* *	5	\$52,500		
	Corrosion/Rusting,							
		Facade At Masonry S		e e				
	Jnt Mortar Miss/Ero	_	rea Affec	ted : 20%				
		Facade, Throughout	1 150	,				
	Spalling, Extent: M		ea : 15%	9				
	Location : Throug Vertical Cracks, Ex		a Affaata	1.50/				
		Floor Wall At East		a : 3%				
Metal Coiling Doors	25% Now	\$94,300	2031	* *	5	\$27,300		
•	Corrosion/Rusting,	_		: 5%				
	Location : Variou.	s Locations Through	out					
Windows	400	44.0000			_	<b></b>		
Steel	100% Now	\$128,800	2034	**	5	\$40,500		
	Air Infiltration, Exte Location : Throug		ected : 5%	<b>%</b>				
	Corrosion/Rusting, Extent: Light, Area Affected: 5%							
		s Lintel Locations Ti	_	_				
	Unit Inoperable, Ex		a Affecte	ed: 25%				
	Location : Officer							
	Water Penetration, Location: Window	Extent : Moderate, A v Sills	Area Affe	cted : 25%				
	Weather Strip Missi	ng, Extent : Modera	te, Area	Affected : 50%				
	Location : Officer	s Locker Room						
Parapets								
Masonry: Brick	70%		LIFE	* *	5-10	\$20,900		
Metal Panel	10%	T	2046	* *	5	\$1,700		
	Other Observation,		Affected	: 100%				
	Location: Throug							
M.4.1D.''	Explanation : Cop		2020	<b></b>		¢c 200		
Metal Rail	20% Now	\$4,400	2039	. 100/	5	\$6,200		
	Corrosion/Rusting, Location : Throug	=	Ајјестеи	. 1070				
Roof	Location . Inroug	пош						
Built-Up (BUR)	98% Now	\$139,000	2026	\$1,390,400				
քաու-op (DOK)	Blisters, Extent : Me							
		Locations Through						
	Water Penetration,	_	_	cted : 10%				
	Location : Various	s Locations Through mmunications Area			es And 2	nd Floor		
			2020	at. at.				
Metal Panel	2% Now	\$3,500	2039	* *				
Metal Panel	2% Now Water Penetration,	\$3,500 Extent : Severe, Are	2039 a Affecte					

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.

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

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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset #: 2031

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	65%		\$142,100	LIFE	* *	5	\$157,300	
			Extent : Light, Area					
			p And Various Loc xtent : Light, Area		· ·			
			xieni : Ligni, Area Ecs Shop M-3 And V			a Sarvica	Araa	
Committee Tile			<u>-</u>					
Ceramic Tile	5% Broken/M	Now	\$20,400 nents, Extent : Mod	2022	\$203,600	5	\$2,800	
		_	ilet And Shower Fo		ea ryjeciea . 1070			
			: Moderate, Area		: 25%			
		: Through		33				
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	
	_		tent : Moderate, Ar		ted : 20%			
			-3, Perimeter Wall					
		l Cracks, E ı : Perimete	Extent : Moderate, A er Walls	Area Affe	cted : 20%			
	Vertical C	racks, Exte	nt : Moderate, Are	a Affecte	d : 20%			
			-3 And Various Lo		_			
			xtent : Moderate, A	Area Affe	cted : 10%			
		: From Lo	wer 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	
Acous TileSusp.Lay-In	15%			2031	* *	5 5	\$16,600	
Exposed Concrete	10%	Now	\$33,800	LIFE	* *	5	\$1,700	
Exposed Concrete			Extent : Light, Are		ed : 5%	J	Ψ1,700	
		: Radio Sl		33				
	Staining/L	oiscoloring,	Extent : Light, Ard	ea Affect	ed : 2%			
	Location	: Radio Sl	пор					
Exposed Struc: Steel	50%	Now	\$442,600	LIFE	* *			
	Corrosion	/Rusting, E	Extent : Severe, Are	a Affecte	d : 5%			
			cker Room And Va	rious Lo	cations Adjacent T	o North \	Wall In Service	
		Garage Ab	ove Windows	TTO	di di	F 10	ф <b>2</b> 0.000	
Gypsum Board	10%			LIFE	* *	5-10	\$38,000	

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset #: 2031

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : One 400 Amps, One 600			5 ain Disce	\$300 connect Switch	
Transformers Dry Type	100% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : One 400 Kva & One 30			5	\$300	
Switchgear / Switchboard Fused Disc Sw	100%	2026	\$92,900	5	\$300	
Raceway Conduit Panelboards	100%	2026	\$17,800	1		
Molded Case Bkrs Wiring	100%	2025	\$56,800	5	\$1,900	
Thermoplastic  Motor Controllers	100%	2026	\$38,800	1		
Locally Mounted Ground	100%	2024	\$109,400	5	\$500	
Grounding Devices Not Accessible Stand-by Power Transfer Switches	100%	2026	416000		4000	
Manual	100% 2026 \$16,900 5 \$3  Other Observation, Extent: Light, Area Affected: 100%  Location: Outside  Explanation: Missing Rating Tag					
Lighting Interior Lighting Fluorescent	60% Other Observation, Extent : Moderate, Location : Throughout The Building Explanation : T-12 Lamps	2021 Area Affe	\$439,800 ected : 100%	10	\$40,700	
HID	40%	2021	\$448,200	10	\$1,000	
Egress Lighting Exit, Service Exit, Service	80% 20%	2021 2021	\$30,300 \$7,600	1 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			

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

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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset #: 2031

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•			•				•
Energy Source								
Campus Steam	80%			2036	* *	1		
Electricity	20%			2036	* *	1		
Conversion Equipment								
Radiant Heater	20%		\$6,200	2026	\$123,600	2	\$5,500	
			t : Severe, Area Aff	ected : 5	7%			
		n : Various						
			Extent : Light, Area	Affected	2: 20%			
		n : Office A						
			lectrical Radiants					
Not Accessible	80%							
Distribution								
Hot Wtr Piping/Pump	80%		\$56,400	2034	* *	4	\$2,900	
			evere, Area Affecte	d: 10%				
	Location	n : Through	out					
No Component	20%							
Terminal Devices								
Unit Heater-Stm/HW	80%			2021	\$725,400	4	\$8,100	
No Component	20%							
Air Conditioning								
Energy Source	400							
Electricity	100%			2042	* *	1		
Conversion Equipment	100/			2026	<b>\$54.000</b>	•	Φ	
Ext Pkg Unit - Cooling	10%			2026	\$64,800	2	\$500	
			tent : Light, Area A	<i></i> уестеа :	10%			
		n : 3 Units (	эн коој					
Window/Wall Unit	10%			2021	\$28,900	1		
No Component	80%							
Ventilation								
Distribution 1.70:ss	1.000/			LIEE	* *	2.5	Φ <i>c</i> <b>7</b> 200	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$65,200	
Exhaust Fans	200/			2021	Ф21 000	2	Φ.σ.ο.	
Interior	20%		¢4.500	2021	\$31,000	2	\$500	
Roof	80%		\$4,500 Extent : Moderate, A	2021	\$89,300	2	\$1,400	
	Location		xieni : Moderdie, 1	Area Ajje	eciea : 5%			
		-	n Covers Missing					
Dlumbing	Ехріана	uion . 4 Fai	i Covers missing					
Plumbing H/C Water Piping								
Brass/Copper	70%			2036	* *	1		
Galv Iron/Steel	30%			2030	* *	1		
Sanitary Piping	3070			2031		1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100/0			ин и		1		
Cast Iron	100%			LIFE	* *	1		
Cast Holl	100/0			ъпъ		1		

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

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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 I	Refill Stations				
	Explanation: 2 Sets					

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



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

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

rchitecture	Current Repair		Futur	e Replacement	M	aintenance		
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori	
terior								
Exterior Walls								
Metal Panel	100%		2046	* *	5-10	\$165,300		
Windows	1000/		20.46	<b>ታ</b> ታ	~	Φ		
Metal/Detention Type	100%		2046	* *	5	\$5,000		
Parapets Metal Panel	100%		2046	* *	5	\$2,400		
Wietai Fallei	Other Observation, Ex	ctent · Light Area			3	\$2,400		
	Location : Around P	_	Ајјестей	. 100/0				
	Explanation : Metal		erhanos					
Roof	Experience : Meter	1 unet soffits / O /	critarigs					
Skylight, Plastic	3%		2039	* *	1			
Spray-on Foam	97% Now	\$296,500	2036	* *	5	\$28,500		
1 3	Blisters, Extent: Mode	erate, Area Affecte	ed : 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	-						
	Other Observation, Ex		Area Affe	cted : 100%				
	Location: Througho							
	Explanation: Snow	Present						
erior Floors								
Cast in Place Concrete	5%		LIFE	* *	5	\$4,000		
Cust in 1 face concrete	Cracking/Crumbling,	Extent : Moderate		fected : 25%	3	φ+,000		
	Location : Bathroom		<i>, J</i> .	<i>y</i> · · · · · · · · · · · · · · · · · · ·				
Sheet Vinyl/Rubber	70%		2031	* *	5	\$19,000		
Sheet vinyhitaesei	Worn/Eroded, Extent .	Moderate. Area		: 15%	3	Ψ19,000		
	Location : Througho		33					
Vinyl Tile	25% Now	\$14,600	2026	\$73,200	3	\$1,700		
vinyi ine	Broken/Missing Eleme				3	Ψ1,700		
	Location : Througho		ŕ	55				
	Worn/Eroded, Extent: Moderate, Area Affected: 35%							
	Location: Througho	out Office Areas A	nd Locke	r Room				
Interior Walls								
Ceramic Tile	5%		2035	* *	5	\$1,000		
Gypsum Board	95%		LIFE	* *	5-10	\$32,300		
	Other Observation, Ex	_	Affected	: 100%				
	Location: Througho							
	Explanation : Fiberg	glass Reinforced T	ype Pane	els				

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

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

Asset #: 2864

Architecture	Current Rep	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	95% Now	\$7,400	2039	* *	5	\$10,500	
	Water Penetration, Exter	nt : Moderate, A	rea Affe	cted : 5%			
	Location: Kitchen, Loc	cker Room And	Office -	Cashier 1 & 2 Spa	ce		
	Other Observation, Exte	nt : Light, Area	Affected	: 100%			
	Location: Throughout	Ceilings					
	Explanation : Fibergla	ss Reinforced P	anels.				
Plywood/Hardboard	5%		2046	* *	1		

Electrical	Current Repair Future Replacement		М	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2036	* *	5	\$300	
	Other Observation, Extent : Mo	oderate, Area Affected :	100%			
	Location: Electrical Room					
	Explanation : Main Service D	isconnect Switch Rated	@ 400 Amp	eres		
Transformers						
Dry Type	100%	2031	* *	5		
	Other Observation, Extent : Mo	oderate, Area Affected :	100%			
	Location: Electrical Room					
	Explanation: 75 Kva, 45 Kva	, 480/208/120 Volts				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2036	* *	5	\$300	
Raceway						
Conduit	100%	2036	* *	1		
Panelboards						
Molded Case Bkrs	100%	2034	* *	5	\$300	
Wiring						
Thermoplastic	100%	2036	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power						
Transfer Switches						
Automatic	100%	2031	* *	1	\$3,700	
Generators						
Not Accessible	100%					
Batteries						
Not Accessible	100%					
Fuel Storage						
Not Accessible	100%					
Lighting						

Lighting

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

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

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	100%		2026	\$1,292,600	10	\$11,100	
	T-12 Lamps, Extent	: Moderate, Area Aj	fected :	100%			
	Location: Through	hout 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, A	Area Affe	ected : 100%			
	Location: Through	hout The Building					
	Explanation: C C	TV Surveillance C	ameras				
Fire/Smoke Detection							
Generic, Digital	100%		2021	\$238,200			
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Through	hout The Building					
	Explanation : Stro	be Lights, Manual F	ull Stati	ons, Horns And Ald	arm Bells	S	

Mechanical	Current R	Current Repair Future Replacen		Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Heat Pump	100% 2-4	\$24,500	2031	* *	2	\$3,000	
	On Extended Life, Ext	ent : Moderate, Ar	ea Affect	ed : 100%			
	Location: Roof						
	Other Observation, E.	xtent : Light, Area	Affected .	: 100%			
	Location: Roof						
	Explanation: 3 Roo	f Top Units					
Terminal Devices							
Air Handler	100%		2021	\$124,000	1	\$7,500	
	On Extended Life, Ext	ent : Moderate, Ar	ea Affect	ed : 100%			
	Location: Roof						
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		

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

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

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Conversion Equipment	1000/	2020	4000	•	Φ <b>=</b> 00	
Heat Pump	100%	2020	\$800	2	\$700	
	On Extended Life, Extent .  Location: 3 Rtus, Roof	: Moaerate, Area Affec	tea : 100%			
	· ·	Light Amon Affordad.	1000/			
	R-22 Refrigerant, Extent : Location : Roof	Ligni, Area Ajjeciea :	100%			
Terminal Devices	Location . Rooj					
Air Handler/Cool/Ht	100%	2021	\$07.700	1	¢7.500	
	100%	2021	\$97,700	1	\$7,500	
Ventilation Distribution						
Distribution  Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,700	
Exhaust Fans	10070	LIFE		2-3	\$10,700	
Roof	100%	2021	\$18,300	2	\$400	
Plumbing	10070	2021	\$10,300		φ400	
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater	10070	2030				
Electric	100%	2021	\$3,600	4	\$100	
Electric	Other Observation, Exten			•	Ψ100	
	Location : Female Lock					
	Explanation: 1 Unit					
Sanitary Piping	<b>.</b>					
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	

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

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

#### Print Date: 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



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

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

Asset #: 2865

chitecture	Current Repair		Futur	e Replacement	М		
stem Component Type	% of Fail D Total (Year	ate Estimated Cost ('s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls	40-1	<b>** * * * * * * * * *</b>	• • • •		_		
Metal Panel	60% Now	1 ,,	2036	* *	5	\$1,046,400	
		Elements, Extent : Mod ous Locations Through					
		ous Locanons Through l, Extent : Moderate, A					
	=	ous Locations Through					
		n, Extent : Severe, Are					
	Location : All M						
	Explanation : M Grade Is In Sev	odules Are Elevated ( ere Disrepair	On Blocks	. Exterior Sheathi	ng From	Finished Floor To	
Metal Panel	40%		2046	* *	5-10	\$2,557,800	
		n, Extent : Light, Area	55	: 100%			
		h East Corner Of West	Facility				
Windows	Explanation : C	ell Structures					
Aluminum	60% 2-4	\$9,354,400	2051	* *	5	\$58,700	
Manman		xtent : Severe, Area Aj		50%	3	Ψ30,700	
		ous Locations Through					
	Water Penetratio	n, Extent : Moderate, A	Area Affe	cted : 25%			
	Location : Varie	ous Locations Through	nout All M	<i>1odules</i>			
Metal/Detention Type	40% Now	\$2,953,500	2036	* *	5	\$142,700	
•	Broken/Missing E	Elements, Extent : Ligh	t, Area A	ffected : 5%			
	Location : Varie	ous Locations Through	iout				
	2 00	ient, Extent : Moderate	e, Area A	ffected : 25%			
	Location : Thro	ughout					
Parapets Not Appealls	1000/						
Not Accessible Roof	100%						
Single Ply Membrane	40%		2031	* *	10	\$288,300	
Single 1 ly Welliotane		n, Extent : Light, Area		: 100%	10	Ψ200,300	
		ted At South East Cor					
	Explanation: R	eferes To Cell Structu	res				
Spray-on Foam	60% Now	\$2,996,500	2036	* *	5	\$288,300	
		Extent : Severe, Area	55				
	Location : Varie	ous Locations Through	nout All M	10dules			
		n, Extent : Moderate, A					
	Location : Vario	ous Locations Through	nout All M	1odules			

Interior

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

Asset #: 2865

Architecture Current Repair		Futur	<b>Future Replacement</b>		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
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	
		U	ents, Extent : Mod		55	1 . 1	• 1 1	
			tration And Variou		•	ughout M	lodules	
			: Moderate, Area					
		i : Corriaoi	rs, Offices And Lob					
Vinyl Tile	10%			2034	* *	3	\$27,600	
		•	ent, Extent : Light,		ected : 100%			
	Location	: Various	Locations Through	out				
Interior Walls								
Gypsum Board	20%			LIFE	**	5-10	\$275,500	
Gypsum Board	60%			LIFE	**	5-10	\$826,500	
			Extent : Light, Area	Affected	: 100%			
		i : Through		)1				
16.16		non : Fibei	glass Reinforced F		ate ate	10	<b>#1 &lt; 2</b> 00	
Metal Security Bars	10%			LIFE	* *	10	\$16,200	
Steel Plate	10%			LIFE	* *	5	\$97,200	
Ceilings	450/	NT.	¢1 171 000	2021	* *	_	¢1.65.000	
AcousTileSusp.Lay-In	45%	Now	\$1,171,900 Extent : Moderate, A	2031		5	\$165,800	
			xiem . Moderdie, F Locations Through					
			Extent : Light, Area					
		i : Through	_	Ајјестеи	. 10070			
		_	oui glass Reinforced F	Panals				
Cymaum Doard	$\frac{Explana}{15\%}$		\$212,400	LIFE	* *	5	\$138,100	
Gypsum Board						3	\$138,100	
	Water Penetration, Extent : Moderate, Area Affected : 20% Location : Various Administrative Locations Throughout All Modules							
		i. various	Administrative Loc		**		Φ2.72.200	
Gypsum Board	10%	1 5 1		LIFE		5-10	\$253,200	
	-	-	ent, Extent : Light,	Area Aff	ected : 100%			
		: Various						
Metal Panel	30%	Now	\$350,600	LIFE	**	5	\$276,300	
			xtent : Moderate, A	Area Affe	cted : 20%			
	Location	: Through	out					

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

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

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

Asset #: 2865

Electrical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Transformers							
Dry Type	100%		2031	* *	5	\$700	
	Other Observation,		Area Affe	cted : 100%			
	Location : Electric						
	Explanation: 45 K	Kva, 30 Kva 480/208,	/120 Vol	ts			
Switchgear / Switchboard	1000/		2026	* *	~	Φ000	
Fused Disc Sw	100%		2036	* *	5	\$900	
Raceway	1000/		2026	* *			
Conduit	100%		2036	* *	1		
Panelboards	<b>5</b> 0/		2024	* *	~	Φ200	
Fused Disc Sw	5%		2034	* *	5	\$200	
Molded Case Bkrs	95%		2034	* *	5	\$5,100	
Wiring	1000/		2026	* *	1		
Thermoplastic	100%		2036	-11-	1		
Motor Controllers	1000/		2024	¢1 421 500	_	¢1 400	
Locally Mounted	100%		2024	\$1,421,500	5	\$1,400	
Grounding Davises							
Grounding Devices Not Accessible	100%						
Stand-by Power	10070	_					
Transfer Switches							
Automatic	100%		2031	* *	1	\$62,300	
Generators	10070		2031			ψ02,300	
Diesel	100%		2029	* *	1	\$78,500	
Dieser	Other Observation,	Extent : Moderate. A		cted : 100%	•	Ψ70,200	
	Location : Genera		33				
	Explanation: 8- E	mergency Generator	r Set Rat	ed @ 1150 Kw Ead	ch		
Batteries	•						
Lead/Acid	100%		2019	\$2,900	5	\$7,500	
Fuel Storage							
Main Tank	100%		2041	* *	5	\$6,000	
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Outside	<b>:</b>					
	Explanation: 8- M	lain Tanks, 5000 Ga	llons Rai	ted Capacity			
Lighting							
Interior Lighting							
Fluorescent	100%		2026	\$21,639,000	10	\$185,900	
	T-12 Lamps, Extent		fected : 1	100%			
	Location: Through	hout 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	

Alarm

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

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

Asset #: 2865

Electrical	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Alarm								
Security System								
Generic	100%	2021	\$1,164,800	1	\$75,700			
	Other Observation, Extent : Moderate, A	Area Affe	cted : 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, Str. Detectors	obe Lights	s, Manual Pull Sta	tions An	d Smoke			

Mechanical	Current Repair		Futu	re Replacement	М	aintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
Electricity	100%		2036	* *	1			
Conversion Equipment								
Heat Pump	100%		2020	\$410,700	2	\$62,700		
	Other Observati Location : Thr	on, Extent : Light, Area oughout	ı Affected	! : 100%				
	Explanation:	Approximately 60 Units	5					
Terminal Devices								
Fan Coil Unit/Heat	100%		2021	\$5,764,700	1	\$65,400		
Air Conditioning								
Energy Source								
Electricity	100%		2034	* *	1			
Conversion Equipment								
Heat Pump	100%		2020	\$13,900	2	\$12,400		
		t, Extent : Light, Area A	Affected :	100%				
	Location: Roc	fs 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% No	w \$13,300	LIFE	* *	2-5	\$22,600		
	Insul. Deteriora	ting, Extent : Moderate	, Area Af	fected : 10%				
	Location: Ext	erior Ducts						
Ductwork/Diffusers	80%		LIFE	* *	2-5	\$143,100		
Exhaust Fans						,		
Roof	80%		2021	\$244,900	2	\$5,000		
No Component	20%			. , ,		. ,		
Plumbing								

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

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

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

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 Module	ar Units And Sprui	ngs		
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	

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



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

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

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

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

Asset #: 2866

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior Exterior Walls Metal Panel	100%  Painted Surfaces, Extent : Moderate, 2  Location : Throughout  Other Observation, Extent : Moderate  Location : Throughout		5-10	\$1,930,800	
	Explanation: This Is Ship Construct	tion - Steel Plates Welded To	oether		
Windows	Explanation: This is Step Construct	ion Sicci Fiaics Welaca 10	gemer		
Metal/Detention Type Metal Louvers	98% 2%	2033 ** 2032 **	5 10	\$548,700 \$19,200	
Parapets					
Metal Rail	100% Now \$44,300 Deteriorated Finish, Extent : Moderate Location : Throughout		5	\$58,600	
Roof					
Metal Panel	83% Now \$119,500 Corrosion/Rusting, Extent: Moderate Location: Throughout, Other Observation, Extent: Moderate Location: Throughout Explanation: This Component Is Ac	, Area Affected : 10% e, Area Affected : 100%			
Skylight, Metal/Glass Traffic Topping	2% 15% Now \$27,900 Cracking/Crumbling, Extent: Severe, Location: Outdoor Recreation Area Recent Replace Evident, Extent: Ligh Location: Outdor Recreation Area Water Penetration, Extent: Moderate Location: Over 3ab And 3bb Cells Worn/Eroded, Extent: Severe, Area A Location: Outdoor Recreation Area Other Observation, Extent: Moderate Location: Outdoor Recreation Area Explanation: Steel Deck Is Covered	2043 ** 2023 \$93,100 Area Affected: 25%  It, Area Affected: 100%  Area Affected: 10%  Area Affected: 10%  Area Affected: 10%	10	\$6,800	
nterior					
Floors Quarry Tile Raised Access Floor Steel Plate Steel Plate	2% 3% 30% 20% Now \$145,000 Corrosion/Rusting, Extent: Moderate Location: Boiler Room		5 5 1 1	\$11,900 \$44,500	
Vinyl Tile	45% Now \$456,100 Cracking/Crumbling, Extent: Modera Location: Corridors Worn/Eroded, Extent: Moderate, Are Location: Corridors	nte, Area Affected : 25%	3	\$66,700	

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

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

Asset #: 2866

Architecture	Current Repair		Futur	<b>Future Replacement</b>		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
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	ı : Boiler R	oom					
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	
	Deteriora	ted Finish,	Extent : Moderate,	Area Aff	ected : 50%			
	Location	i : Through	out					
	Staining/L	Discoloring,	, Extent : Moderate	, Area Aj	ffected : 50%			
	Location	i : Through	out					
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 C	Cells	-0				
	Explana	tion : This	Component Is Actu	ally Stee	l Plates.			

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2023	\$79,000	5	\$8,200	
	Other Observation, Extent : Moder	ate, Area Affecte	d : 100%			
	Location : Electrical Room					
	Explanation : Main Service Prote Amperes And 2- 600 Amperes	ectors Rated @ 4-	4000 Amperes,	. 2- 1200	) Amperes, 1- 800	
Transformers						
Dry Type	100%	2021	\$15,900	5	\$1,100	
	Other Observation, Extent: Moder	ate, Area Affecte	d: 100%			
	Location : Electrical Room					
	Explanation : 2- 750 Kva, 480/20	08/120 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		

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

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

Asset #: 2866

Electrical	Current Repair	Future Replacement		Future Replacement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts		•				
Motor Controllers						
Locally Mounted	10%	2021	\$75,200	5	\$200	
Motor Control Center	90%	2021	\$641,100	5	\$7,600	
tand-by Power						
Transfer Switches						
Automatic	20% Now \$18,100 Not in Service, Extent : Moderate, Area Location : Upper Mechanical Room	2043 a Affected	* * : 100%	1	\$17,200	
Automatic	80%	2028	* *	1	\$76,300	
Generators					· · · · · · · · · · · · · · · · · · ·	
Diesel	100% Other Observation, Extent: Moderate, Location: Generator Room Explanation: 2-2000 Kw Air Start A			1	\$120,100	
Batteries	Emplement 12 2000 IIII IIII Start II	<i>714 1 200</i>	III Bicciric Start			
Lead/Acid	100%	2017	\$1,500	5	\$11,500	
Fuel Storage	100/0	2017	Ψ1,200		Ψ11,500	
Day Tank	50%	2031	* *	5	\$24,500	
Main Tank	Other Observation, Extent : Moderate, Location : Generator Room Explanation : 2400 Gallons Capacity 50%		***	5	\$3,900	
	Other Observation, Extent : Moderate, Location : Bottom Level Explanation : 2- 40000 Gallons Cape	Area Affe	ected : 100%	C	40,500	
ighting	Zinpramament 2 Teeses Camens Cupe	,				
Interior Lighting						
Fluorescent	50% Other Observation, Extent: Moderate, Location: Throughout The Facility Explanation: T-12 Lamps	2023 Area Affe	\$7,460,400 acted: 100%	10	\$121,100	
Fluorescent	48%	2023	\$7,162,000	10	\$116,300	
	Other Observation, Extent : Moderate, Location : Throughout The Facility Explanation : T-8 Lamps	Area Affe				
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

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

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

Asset #: 2866

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
larm						
Security System						
Generic	100%	2023	\$942,800	1	\$115,800	
	Other Observation, Extent: Mode	rate, Area Affec	ted : 100%			
	Location : Throughout The Faci	lity				
	Explanation : C C T V Surveilla	ınce Cameras				
Fire/Smoke Detection						
Generic	100%	2023	\$3,227,500	1-3	\$196,800	
	Other Observation, Extent : Mode	rate, Area Affec	ted : 100%			
	Location : Throughout The Faci	lity				
	Explanation : Smoke Detector, M	Manual Pull Stat	ion, Horns And A	larm Bei	lls	

Mechanical	Current Repair		Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
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: M	oderate, Area Affed	eted : 10	%				
	Location	: Shell Of	Boiler						
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: Lower Le	evel Boiler Room						
	Explanat	ion : 3 Uni	ts						
Distribution									
Steam Piping/Pump	100%	Now	\$18,800	2033	* *	4	\$13,000		
	Corroded,	Extent : Se	vere, Area Affected	l : 15%					
	Location	: Boiler Ai	rea, 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 Serv	vice, Extent	t : Severe, Area Aff	ected: 2	0%				
	Location	: 8 Out Of	48 Compressors -	Compres	ssors Keep Burning	Out Fre	quently On Roof		
	On Extend	ed Life, Ex	tent : Severe, Area	Affected	: 100%				
	Location	: Roof							
	R-22 Refri	gerant, Ext	ent : Light, Area A	ffected :	100%				
	Location	: Roof							
Distribution									
Chilled Wtr Pipe/Pump	100%			2023	\$767,100	4	\$13,000		

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

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

Asset #: 2866

Mechanical	Curren	t Repair	Future Replacement Mai			laintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	100%		2018	\$1,127,600	1	\$163,300	
Heat Rejection	1000/ 31	Φ1. <b>5</b> 0 <b>5</b> .000	2022	* *	2	φ1.4 <b>7</b> .100	
Remote Air Cond	100% Now Other Observation, Location: Roof Explanation: On	\$1,585,800 Extent : Severe, Are Extended Life	2033 a Affected		2	\$147,100	
Ventilation							
Distribution Ductwork/Diffusers	100% Now Corroded, Extent : Location : Variou	\$75,400 Moderate, Area Affe ss Areas	LIFE cted : 109	**	2-5	\$147,300	
Exhaust Fans							
Interior	100%		2018	\$293,400	2	\$8,100	
Plumbing							
H/C Water Piping	1,000/		2022	* *	1		
Brass/Copper HW Heat Exchanger	100%		2033	-11-	1		
Low Temp	100%		2033	* *	4	\$39,200	
Sanitary Piping	10070		2033			ψ37,200	
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070						
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	
	Location : Pier	Extent : Light, Area	Affected	: 100%			
E' dama	Explanation : Loc	cated On Shore					
Fixtures Generic	100%						
	100%						
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
Genred Fraction	Other Observation, Location: (2) B-3	Extent : Light, Area (2) 1-3 (1) B-1		: 100%			
D: 0	Explanation : 4 P	assenger, 1 Freight					
Fire Suppression							
Standpipe Generic	1000/		2022	¢0.47.400	1 5	¢120 100	
	100%		2023	\$947,400	1-5	\$138,100	
Sprinkler Generic	100%		2023	\$3,099,600	1-2	\$74,000	
Fire Pump	10070		2023	ψ3,077,000	1-2	φ/4,000	
Generic	100%		2019	\$196,600	1	\$49,300	
Generic	100/0		2017	Ψ170,000	1	ψτ2,500	

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

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

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

Area Sq Ft : 4,140 Project Type : CORRECTION

Date of Survey : 10-Jan-2012 Landmark Status : NONE

Areas Surveyed :

Block : Lot : BIN :

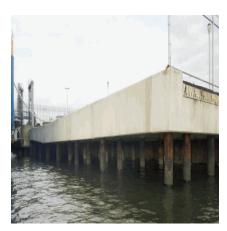
#### **CAPITAL**

**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			



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

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

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

Piers	Current Repair	Futur	e Replacement	Replacement Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck						
Concrete	50%	LIFE	* *	5	\$3,900	
Not Accessible	50%					
Deck Surface						
Asphalt	100%	2032	* *	5	\$4,600	
	Cracking, Extent : Light, Area A	ffected : 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 A	Affected : 20%				
	Location : At The Tops Of The	Piles				
Not Accessible	50%					

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

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

Print Date: 23-Oct-2015 **DEPARTMENT OF CORRECTION - FY 2016** 

Asset Name : RIKERS ISLAND CONCRETE PIER TIMBER ANDSTEEL H-PILE SUPPORTED

Address : RIKERS ISLAND NORTH END

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

Area Sq Ft : 6,930 Project Type : CORRECTION

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

Areas Surveyed :

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



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

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

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

Piers	Current Repair	Future Replace	ment	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural						
Deck						
Concrete	20% 0-2 \$86,300 Corrosion of Reinforcement, Extent: Location: Underdeck North Half Of Spalling, Extent: Severe, Area Affecte Location: Underdeck North Half Of	Severe, Area Affected Wharf ed : 100%	* * ! : 100%	5	\$2,600	
Concrete	15% 4+ \$64,700 Exposed Reinforcement, Extent: Mod Location: Underdeck North Half Of Other Observation, Extent: Moderate Location: Underdeck Randomly Th Explanation: Delaminated Areas	lerate, Area Affected : Wharf 2, Area Affected : 50%		5	\$1,900	
Concrete	40%	LIFE	* *	5	\$5,200	
Not Accessible	25%				. ,	
Deck Surface						
Asphalt	50% Recent Repair Evident, Extent : Light, Location : North Half Of Wharf	2038 Area Affected : 1009	**	5	\$3,800	
No Component	50%					
Pile Caps						
Concrete	40% Cracking, Extent : Light, Area Affecte Location : Throughout Discolor & Bleeding, Extent : Light, A Location : Throughout		* *	5	\$200	
Timber	25% Now \$37,400 Broken, Extent : Severe, Area Affected Location : At Ends Of Caps		* *	4	\$13,600	
Timber	35% 4+ \$52,300 Excess Deflections, Extent: Moderate Location: Adjacent To Bulkhead Rotting/Splitting, Extent: Moderate, A Location: Throughout	e, Area Affected : 25%	* *	4	\$19,100	

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

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

Piers	Current Repair	Future Replacemen	t l	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	ost Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural					
Piles and Bracing	20/ 4.	TIPE 8	* 5	¢2.100	
Steel	2% 4+ \$1,800 Corrosion, Extent : Moderate, Area Aff Location : Throughout	LITE	** 5	\$2,100	
Steel	30% Corrosion, Extent: Light, Area Affected Location: In Splash Zone Missing Coating, Extent: Light, Area A	l : 30%	** 5	\$32,000	
TD: 1	Location : In Splash Zone	TIPE S	* 1-5	Φ4. <b>7</b> 00	
Timber	15% Now \$53,000 Broken, Extent : Severe, Area Affected Location : Throughout		* 4-5	\$4,700	
Timber	15% 4+ \$35,300 Rotting/Splitting, Extent : Moderate, An Location : Throughout	LITE	* 4-5	\$4,700	
Timber	18% Rotting/Splitting, Extent : Light, Area A Location : Throughout	LIFE	** 4-5	\$5,600	
Not Accessible	20%				
Coping/Curb Timber	100% Rotting/Splitting, Extent: Moderate, An Location: Station 1+28 From South	LIFE	: *		
ender					
Wales and Chocks					
Timber	95%	2032	* 4	\$13,800	
No Component	5%				
Piles Timber	58% Rotting/Splitting, Extent : Light, Area A Location : At Tops Of Piles	2032	* 4	\$3,900	
Timber	2% 4+ \$400  Rotting/Splitting, Extent: Moderate, And Location: At Tops Of Piles	2032	** 4	\$100	
No Component Not Accessible	5% 35%				

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

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

Print Date: 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		
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



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

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

Asset #: 1837

Piers	Current Repa	ir	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)		ear Estima FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural Deck							
Concrete	40% 0-2 Corrosion of Reinforceme. Location: Underdeck Exposed Reinforcement, E Location: Underdeck Spalling, Extent: Severe, Location: Underdeck	nt, Extent : Sever Extent : Severe, An	rea Affected :		5	\$6,900	
Concrete	10% 4+ Cracking, Extent: Modera Location: Isolated Thro Spalling, Extent: Modera Location: Isolated Thro	ate, Area Affected ughout Topside te, Area Affected		* *	5	\$1,700	
Concrete	20%		IFE	* *	5	\$3,400	
Timber	25% Surface Wearing/Scaling, Location: Throughout		IFE rea Affected :	**	5	\$9,700	
Not Accessible	5%						
Pile Caps Timber	5% Now Broken, Extent : Severe, A Location : Pile Cap End	rea Affected : 20	JIFE %	* *	4	\$3,600	
Timber	10% 4+ Rotting/Splitting, Extent : Location : Pile Cap End	Moderate, Area A	IFE Affected : 20%	* *	4	\$7,200	
Timber	85% Rotting/Splitting, Extent : Location : Throughout		IFE ted : 20%	* *	4	\$61,400	
Piles and Bracing Timber	10% Now Broken, Extent : Severe, A Location : Isolated Thro	rea Affected : 20	IFE %	* *	4-5	\$4,100	
Timber	15% 4+ Rotting/Splitting, Extent: Location: Throughout	. /	IFE Affected : 30%	* *	4-5	\$6,200	
Timber	25%	L	IFE	* *	4-5	\$10,300	
Not Accessible	50%						
ender							
Facing Timber	100% Rotting/Splitting, Extent: Location: At Breasting Surface Wearing/Scaling,	Moderate, Area A Dolphins			3	\$46,600	
	Surface Wearing/Scaling, Location : At Breasting I	_		40%			

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

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

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

Piers	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fender				
Piles	50/ 4. ¢15.700	2022 **	2.5	
Steel	5% 4+ \$15,700	2032	3-5 \$9,900	
	Corrosion, Extent : Severe, Area Affect Location : At Breasting Dolphins In T			
Steel	20%	2032 **	3-5 \$76,400	
	Corrosion, Extent : Light, Area Affected	d : 50%		
	Location: At Breasting Dolphins Abo	ve Water		
	Other Observation, Extent: Moderate,	Area Affected : 50%		
	Location: At Breasting Dolphins Abo	ve 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	d: 50%		
	Location: Throughout			
No Component	10%			
Coping/Curb				
Timber	70%	LIFE **		
No Component	30%			

<sup>\*\*</sup> 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

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

Area Sq Ft : 930 Project Type : CORRECTION

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

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

#### **CAPITAL**

**Total** 

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			



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

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

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

Piers	Current R	lepair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Deck	250/		LIEE	* *	~	<b>\$400</b>	
Concrete	25% Cracking, Extent : Lig Location : Throughd		LIFE : 50%	* *	5	\$400	
Not Accessible	75%						
Pile Caps							
Timber	80% 4+ Rotting/Splitting, Exte Location : End Of P		LIFE ea Affecte	* * ed : 5%	4	\$5,800	
	Other Observation, E. Location : Random Explanation : Minor		Affected	: 5%			
Timber	15%	spitting	LIFE	* *	4	\$1,100	
Timber	5% Now	\$4,500	LIFE	* *	4	\$400	
Timoei	Rotting/Splitting, Exte Location : Along Fa	ent : Severe, Area A		50%		Ψ.00	
Piles and Bracing							
Timber	10% 4+ Rotting/Splitting, Exte Location : Along Fa		LIFE ea Affecte	* * ed : 20%	4-5	\$400	
Timber	60% Rotting/Splitting, Exte Location : Above Wo		LIFE fected : 2	* *	4-5	\$2,500	
Not Accessible	30%						
Deck Elements Railing							
Steel	100% Corrosion, Extent : Li Location : Througho		2021 : 25%				

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

 $Program / Asset \# \quad : \ DOC0001.146 / 1839 \qquad \qquad Yr \ Built/Renovated \quad : \\$ 

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			



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

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

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

Piers	Current Repair	Future Replace	ment	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimate FY	d Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck				_		
Concrete	70%	LIFE	* *	5	\$4,000	
Timber	·	3,400 LIFE	* *	5	\$3,800	
	Other Observation, Extent : Sev	ere, Area Affected : 100%				
	Location : Throughout					
	Explanation : Completely Fail	ed And Unusable				
Pile Caps				_		
Concrete		8,800 LIFE	* *	5	\$100	
	Spalling, Extent : Moderate, Are	•••				
	Location : At Bottom Of Pier (					
Timber	40% 2-4 \$11	7,800 LIFE	* *	4	\$9,600	
	Rotting/Splitting, Extent: Mode	rate, Area Affected : 50%				
	Location : At Offshore Pier					
Piles and Bracing						
Timber		3,500 LIFE	* *	4-5	\$4,100	
	Rotting/Splitting, Extent: Mode	rate, Area Affected : 40%				
	Location : at offshore pier					
Not Accessible	70%					
Gender						
Wales and Chocks						
Timber	100% Now \$24.	5,100 2038	* *	4	\$15,700	
	Other Observation, Extent : Sev	ere, Area Affected : 100%				
	Location : Throughout					
	Explanation : Completely Fail	ed And Unusable				
Piles						
Timber		8,500 2038	* *	4	\$7,300	
	Other Observation, Extent : Sev	ere, Area Affected : 100%				
	Location: Throughout					
	Explanation : Completely Fail	ed And Unusable				

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			



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

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

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

Piers	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck	700/ N. O.		de de	_	<b>01.100</b>	
Timber		1,800 LIFE	* *	5	\$1,100	
	Broken, Extent : Severe, Area Af Location : At End	eciea : 100%				
	Missing Part, Extent : Severe, A	rea Affected · 100%				
	Location : At End	ca rijjecica i 10070				
Timber	50%	LIFE	* *	5	\$1,100	
Pile Caps	3070	EH E			Ψ1,100	
Timber	25% 2-4 \$6	5,200 LIFE	* *	4	\$1,000	
	Rotting/Splitting, Extent: Moder	ate, Area Affected :	50%			
	Location : Random					
Timber	75%	LIFE	* *	4	\$3,000	
Piles and Bracing						
Timber		,400 LIFE	* *	4-5	\$900	1
	Broken, Extent : Severe, Area Af	fected : 50%				
	Location: At End Of Pier	ACC4-1 - 500/				
	Missing Pile, Extent : Severe, Ar Location : At End Of Pier	ea Affectea : 50%				
T' 1		L100 LIEE	* *	4.5	¢1 400	
Timber	60% 2-4 \$14 Rotting/Splitting, Extent : Moder	1,100 LIFE		4-5	\$1,400	
	Location : Throughout	aie, mea mjeciea .	3070			
Deck Elements						
Railing						
Timber	20% 2-4 \$4	1,700 2017	\$9,400			
	Other Observation, Extent : Mod	lerate, Area Affected	l : 40%			
	Location : Random					
	Explanation: Broken					
Timber	·	7,700 2018	\$37,700			
	Other Observation, Extent : Seve	re, Area Affected : I	100%			
	Location : End Of Pier					
	Explanation : Missing					

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

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

Print Date: 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

 $Program / Asset \# \quad : \ DOC0011.000 / \ 13476 \qquad \qquad Yr \ Built/Renovated \quad : \\$ 

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



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

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

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

Bulkheads	Current Repair		<b>Future Replacement</b>		Maintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Structural										
Sheet Piles										
Steel	35% 4+	\$248,000	LIFE	* *						
	Corrosion, Extent : Moderate, Area Affected : 25%									
	Location : Splash Zo	ne								
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				

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

**DEPARTMENT OF CORRECTION - FY 2016** Print Date: 23-Oct-2015

**Asset Name** : RIKERS ISLAND BULKHEAD STEEL SHEET PILE Address : RIKERS ISLAND NORTH END INSHORE OF MARINA

**Borough** : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.250 / 13509 Yr Built/Renovated

Linear Ft : 204 **Project Type** : CORRECTION

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

**Areas Surveyed** 

BIN **Block** : 2605 Lot 40

#### **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



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

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

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

Asset #: 13509

Bulkheads	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb						
Timber	95%	LIFE	* *	5	\$100	
Timber	5% 4+ \$1,200	LIFE	* *	5		
	Rotting/Splitting, Extent: Moderate, Ar Location: At North End	ea Affected : .	50%			
Sheet Piles						
Steel	50%	LIFE	* *			
	Corrosion, Extent : Light, Area Affected	l : 15%				
	Location : At Top Of Sheet Piles					
	Missing Coating, Extent: Light, Area A	ffected : 15%				
	Location : At Top Of Sheet Piles	A A CC . 1	50/			
	Other Observation, Extent : Moderate, A	Area Affected	: 5%			
	Location: Throughout					
	Explanation: Exposed Cut Out Holes	For Tie Back	S			
Not Accessible	50%					
Wales Steel	100%	LIFE	* *	5	\$4,800	
Steel	Corrosion, Extent : Light, Area Affected		4. 4.	3	\$4,800	
	Location: Throughout	1.10/0				
	Missing Coating, Extent: Light, Area A	ffeeted : 10%				
	Location : Throughout	јјества . 1070				
Pile Caps	Location: Throughout					
Concrete	100%	LIFE	* *	5	\$600	
Backfill						
Fill						
Topsoil	2% Now \$200	2051	* *			
	Other Observation, Extent : Severe, Are	a Affected : 1	0%			
	Location: Station 1+35 From South E	Beneath Conc	rete Surface			
	Explanation: Settlement					
Not Accessible	98%					
Surface						
Asphalt	5% Now \$200	2032	* *	5	\$100	
	Settlement, Extent : Severe, Area Affect					
	Location: North End Station 1+90 To	2+01				
Asphalt	5%	2032	* *	5	\$100	
Concrete	25%	2032	* *	5	\$600	
	Cracking, Extent: Moderate, Area Affect	cted : 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 Aff	ected : 10%				
	Location : Adjacent To Bulkhead					
	Other Observation, Extent: Severe, Are	ea Affected : 1	0%			
	Location: Stations 0+00 to 0+50					
	Explanation : Sinkholes Adjacent To E	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.

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

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

Bulkheads	Curi	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender							
Piles							
Timber	5% 4+	\$1,000	2032	* *	4	\$200	
	Worn, Extent : M Location : Thr	Ioderate, Area Affected oughout	! : 20%				
Timber	40%		2032	* *	4	\$2,000	
		ight, Area Affected : 20 oughout				, ,,,,,,	
No Component	10%						
Not Accessible	45%						
Wales and Chocks							
Timber	5% No	w \$4,800	2038	* *	4	\$600	
	Broken, Extent : Location : Thr	Severe, Area Affected . oughout	100%				
Timber	10% 4+	- \$2,900	2032	* *	4	\$1,100	
	•	ents, Extent : Moderate at Face Of Bulkhead		fected : 50%		, ,	
	Worn, Extent : M Location : Thr	Ioderate, Area Affected oughout	! : 30%				
Timber	75%		2032	* *	4	\$8,300	
No Component	10%						

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 :

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			



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

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

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

Bulkheads	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment						
Stone	80%	LIFE	* *	5	\$1,100	
Stone		25,800 LIFE	* *	5	\$300	
	Settlement, Extent : Moderate,		%			
	Location : North Half Of Bul	khead				
Sheet Piles						
Timber		50,500 LIFE	* *	4	\$400	
	Displaced Elements, Extent : I		d : 15%			
	Location : Isolated Through					
	Rotting/Splitting, Extent: Mod	erate, Area Affecte	ed : 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 Location : North Half Of Bul					
Asphalt	2% Now	\$200 2036	* *	5		
1	Settlement, Extent : Severe, Ar	ea Affected : 15%				
	Location: Station 0+21 From	n South End				
Fender		-				
Piles						
Steel	30% 4+ \$	13,800 2026	\$45,900			
	Corrosion, Extent : Moderate,	Area Affected : 30	%			
	Location : Soldier Piles In F	ont Of Sheeting				
Steel	10%	2026	\$15,300	10		
	Corrosion, Extent : Light, Area	เ Affected : 30%				
	Location : Soldier Piles In F	ront Of Sheeting				
Steel	10% 2-4	\$4,600 2026	\$15,300			
~~~	Corrosion, Extent : Severe, Ar Location : Soldier Piles In F	ea Affected : 30%	Ψ12,200			
No Component	50%	- J				
No Component	JU70					

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

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

Print Date: 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 :

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			



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

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

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

Bulkheads		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Stone	30%		\$328,200	LIFE	* *	5	\$7,300	
			Extent : Severe, Are	a Affecte	ed: 75%			
		ı : Random						
			apse Of Wall					
Stone	50%			LIFE	* *	5	\$12,200	
Stone	10%		\$164,100	LIFE	* *	5	\$2,400	
	-	l Elements, 1 : Through	Extent : Light, Area	a Affecte	d : 10%			
Not Accessible	10%							
Backfill								
Fill								
Topsoil	30%		\$17,600	2058	* *			
			ere, Area Affected	50%				
	Location	ı : At Colla	psed Areas					
Not Accessible	70%							
Surface								
Asphalt	10%	4+	\$1,000	2032	* *	5	\$200	
	Cracking,	Extent: L	ght, Area Affected	5%				
	Location	ı : Random						
Topsoil	60%			2021	\$17,600	5	\$800	
•	Other Obs	servation, I	Extent : Light, Area	Affected	1:10%			
	Location	ı : Random						
	Explana	tion : Eros	ion, Settlement					
Topsoil	30%	Now	\$3,500	2023	\$8,800	5	\$200	
<b>r</b>			: Severe, Area Affe			-	,	
			psed Areas					

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

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** 



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

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

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

Structural Revetment Concrete Stone Stone No Component Total  Stone Ston	** **	Cycle (Yrs)	Estimated Cost \$5,200	Priority
Revetment   Concrete   30%   LIFE	* *	5	\$5,200	
Concrete   30%   LIFE	* *	5	\$5,200	
Stone 5% Now \$724,500 LIFE  Missing Part, Extent: Severe, Area Affected: 100%  Location: Isolated Throughout  Stone 50% LIFE  No Component 15%  Backfill Fill Topsoil 2% Now \$28,300 2051  Erosion, Extent: Severe, Area Affected: 25%	* *	5	\$5,200	
Missing Part, Extent: Severe, Area Affected: 100% Location: Isolated Throughout  Stone No Component 15%  Backfill Fill Topsoil 2% Now \$28,300 2051 Erosion, Extent: Severe, Area Affected: 25%		5	\$5,200	
Stone 50% LIFE No Component 15%  Backfill Fill Topsoil 2% Now \$28,300 2051 Erosion, Extent: Severe, Area Affected: 25%	* *			
No Component 15%  Backfill Fill Topsoil 2% Now \$28,300 2051  Erosion, Extent: Severe, Area Affected: 25%	* *			
Backfill Fill Topsoil 2% Now \$28,300 2051 Erosion, Extent: Severe, Area Affected: 25%		5	\$51,700	
Fill Topsoil 2% Now \$28,300 2051 Erosion, Extent: Severe, Area Affected: 25%				
Topsoil 2% Now \$28,300 2051 Erosion, Extent : Severe, Area Affected : 25%				
Erosion, Extent : Severe, Area Affected : 25%				
	* *			
Location : Isolated Throughout				
Location . Isolated Intolognout				
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 Building	s 160 And 1	140		
Other Observation, Extent : Severe, Area Affected : 50%	ó			
Location: Scarping Of Bank Behind Revetment Station 134+58, 139+13, 142+50		7+00, 1.	31+05, 133+50,	
Explanation: Revetment Sta. 0+00 At South End Of A.	sset 13508	(counter	clockwise)	
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%				

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

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



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

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

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

Asset #: 13510

Marinas/Docks	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways						
Deck	100%	2021	¢17.400	5	\$500	
Timber	Surface Wearing/Scaling, Extent : Ligh Location : Isolated Throughout		\$17,400 ffected : 25%	5	\$300	
Gangways						
Aluminum	100%	2049	* *	1-3	\$4,700	
Piles and Bracing	-0.0	• • • •			44.000	
Steel	70% Corrosion, Extent : Light, Area Affected Location : Splash Zone	2043 d: 20%	* *	5-10	\$1,000	
	Missing Coating, Extent : Moderate, An Location : Splash Zone	rea Affect	ed : 25%			
Not Accessible	30%					
Floating Docks						
Anchor Piles						
Steel	60% Corrosion, Extent : Light, Area Affected Location : At Guide Pad Locations Missing Coating, Extent : Light, Area A Location : At Guide Pad Locations		**	3-5	\$5,300	
Not Accessible	40%					
Fenders						
Rubber	100%	2022	\$300	1-2	\$200	
Barge						
Steel	80% Corrosion, Extent : Light, Area Affected Location : Splash Zone	2032 d: 25%	**	5	\$1,100	
Not Accessible	20%					
Protective Structure Pile Cluster Timber	40%	2024	\$86,000	4-10	\$27,500	
Timber	Other Observation, Extent : Light, Area Location : At Bottom Wire Ropes Explanation : Corrosion			4-10	Ψ27,500	
Not Accessible	60%					
Deck Elements Railing Aluminum Steel	60% 40%	2022 2022				
	Corrosion, Extent : Light, Area Affected Location : Isolated At Welds And Join					

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

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

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

Print Date: 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 :

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



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

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

#### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND MARINA

Asset #: 13603

Marinas/Docks	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways						
Gangways						
Aluminum	100%	2053	* *	1-3	\$9,100	
Floating Docks						
Anchor Piles	<b>7</b> 00/	20.12	de de	o =	φ1 <b>2.2</b> 00	
Steel	50%	2043	* *	3-5	\$13,200	
	Corrosion, Extent : Light, Area Affe Location : Splash Zone	ected : 20%				
	•	A A CC 1	. 250/			
	Other Observation, Extent: Light, A	Area Affectea	: 25%			
	Location : Splash Zone Explanation : Coating Loss					
NI. 4 A						
Not Accessible	50%					
Deck	1000/	2026	* *	5	¢01.000	
Concrete	100%	2036		5	\$91,900	
Fenders Vinyl	98%	2022	\$133,000	2	\$16,500	
Vinyl	2% 4+ \$3		\$2,700	2 2	\$300	
viiiyi	Other Observation, Extent : Light, A			2	Ψ300	
	Location : At End Of Dock	irea rijjeeiea	. 100/0			
	Explanation : Loose					
Floats/Frames	Zirp turituri ( ) Zoose					
Polyethylene	45%	2028	* *	1-5	\$1,500	
Polyethylene	30% 4+ \$4,7		* *	1-5	\$700	
, ,	Waterlogged/Damaged Floatation,		erate, Area Affecte	d: 100%		
	Location : South Modules					
No Component	25%					
rotective Structure						
Wave Attenuator						
Steel/Timber	60%	2049	* *	5	\$67,800	
Steel/Timber	10% 4+ \$21,1	00 2049	* *	5	\$5,600	
	Corrosion, Extent : Light, Area Affe	ected : 10%				
	Location: Splash Zone					
	Missing Coating, Extent: Light, Are	ea Affected : 1	10%			
	Location: Splash Zone					
Not Accessible	30%					
lectrical						
Lighting Fixture						
Incandescent	15% Now \$1,2	00 2017	\$6,100			
	Other Observation, Extent : Severe,		d : 25%			
	Location: Southwest Corner Of Marina					
	Explanation: Broken Electrical B	Box And Missi	ng Light Cover			
Incandescent	85%	2017	\$34,500			
lectrical/Mech						

Electrical/Mech.

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

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

#### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND MARINA

Marinas/Docks		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Electrical/Mech.								
Power Supply/Bollards								
Plastic	50%			2021	\$11,700			
Plastic	50%	Now	\$11,700	2023	\$11,700			
	Other Obs	ervation, E	xtent : Severe, Area	a Affecte	ed: 100%			
	Location	: On Docks	S					
	Explanat	ion : Broke	n					

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

#### **Project: CORRECTION**

CAPITAL	F	Y 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

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

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