#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

Asset Name	: BROOKLYN HOUSE OF DETENTION	N	
Address	: 275 ATLANTIC AVENUE @ BOERUM	A PL.	
Borough	: BROOKLYN	Agency's Number	: N/A
Program / Asset #	: DOC0003.000 / 129	Yr Built/Renovated	: 1957 / 2005
Area Sq Ft	: 161,765	Project Type	: CORRECTION
Date of Survey	: 25-Jul-2012	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,3,5,7,9,11		
Block	: 175 Lot : 1	BIN	: 3000605

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,456,900	\$219,000
Interior Architecture	\$532,000	\$426,800
Electrical	\$492,300	\$570,300
Mechanical	\$308,200	\$573,500
Total	\$4,789,400	\$1,789,600
Priority A	\$3,456,900	\$219,000
Priority B	\$997,700	\$1,143,800
Priority C	\$334,800	\$426,800
Total	\$4,789,400	\$1,789,600

Priority C	\$27,500	\$2,500	\$7,400	
Priority B	\$136,100	\$106,000	\$121,000	\$204,800
Priority A	\$27,200			\$8,500
Total	\$190,800	\$108,600	\$128,400	\$213,300
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Mechanical	\$21,600	\$15,400	\$22,700	\$40,100
Electrical	\$35,100	\$14,700	\$22,300	\$88,700
Interior Architecture	\$31,000	\$2,500	\$7,400	
Exterior Architecture	\$27,200			\$8,500
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

Asset # : 129

rchitecture		Current F	Renair	Futur	e Replacement	м	aintenance	
vstem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority Cod
terior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	\$31,400	А
Masonry: Brick	80%			LIFE	* *	5	\$107,300	А
Granite Panels	15%			LIFE	* *	5	\$15,100	Α
Windows								
Glass Block	Location Glazing B Location Jnt Morta Location Other Obs Location	Crumbling, a : North Fa roken/Crac a : North Fa r Miss/Eroa a : Through a : Through kervation, E a : North Fa	\$387,600 Extent : Severe, A acade, South Facaa ked, Extent : Sever acade, South Facaa l, Extent : Moderat out Extent : Moderate, A acade, South Facaa red With Protection	le e, Area A le e, Area A Area Affe le	Affected : 50% Affected : 50% cted : 50%	5	\$6,800	A
Metal/Detention Type	Location Deteriora Location Thermally Location Caulking Location Other Obs Location	1 : Through ted Finish, 1 : Through 1 Inefficient, 1 : North Fo Deteriorate 1 : Through servation, E 1 : North Fo	Extent : Moderate, out . Extent : Moderate acade, South Facaa d, Extent : Modera	Area Aff , Area A le te, Area tea Affe le	fected : 50% ffected : 50% Affected : 50% cted : 100%	5	\$111,700	A
Parapets	1			0				
Masonry: Brick	60%			LIFE	* *	5	\$1,100	А
Masonry: Limestone		Now r Miss/Erod 1 : Coping	\$2,200 l, Extent : Moderat	LIFE e, Area A	* * Affected : 25%	5	\$100	А
Metal: Cage/Fence	25%			2028	* *	5-10	\$3,400	А
Granite Panels	10%			LIFE	* *	5	\$200	A

*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.

### Asset # : 129

Architecture		Current Repair			e Replacement	Μ	aintenance	
System Component Type	% of 1 Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof Copper/Terne	1%	0-2	\$2,500	2063	* *			А
copper/reme	- / *		nts, Extent : Seve		Affected : 100%			11
		: Throughou		.,	55			
Copper/Terne	1%			2063	* *	10	\$500	А
		lace Eviden	t, Extent : Light,		ected : 100%			
	Location	: Throughou	ut					
Metal Panel	5%			2043	* *	10	\$2,000	А
			t, Extent : Light,	Area Aff	ected : 100%			
	Location	: Throughou	ut					
Modified Bitumen	30%			2028	* *	10	\$6,500	А
Modified Bitumen	10%	Now	\$4,800	2028	* *			А
	-	-	ent : Moderate, A					
			inistration And V					
			tent : Moderate, A inistration And V					
					* *			•
Modified Bitumen	10%	0-2 a Extent : S	\$16,100 Severe, Area Affeo	2033				А
	-	s, Extent . 5 : Throughou		<i>ieu</i> . 20 <i>)</i>	<i>7</i> 0			
		0	 tent : Moderate, 1	Area Affe	cted : 100%			
			n Area Over Chaj					
	Explanat	ion : Roof Is	Covered With T	raffic Pa	ds			
Plaza Roof: Stone Pane	els 3%			2053	* *			А
	Other Obse	ervation, Ext	tent : Light, Area	Affected	: 100%			
		: Throughou						
		ion : Replac						
Single Ply Membrane	10%	0-2	\$1,600	2023	\$7,900			А
		-	-	oderate,	Area Affected : 30	%		
		: Throughou	ut					
Single Ply Membrane	30%			2031	* *	10	\$6,500	А
	-	lace Eviden : Over Elevi	t, Extent : Light,	Area Aff	ected : 100%			

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### Asset # : 129

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Floors								
Carpet	3%			2025	* *	3	\$7,600	С
		place Evide 1 : Through	ent, Extent : Light, . out	Area Affe	ected : 100%			
Cast in Place Concrete	37%	0-2	\$97,400	LIFE	* *	5	\$136,600	С
	-	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Ceramic Tile	5%			2032	* *	5	\$8,400	С
Granite Panels	5%			LIFE	* *	5	\$6,300	С
Quarry Tile	10%	0-2	\$27,500	2036	* *	5	\$12,700	С
	-	Crumbling, 1 : Through	Extent : Severe, A out	rea Affec	eted : 25%			
Terrazzo	25%			LIFE	* *	5	\$33,000	С
Vinyl Tile	15%			2023	\$247,100	3	\$9,500	С
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,500	С
Glass: Special Gauge	5%			LIFE	* *	1		С
Gypsum Board	10%			LIFE	* *	5	\$17,200	С
Plaster	15%			LIFE	* *	5	\$12,900	С
SGFT/Glazed Masonry	35%		\$237,300	LIFE	* *			С
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 20%			
Steel Plate	25%			LIFE	* *	5	\$43,100	С
Ceilings								
AcousTileConcealSpLn			\$75,700	2028	* *	5	\$29,900	В
	-	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 30%			
AcousTileSusp.Lay-In	5%			2040	* *	5	\$6,800	В
		place Evide 1 : Through	ent, Extent : Light, . out	Area Affe	ected : 100%			
Exposed Concrete	45%	0-2	\$121,600	LIFE	* *	5	\$9,600	В
I	-		Extent : Light, Are		ed : 10%			
		tetration, E 1 : Through	xtent : Light, Area out	Affected	: 20%			
Metal Panel	5%			LIFE	* *	5	\$8,600	В
Plaster	10%			LIFE	* *	5	\$8,600	В

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

Under 600 Volts

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

#### Asset # : 129

Electrical	Current Repair	Future	e Replacement	M							
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod					
nder 600 Volts											
Service Equipment											
Molded Case Bkrs	30%	2043	* *	5	\$1,100	В					
	Other Observation, Extent : Modere	ite, Area Affeo	cted : 100%								
	Location : Electrical Room										
	Explanation : One 2000 Amps Ma	in Disconnect									
Molded Case Bkrs	70%	2023	\$23,400	5	\$2,500	В					
		Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Electrical Room										
	Explanation : Two 3000 Amps Ma	in Disconnect	t Switch								
Transformers											
Dry Type	100%	2036	* *	5	\$500	В					
	Other Observation, Extent : Modera	ate, Area Affeo	cted : 100%								
	Location : Electrical Room										
	Explanation : No Rating Available	2									
Switchgear / Switchboard											
Fused Disc Sw	30%	2043	* *	5	\$200	В					
Molded Case Bkrs	70%	2023	\$74,800	5	\$2,500	В					
Raceway											
Conduit	70%	2023	\$96,500	1		В					
Conduit	30%	2043	* *	1		В					
Panelboards											
Fused Disc Sw	5%	2022	\$5,800	5	\$200	В					
Molded Case Bkrs	95%	2022	\$109,900	5	\$3,300	В					
Wiring											
Thermoplastic	90%	2023	\$140,400	1		В					
Thermoplastic	10%	2043	* *	1		В					
Motor Controllers											
Locally Mounted	30%	2021	\$63,700	5	\$300	В					
Motor Control Center	30%	2036	* *	5	\$1,100	В					
Motor Control Center	40%	2021	\$85,000	5	\$1,400	В					
round											
Grounding Devices											
Generic	100% 2-4 \$9		* *	5	\$2,000	В					
	Other Observation, Extent : Modera	ite, Area Affec	cted : 90%								
	Location : Water Main Area										
	Explanation : Corroded										
tand-by Power											
Transfer Switches	100/	0004			<b>M M M M</b>						
Automatic	40%	2036	* *	1	\$16,300	В					
Automatic	60%	2021	\$6,700	1	\$24,500	В					

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.

#### Asset # : 129

Electrical	Current Repair	F. 129 Futur	e Replacement	Μ	Maintenance					
System				Conto		D				
Component Type	% of Fail Date Estimated ( Total (Years)	Sost Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority Code				
tand-by Power										
Generators										
Diesel	70%	2032	* *	1	\$35,900	В				
	Other Observation, Extent : Moder		cted : 100%							
	Location : Roof And Ground Floo									
	Explanation : One 400 Kw And C									
Diesel	30% Now \$22,6		* *	1	\$13,800	В				
	Not in Service, Extent : Moderate, .	Area Affected	: 100%							
	Location : Basement									
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Basement									
	Explanation : One 500 Kw									
Batteries Lead/Acid	100%	2017	\$600	5	\$4,900	В				
	100%	2017	\$600	5	\$4,900	В				
Fuel Storage	50%	2022	\$4,800	5	\$10,500	В				
Day Tank	Other Observation, Extent : Moder			5	\$10,300	D				
	Location : Generator Room	ие, леи Ајје	cieu . 10070							
	Explanation : Three 150 Gallon 7	Tanks								
Main Tank	50%	2026	* *	5	\$1,700	В				
Iviani Fank	Other Observation, Extent : Moder Location : Basement	ate, Area Affe	cted : 100%	5	\$1,700	Б				
• • •	Explanation : One 560 Gallon Ta	nĸ								
ighting Interior Lighting										
Interior Lighting Fluorescent	35%	2028	* *	10	\$36,200	В				
Thublescent			cted : 100%	10	\$50,200	D				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout									
	Explanation : Using T-8 Lamps									
Fluorescent	50%	2018	\$342,600	10	\$51,700	В				
Tuorescent	Other Observation, Extent : Moder			10	ψ51,700	Ъ				
	Location : Throughout									
	Explanation : Using T-12 Lamps									
Fluorescent	5%	2028	* *	10	\$5,200	В				
Tuoroscont	Other Observation, Extent : Moder		cted : 100%	10	<i>\$3,200</i>	D				
	Location : Throughout	, 55								
	Explanation : Using T-5 Lamps									
HID	5%	2018	\$24,100	10	\$200	В				
Incandescent	5%	2018	\$34,300	2	\$100	В				
Egress Lighting		-								
Emergency, Service	40%	2018	\$7,700	1		В				
Emergency, Battery	20%	2023	\$9,600	10	\$5,400	В				
Exit, Service	30%	2018	\$5,700	1		В				
Exit, Service	10%	2023	\$1,900	1		В				
Exterior Lighting										
HID	100%		\$56,600	10	\$400	В				

Alarm

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### Asset # : 129

			ASSEL # . I	23				
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
larm								
Security System	100-							-
Not Accessible	100%							D
Fire/Smoke Detection	60%							D
No Component Generic	40%			2033	* *	1-3	\$33,700	B
Generic			Extent : Light, Area		l : 100%	15	ψ35,700	Ъ
		n : Main De	-	55				
Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated Cost</b>	Priority
Туре	Total	(Years)		FY		(Yrs)		Cod
Heating								
Energy Source								
Campus Steam	100%			2033	* *	1		В
			Extent : Severe, Are	a Affecte	ed : 100%			
			e Side Of Street					
	Explana	tion : Fron	n Nearby Court Hou	ise				
Conversion Equipment	1000/			2026	* *	5	¢ < 700	р
Pres. Reducing Valve/LF Steam	<b>P</b> 100%			2026		5	\$6,700	В
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$5,600	В
Terminal Devices	10070			2000		· · ·	40,000	2
Air Handler	90%	Now	\$191,700	2028	* *	1	\$56,600	В
	Obsolete	Equipment,	Extent : Moderate,	Area Af	ffected : 100%			
	Location	n : Through	nout					
Convector/Radiator	3%			2028	* *	1	\$1,100	В
Unit Heater-Stm/HW	7%			2023	\$148,200	4	\$1,100	В
Air Conditioning								
Energy Source	1000							Ð
Electricity	100%			2039	* *	1		В
Conversion Equipment	20/			2024	¢22 000	n	¢100	п
Int Pkg Unit - Cooling Ext Pkg Unit - Cooling	2% 10%			2024 2028	\$33,900 * *	2 2	\$100 \$700	B B
Extrikg Unit - Cooling			tent : Light, Area A			L	\$700	D
			ondenser Units	Jucica .	100/0			
			Extent : Light, Area	Affected	l : 100%			
	Location			55				
		-	er Air Condenser U	nits Are	Served With Refrig	erant 41	0a	
No Component	88%				7.0			D
Ventilation	/ •							

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

Asset # : 129

Mechanical	(	Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
entilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2-5	\$59,700	В
No Component	5%							D
			tent : Light, Area	Affected	: 0%			
			Lobby Entrance	·	indian Mardad Ar	This I a		
Exhaust Fans	Explanatio	n : Does	vot Have ventilat	ion - ven	tilation Needed At	This Loc	cation	
Interior	80%			2018	\$116,500	2	\$2,800	В
Roof	20%			2018	\$110,500	2	\$700	B
lumbing	2070			2028		2	φ700	Ъ
H/C Water Piping								
Brass/Copper	5%			2033	* *	1		В
Galv Iron/Steel		Now	\$7,500	2028	* *	1		B
			oderate, Area Affe		%			
	Location :							
HW Heat Exchanger								
Low Temp	100%			2023	\$40,900	4	\$16,800	В
	Other Obser	vation, E	xtent : Light, Area	Affected	: 100%			
	Location :	Basement	L .					
	Explanatio	n : 5 Unit	'S					
Sanitary Piping								_
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/			LIFE	ste ste	1		D
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	1000/			2010	¢10,c00	4	¢1 200	р
Rigid Piping	100%			2018	\$10,600	4	\$1,300	В
Sewage Ejector(s) Electric	100%			2031	* *	4	\$2,000	В
Fixtures	100%			2031		4	\$2,000	D
Generic	100%							В
ertical Transport	10070							D
Elevators								
Geared Traction	85%			LIFE	* *			С
		vation, E	xtent : Light, Area		: 85%			-
	Location :		-	00				
	Explanatio	n : 6 Unit	s					
Hydraulic	15%			LIFE	* *			С
		vation, E	tent : Light, Area		: 15%			-
	Location :	B-3	-					
	Explanatio	n : 1 Unit						
re Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$59,100	В
Sprinkler								
No Component	75%							D
Generic	25%			2023	\$384,400	1-2	\$7,900	В

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Asset # : 129

Mechanical	Curren	Current Repair			M		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Fire Pump Generic	100%		2032	* *	1	\$21,100	В

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

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

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

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 : 19	089 / 2005				
Area Sq Ft	: 163,072	Project Type : CO	ORRECTION				
Date of Survey	: 24-Jul-2012	Landmark Status : NO	ONE				
Areas Surveyed	: Basement, Roof, Floors 1,3,5,7,9						
Block	: 198 Lot : 1	BIN : 10	02364				

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$502,500	\$396,600
Interior Architecture	\$238,200	\$831,000
Electrical	\$95,900	\$955,500
Mechanical	\$273,700	\$826,800
Total	\$1,110,300	\$3,009,900
Priority A	\$502,500	\$396,600
Priority B	\$369,600	\$1,782,300
Priority C	\$238,200	\$831,000
Total	\$1,110,300	\$3,009,900

Total	\$171,300	\$121,700	\$150,700	\$133,600
Priority C	\$19,300			\$7,400
Priority B	\$151,800	\$119,300	\$150,700	\$126,100
Priority A	\$200	\$2,400		
Total	\$171,300	\$121,700	\$150,700	\$133,600
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Mechanical	\$56,100	\$36,300	\$75,200	\$45,700
Electrical	\$13,200	\$20,800	\$13,300	\$18,200
Interior Architecture	\$39,600			\$7,400
Exterior Architecture	\$200	\$2,400		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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#### Asset # : 2013

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$19,800	А
Concrete Masonry Unit				LIFE	* *	5	\$5,800	А
Granite Panels	25%		\$205,200	LIFE	* *	5	\$24,800	А
	-		ed, Extent : Modera					
	Location	ı : At Junct	ion Of South Wall A	And Coni	necting Corridor I	o South 2	Tower	
Pre-Cast Concrete	65%			LIFE	* *	5	\$279,500	А
Windows								
Glass Block	10%			LIFE	* *	5	\$4,500	А
Metal/Detention Type	90%			2043	* *	5	\$234,200	А
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Cells At	West Side					
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$7,700	А
Concrete Masonry Unit	10%			LIFE	* *	5	\$200	А
Metal Rail	5%	4+	\$200	2036	* *	5	\$800	А
	Corrosion	Rusting, E	Extent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Over Gy	mnasium					
Metal: Cage/Fence	25%			2036	* *	5-10	\$4,100	А
Pre-Cast Concrete	25%			LIFE	* *	5	\$3,400	А
Roof								
<b>IRMA/Protected</b>	35%	Now	\$87,600	2033	* *			А
Membrane								
		ck Ballast, 1 : Over 9th	Extent : Moderate, Floor	Area Afj	fected : 100%			
		n Growth, 1 1 : Over 9th	Extent : Moderate, A N Floor	Area Affe	ected : 15%			
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	n : Over 9th	n Floor Cells, Mech	anical R	oom			
IRMA/Protected Membrane	5%			2031	* *	10	\$1,300	А
	Recent Re	place Evid	ent, Extent : Light, .	Area Affe	ected : 100%			
		-	evator Equipment R					
Paver: Asphalt	10%		• •	2032	* *	10	\$3,900	А
Traffic Topping	50%	Now	\$92,700	2032	* *	10	ψ3,700	A
Traine Topping			Extent : Moderate		ffected · 25%			$\mathbf{n}$
			Activity Area	,	<i>jeeled</i> <b>1 2</b> <i>0 / 0</i>			
			tent : Moderate, Ai	ea Affec	ted · 25%			
	-		Activity Area	cu nyjet.	icu : 2070			
			: Moderate, Area	Affected	· 35%			
			Activity Area	Jucica				

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 2013

			Asset # : 20					
Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
iterior								
Floors								
Cast in Place Concrete	0		\$66,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$186,100	С
Ceramic Tile		0-2 Crumbling, 1 : Through	\$19,300 Extent : Light, Are out	2032 ea Affecte	* * ed : 10%	5	\$4,300	С
Quarry Tile		0-2 Crumbling, 1 : Through	\$55,500 Extent : Light, Are out	2036 ea Affecte	* * ed : 40%	5	\$6,400	С
Terrazzo	5%			LIFE	* *	5	\$6,600	С
Vinyl Tile	0	0-2 Crumbling, 1 : Through	\$116,300 Extent : Severe, A out	2023 rea Affec	\$581,300 eted : 30%	3	\$22,300	C
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			С
Concrete Masonry Unit	55%			LIFE	* *	5	\$63,700	С
Glass: Single Pane	5%			LIFE	* *	5	\$10,900	С
Gypsum Board	5%			LIFE	* *	5	\$8,700	С
Metal Security Bars	10%			LIFE	* *			С
SGFT/Glazed Masonry	5%			LIFE	* *			С
Ceilings AcousTileConcealSpLn	Cracking/	0-2 Crumbling, 1 : Through	\$10,900 Extent : Light, Are out	2028 va Affecto	* * ed : 20%	5	\$8,600	В
AcousTileSusp.Lay-In	10%	0-2	\$9,400	2028	* *	5	\$6,900	В
1.00005111050059.2009 III	Cracking/		Extent : Moderate		ffected : 20%	5	<i><b>Q</b></i> <b>QQQQQQQQQQQQQ</b>	D
Exposed Concrete	55%			LIFE	* *	5	\$11,900	В
Exposed Struc: Steel	5%			LIFE	* *			В
Metal Panel	10%			LIFE	* *	5	\$17,200	В
Plaster	10%			LIFE	* *	5	\$8,600	В
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		Cod
nder 600 Volts Service Equipment Fused Disc Sw	100% Other Obs	servation, E	xtent : Moderate, A	2033 Area Affe	* * octed : 100%	5	\$600	В
	Location	ı : Electrica		55 -				
Transformers Dry Type	100%			2028	* *	5	\$500	В

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.

Asset # : 2013

	C	ASSET # : 20		o Poplacement	M	aintenance	
Electrical	Curr	ent Repair	Futur	e Replacement	IVI	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts							•
Switchgear / Switchboard							
Air Circuit Breaker	30%		2033	* *	5	\$200	В
Molded Case Bkrs	70%		2033	* *	5	\$2,500	В
Raceway							
Conduit	100%		2033	* *	1		В
Panelboards Molded Case Bkrs	100%		2031	* *	5	\$3,500	В
Wiring							
Thermoplastic	100%		2033	* *	1		В
Motor Controllers							
Locally Mounted	20%		2028	* *	5	\$200	В
Motor Control Center	80%		2021	\$170,000	5	\$2,900	В
Ground							
Grounding Devices							
Generic	100% 0-2		LIFE	* *	5	\$2,000	В
		on, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Bas	ement					
	Explanation : O	Corroded					
Stand-by Power							
Transfer Switches							
Automatic	100%		2028	* *	1	\$41,200	В
Generators							
Diesel	100%		2026	* *	1	\$51,700	В
		on, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Gen		_				
	Explanation : 2	2- 650 Kva Mitsubishi C	enerator	`S			
Batteries	1000/		2010	ф.coo	-	¢4,000	D
Lead/Acid	100%		2018	\$600	5	\$4,900	В
Fuel Storage	500/		2021	ste ste	-	¢10,500	D
Day Tank	50%		2031	* *	5	\$10,500	В
		on, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Gen						
	Explanation :	100 Gallons					
Main Tank	50%		2038	* *	5	\$1,700	В
Lighting							
Interior Lighting							
Fluorescent	92%		2028	* *	10	\$95,900	В
		on, Extent : Moderate, A	Area Affe	cted : 100%			
		oughout The Building					
	Explanation : 2	T-8 Lamps					
Fluorescent	5%		2023	\$34,500	10	\$5,200	В
	Other Observati	on, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Bas	ement					
	Explanation : 2	-12 Lamps					
	Buptantanton	-12 Lumps					

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.

Asset # : 2013

			Asset # : 20	013				
Electrical		Current F	Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ighting								
Egress Lighting Exit, Service	50%			2023	\$9,700	1	¢2,000	В
Exit, Battery	50%			2023	\$48,300	10	\$3,800	В
Exterior Lighting HID	100%			2023	\$57,000	10	\$400	В
Alarm					+,		+ • • •	
Security System Not Accessible	100%							D
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2023	\$645,600	1-3	\$32,900	В
Mechanical		Current F	Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Heating								
Energy Source								
Utility Steam	100%			2043	* *	1		В
	Other Obs	servation, E	Extent : Severe, Area	a Affected	d : 100%			
	Location	ı : Basemen	et					
	Explana	tion : Stean	n Is Provided From	100 Cen	tre Street			
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LF	<b>P</b> 100%			2026	* *	5	\$6,800	В
Steam								
Distribution	1000/	NT	¢0,400	2022	* *	4	¢5 (00	л
Steam Piping/Pump	100%		\$9,400 oderate, Area Affe	2033		4	\$5,600	В
		: Extent : M 1 : Basemen		ciea : 10%	<i>/</i> 0			
Terminal Devices	Locuitor	i . Dusemen						
Air Handler	95%			2023	\$680,100	1	\$66,900	В
Convector/Radiator	5%			2028	**	1	\$1,800	B
Air Conditioning	0,0			2020		-	<i>\</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller				2036	* *	1	\$98,500	В
		efrigerant, 1 1 : Chillers	Extent : Light, Area	ı Affected	: 100%			
			Extent : Light, Area	Affected	: 100%			
			Room, 3rd Floor					
		tion : 2 Un						
No Component	20%							D
Distribution	- / •							
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$5,600	В

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.

#### Asset # : 2013

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ir Conditioning Terminal Devices Air Handler/Cool/Ht	-		ent, Extent : Light, . For Air Handlers	2028 Area Affe	* * ected : 20%	1	\$70,400	В
Heat Rejection Water Cool Tower	100% Obsolete E Location		\$158,600 Extent : Severe, Ai	2028 Sea Affect	* * ted : 100%	2	\$91,500	В
entilation Distribution Ductwork/Diffusers		Now uning, Exte : Through	\$75,400 nt : Moderate, Are out	LIFE a Affecte	* * ed : 100%	2-5	\$63,400	В
Exhaust Fans Interior	100%			2023	\$146,800	2	\$3,500	В
lumbing H/C Water Piping Galv Iron/Steel		Now ted, Extent : Basemen	\$39,700 : Severe, Area Affa t	2028 ected : 20	* *	1		В
HW Heat Exchanger Low Temp		Now ctent : Seve : Basemen	\$12,400 re, Area Affected : t	2033 50%	* *	4	\$11,300	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Submersible	100%			2017	\$6,400	4	\$1,300	В
Sewage Ejector(s) Electric	100%			2023	\$10,600	4	\$2,000	В
Backflow Preventer Generic	100%			2023	\$12,900	1	\$7,000	В
Fixtures Generic	Location	: Through			d : 100% 1mates And 20% P.	orcelain	For Others	В

Vertical Transport

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#### Asset # : 2013

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ited Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			С
	Other Observation, Extent : L	ight, Area Affected	: 80%			
	Location : B-10					
	Explanation : 5 Units					
Hydraulic	20%	LIFE	* *			С
-	Other Observation, Extent : L	ight, Area Affected	: 20%			
	Location : B-1					
	Explanation : 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$57,400	В
Sprinkler						
Generic	100%	2043	* *	1-2	\$31,900	В
Fire Pump						
Generic	100%	2032	* *	1	\$21,300	В

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#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$707,700	\$395,000
Interior Architecture	\$656,500	\$1,098,200
Electrical	\$215,100	\$956,100
Mechanical	\$335,800	\$1,665,000
Total	\$1,915,200	\$4,114,300
Priority A	\$707,700	\$395,000
Priority B	\$757,400	\$2,680,500
Priority C	\$450,100	\$1,038,800
Total	\$1,915,200	\$4,114,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$43,100			\$34,900
Interior Architecture	\$58,200		\$8,800	\$2,900
Electrical	\$17,900	\$32,100	\$18,200	\$21,200
Mechanical	\$136,300	\$52,300	\$105,900	\$76,100
Elevators/Escalators	\$65,100	\$65,100	\$65,100	\$65,100
Total	\$320,600	\$149,500	\$198,000	\$200,200
Priority A	\$43,100			\$34,900
Priority B	\$250,900	\$149,500	\$189,200	\$162,400
Priority C	\$26,600		\$8,800	\$2,900
Total	\$320,600	\$149,500	\$198,000	\$200,200



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.

#### Asset # : 2033

rchitecture	Current F	Repair	Futur	e Replacement	M		
zstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior							
Exterior Walls Copper/Terne	3% Now Deformed/Dented, E: Location : East And	l West Service Entr	ances				A
	Staining/Discoloring			ffected : 15%			
	Location : East And	l West Service Entr					
Masonry: Limestone	65% Recent Repair Evider Location : Through	-	LIFE rea Affec	* * eted : 15%	5	\$90,800	A
Masonry: Limestone	5% Now Jnt Mortar Miss/Eroo Location : Wall Fac			* * Affected : 10%	5	\$7,000	А
Metal Panel	10%		2033	* *	5-10	\$128,100	А
Metal Coiling Doors	2% Recent Replace Evide Location : Through		2040	* * ected : 100%	5	\$11,600	А
Granite Panels	15% Now Jnt Mortar Miss/Eroc Location : North Et		LIFE e, Area A	* * Affected : 25%	5	\$21,000	А
Windows							
Aluminum	50% Now Glazing Broken/Crac Location : North Si		2031 prate, Are	* * a Affected : 10%	5	\$25,100	А
Glass Block	5%		LIFE	* *	5	\$3,100	А
Metal/Detention Type	45%		2033	* *	5	\$164,400	А
Parapets Masonry: Brick	40% Recent Repair Evider Location : Through	-	LIFE rea Affec	* * ted : 10%	5	\$1,000	А
Masonry: Limestone	40% Recent Repair Evider Location : Through	nt, Extent : Light, A	LIFE rea Affec	* * cted : 10%	5	\$1,200	A
Metal: Cage/Fence	20% Now Corrosion/Rusting, E Location : Through	\$3,000 Extent : Severe, Arec	2028 a Affected	* * d : 40%	5	\$1,600	А

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.

#### Asset # : 2033

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
xterior											
Roof Built-Up (BUR)	30%	Now	\$10,000	2023	\$50,100			А			
		-	ings, Extent : Mod		ea Affected : 10%						
		Location : Over Third Floor Locker Rooms									
	Vegetation Growth, Extent : Moderate, Area Affected : 15% Location : Over 9th Floor										
			Floor xtent : Moderate, A	nag Affa	atad , 100/						
			ird Floor Locker R		cieu . 10%						
Cast in Place Concrete	40%		\$9,900	LIFE	* *			A			
			Extent : Moderate		ffected : 10%			11			
	-	-	West Housing Area	-							
	Water Per	Water Penetration, Extent : Moderate, Area Affected : 5%									
	Location	n : Over 11	West Housing Area	a							
IRMA/Protected Membrane	25%			2023	\$71,800	10	\$7,500	А			
IRMA/Protected Membrane	5%	Now	\$14,400	2033	* *			А			
	-		e, Extent : Severe,	Area Aff	ected : 25%						
		Location : Over Connecting Bridge Water Penetration, Extent : Severe, Area Affected : 20%									
			nnecting Bridge	u Ajjecie	<i>a</i> . 20%						
nterior	Locuitor		ancennig Druge								
Floors											
Cast in Place Concrete	50%	0-2	\$182,900	LIFE	* *	5	\$256,400	С			
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 20%						
Ceramic Tile	5%	0-2	\$26,600	2032	* *	5	\$5,900	С			
	-	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 10%						
Quarry Tile	5%		\$38,300	2036	* *	5	\$8,800	С			
		Crumbling, 1 : Basemen	Extent : Moderate t	r, Area Aj	ffected : 25%						
Vinyl Tile	30%			2023	\$686,700	3	\$26,400	С			
Vinyl Tile	10%	Now	\$228,900	2033	* *	3	\$8,800	С			
	Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Corridors										
			xtent : Moderate, A	Area Affe	ected : 100%						
		ı : Corridoı tion : 9x9 U									
Interior Walls	Блрини		/////>								
Cast in Place Concrete	20%			LIFE	* *			С			
Concrete Masonry Unit	60%			LIFE	* *	5	\$95,700	С			
Glass: Single Pane	10%			LIFE	* *	5	\$29,900	С			
Metal Security Bars	10%			LIFE	* *			С			

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

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

#### Asset # : 2033

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Ceilings	250/	0.2	¢150 300	2029	* *	5	¢20.700	р
AcousTileConcealSpLn	Cracking/		\$150,200 Extent : Light, Are out	2028 ea Affect		5	\$29,700	В
Exposed Concrete	-		\$56,300 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$4,500	В
Metal Panel			\$31,600 Extent : Light, Area out	LIFE Affected	* *	5	\$23,800	В
Plaster	50%			LIFE	* *	5	\$59,400	В
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								
Service Equipment Fused Disc Sw	Location	servation, E 1 : Electrico	Extent : Moderate, A Il Room 00 Amperes	2023 Area Affe	\$62,600 ected : 100%	5	\$800	В
Transformers	Explana		oo minperes					
Dry Type	100%			2021	\$14,300	5	\$700	В
Switchgear / Switchboard								
Fused Disc Sw	80%			2023	\$171,000	5	\$700	В
Molded Case Bkrs	20%			2023	\$42,700	5	\$1,000	В
Raceway								
Conduit	50%			2023	\$137,900	1		В
Conduit	50%			2033	* *	1		В
Panelboards								
Molded Case Bkrs	50%			2031	* *	5	\$2,400	В
Molded Case Bkrs	50%			2022	\$138,800	5	\$2,400	В
Wiring Thermoplastic	100%			2033	* *	1		В
Motor Controllers								
Locally Mounted	20%			2021	\$104,600	5	\$200	В
Motor Control Center	50%			2028	* *	5	\$2,500	В
Motor Control Center	30%			2021	\$156,900	5	\$1,500	В
round Grounding Devices								
Generic			\$900 Extent : Moderate, A at	LIFE Area Affe	* * ected : 100%	5	\$2,700	В

### Stand-by Power

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

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

Asset # : 2033

	ASSE	et # : 2033				
lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Co
and-by Power						
Transfer Switches						
Automatic	100%	2021	\$11,100	1	\$56,800	В
Generators						
Diesel	100%	2019	\$75,200	1	\$71,200	В
	Other Observation, Extent : M	oderate, Area Affe	ected : 100%			
	Location : Generator Room					
	Explanation : 2- 500 Kw Ca	terpillar Generato	ors			
Batteries	1000/	2016	ф.coo	~	¢ < 000	р
Lead/Acid	100%	2016	\$600	5	\$6,800	В
Fuel Storage	500/	2021	* *	~	¢14.500	р
Day Tank	50%	2031	* *	5	\$14,500	B
Main Tank	50%	2038	* *	5	\$2,300	В
ighting						
Interior Lighting	050/	2028	* *	10	¢126 500	р
Fluorescent	95% Other Observation Entert M			10	\$136,500	В
	Other Observation, Extent : M Location : Throughout The E	00	cieu . 100%			
	_	suitaing				
	Explanation : T-8 Lamps	2022	<b>#20.100</b>	10	¢200	
HID	3%	2023	\$20,100	10	\$200	B
Incandescent	2%	2023	\$19,000	2	\$100	В
Egress Lighting	500/	2059	* *	1		р
Exit, LED	50%	2058		1	¢5 200	B
Exit, Battery	50%	2023	\$66,500	10	\$5,300	В
Exterior Lighting	1000/	2010	¢79.600	10	¢	р
HID	100%	2018	\$78,600	10	\$600	В
larm						
Security System Not Accessible	100%					D
Fire/Smoke Detection	10070					D
No Component	60%					D
Generic	40%	2028	* *	1-3	\$45,400	B
Generic	4070	2028		1-3	\$45,400	В
lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem	% of Fail Date Estimat	tod Cost Voor	Estimated Cost	Cyclo	Estimated Cost	Duioni
Component	Total (Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	Co
Туре	Total (Teals)	11		(115)		00
eating						
Energy Source						
Utility Steam	100%	2043	* *	1		В
	Other Observation, Extent : Se	evere, Area Affecte	ed : 100%			
	Location : Basement					
	Explanation : Steam Is Prove	ided From 100 Cer	ntre Street			

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

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

#### Asset # : 2033

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Conversion Equipment								_
Heat Exchanger	95%			2026	* *	1	\$73,800	В
	Location	n : Basemen		Affected	: 100%			
		tion : One	Unit	2026	ste ste		<b>\$500</b>	
Pres. Reducing Valve/LF Steam	<b>P</b> 5%			2026	* *	5	\$500	В
Distribution								_
Hot Wtr Piping/Pump		Now Extent : M : Through	\$136,200 Ioderate, Area Affe out	2031 ected : 509	**	4	\$7,400	В
Steam Piping/Pump	5%	Now	\$600	2033	* *	4	\$400	В
			oderate, Area Affe	cted : 15%	%			
		n : Basemen		A. CC	1 200/			
		eriorating, 1 : Basemen	Extent : Severe, An at	rea Affect	ed : 20%			
Terminal Devices								
Air Handler	90%			2023	\$887,900	1	\$87,300	В
Convector/Radiator	10%	Now	\$33,600	2028	* *	1	\$4,600	В
	Location	: Through						
ir Conditioning	Explana	uon : Term	ostats / Traps Not	Functioni	ng			
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	R-134a Re	efrigerant, I : Basemen	Extent : Light, Area at	2026 a Affected	* * ! : 100%	1	\$161,200	В
No Component	5%							D
Distribution								_
Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$7,700	В
Terminal Devices								
Air Handler/Cool/Ht			\$147,700 Ioderate, Area Affe			1	\$87,300	В
			Ac 3 And Ac 4 Un					
	Location	ı : Air Hand						
	Explana	tion : In Pr	ocess Of Updating	The Con	trol System			
Heat Rejection Water Cool Tower	100%			2027	* *	2	\$157,700	В
entilation								
Distribution Ductwork/Diffusers	100%	Now	\$52,000	LIFE	* *	2-5	\$87,400	В
Ductwork/Dillusers	Needs Cle		ent : Moderate, Are			2-3	<b>Φ07,400</b>	D

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.

Asset # : 2033

			ASSet # : 20				-:	
Mechanical	Ci	urrent Ro	epair		e Replacement	M	aintenance	
System Component Type		il Date (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
entilation				•				
Exhaust Fans						-	<b>**</b> • • • •	-
Interior	80%	Ŧ	¢ <b>2</b> 400	2028	* *	2	\$3,900	В
Roof	Obsolete Equi	-	\$2,400 Extent : Moderate, Units, 9th Floor	2023 Area Aff	\$24,100 fected : 15%	2	\$800	В
lumbing								
H/C Water Piping	1000/	•	<b>\$10,000</b>	0000	de de			
Galv Iron/Steel			\$10,900 , Extent : Moderat	2036 te, Area A	* * Affected : 5%	1		В
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$15,500	В
			tent : Light, Area	Affected	: 100%			
	Location : B							
Conitorn Dining	Explanation	: 2 Unit	S					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100%			LIFE		1		D
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	100/0			LIIL		1		Б
Submersible		-	\$6,400 Extent : Severe, Ar	2018 ea Affect	\$6,400 ed : 100%	4	\$1,300	В
Sewage Ejector(s) Electric		-	\$10,600 ent : Moderate, At	2033 rea Affect	* * ed : 100%	4	\$1,300	В
Backflow Preventer								
Generic	100%			2023	\$17,700	1	\$9,700	В
Fixtures Generic	Location : T	hrougho			1 : 100% tes - 80%, Porcela	uin Fixtur	res For Others -	В
	20%							
Vertical Transport Elevators								
Geared Traction	80% Other Observ Location : 1		tent : Light, Area	LIFE Affected	* *			C
	Explanation	: 5 Unit	S					
Hydraulic	Location : 1	-2	ctent : Light, Area	LIFE Affected	* *			C
Fire Suppression	Other Observe	-2	-		: 20%			

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

Asset # : 2033

Mechanical	Cu	rent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression							
Standpipe							
Generic	100%		2043	* *	1-5	\$79,100	В
Sprinkler							
No Component	30%						D
Generic	70%		2043	* *	1-2	\$30,800	В

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.

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date : 15-Nov-2013

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,pl	h	
Block	: 9653 Lot : 1	BIN	: 4458616

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$2,368,200	\$237,600
Interior Architecture	\$160,200	\$876,300
Electrical	\$1,725,600	\$1,284,800
Mechanical	\$955,200	\$1,838,300
Total	\$5,209,300	\$4,237,100
Priority A	\$2,368,200	\$237,600
Priority B	\$2,750,700	\$3,161,700
Priority C	\$90,400	\$837,700
Total	\$5,209,300	\$4,237,100

Total	\$176,800	\$136,200	\$101,700	\$174,000
Priority C	\$34,000	\$5,400	\$3,300	\$19,900
Priority B	\$142,800	\$114,900	\$98,500	\$128,000
Priority A		\$15,800		\$26,100
Total	\$176,800	\$136,200	\$101,700	\$174,000
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Mechanical	\$57,900	\$53,800	\$28,300	\$43,400
Electrical	\$45,400	\$21,600	\$30,700	\$45,100
Interior Architecture	\$34,000	\$5,400	\$3,300	\$19,900
Exterior Architecture		\$15,800		\$26,100
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

### Asset # : 2034

		0	Asset # : 2							
Architecture		Current Repair Future Replacement					aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod		
xterior										
Exterior Walls										
Masonry: Brick	10%			LIFE	* *	5	\$16,700	Α		
Masonry: Brick	83%			LIFE	* *	5	\$138,600	А		
Masonry: Granite	2%			LIFE	* *	5	\$2,500	А		
Masonry: Limestone	5%	Now	\$107,500	LIFE	* *	5	\$6,300	А		
		r Miss/Eroo 1 : South Eo	d, Extent : Modera 1st Corner	te, Area A	Affected : 25%					
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : South East Corner									
	Staining/I		, Extent : Moderate	e, Area Aj	ffected : 10%					
Windows	Locuitor	i. Intougn	oui							
Aluminum	35%			2031	* *	5	\$31,600	А		
Glass Block	15%			LIFE	* *	5	\$8,500	A		
Metal/Detention Type	13% 50%		\$2,260,700	2033	* *	5	\$8,300	A		
Metal/Detention Type	Corrosion		Extent : Moderate, 1			5	\$82,500	A		
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 50%					
		1 : Through								
	-		cked, Extent : Mode 2g Area, Kitchen, D							
Parapets Masonry: Brick	90%			LIFE	* *	5	\$2,700	А		
Masonry: Limestone	10%			LIFE	* *	5	\$2,700 \$400	A		
Roof	1070			LIIL		5	ψ+00	11		
Built-Up (BUR)	30%			2028	* *	10	\$11,200	А		
Modified Bitumen	40%			2028	* *	10	\$14,900	A		
Paver: Asphalt	25%			2020	* *	10	\$14,000	A		
Skylight, Plastic	25% 5%			2032	* *	10	ψ1 <b>-</b> ,000	A		
terior	570			2000		1		11		
Floors										
Cast in Place Concrete	40%			LIFE	* *	5	\$190,700	С		
Cast in Place Concrete	5%		\$34,000	LIFE	* *	5	\$23,800	С		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Steps At Loading Platform									
	Cracking/	Crumbling	Extent : Moderate Loading Platform	e, Area Aj	ffected : 20%					
Ceramic Tile	5%			2026	* *	5	\$10,900	С		
Quarry Tile	3 % 8%			2020	* *	5	\$10,000	C		
Terrazzo	20%			LIFE	* *	5	\$20,100	C C		
Traffic Topping	20% 5%			2023	\$301,200	5	\$13,600	C C		
Vinyl Tile	12%			2023	\$255,300	3	\$9,800	C		
Wood	12% 5%		\$47,300	2025	\$255,500 * *	5 5	\$9,800	C C		
W OOU						3	\$10,200	U		
	-	Dry Rot/Decay, Extent : Moderate, Area Affected : 25% Location : Recreation Room On Eighth Floor								
			t : Moderate, Area		. 25%					
	-		on Room On Eight		. 2370					
	Locuito	i. Recredit	on Room On Eight	n 1 1001						

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.

#### Asset # : 2034

			Asset # : 20	034						
Architecture		Current F	Repair	Futur	e Replacement	M	aintenance			
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
nterior										
Interior Walls	1.50/		¢ 42 100		* *	-	<b>*22 2</b> 00	G		
Concrete Masonry Unit			\$43,100	LIFE		5	\$22,200	С		
	-	Cracks, Ex 1 : Roof Sta	tent : Moderate, Ar ir	еа Ајјест	tea : 5%					
Plaster	20%			LIFE	* *	5	\$22,200	С		
	-	n Progress, 1 : Through	Extent : Light, Area out	a Affecte	d : 25%					
SGFT/Glazed Masonry	35%			LIFE	* *			С		
Steel Plate	30%			LIFE	* *	5	\$66,700	Ċ		
Ceilings						-	1 )	_		
AcousTileConcealSpLn	10%	Now	\$69,800	2036	* *	5	\$11,000	В		
1		issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 30%		. ,			
	Location	n : At Entra	nce							
	Staining/L	Discoloring	, Extent : Moderate	, Area A	ffected : 50%					
	Location	ı : First Fla	oor							
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%					
		ı : First Fla								
Exposed Concrete	45%			LIFE	* *	5	\$12,400	В		
Exposed Concrete		Progress	Extent : Light, Area		d: 25%	5	φ12,100	D		
	-	1 : 8th Floo	-							
Gypsum Board	5%			LIFE	* *	5	\$11,000	В		
Gypsulli Doard		servation, E	Extent : Moderate, A			5	\$11,000	D		
		ı : Recreati		55						
	Explana	tion : Repa	irs In Progress							
Metal Panel	5%	1	0	LIFE	* *	5	\$11,000	В		
Plaster	35%			LIFE	* *	5	\$38,600	B		
i iustoi		Progress.	Extent : Light, Area		d : 25%	5	\$30,000	Ъ		
	-	i : Through	-							
lectrical		Current F	Repair	Futur	e Replacement	M	aintenance			
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	<b>Estimated</b> Cost	Priorit		
Component Type	Total	(Years)		FY		(Yrs)		Cod		
nder 600 Volts										
Service Equipment										
Molded Case Bkrs	50%			2043	* *	5	\$2,300	В		
Molded Case DRIS		ervation H	Extent : Moderate, A		ected · 100%	5	φ2,500	Б		
			al Room # 2	neurijje						
			Service Power Bre	aker Ra	ted @ 2000 Amner	·05				
No Common ant			Service I ower Die	uner nur	ieu @ 2000 Amper	63		D		
No Component	50%	amation I	Extant , Light Anga	Affaatad	. 00/			D		
		Other Observation, Extent : Light, Area Affected : 0%								
	Location Explana		From Noart- Com	D.,:1.1:	~					
Constal agon / Constal la sul	Explana	uon : Fed I	From Nearby Court	Бинат	8					
Switchgear / Switchboard	0.00/			2022	¢171 000	F	¢700	п		
Air Circuit Breaker	80%			2023	\$171,000 * *	5	\$700 \$000	B		
Molded Case Bkrs	20%			2043	* *	5	\$900	В		

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.

Asset # : 2034

			A3361 # . 20	007				
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Inder 600 Volts								
Raceway								
Conduit	90%			2023	\$248,200	1		В
Conduit	10%			2043	* *	1		В
Panelboards								
Fused Disc Sw	5%			2039	* *	5	\$200	В
Molded Case Bkrs	15%			2031	* *	5	\$700	В
Molded Case Bkrs	80%			2022	\$222,100	5	\$3,600	В
Wiring								
Braided Cloth	70%	0-2	\$218,400	2048	* *	1		В
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out The Building					
Thermoplastic	10%			2043	* *	1		В
Thermoplastic	20%			2033	* *	1		В
Motor Controllers								
Locally Mounted	10%			2028	* *	5	\$100	В
Locally Mounted	10%			2021	\$52,300	5	\$100	В
Locally Mounted	5%	2-4	\$26,100	2043	* *	5		В
5		led Life, Ex 1 : Mech Ro	tent : Moderate, A		ted : 100%			
Motor Control Center	75%			2021	\$392,200	5	\$3,500	В
round								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$2,500	В
			Extent : Moderate, A		ected : 100%			
			ical Room In The B	asement				
	Explana	tion : Corre	oded					
tand-by Power								
Transfer Switches	<b>E</b> 00/			2021	¢5 (00	1	¢26 400	р
Automatic	50%			2021	\$5,600 * *	1	\$26,400	B
Automatic	50%			2036	* *	1	\$26,400	В
Generators	<b>5</b> 00/			2010	¢27 (00		<b>\$22</b> 100	P
Diesel	50%			2019	\$37,600	1	\$33,100	В
		servation, E 1 : Generat	Extent : Moderate, A	Area Affe	ectea : 100%			
		tion : 500 I	<i>xva</i>					
Diesel	50%			2032	* *	1	\$33,100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Generat						
	Explana	tion : 750 l	Kw					
Batteries					±	-		-
Lead/Acid	100%			2017	\$600	5	\$6,300	В

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

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

### Asset # : 2034

Electrical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
tand-by Power									
Fuel Storage									
Day Tank	50%	2022	\$6,200	5	\$13,500	В			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%						
	Location : Basement								
	Explanation : 230 Gallons Capacity								
Main Tank	50%	2026	* *	5	\$2,200	В			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%						
	Location : Underground								
	Explanation : 5000 Gallons Capacity								
ighting									
Interior Lighting									
Fluorescent	80%	2018	\$707,900	10	\$106,800	В			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%						
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
Fluorescent	10%	2023	\$88,500	10	\$13,400	В			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%						
	Location : Throughout The Building								
	Explanation : Compact Fluorescent I	amps							
Incandescent	10%	2018	\$88,500	2	\$300	В			
Egress Lighting									
Emergency, Service	50%	2018	\$12,400	1		В			
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%						
	Location : Throughout								
	Explanation : On Generator Ckt								
Exit, Service	50%	2018	\$12,400	1		В			
	Obsolete Equipment, Extent : Moderate	e, Area Afj	fected : 80%						
	Location : Throughout								
Exterior Lighting									
HID	100%	2023	\$73,100	10	\$500	В			
larm			1 7	-	1				
Security System									
Generic	100%	2018	\$604,000	1	\$64,000	В			
	Other Observation, Extent : Moderate,				. ,				
	Location : Throughout The Building								
	Explanation : C C T V Surveillance	Camera Sy	vstem						
Fire/Smoke Detection		,							
Under Construction	100%					D			
Mechanical	Current Repair	Futur	e Replacement	Μ	aintenance				
System Component	% of Fail Date Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated</b> Cost	Priorit			

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

			ASSEL # . Z					
Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Heating				1				
Energy Source								
Campus Steam	100%			2033	* *	1		В
L	Other Ob.	servation, H	Extent : Light, Area	Affected	: 100%			
	Location	ı : Adjacen	t D C A S Building					
	Explana	tion : Stear	n Supplied From N	earby Qu	eens Borough Hal	1		
Conversion Equipment								
Pres. Reducing Valve/Ll	P 100%			2026	* *	5	\$8,700	В
Steam								
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$7,200	В
Terminal Devices								
Air Handler	60%			2018	\$550,200	1	\$54,100	В
Air Handler	15%			2028	* *	1	\$13,500	В
Convector/Radiator	15%			2021	\$468,100	1	\$7,100	В
Unit Heater-Stm/HW	10%			2018	\$273,400	4	\$1,300	В
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
<b>Conversion Equipment</b>								
Window/Wall Unit	10%			2016	\$35,000	1		В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$56,800	В
			Extent : Severe, Are	a Affecte	d : 20%			
			ıt, 1st Floor					
	Explana	tion : Vent	ilation Does Not Ex	xist In La	obby, Basement An	d Variou	s Offices	
No Component	30%							D
Exhaust Fans								
Interior	70%	0-2	\$131,600	2033	* *	2	\$2,500	В
	On Extend	led Life, Ex	ctent : Severe, Area	Affected	: 70%			
	Location	1 : Through	out					
No Component	30%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$25,400	2033	* *	1		В
			loderate, Area Affe		%			
	Location	ı : Water M	lain & Basement					
HW Heat Exchanger								
Low Temp	100%			2023	\$52,800	4	\$21,700	В
Sanitary Piping					· ·		,	
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	/ •							
	100%			LIFE	* *	1		В
Cast Iron	100%			LIFE	* *	1		В

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.

Asset # : 2034

Mechanical	Current Repa	ir	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Sump Pump(s)		<b>*</b> • • • • •		<b>*</b> 4 4 9 9		<b>* * * * *</b>	-
Submersible	100% Now	\$6,400	2018	\$6,400	4	\$1,300	В
	On Extended Life, Extent :			: 100%			
	Location : Basement Nex	xt To Vacuum F	<sup>2</sup> ump				
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	70%		LIFE	* *			С
	Other Observation, Extent	t : Light, Area A	Affected	: 70%			
	Location : B-8						
	Explanation : 3 Units						
Hydraulic	30%		LIFE	* *			С
	Other Observation, Extent	t : Light, Area A	Affected	: 30%			
	Location : $(1)$ B-2 $(1)$	1-2					
	Explanation : 2 Units						
Fire Suppression							
Standpipe							
Generic	100%		2033	* *	1-5	\$76,300	В
Sprinkler							
No Component	40%						D
Generic	60%		2023	\$1,191,400	1-2	\$24,500	В
Fire Pump							
Generic	100%		2019	\$126,000	1	\$27,200	В

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$344,800
Interior Architecture	\$410,800	\$199,300
Electrical	\$1,866,200	\$718,300
Mechanical	\$181,800	\$719,200
Total	\$2,458,800	\$1,981,500
Priority A		\$344,800
Priority B	\$2,199,900	\$1,437,500
Priority C	\$258,800	\$199,300
Total	\$2,458,800	\$1,981,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture			\$29,500	
Interior Architecture	\$27,800	\$5,900	\$1,300	
Electrical	\$12,500	\$13,400	\$20,300	\$15,100
Mechanical	\$23,300	\$12,800	\$26,400	\$14,900
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$87,300	\$55,800	\$101,100	\$53,700
Priority A			\$29,500	
Priority B	\$59,500	\$49,900	\$70,400	\$53,700
Priority C	\$27,800	\$5,900	\$1,300	
Total	\$87,300	\$55,800	\$101,100	\$53,700



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.

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

Asset #: 4246

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior				•				
Exterior Walls	1000					_	<b>**</b> ( ) ~ ~ ~ ~	
Pre-Cast Concrete	100%			LIFE	* *	5	\$344,800	A
Windows	1000/			20.42	* *	5	¢50,000	٨
Metal/Detention Type	100%			2042		5	\$59,000	A
Parapets Not Accessible	100%							D
Roof	10070							D
Not Accessible	100%							D
nterior								
Floors								
Cast in Place Concrete	73%			LIFE	* *	5	\$161,600	С
Raised Access Floor	5%		\$258,800	2037	* *	5	\$9,500	С
		-	, Extent : Moderat	e, Area A	Affected : 40%			
			n Control Rooms.					
			xtent : Severe, Are	a Affecte	ed : 100%			
			n Control Rooms.					
T	-	tion : Worn	Surfaces.	I IDD	* *		¢15.000	
Terrazzo	20%			LIFE	* *	5	\$15,800	C
Traffic Topping Interior Walls	2%			2027	* *	5	\$2,500	С
Cast in Place Concrete	10%	Now	\$27,800	LIFE	* *			С
Cast in Flace Concrete			tent : Light, Area A		10%			C
	-		Locations In Mech					
Ceramic Tile	10%			2031	* *	5	\$11,800	С
Concrete Masonry Unit	80%			LIFE	* *	5	\$37,700	Č
Ceilings							+= ,, , , , , , , , , , , , , , , , , ,	
Exposed Concrete	55%	Now	\$77,600	LIFE	* *	5	\$8,700	В
1	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 5%			
	Location	ı : Various	Locations Through	out Base	ement.			
	-	-	ent, Extent : Light, .					
	Location	ı : Various	Locations In Baser	nent Med	chanical Space.			
Metal Panel	25%	Now	\$74,400	LIFE	* *	5	\$31,600	В
	-	-	Extent : Severe, A		cted : 60%			
	Location	ı : Various	Locations Through	out.				
Plaster	20%			LIFE	* *	5	\$12,600	В
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Vear	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	Listinuteu Cost	FY	Listiniated Cost	(Yrs)	Listimuteu Cost	Cod
Inder 600 Volts								1
Service Equipment								
Molded Case Bkrs	100%			2042	* *	5	\$1,800	В
	Other Obs	servation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Electrica	ul Room, 300 Bed I	Facility.				
	Explana	tion : One 2	2,000 Amps Main I	Disconne	ct Switch.			

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.

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

#### Asset # : 4246

Electrical		Current Repair Future Replacement			M			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								
Transformers								
Dry Type		Electrica	xtent : Moderate, A Il Room, 300 Bed I vus Sizes.	55		5 ooms.	\$300	В
Switchgear / Switchboard Molded Case Bkrs	100%			2042	* *	5	\$1,800	В
Raceway								
Conduit	100%			2042	* *	1		В
Panelboards	1000/				ste ste	_	<b>\$1.000</b>	Ð
Molded Case Bkrs	100%			2038	* *	5	\$1,800	В
Wiring Thermoplastic	100%			2042	* *	1		В
Motor Controllers	100%			2042		1		D
Locally Mounted	10%			2035	* *	5		В
Motor Control Center	90%			2035	* *	5	\$1,700	B
round	2070			2000		5	<i><b>Q</b>1,700</i>	D
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	В
tand-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$20,900	В
Generators								
Diesel	100%			2031	* *	1	\$26,200	В
		Generate	xtent : Moderate, A or Room, 300 Bed . 720 Kw		ected : 100%			
Batteries	Explanation	on . one i	20 110.					
Lead/Acid	100%			2016	\$1,100	5	\$2,500	В
Fuel Storage					+-,		+_,= = = =	
Day Tank		Generate	xtent : Moderate, A or Room, 300 Bed : Gallons.		* * ected : 100%	5	\$6,300	В
Main Tank	Location :	Basemen	xtent : Moderate, A t, 300 Facility. 5 7,500 Gallons Sha			5 ervicing	\$1,000 300 And 200 Bed	В
ighting	r actitutes.							
Interior Lighting				2022	¢ = 4 4 000	10	¢ 4 C 500	ъ
Fluorescent	75%			2022	\$544,200 * *	10	\$46,500	B
Fluorescent	Location :	• Through	xtent : Moderate, A out. z T-12 Lamps	2027 Area Affe		10	\$6,200	В
		on . Osing	; 1-12 Lamps	2022	¢77 700	10	ф <u>аоо</u>	P
HID	15%			2022	\$76,600	10	\$300	В

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

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

Asset # : 4246

			Asset # : 42	246				
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting	1000/			2022	<b>\$20,200</b>			D
Exit, Service	100%			2022	\$20,300	1		В
Exterior Lighting HID	100%			2022	\$51,000	10	\$200	В
Alarm	10070			2022	\$51,000	10	φ200	Б
Security System								
Generic	100%			2017	\$421,900	1	\$25,300	В
Fire/Smoke Detection								
Generic	100%			2017	\$1,444,300	1-3	\$41,700	В
Mechanical		Current F	Ponair	Eutur	e Replacement	M	aintenance	
								1
System Component	% of		Estimated Cost		Estimated Cost	•	Estimated Cost	•
Туре	Total	(Years)		FY		(Yrs)		Code
Heating								
Energy Source								_
Campus Steam	100%			2042	* *	1		В
Conversion Equipment	50%			2025	* *	1	¢16 900	р
Heat Exchanger Pres. Reducing Valve/LP	50% 50%			2023	* *	1 5	\$16,800 \$2,000	B B
Steam	50%			2031		5	\$2,000	D
Distribution								
Hot Wtr Piping/Pump	100%			2030	* *	4	\$3,300	В
Terminal Devices								
Air Handler	80%			2022	\$601,500	1	\$33,500	В
Convector/Radiator	10%		\$2,600	2027	* *	1	\$2,000	В
(			Extent : Moderate, A	Area Affe	ected : 2%			
		1 : Through		D · . 14				
	-	tion : Conv	ectors Vent Holes		Shut Restricting Ail		¢2 200	
Convector/Radiator	10%			2027	<b>Υ</b> Υ	1	\$2,200	В
Air Conditioning Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment	10070			2050		1		В
Ext Pkg Unit - Cooling	10%			2022	\$64,400	2	\$400	В
No Component	90%							D
- (			Extent : Light, Area	Affected	: 0%			
		ı : Adjacen	8					
	Explana	tion : Serve	ed By Chiller In Adj	acent Bı	uilding			
Distribution	0.04			00.10			** ***	~
Chilled Wtr Pipe/Pump	90%			2042	* *	4	\$3,000	B
No Component	10%							D
Terminal Devices Direct Expansion	10%			2027	* *	1		В
Air Handler/Cool/Ht	10% 90%			2027	\$53,300	1	\$37,700	Б В
	9070			2022	φ55,500	1	ψ57,700	D

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

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

Asset #: 4246

			ASSet # : 4	-				
Mechanical		Current Repair Future Replacement					aintenance	
System Component Type	% of ] Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection					<b>**</b>	-	<b>* / =</b> • •	-
Air Condenser Unit	10%			2022	\$2,800	2	\$4,700	В
No Component Ventilation	90%							D
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,700	В
Exhaust Fans	10070					20	\$31,100	2
Interior	100%			2027	* *	2	\$2,100	В
Plumbing								
H/C Water Piping Brass/Copper	Location	: Triplex I	\$8,300 t : Moderate, Area Booster Pumps			1		В
	Location	: Water Se	Extent : Moderate, A ervice Entry ner Needed	Area Affe	cted : 1%			
HW Heat Exchanger								
Low Temp			\$900 : Light, Area Affec Connections	2032 ted : 1%	* *	4	\$6,700	В
Sanitary Piping								
Cast Iron	Broken, Ex		\$181,800 ere, Area Affected : Locations Under S		* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%			2027	* *	4	\$2,000	В
Fixtures								
Generic	100%							В
Vertical Transport Elevators Geared Traction	100%			LIFE	* *			С
Scaled Hactor	Other Obse	: 2 Units -	Extent : Light, Area Basement To 2nd its	Affected		o Pentho	use	C
ire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$34,200	В
Sprinkler								
No Component	90%			0000	* *	1.2	¢1.000	D
Generic	10%			2032	* *	1-2	\$1,900	В

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.
#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$693,100	\$535,900
Interior Architecture	\$1,280,800	\$295,100
Electrical	\$2,510,200	\$66,800
Mechanical		\$725,300
Total	\$4,484,200	\$1,623,100
Priority A	\$693,100	\$535,900
Priority B	\$3,324,800	\$833,400
Priority C	\$466,300	\$253,700
Total	\$4,484,200	\$1,623,100

\$90,600 \$7,100	\$73,300	\$107,900	\$76,700
\$90,600	\$73,300	\$107,900	\$76,700
\$97,700	\$73,300	\$107,900	\$76,700
\$27,600	\$27,600	\$27,600	\$27,600
\$43,000	\$28,500	\$62,200	\$27,800
\$16,000	\$17,200	\$18,100	\$21,200
\$11,100			
FY 2015	FY 2016	FY 2017	FY 2018
	\$11,100 \$16,000 \$43,000	\$11,100 \$16,000 \$17,200 \$43,000 \$28,500	\$11,100 \$16,000 \$17,200 \$18,100 \$43,000 \$28,500 \$62,200



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.

Asset # : 4245

				•				
Architecture	Current Repair Future Replac		e Replacement	acement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	5	\$402,700	Α
Windows Metal/Detention Type	100%			2042	* *	5	\$88,400	А
Parapets								
Metal Rail	100%			2035	* *	5-10	\$226,800	Α
Roof								
Roll Roofing	100%	Now	\$191,700	2018	\$319,500	5	\$32,900	А
			lerate, Area Affecte					
	Location	t : Various I	Locations Through	out.				
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 85%			
	Location	a : Through	out.					
		on Func/Mis : Throughe	ss, Extent : Severe, out.	Area A <u>f</u>	fected : 85%			
		-	derate, Area Affeci	ed : 10%	6			
			Locations Through		•			
terior								
Floors								
Cast in Place Concrete	70%	0-2	\$127,700	LIFE	* *	5	\$202,700	С
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 10%			
		: Through	ē	55				
		0		d With L	Dirt And Stains. In O	Great Ne	ed Of A Cleaning	
	And Sea					57000110	eu of 11 ereuning	
Raised Access Floor	5%	0	\$338,600	2037	* *	5	\$12,400	С
Raibea / Recess 1 1001			, Extent : Severe, A		cted · 100%	5	φ12,100	C
			out Control Room		cica : 10070			
Terrazzo	25%	········		LIFE	* *	5	\$25,900	С
Interior Walls	2370					5	$\psi_{2,3}, 000$	C
Ceramic Tile	10%			2035	* *	5	\$14,200	С
				LIFE	* *	5	. ,	C
Concrete Masonry Unit	90%			LIFE	* *	3	\$51,100	U

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

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

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

#### Asset # : 4245

A 1 1/2 /	- 0	ASSEL # : 42		- Devileer		-:	
Architecture	Current R	Current Repair Future Replacement Maintenance				aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Ceilings		<b>*</b> ( <b>0</b> 00			_	<b>**</b> • • • •	-
AcousTileSusp.Lay-In	5% Now Broken/Missing Eleme Location : Housing ( Staining/Discoloring, Location : Housing (	Control Room Area Extent : Moderate,	s. Area Aj		5	\$3,300	В
Exposed Concrete	50% Now	\$230,800	LIFE	* *	5	\$10,300	В
	Broken/Missing Eleme Location : Througho Exposed Reinforcemen Location : In Basem Water Penetration, Ex Location : In Basem	nts, Extent : Light, ut Basement. at, Extent : Light, A ent Below Inmate S tent : Light, Area A	Area A rea Affe 'hower 1 ffected	ected : 5% Area And Various : 2%			
Metal Panel	25% Now Staining/Discoloring, Location : Througho	Extent : Severe, Ar	LIFE ea Affec	* * eted : 60%	5	\$41,400	В
Plaster	20%		LIFE	* *	5	\$16,500	В
		_					
Electrical	Current R	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
over 600 Volts							
Transformers							
Dry Type	100%		2035	* *	3		В
Feeders			2055		5	\$500	D
	1000/			ste ste		\$500	
Cable	100%		2033	* *	1	\$500	В
Cable Raceway			2038			\$500	В
Cable Raceway Conduit	100% 100%			* *		\$500	
Cable Raceway Conduit	100% 100% Other Observation, Ex Location : Electrical	Room.	2038 2042 2042 rea Affe	* * * * octed : 100%		\$500	В
Cable Raceway Conduit nder 600 Volts Service Equipment Fused Disc Sw	100% 100% Other Observation, Ex	Room.	2038 2042 2042 rea Affe	* * * * octed : 100%	1		B
Cable Raceway Conduit Inder 600 Volts Service Equipment	100% 100% Other Observation, Ex Location : Electrical Explanation : One 2, 100% Other Observation, Ex Location : Electrical	Room. 000 Amps Main Du tent : Moderate, At Room.	2038 2042 2042 rea Affe 2035	** ccted : 100% ct Switch. **	1		B
Cable Raceway Conduit Inder 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type	100% 100% Other Observation, Ex Location : Electrical Explanation : One 2, 100% Other Observation, Ex	Room. 000 Amps Main Du tent : Moderate, At Room.	2038 2042 2042 rea Affe 2035	** ccted : 100% ct Switch. **	1 1 5	\$400	B B B
Cable Raceway Conduit Inder 600 Volts Service Equipment Fused Disc Sw Transformers	100% 100% Other Observation, Ex Location : Electrical Explanation : One 2, 100% Other Observation, Ex Location : Electrical	Room. 000 Amps Main Du tent : Moderate, At Room.	2038 2042 2042 rea Affe 2035	** ccted : 100% ct Switch. **	1 1 5	\$400	B B B
Cable Raceway Conduit Inder 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	100% 100% Other Observation, Ex Location : Electrical Explanation : One 2, 100% Other Observation, Ex Location : Electrical Explanation : Variou	Room. 000 Amps Main Du tent : Moderate, At Room.	2038 2042 2042 rea Affe isconned 2035 rea Affe	** ected : 100% ct Switch. ected : 100%	1 1 5 5	\$400	B B B
Cable Raceway Conduit Inder 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs	100% 100% Other Observation, Ex Location : Electrical Explanation : One 2, 100% Other Observation, Ex Location : Electrical Explanation : Variou	Room. 000 Amps Main Du tent : Moderate, At Room.	2038 2042 2042 rea Affe isconned 2035 rea Affe	** ected : 100% ct Switch. ected : 100%	1 1 5 5	\$400 \$300	B B B

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

Asset # : 4245

Electrical	ASSET # : 4 Current Repair		Replacement	Μ	aintenance	
System	% of Fail Date Estimated Cost		Estimated Cost	Cyclo	Estimated Cost	Drionitz
Component Type	Total (Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	Cod
Inder 600 Volts						
Panelboards						
Molded Case Bkrs	90%	2038	* *	5	\$2,100	В
Molded Case Bkrs	10%	2044	* *	5	\$200	B
Wiring		-		-		
Thermoplastic	90%	2042	* *	1		В
Thermoplastic	10%	2048	* *	1		В
Motor Controllers						
Locally Mounted	10%	2035	* *	5	\$100	В
Locally Mounted	10%	2039	* *	5	\$100	В
Motor Control Center	80%	2035	* *	5	\$1,900	В
iround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,300	В
tand-by Power						
Transfer Switches	1000/	2025	* *	1	<b>\$27.200</b>	D
Automatic	100%	2035	* *	1	\$27,300	В
Generators Diesel	100%	2031	* *	1	¢24.200	В
Diesei	Other Observation, Extent : Moderate			1	\$34,300	D
	Location : Mechanical Room.	, лгеи лујест	eu . 10070			
	Explanation : One 520 Kw.					
Batteries						
Lead/Acid	100%	2016	\$1,100	5	\$3,300	В
Fuel Storage			. ,		. ,	
Day Tank	70%	2038	* *	5	\$11,500	В
-	Other Observation, Extent : Moderate	, Area Affect	ted : 100%			
	Location : Mechanical Room.					
	Explanation : One 275 Gallon.					
Main Tank	30%	2050	* *	5	\$800	В
	Other Observation, Extent : Moderate	, Area Affect	ted : 100%			
	Location : Basement.					
	Explanation : Using 7,500 Gallons S	Shared By Tw	vo Generators Fo	or 300 Ar	nd 200 Bed	
1.1 <u>.(</u>	Facilities.					
ighting Interior Lighting						
Interior Lighting Fluorescent	85%	2027	* *	10	\$68,900	В
Thorescent	Other Observation, Extent : Moderate			10	\$08,900	D
	Location : Throughout.	, 11/04/19/00/	.cu . 10070			
	Explanation : Using T-12 Lamps.					
HID	15%	2027	* *	10	\$400	В
Egress Lighting	1570	2021		10	φ+00	D
Exit, Service	100%	2027	* *	1		В
	100/0	2021		1		Б
Exterior Lighting	100%	2022	\$66 800	10	.\$300	B
Exterior Lighting HID	100%	2022	\$66,800	10	\$300	В
Exterior Lighting	100%	2022	\$66,800	10	\$300	В

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.

Asset # : 4245

Electrical		Current Repair Future Replacement Main			Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
larm								
Fire/Smoke Detection	1000/			2017	¢1 990 200	1.2	¢54.000	р
Generic	100%			2017	\$1,889,300	1-3	\$54,600	В
Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Energy Source	1000/			20.42	* *	1		P
Campus Steam	100%			2042	* *	1		В
Conversion Equipment Heat Exchanger	50%	2-4	\$1,900	2025	* *	1	\$19,700	В
•	Corroded,		oderate, Area Affe		Ó	1	\$19,700	Б
Pres. Reducing Valve/LP Steam	50%			2031	* *	5	\$2,600	В
Distribution								
Hot Wtr Piping/Pump	100%			2030	* *	4	\$4,400	В
Terminal Devices	0.004				ale ale		<b>*</b> 40. <b>2</b> 00	
Air Handler	90%			2027 2027	* *	1	\$49,300	B B
Fan Coil Unit/Heat	10%			2027		1	\$2,900	В
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2035	* *	1	\$95,800	В
Distribution								
Chilled Wtr Pipe/Pump	100%			2048	* *	4	\$6,600	В
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	* *	1	\$54,800	В
Heat Rejection	1000/			2022	<b>\$533</b> (00)	2	<b>\$00.000</b>	D
Water Cool Tower	100%			2023	\$523,600	2	\$89,000	В
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,300	В
Exhaust Fans	10070						<i><i>ϕ</i> 17,500</i>	2
Interior	100%			2022	\$201,700	2	\$2,700	В
lumbing							,	
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
HW Heat Exchanger								
Low Temp	100%		\$1,100	2032	* *	4	\$8,800	В
			: Light, Area Affect	ted : 1%				
Contract Dist	Location	i : Piping C	Connections					
Sanitary Piping	100%			LIFE	* *	1		В
Cast Iron	100%			LIFE		1		Ď

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.

Asset # : 4245

Mechanical	Current Repair	Future Repl	acement	Μ	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2030	* *	4	\$1,300	В
	Other Observation, Extent : La	ight, Area Affected : 100%	6			
	Location : Basement					
	Explanation : Duplex Units					
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			С
	Other Observation, Extent : La	ight, Area Affected : 100%	6			
	Location : 2 Units - Basemen	nt To 2nd Floor, 2 Units-	Basement T	o Pentho	ouse	
	Explanation : 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$44,700	В
Sprinkler						
No Component	90%					D
Generic	10%	2032	* *	1-2	\$2,500	В

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.

#### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$10,235,700	\$1,204,200
Interior Architecture	\$6,997,100	\$2,373,100
Electrical	\$372,000	\$8,640,000
Mechanical	\$6,210,900	\$1,443,500
Total	\$23,815,700	\$13,660,900
Priority A	\$10,235,700	\$1,204,200
Priority B	\$9,583,400	\$10,351,000
Priority C	\$3,996,500	\$2,105,700
Total	\$23,815,700	\$13,660,900

Total	\$182,700	\$135,700	\$205,000	\$164,400
Priority C	\$27,900			\$27,900
Priority B	\$154,800	\$135,700	\$205,000	\$136,500
Priority A				
Total	\$182,700	\$135,700	\$205,000	\$164,400
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Mechanical	\$36,900	\$50,500	\$84,700	\$45,900
Electrical	\$71,400	\$45,700	\$80,900	\$51,200
Interior Architecture	\$35,000			\$27,900
Exterior Architecture				
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



 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.

#### Asset # : 2045

			A3301 # . E	040				
rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
terior								
Exterior Walls						_	<b>***</b>	
Concrete Masonry Unit			\$478,200	LIFE	**	5	\$23,800	А
		-	tent : Moderate, Ar In Bassin and	rea Affeci	ed : 20%			
		0	In Basement.		· · ·			
Masonry: Brick	80%		\$3,700,500	LIFE	* *	5	\$608,700	А
	-	Cracks, Ex 1 : Bulkhead	tent : Moderate, Ai	rea Affect	ted : 10%			
			is : Light, Area Affec	atad . 50/				
		nce, Exieni 1 : Building		sieu . 576				
		-	zo. xtent : Moderate, A	Aroa Affa	cted . 5%			
			ls, Above Windows		cieu . 570			
			l, Extent : Moderat		Affected · 15%			
			cond Floor Windo		<i>ijjeeteu</i> : 1970			
		-	Extent : Moderate,		fected : 5%			
		ı : Bulkhead		55 55				
	Weephole	s Not Funct	, Extent : Moderat	e, Area A	ffected : 40%			
	Location	ı : Various	Locations Through	iout.				
	Other Obs	servation, E	xtent : Moderate, A	Area Affe	cted : 40%			
	Location	ı : Through	out.					
	Explana	tion : Horiz	contal Soft Joints A	ligned W	ith Window Head	s Are Sta	rting To Bulge.	
Masonry: Brick	5%	Now	\$231,300	LIFE	* *	5	\$38,000	А
-	Broken/M	issing Elem	ents, Extent : Mod	lerate, Ar	ea Affected : 10%			
	Location	ı : Between	Buildings 1 And 2	And At T	The End Of Block	14.		
			xtent : Severe, Are					
	Location	ı : Room Jo	ining Mechanical	Rooms 3	And 4			
Metal/Glass Curt Wall	2%	Now	\$251,600	LIFE	* *	5	\$28,500	А
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	cted : 25%			
			End Of Day Room					
			Extent : Moderate,					
	Location	ı : Stairs At	End Of Day Roon	ıs- East I	Facade.			
Metal Panel	5%		\$163,500	2032	* *	5	\$71,300	А
		6	xtent : Moderate, A		cted : 30%			
	Location	ı : South Fo	ıcade Of Gymnasiı	ım.				
Window Wall	3%			2042	* *	5	\$85,600	А

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.

#### Asset # : 2045

Architecture	Current Repair Future Replacemer			re Replacement	ent Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Windows	(70)	N	¢4 742 000	2022	* *	F	¢105.000	
Metal/Detention Type	67% Corresier		\$4,742,800 Extent : Moderate, A	2032 rea Affa		5	\$195,600	А
		0	cks Throughout.	irea nyje	<i>cieu</i> . 2570			
			Extent : Moderate,	Area Af	fected : 50%			
			cks Throughout.	55	,			
	Glazing B	Roken/Crac	cked, Extent : Mode	rate, Are	ea Affected : 50%			
	Location	n : Cell Blo	ck 14 And Various	Locatior	ıs Throughout.			
Metal/Detention Type	11%	Now	\$155,700	2042	* *	5	\$32,100	А
	Caulking	Deteriorate	ed, Extent : Modera	te, Area	Affected : 100%			
	Location	n : Adminis	tration Area					
Metal/Detention Type	19%			2042	* *	5	\$110,900	А
Metal Louvers	3%			2031	* *	10	\$30,000	Α
Parapets								
Metal Rail	30%		\$44,100	2035	* *	5	\$160,100	А
		-	Extent : Moderate, A		ected : 5%			
			ell Housing Three Q	uad.				
No Component	70%							D
Roof	0.50		¢100.100		* *			
Single Ply Membrane	95% Bliatana I		\$180,100	2027	* *			А
		-	ht, Area Affected : : ilding 3 Housing.	070				
			Extent : Moderate, A	Aroa Aff	acted · 20%			
		n : Through		пей Ајје	ecieu . 2070			
		8	oper Pitch, Drains	At High	Point			
Single Ply Membrane	5%		\$189,600	2032	* *			A
Single I ly Memorale			ctent : Severe, Area		l : 85%			11
			ne Delaminated Di			14 Houst	ing.	
			amage, Extent : M	0	6		-	
		•	bstrate And Flashin				Housing Facility.	

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 2045

rchitecture	Curre	nt Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior							
Floors Cast in Place Concrete	25% Now	\$207,600	LIFE	* *	5	\$329,600	С
Cast in Flace Concrete	Other Observatio Location : Base	n, Extent : Moderate,	Area Affe		5	\$325,000	C
Ceramic Tile	5% Now Broken/Missing E Location : Dorn	Elements, Extent : Mo	2025 derate, Arc	* * ea Affected : 5%	5	\$15,100	C
Terrazzo	-	\$375,600 ing, Extent : Modera idor Near Pharmacy		* * fected : 10%	5	\$108,300	С
Traffic Topping	5% Now Worn/Eroded, Ex Location : Gym	tent : Moderate, Arec	2022 a Affected :	\$1,471,000 10%	5	\$18,800	С
Traffic Topping	-	vident, Extent : Light Mess-hall And Pantr		* * ected : 100%	5	\$37,700	С
Vinyl Tile		vident, Extent : Light ntenance Corridor	2030 , Area Affe	* * ected : 100%	3	\$6,000	С
Vinyl Tile	Location : Near Control Room C Uneven Substrate	Elements, Extent : Sev Room O T 12, Men's	eere, Area A Locker Ro 2a Affected	oom And 1st Floor : 20%	3 Entry, C	\$56,500 hapel And	С
Vinyl Tile	10%		2027	* *	3	\$30,100	С
Interior Walls Cast in Place Concrete	6% Now Paint Peeling, Ex Location : Gene	tent : Moderate, Area	LIFE a Affected :	* *			С
Cast in Place Concrete	4%		LIFE	* *			С
Concrete Masonry Unit			LIFE	* *	5	\$145,800	C
Concrete Masonry Unit	5% Now Diagonal Cracks,	\$113,500 Extent : Severe, Are idors Between Buildi	LIFE a Affected		5	\$13,300	С
			LIFE	* *	5	\$29,800	С
Plaster	15%					,	
Plaster SGFT/Glazed Masonry	15% 10%		LIFE	* *			С
	10% 5%	n, Extent : Light, Are ries.	LIFE LIFE	* *			C C

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

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

#### Asset # : 2045

Architecture		Current F	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
iterior								
Ceilings								
AcousTileSusp.Lay-In	20%			2027	* *	5	\$120,500	В
AcousTileSusp.Lay-In	5%	Now	\$182,100	2027	* *	5	\$15,100	В
			ents, Extent : Seve	re, Area	Affected : 20%			
	Location	n : Control	Room.					
	Staining/I	Discoloring,	Extent : Severe, A	rea Affe	cted : 40%			
	Location	i : Control	Room.					
			xtent : Moderate, A	Area Affe	ected : 5%			
	Location	n : Control	Room.					
Exposed Concrete	18%			LIFE	* *	5	\$17,000	В
Exposed Concrete	2%	Now	\$42,000	LIFE	* *	5	\$1,900	В
			xtent : Light, Area	Affected	: 5%			
	Location	ı : Housing	Building Three.					
Exposed Concrete	5%	0-2	\$105,100	LIFE	* *	5	\$4,700	В
-	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	ı : Corridor	<sup>.</sup> Near Stair 4-67 A	nd Vario	ous Others, Stair 4-	68		
	Water Per	netration, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	ı : Building	2 Corridors					
Exposed Struc: Steel	5%	Now	\$2,479,900	LIFE	* *			В
1	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	n : Lower H	ousing 6 And 8 And	d Variou	s Locations Throug	ghout Bu	ilding One	
	Corrido	r.						
Metal Panel	2%		\$7,100	LIFE	* *	5	\$15,100	В
			xtent : Light, Area A	Affected	: 10%			
	Location	ı : Clinic.						
Metal Panel	8%			LIFE	* *	5	\$60,300	В
Plaster	35%	Now	\$131,200	LIFE	* *	5	\$131,800	В
			xtent : Moderate, A					
	Location	ı : Dormito	ry 1 Top, Cell 16 A	t Upper	11			

lectrical	Current Repair	Future Re	placement	Maintenance			
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit Co	
ver 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2042	* *	3	\$2,100	В	
	Other Observation, Extent : Light	, Area Affected : 100	0%				
	Location : Outside Main Kitche	n Area.					
	Explanation : Two 3,000 Amp D	Sisconnect Switches.					
Transformers							
Dry Type	100%	2035	* *	3	\$2,300	В	
	Other Observation, Extent : Light	, Area Affected : 100	0%				
	Location : Kitchen Electrical Ro	oom					
	Explanation : Two 1,500 Kva						
Feeders							
Cable	100%	2038	* *	1		В	

Set: All component repairs & estimates are in current dollars and are not escalated for potential future inf Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2045

ASSet # : 2045								
lectrical		Current F	kepair	Futur	e Replacement	M	aintenance	
ystem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Туре		(						
ver 600 Volts								
Raceway Conduit	50%			2042	* *	1		В
	50%			2042	* *	1 1		Б В
Tray nder 600 Volts	30%			2055		1		D
Service Equipment								
Fused Disc Sw	90%			2022	\$149,200	5	\$1,600	В
T used Disc 5w		ervation F	xtent : Moderate, A			5	\$1,000	D
		i : Electrica		n eu rijje	cicu : 10070			
		tion : 800 A						
Fused Disc Sw	$\frac{2\lambda p tana}{10\%}$		imps	2042	* *	5	\$200	В
Fused Disc 5w		ervation F	xtent : Moderate, A			5	\$200	Б
		i : Electrica		пеилује	cieu : 10070			
		tion : 800 A						
Transformers	Блрійни	11011 - 000 P	unps					
Dry Type	50%			2020	\$12,600	5	\$800	В
Dry Type	50%			2020	**	5	\$800	B
Switchgear / Switchboard	5070			2027		5	φουσ	Ъ
Fused Disc Sw	50%			2032	* *	5	\$900	В
Molded Case Bkrs	30%			2032	\$161,700	5	\$3,200	B
Molded Case Bkrs	10%			2022	ψ101,700 * *	5	\$1,100	B
Molded Case Bkrs	10%	0-2	\$53,900	2052	* *	5	\$500	B
Molded Case DRIS			Extent : Moderate		fected : 100%	5	φ500	Б
		i : Electrica		,	,,-			
Raceway								
Conduit	50%			2032	* *	1		В
Conduit	50%			2022	\$365,300	1		B
Panelboards	00/0				\$200,200	-		-
Fused Disc Sw	15%			2021	\$110,300	5	\$1,400	В
Molded Case Bkrs	35%			2021	\$257,400	5	\$3,700	B
Molded Case Bkrs	40%			2030	**	5	\$4,300	B
Molded Case Bkrs	10%			2038	* *	5	\$1,100	B
Wiring	10,0			2000		U	<i><i><i>ϕ</i></i>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</i>	2
Braided Cloth	20%	2-4	\$165,300	2047	* *	1		В
			xtent : Light, Area		: 100%			
		1 : Through	-	55				
		· · · ·	ation Aged					
	Explana	tion : Insule	nion Ageu					
Thermonlastic	Explana 50%	tion : Insule	uion Ageu	2022	\$413 200	1		B
Thermoplastic Thermoplastic	50%	tion : Insule	шоп Адеи	2022 2032	\$413,200	1		B B
Thermoplastic	50% 20%	tion : Insul	uion Ageu	2032		1		В
Thermoplastic Thermoplastic	50%	tion : Insul	uion Ageu		* *			
Thermoplastic Thermoplastic Motor Controllers	50% 20% 10%	tion : Insuu	uion Ageu	2032 2042	* * * *	1 1	\$500	B B
Thermoplastic Thermoplastic Motor Controllers Locally Mounted	50% 20% 10% 20%	tion : Insuu		2032 2042 2020	* *	1 1 5	\$500 \$300	B B B
Thermoplastic Thermoplastic Motor Controllers Locally Mounted Locally Mounted	50% 20% 10% 20% 10%	tion : Insuu	uion Ageu	2032 2042 2020 2035	** ** \$59,300	1 1 5 5	\$300	B B B B
Thermoplastic Thermoplastic Motor Controllers Locally Mounted Locally Mounted Motor Control Center	50% 20% 10% 20% 10% 40%	tion : Insula	uion Ageu	2032 2042 2020 2035 2027	** ** \$59,300 ** **	1 1 5 5 5 5	\$300 \$4,400	B B B B B
Thermoplastic Thermoplastic Motor Controllers Locally Mounted Locally Mounted Motor Control Center Motor Control Center	50% 20% 10% 20% 10%	non : Insul	uion Ageu	2032 2042 2020 2035	** ** \$59,300 **	1 1 5 5	\$300	B B B B
Thermoplastic Thermoplastic Motor Controllers Locally Mounted Locally Mounted Motor Control Center	50% 20% 10% 20% 10% 40%	non : Insul		2032 2042 2020 2035 2027	** ** \$59,300 ** **	1 1 5 5 5 5	\$300 \$4,400	B B B B B

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

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

#### Asset # : 2045

			A5561 # . 2					
ectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori Co
nd-by Power								
Transfer Switches								
Automatic	50%			2020	\$9,800	1	\$62,200	В
Automatic	40%			2027	* *	1	\$49,700	В
Automatic	10%			2035	* *	1	\$12,400	В
Generators								
Diesel	80%			2018	\$106,200	1	\$124,800	В
Diesel	4%			2031	* *	1	\$6,200	В
Diesel	5%	Now	\$6,600	2037	* *	1	\$7,000	В
		vice, Exten 1 : Outside	t : Moderate, Area	Affected	: 100%			
Diesel	1%			2031	* *	1	\$1,600	В
	Other Obs	servation, E	Extent : Light, Area		: 100%		1 9	
			Of Main Kitchen A					
		tion : One	=					
Gasoline	5%			2018	\$6,600	1	\$7,800	В
Gasoline	5%	Now	\$6,600	2037	**	1	\$7,000	B
	Location	servation, E 1 : Basemer tion : Not I		Area Affe	cted : 100%			
Batteries								
Lead/Acid	50%			2015	\$600	5	\$7,500	В
Lead/Acid	40%			2015	\$500	5	\$6,000	B
Lead/Acid	10%	Now	\$100	2017	\$100	5	\$700	B
	Corroded		Extent : Moderate			-		_
Fuel Storage								
Day Tank	1%			2038	* *	5	\$700	В
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Outside	Of Main Kitchen A	rea				
	Explana	tion : 336 <b>(</b>	Gallons					
Main Tank	79%			2037	* *	5	\$9,400	В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Basemer	<i>it</i>					
	Explana	tion : 1,500	) Gallons					
Main Tank	20%			2025	* *	5	\$2,400	В
		servation, E	Extent : Moderate, A		cted : 100%	-	<i>+-</i> , 100	_
		ı : Basemer		00				
		tion : 2,500						

Lighting

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2045

			Asset # : 20	J45				
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	75%			2022	\$3,241,600	10	\$277,000	В
Fluorescent	10%			2027	* *	10	\$36,900	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Through						
	-		g T-12 Lamps					
HID	8%			2022	\$243,300	10	\$1,000	В
HID	5%			2027	* *	10	\$700	В
Incandescent	2%			2022	\$86,400	2	\$200	В
Egress Lighting								
Emergency, Battery	15%			2027	* *	10	\$14,600	В
			Extent : Light, Area	Affected	: 100%			
		-	out Kitchen Area.					
		tion : Wall	Mounted.					
Exit, Service	35%			2022	\$42,300	1		В
Exit, Service	8%			2017	\$9,700	1		В
Exit, Service	2%		\$2,400	2032	* *	1		В
		-	ent : Severe, Area A		: 100%			
			tt E003, S6010 And					
Exit, Battery	40%			2027	* *	10	\$10,900	В
Exterior Lighting								
HID	100%			2022	\$304,000	10	\$1,300	В
Alarm								
Security System								_
Generic	100%			2022	\$2,513,400	1	\$150,700	В
Fire/Smoke Detection								_
Under Construction	100%							D
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	-
Туре	Total	(Years)		FY		(Yrs)		Code
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2018	\$515,600	5	\$24,000	В
Steam								
Distribution								
Hot Wtr Piping/Pump	60%			2030	* *	4	\$11,900	В
Steam Piping/Pump	40%			2032	* *	4	\$11,900	В
i <u> </u>								

*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.

Asset # : 2045

Mechanical	Curre	ent Repair	Futur	e Replacement	M		
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ieating							
Terminal Devices							
Air Handler		v \$134,400 Severe, Area Affected : h Air Dampers / Temp		\$1,343,700 Controls	1	\$67,300	В
Convector/Radiator	Location : Build	n, Extent : Severe, Are			1	\$82,100	В
Air Conditioning	1						
Energy Source							
Electricity	100%		2038	* *	1		В
Conversion Equipment Ext Pkg Unit - Cooling	40% R-22 Refrigerant Location : Roof	Extent : Light, Area A	2017 Affected :	\$1,533,800 100%	2	\$9,900	В
Window/Wall Unit	20%		2015	\$341,600	1		В
No Component	40%						D
Terminal Devices Air Handler/Cool/Ht	40%		2017	\$846,800	1	\$99,800	В
No Component	60%		2017	ψ0+0,000	1	\$77,000	D
Heat Rejection	00/0						D
Remote Air Cond	40%		2017	\$1,191,000	2	\$112,300	В
No Component	60%		2017	\$1,171,000	2	ψ11 <b>2</b> ,500	D
Ventilation	00/0						2
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$224,600	В
Exhaust Fans							
Roof	100%		2027	* *	2	\$12,400	В
lumbing							
H/C Water Piping							
Brass/Copper	20%		2032	* *	1		В
Galv Iron/Steel	80%		2027	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2032	* *	4	\$59,900	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100% Other Observatio Location : Base Explanation : L		2022 Affected	\$18,700 1 : 100%	4	\$1,300	В

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.

Asset # : 2045

Mechanical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						-
Sewage Ejector(s)						
Electric	100%	2022	\$18,700	4	\$1,300	В
	Other Observation, Extent : 1	light, Area Affected :	: 100%			
	Location : Basement					
	Explanation : Duplex Unit					
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			С
-	Other Observation, Extent : 1	ight, Area Affected :	100%			
	Location : (9) 1-2, (1) 1-3					
	Explanation : 10 Units					
Fire Suppression						
Standpipe						
Under Construction	100%					D
Sprinkler						
Under Construction	100%					D

#### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

#### CAPITAL

Total			
Priority			

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$6,900			\$2,300
Interior Architecture	\$18,400	\$100		
Electrical	\$1,200	\$2,400	\$35,200	\$1,700
Mechanical	\$1,000	\$100	\$100	\$800
Total	\$27,500	\$2,600	\$35,400	\$4,800
Priority A	\$6,900			\$2,300
Priority B	\$2,200	\$2,500	\$35,400	\$2,400
Priority C	\$18,400	\$100		
Total	\$27,500	\$2,600	\$35,400	\$4,800



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 13661

			Asset # : 13					
Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,600	А
Concrete Masonry Unit	10%		<b>*</b>	LIFE	* *	5	\$1,400	A
Metal Panel	-	Now /Dented, E: n : North Fo	\$5,200 xtent : Light, Area A acade.	2042 Affected .	**	5	\$33,900	A
Metal Coiling Doors	5%			2035	* *	5	\$3,500	А
Windows Steel	100%			2038	* *	5	\$4,600	А
Parapets Not Accessible	100%							D
Roof Not Accessible	100%							D
nterior								
Floors	0.007	NT	¢10,400	TIPP		-	<b>#20.200</b>	~
Cast in Place Concrete			\$18,400 Extent : Moderate	LIFE , Area Aj	* * ffected : 5%	5	\$29,300	C
		ı : At Freez		A (C 1	. 20/			
	Location	ı : Loading	xtent : Light, Area Dock And Electric	al Room				
		-	ent : Severe, Area A Drains Coming Apa					
Ceramic Tile	2%			2031	* *	5	\$300	С
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	\$600	С
Metal Panel	60%			LIFE	* *			C C
SGFT/Glazed Masonry	20%			LIFE	* *	_	<b>*</b> 4 4 6 6	
Steel Plate	15%			LIFE	**	5	\$1,400	С
		ervation, E 1 : Freezer J	Extent : Moderate, A	Area Affe	cted : 100%			
Ceilings	Ехріана	tion : Struc	iurai sieei					
Exposed Struc: Steel	20%			LIFE	* *			В
Fiber Board	20%			2027	* *			B
Metal Panel	60%			LIFE	* *	5		B
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
nder 600 Volts Service Equipment Molded Case Bkrs	100% Other Obs	ervation, E	Extent : Moderate, A	2042 Area Affe	* * ccted : 100%	5	\$200	В
		tion : Electrica	ul Room 800 Amp Main Disc	connect S	Switch			

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.

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

Asset # : 13661

Electrical	Current Repair	Future Rep	placement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
I ypc Inder 600 Volts						
Transformers						
Dry Type	100%	2035	* *	5		В
Switchgear / Switchboard	10070	2000		5		В
Molded Case Bkrs	100%	2042	* *	5	\$200	В
Raceway					+-••	
Conduit	100%	2042	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2038	* *	5	\$200	В
Wiring					· · ·	
Thermoplastic	100%	2042	* *	1		В
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$100	В
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	В
tand-by Power						
Transfer Switches						
Automatic	100%	2035	* *	1	\$2,800	В
Generators						
Diesel	100%	2031	* *	1	\$3,500	В
	Other Observation, Extent : Mo	derate, Area Affected .	: 100%			
	Location : Outside					
	Explanation : 400 Kw					
Batteries			<b>*</b> • • • • •	_	<b>* *</b> * *	-
Lead/Acid	100%	2016	\$1,100	5	\$300	В
Fuel Storage	<b>7</b> 00/	2020	de de	_	<b>\$200</b>	P
Day Tank	50%	2038	* *	5	\$800	В
Underground Storage	50%	LIFE	* *	5	\$300	В
ighting						
Interior Lighting	500/	2027	* *	10	¢4 200	р
Fluorescent	50%	2027		10	\$4,200	В
	Other Observation, Extent : Mod Location : Office And Inside F		: 100%			
	Explanation : T-8 Lamps	reezers.				
		2027	* *	10	¢100	
HID	50%	2027	* *	10	\$100	В
Egress Lighting	500/	2027	* *	10	<b>Φ1 100</b>	ъ
Emergency, Battery	50%	2027	* *	10	\$1,100	B
Exit, Service	50%	2027	· · ·	1		В
Exterior Lighting	000/	2027	* *	10		ъ
HID	99%	2027	* *	10		B
HID	1% 0-2 Malfunctioning Extent · Moder	2032 ata Araa Affactad - 10				В
	Malfunctioning, Extent : Moder Location : Outside	ше, Агеи Ајјестеа : 10	1070			
1	Location . Outside					
larm						
Security System	500/					Л
No Component Generic	50% 50%	2017	\$28,500	1	\$1,700	D B
						к

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.

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

Asset # : 13661

Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		'ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
larm								
Fire/Smoke Detection	<b>7</b> 00/							
No Component	50%			2027	ste ste	1.0	<b>*2</b> 000	D
Generic	50%			2027	* *	1-3	\$2,900	В
Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component	%of F	ail Date	<b>Estimated</b> Cost	Year	Estimated Cost	Cycle	<b>Estimated</b> Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		Cod
leating								
Energy Source								
Electricity	100%			2042	* *	1		В
Conversion Equipment								
Heat Pump	10%			2023	\$11,700	2	\$300	В
No Component	90%							D
Terminal Devices								
Induction Unit	10%			2031	* *	1	\$300	В
No Component	90%							D
ir Conditioning								
Energy Source	1000				de de			-
Electricity	100%			2038	* *	1		В
Conversion Equipment	1.00/			2020	¢2.000	1		D
Window/Wall Unit	10%			2020	\$3,900	1		B
No Component	90%							D
lumbing H/C Water Piping								
Brass/Copper	100%			2048	* *	1		В
Water Heater	10070			2040		1		D
Electric	100%			2020	\$2,900	4	\$100	В
Liceure		rvation. E	xtent : Light, Area			•	φ100	D
	Location :			55				
	Explanatic	on : 1 - 12	0 Gallon Unit					
Sanitary Piping	-							
Cast Iron	100%	Now	\$800	LIFE	* *	1		В
	Other Obser	rvation, E	xtent : Severe, Area	a Affecte	d : 50%			
	Location :	Trench I	Drains					
	Explanatic	on : Cove	rs / Grates Broken					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$1,300	В
			xtent : Light, Area	Affected	: 100%			
	Location :							
	Explanatic	on : Duple	ex Unit					
Backflow Preventer	1000/			0007	* *	1	ф <i>с</i> 00	п
Generic	100%			2027	<u> </u>	1	\$600	В
Fixtures	1000/							л
Generic	100%							В

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.

#### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$45,900	\$45,900
Total	\$45,900	\$45,900
Priority A	\$45,900	\$45,900
Total	\$45,900	\$45,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$800		\$1,500
Electrical				
Mechanical	\$400	\$100	\$400	\$100
Total	\$400	\$1,000	\$400	\$1,700
Priority A		\$800		\$1,500
Priority B	\$400	\$100	\$400	\$100
Total	\$400	\$1,000	\$400	\$1,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 13709

Architecture		ASSEL # . 13 Current Repair		e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls							
Masonry: Brick	15%		LIFE	* *	5	\$6,500	Α
Stucco Cement	85%		2035	* *	5	\$91,700	А
		servation, Extent : Severe, Are	a Affecte	d : 100%			
		ı : Throughout. tion - Entonion Insulatina Fas					
Windows	Ехріапа	tion : Exterior Insulating Foa	m system	<i>l</i> .			
Aluminum	100%		2038	* *	5	\$3,000	А
Roof	10070		2000		5	\$3,000	11
Asphalt Shingle	90%		2031	* *	10	\$1,500	А
Roll Roofing	10%		2021	\$8,100	5	\$1,700	A
nterior				. ,		. ,	
Floors							
Not Accessible	100%						D
Interior Walls							
Not Accessible	100%						D
Ceilings							
Not Accessible	100%						D
			- /			• .	
Electrical		Current Repair	Futur	e Replacement	IVI	aintenance	
System Component	% of	Fail Date Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Туре	Total	(Years)	FY		(Yrs)		Cod
Over 600 Volts							
Service Equipment							
Not Accessible	100%						D
Transformers							
Not Accessible	100%						D
Feeders							
Not Accessible	100%						D
Raceway							
Not Accessible	100%						D
Jnder 600 Volts							
Service Equipment							
Not Accessible	100%						D
Transformers							
Not Accessible							D
	100%						
Switchgear / Switchboard							-
Not Accessible	100% 100%						D
Not Accessible Raceway	100%						
Not Accessible Raceway Not Accessible							D D
Not Accessible Raceway Not Accessible Panelboards	100% 100%						D
Not Accessible Raceway Not Accessible Panelboards Not Accessible	100%						
Not Accessible         Raceway         Not Accessible         Panelboards         Not Accessible         Wiring	100% 100% 100%						D D
Not Accessible         Raceway         Not Accessible         Panelboards         Not Accessible         Wiring         Not Accessible	100% 100%						D
Not Accessible         Raceway         Not Accessible         Panelboards         Not Accessible         Wiring	100% 100% 100%						D D

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.

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

Asset # : 13709

Electrical		Current F			e Replacemer		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost Cycle (Yrs)	Estimated Cost	Priority Cod
round								
Grounding Devices Not Accessible	100%							D
and-by Power								
Transfer Switches Not Accessible	100%							D
Generators Not Accessible	100%							D
Batteries	1000/							р
Not Accessible	100%							D
Fuel Storage Not Accessible	100%							D
ighting Interior Lighting								
Not Accessible	100%							D
Egress Lighting								_
Not Accessible	100%							D
Exterior Lighting								_
HID	100%			2022	\$1,5	00 10		В
ghtning Protection Arresters/Cabling								
Not Accessible	100%							D
larm	100/0							2
Security System								
No Component	50%							D
Generic	50%			2022	\$6,4	00 1	\$400	В
		servation, E 1 : Outside	Extent : Light, Area	Affected	: 50%			
			Mounted Cameras					
Fire/Smoke Detection	Елріана	uon. wuu	Mounted Cameras					
Not Accessible	100%							D
lechanical	_	Current F	Repair	Futur	e Replacemer	it l	Maintenance	_
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost Cycle (Yrs)	Estimated Cost	Priority Cod
eating								
Energy Source	100-1							-
Not Accessible	100% Other Ob	amation L	Extent : Light, Area	Affaatad	. 00/			D
		i : Building		Ајјестеи	. 070			
		-	re Area / Interior A	ccess No	t Permitted On	Day Of Su	rvev	
Conversion Equipment	1							
Not Accessible	100%							D
Distribution								
Not Accessible	100%							D
Terminal Devices	100							
Not Accessible	100%							D
r Conditioning								

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

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

Asset # : 13709

		ASSEL # . 13					
Mechanical	Curre	ent Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		В
<b>Conversion Equipment</b>							
Reciprocating	100%		2027	* *	1	\$1,000	В
Compr/Chiller		<b>F</b>	4.00	1 1000/			
		on, Extent : Light, Area	Affected	l : 100%			
	Location : Side						
	Explanation : S	plit Type Units					
Distribution Not Accessible	100%						D
Terminal Devices	100%						D
Not Accessible	100%						D
	100%						D
Heat Rejection Remote Air Cond	100%		2027	* *	2	\$1,400	В
Ventilation	100%		2027		2	\$1,400	Б
Distribution							
Not Accessible	100%						D
Exhaust Fans	10070						D
Not Accessible	100%						D
Plumbing	10070						D
H/C Water Piping							
Not Accessible	100%						D
Water Heater							
Not Accessible	100%						D
HW Heat Exchanger							
Not Accessible	100%						D
Sanitary Piping							
Not Accessible	100%						D
Sump Pump(s)							
Not Accessible	100%						D
Sewage Ejector(s)							
Not Accessible	100%						D
Backflow Preventer							
Not Accessible	100%						D
Fixtures							
Not Accessible	100%						D
Fire Suppression							
Standpipe							
Not Accessible	100%						D
Sprinkler							
Not Accessible	100%						D
Fire Pump							
Not Accessible	100%						D

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

#### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$44,973,700	\$522,600
Interior Architecture	\$6,017,800	\$4,950,100
Electrical	\$6,773,900	\$3,289,300
Mechanical	\$404,800	\$6,308,800
Total	\$58,170,300	\$15,070,900
Priority A	\$44,973,700	\$522,600
Priority B	\$7,804,600	\$9,764,800
Priority C	\$5,392,000	\$4,783,400
Total	\$58,170,300	\$15,070,900

Total	\$168,400	\$92,000	\$123,900	\$96,600
Priority C	\$41,700			\$25,000
Priority B	\$107,400	\$92,000	\$123,900	\$67,500
Priority A	\$19,300			\$4,100
Total	\$168,400	\$92,000	\$123,900	\$96,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$26,300	\$42,500	\$65,400	\$21,100
Electrical	\$56,100	\$37,700	\$46,700	\$34,600
Interior Architecture	\$54,800			\$25,000
Exterior Architecture	\$19,300			\$4,100
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

#### Asset # : 2026

		A3361 # . 2					
chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Co
erior							
Exterior Walls Cast in Place Concrete	3% Now	\$17,800	LIFE	* *	5	\$38,200	
Cast in Flace Concrete	Broken/Missing Elen Location : Main Lo	ients, Extent : Ligh			5	\$38,200	A
Masonry: Brick	92%		LIFE	* *	5	\$234,100	А
	Repairs in Progress, Location : Pinning	0	00				
Metal Panel	2% Now Broken/Missing Elen Location : North F	-	2042 t, Area A	* * ffected : 2%	5	\$9,500	А
Window Wall	3% Now	\$455,700	2032	* *	5	\$14,300	А
Windows	Corrosion/Rusting, E Location : Southwe Throughout.				osed Stai	rwells	
Metal/Detention Type	98% Now	\$40,946,100	2052	* *	5	\$203,000	А
	Corrosion/Rusting, E Location : Through	Extent : Moderate, A		cted : 35%	-	+,	
	Deteriorated Finish, Location : Through		Area Afj	fected : 50%			
	Glazing Broken/Crac Location : Through		rate, Are	ea Affected : 70%			
	Thermally Inefficient Location : Through		e, Area A	ffected : 70%			
Metal/Detention Type	2%		2048	* *	5	\$8,300	А
	Recent Replace Evid Location : Dining A	-	Area Aff	ected : 100%			
Parapets	500/		LIPP	* *	F	ф <i>с</i> <b>7</b> 00	
Masonry: Brick Metal Rail	50% 50%		LIFE 2035	* *	5 5-10	\$6,700 \$120,700	A A
Roof	5070		2055		5 10	ψ120,700	$\overline{\mathbf{n}}$
Built-Up (BUR)	100% Now Blisters, Extent : Sev Location : Through		2032 40%	* *			А
	Drains Clogged, Ext Location : Various		a Affecte	ed : 10%			
	Ponding, Extent : Mo		ted : 20%	6			
	Location : Through			~			

Interior

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

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

Asset # : 2026

Architecture	Curr	ent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Floors							
Carpet	5%		2021	\$237,600	3	\$44,400	С
Cast in Place Concrete		w \$61,300 on, Extent : Severe, Are st Floor Below Kitchen.	LIFE a Affected	* * d : 10%	5	\$97,200	C
Ceramic Tile	Location : 7th	w \$17,800 on, Extent : Severe, Are Lower Detention Facili Repair Underway.			5	\$11,100	С
Quarry Tile	5% No Cracking/Cruml Location : Kite	oling, Extent : Moderate	2035 , Area Aj	* * fected : 10%	5	\$16,700	С
Terrazzo	30%		LIFE	* *	5	\$104,200	С
Traffic Topping	15%		2022	\$3,254,400	5	\$83,300	С
Traffic Topping	5%		2027	* *	5	\$27,800	С
Vinyl Tile	15% No Cracking/Cruml	w \$229,900 bling, Extent : Moderate ver Housing Control Ro	2022 , Area Aj		3	\$25,000	C
Vinyl Tile	Location : Thr Worn/Eroded, E Location : Thr Other Observati	Elements, Extent : Seve oughout Housing Areas xtent : Severe, Area Aff oughout Housing Areas on, Extent : Severe, Are oughout Housing Areas	ected : 40 a Affecte	)%	3	\$16,700	С
Interior Walls							
Concrete Masonry Unit	Broken/Missing Location : 11 A Jnt Mortar Miss	w \$206,600 Elements, Extent : Ligh And 12 Block Stair Area /Erod, Extent : Light, A And 12 Block Stair Area	rea Affec	-	5	\$60,300	С
Concrete Masonry Unit	33%		LIFE	* *	5	\$62,200	С
Glass: Special Gauge	5% No	w \$3,757,700	LIFE	* *	1	, , , , , , , , , , , , , , , , , ,	Ċ
ense speen ourge	Other Observati Location : Thr	on, Extent : Severe, Are oughout Housing Contr Glass Steel Frames Rus	a Affecte ol Room				÷
Plaster	10%		LIFE	* *	5	\$14,100	С
SGFT/Glazed Masonry	18%		LIFE	* *		. ,	C
SGFT/Glazed Masonry	2% No Other Observati	on, Extent : Severe, Are	LIFE	* * d : 60%			C
		lock Lower Housing.					
	Explanation :	Repair Underway.					

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

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

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

#### Asset # : 2026

Architecture	Current Repair Future Re				e Replacement	Replacement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior									
Ceilings	2004				de de	_		P	
AcousTileConcealSpLn	30%		¢540.500	2027	* *	5	\$166,700	B	
Exposed Concrete	Location Exposed K Location Water Per	1 : First Fl Reinforcem 1 : First Fl netration, H	\$542,500 c, Extent : Moderate oor Under Kitchen. ent, Extent : Light, oor, Above Water M Extent : Moderate, A oor Under Kitchen.	Area Affa Iain. Area Affe	ected : 2%	5	\$24,300	В	
Metal Panel	5% Water Per	Now	\$13,100 Extent : Light, Area	LIFE	* *	5	\$27,800	В	
Plaster	30%			LIFE	* *	5	\$83,300	В	
lectrical	-	-	, Extent : Light, Ard oor Corridor. Repair		ed : 5%	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
nder 600 Volts									
Service Equipment Fused Disc Sw	50%			2022	\$55,200	5	\$700	В	
	Other Obs Location	ı : Electric	Extent : Moderate, 1 al Room #2 0 and 4,500 Amps.			5	\$700	В	
Fused Disc Sw	Other Obs Location	ı : Electric	al Room #2		ected : 100%			B	
	Other Obs Location Explana 50% Other Obs Location	a : Electric tion : 1,00 servation, 1	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	Area Affe	\$55,200	5	\$700		
Fused Disc Sw Fused Disc Sw Transformers	Other Obs Location Explana 50% Other Obs Location Explana	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	Area Affe 2022 Affected	\$55,200		\$700		
Fused Disc Sw Fused Disc Sw Transformers Dry Type	Other Obs Location Explana 50% Other Obs Location Explana 50%	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	Area Affe 2022 Affected 2027	\$55,200 \$1: 100% * *	5	\$700 \$600	B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type	Other Obs Location Explana 50% Other Obs Location Explana	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	Area Affe 2022 Affected	\$55,200	5	\$700	В	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard	Other Obs Location Explana 50% Other Obs Location Explana 50% 50%	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	Area Affe 2022 Affected 2027 2020	** \$55,200 \$: 100% ** \$12,600	5 5 5	\$700 \$600 \$600	B B B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard Fused Disc Sw	Other Obs Location Explana 50% Other Obs Location Explana 50% 50%	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	Area Affe 2022 Affected 2027 2020 2022	\$55,200 \$55,200 \$: 100% ** \$12,600 \$75,500	5 5 5 5	\$700 \$600 \$600 \$300	B B B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs	Other Obs Location Explana 50% Other Obs Location Explana 50% 50%	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	Area Affe 2022 Affected 2027 2020	** \$55,200 \$: 100% ** \$12,600	5 5 5	\$700 \$600 \$600	B B B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway	Other Obs Location Explana 50% Other Obs Location Explana 50% 50% 20% 80%	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	2022 Affected 2027 2027 2020 2022 2022	*** \$12,600 \$75,500 \$301,900	5 5 5 5 5 5	\$700 \$600 \$600 \$300	B B B B B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit	Other Obs Location Explana 50% Other Obs Location Explana 50% 50% 20% 80%	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	Area Affe 2022 Affected 2027 2020 2022 2022 2022	*** \$12,600 \$438,300	5 5 5 5 5 1	\$700 \$600 \$600 \$300	B B B B B B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit	Other Obs Location Explana 50% Other Obs Location Explana 50% 50% 20% 80%	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	2022 Affected 2027 2027 2020 2022 2022	*** \$12,600 \$75,500 \$301,900	5 5 5 5 5 5	\$700 \$600 \$600 \$300	B B B B B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards	Other Obs Location Explana 50% Other Obs Location Explana 50% 50% 20% 80% 90% 10%	a : Electric tion : 1,00 servation, 1 a : Electric	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1	Area Affe 2022 Affected 2027 2020 2022 2022 2022 2022 2032	** \$55,200 2:100% ** \$12,600 \$75,500 \$301,900 \$438,300 **	5 5 5 5 5 1 1	\$700 \$600 \$600 \$300 \$6,300	B B B B B B B B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards Fused Disc Sw	Other Obs Location Explana 50% Other Obs Location Explana 50% 50% 20% 80% 90% 10%	1 : Electric tion : 1,00 ervation, 1 1 : Electric tion : 5,00	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1 0 Amps.	Area Affe 2022 Affected 2027 2020 2022 2022 2022 2032 2030	<pre>sected : 100% \$55,200 \$55,200 \$12,600 \$12,600 \$75,500 \$301,900 \$438,300 ** **</pre>	5 5 5 5 5 1 1 5	\$700 \$600 \$600 \$300 \$6,300 \$300	B B B B B B B B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards	Other Obs Location Explana 50% Other Obs Location Explana 50% 50% 20% 80% 90% 10% 5% 2% On Extend	n : Electric tion : 1,00 eervation, I n : Electric tion : 5,00 2-4	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1 0 Amps. 0 Amps. \$9,800 \$400 xtent : Moderate, A	Area Affe 2022 Affected 2027 2020 2022 2022 2022 2032 2030 2047	<pre>sected : 100% \$55,200 \$55,200 \$1: 100% \$12,600 \$75,500 \$301,900 \$438,300 ** ** **</pre>	5 5 5 5 1 1	\$700 \$600 \$600 \$300 \$6,300	B B B B B B B B	
Fused Disc Sw Fused Disc Sw Transformers Dry Type Dry Type Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards Fused Disc Sw	Other Obs Location Explana 50% Other Obs Location Explana 50% 50% 20% 80% 90% 10% 5% 2% On Extend	1 : Electric tion : 1,00 eervation, 1 1 : Electric tion : 5,00 2-4 led Life, E.	al Room #2 0 and 4,500 Amps. Extent : Light, Area al Room #1 0 Amps. 0 Amps. \$9,800 \$400 xtent : Moderate, A	Area Affe 2022 Affected 2027 2020 2022 2022 2022 2032 2030 2047	<pre>sected : 100% \$55,200 \$55,200 \$1: 100% \$12,600 \$75,500 \$301,900 \$438,300 ** ** **</pre>	5 5 5 5 5 1 1 5	\$700 \$600 \$600 \$300 \$6,300 \$300	B B B B B B B B	

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.

Asset # : 2026

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts								
Wiring								
Braided Cloth	25%	2-4	\$137,700	2047	* *	1		В
		-	ent : Moderate, Are	a Affecte	ed : 100%			
		: Through	out					
Thermoplastic	15%			2042	* *	1		В
Thermoplastic	60%			2032	* *	1		В
Motor Controllers								
Locally Mounted	70%			2020	\$646,400	5	\$1,400	В
Locally Mounted	20%	2-4	\$184,700	2042	**	5	\$200	В
		-	tent : Moderate, Ai	rea Affec	ted : 100%			
		: Mechan	cal Room					
Locally Mounted	10%			2035	* *	5	\$200	В
Bround								
Grounding Devices	1000		<b>\$1</b> ,500		de de	-	<b>* 4 400</b>	Ð
Generic	100%	0-2	\$1,600	LIFE	**	5	\$4,400	В
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Water M						
	Explanat	ion : Corre	oded					
tand-by Power								
Transfer Switches	1000/			2020	¢10, c00	1	¢01 700	л
Automatic	100%			2020	\$19,600	1	\$91,700	В
Generators	500/			2010	¢cc 100	1	¢57.500	р
Diesel	50%	amation I	utout Madauata	2018	\$66,400	1	\$57,500	В
		: Outside	Extent : Moderate, A	irea Ajje	ciea . 100%			
			7					
<b>D</b> : 1		ion : 250 I	Ŵ	2025	de de		<b>* = = = •</b> • • •	
Diesel	50%			2025	**	1	\$57,500	В
			Extent : Moderate, A		cted : 100%			
			or Room - First Flo	or				
<b></b>	Explanat	ion : 250 I	ŚW.					
Batteries	1000/			2015	¢1 100	5	¢11.000	р
Lead/Acid	100%			2015	\$1,100	5	\$11,000	В
Fuel Storage	60/			2020	* *	5	¢2 200	р
Day Tank	6%			2030		5	\$3,300	В
		ervation, E : Generat	Extent : Light, Area	Ајјестеа	: 100%			
		ion : 30 G	allons.				<b>*</b> ~ <b>*</b> ~	
Main Tank	94%			2037	**	5	\$8,300	В
			Extent : Moderate, A	Area Affe	cted : 100%			
		: First Flo						
	Explanat	ion : 2,000	) Gallons					

Lighting

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 2026

			A3351 # . 20	020				
Electrical		Current	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ighting								
Interior Lighting								
Fluorescent	45%			2017	\$1,434,300	10	\$122,600	В
Fluorescent	30%			2022	\$956,200	10	\$81,700	В
Fluorescent	10%		\$318,700	2032	* *			В
		-	xtent : Moderate, Ar	rea Affec	ted : 100%			
		ı : Through						
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Through						
			g T-12 Lamps					
HID	10%			2022	\$224,300	10	\$1,000	В
Incandescent	5%			2017	\$159,400	2	\$300	В
Egress Lighting								
Exit, Service	70%			2022	\$62,400	1		В
Exit, Service	30%			2017	\$26,700	1		В
Exterior Lighting								
HID	100%			2017	\$224,200	10	\$900	В
larm								
Security System								_
No Component	50%				*****		<b>* = =</b> - • • •	D
Generic	50%			2017	\$926,800	1	\$55,600	В
Fire/Smoke Detection	<b>5</b> 00/							P
No Component	50%			2017	<b>\$2,172,1</b> 00	1.0	<b>001 700</b>	D
Generic	50%			2017	\$3,172,400	1-3	\$91,700	В
Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LH	P 100%			2025	* *	5	\$17,700	В
Steam								
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$22,000	В
Terminal Devices								
Air Handler	20%			2022	\$660,600	1	\$36,800	В
Convector/Radiator	30%			2027	* *	1	\$28,800	В
Fan Coil Unit/Heat	50%			2022	\$4,586,300	1	\$48,100	В
in Conditioning								
ar Conditioning								
ir Conditioning Energy Source Electricity	100%			2038	* *			

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.

Asset # : 2026

		Asset # : 20	020				
Mechanical	Current F	Repair	Futur	e Replacement	cement Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Ext Pkg Unit - Cooling	15% R-22 Refrigerant, Ext Location : Roof	tent : Light, Area A	2022 ffected :	\$424,200 100%	2	\$2,800	В
No Component	85%						D
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$165,600	В
Exhaust Fans							
Interior	20%		2022	\$135,500	2	\$1,800	В
Roof	80%		2022	\$389,700	2	\$7,300	В
Plumbing H/C Water Piping Galv Iron/Steel	100% 0-2 Corroded, Extent : M Location : Various				1		В
	Other Observation, E Location : 7 Lower Explanation : Re-pi	Dorm					
HW Heat Exchanger Low Temp	100% Recent Replace Evide Location : Steam D	-			4	\$44,200	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2017	\$18,700	4	\$1,300	В
Sewage Ejector(s)							_
Electric	100%		2022	\$18,700	4	\$1,300	В
Fixtures	1000/						л
Generic Vorticel Transport	100%						В
Vertical Transport Elevators							
Hydraulic	100% Other Observation F	Sytant . I jahr A	LIFE Affected	* * • 100%			С
	Other Observation, E Location : 2 Units I Explanation : 3 Units	st To 3rd Floor, 1					
Fire Suppression Standpipe						<b>•</b>	-
Generic	100%		2032	* *	1-5	\$150,000	В
Sprinkler	0001						n
No Component	90%		2022	* *	1.2	<b>40.200</b>	D
Generic	10%		2032	~ *	1-2	\$8,300	В

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.

#### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$97,200	
Total	\$97,200	
Priority A	\$97,200	
Total	\$97,200	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$34,300			
Interior Architecture	\$29,100		\$300	
Electrical			\$2,000	
Mechanical	\$100	\$100	\$800	\$100
Total	\$63,500	\$100	\$3,100	\$200
Priority A	\$34,300			
Priority B	\$17,100	\$100	\$3,100	\$200
Priority C	\$12,100			
Total	\$63,500	\$100	\$3,100	\$200



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIREHOUSE

#### Asset # : 13662

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls	1.0		<b>*</b> ( <b>* * * *</b>			_	<b>**</b> • • • • •	
Cast in Place Concrete	Location Cracking/ Location	'issing Elen n : Above T 'Crumbling n : Upper V	\$14,300 hents, Extent : Mod he Garage Door Li , Extent : Moderate Vall, South Facade;	ntel, Bot , Area Aj Truck E	h Doors. ffected : 10% intrance.	5	\$3,100	А
	-	e e	ent, Extent : Moder		00			
Masonry: Brick	65% Cracking/	Now	Vall, Viewable Fron \$48,500 , Extent : Moderate	LIFE	* *	5	\$4,000	A
	Location Vertical C	1 : Through	ent : Light, Area Aff					
Metal Sect. OHD	Location	servation, E n : South Fa	\$20,000 Extent : Severe, Are acade oded Jambs; Lintel			5 oors, Seve	\$2,400 erely Deteriorated.	А
Windows	<u> </u>						•	
Steel	Location	issing Elen 1 : Through	\$48,700 nents, Extent : Mod cout. Extent : Severe, Area			5	\$2,900	А
		1 : Through		55				
	-	lnefficient 1 : Through	, Extent : Moderate out	e, Area A	ffected : 50%			
		netration, E n : North Fo	Extent : Moderate, A acade	Area Affe	cted : 15%			
Roof Single Ply Membrane	100% Recent Re Location	place Evid	ent, Extent : Light, .	2030 Area Affe	* * ected : 100%	10	\$5,600	А
nterior								
Floors	0.5%	N	¢0.500	LIPP	ماد ماد	_	<b><b></b></b>	C
Cast in Place Concrete	95% //Cracking		\$8,500 Extent : Moderate	LIFE , Area Aj	* * ffected : 20%	5	\$6,800	C
	Location	i : Apparat	us Floor					

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

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

## DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIREHOUSE

#### Asset # : 13662

			A5561#.13					
Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
nterior								
Interior Walls								
Ceramic Tile	2%			2035	* *	5		С
Concrete Masonry Unit	58%			LIFE	* *	5	\$400	С
Gypsum Board	10%			LIFE	* *	5	\$100	С
Plaster	5%	Now	\$100	LIFE	* *	5		С
		etration, E : East Wa	Extent : Light, Area ll.	Affected	: 2%			
SGFT/Glazed Masonry	25%	Now	\$3,400	LIFE	* *			С
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Various	Locations Through	out.				
Ceilings								
AcousTileSusp.Lay-In	20%			2027	* *	5	\$700	В
			Extent : Moderate, A	Area Affe	cted : 10%			
	Location	: Captain.	s Office					
Exposed Concrete	75%	Now	\$17,000	LIFE	* *	5	\$400	В
	-	-	Extent : Moderate	, Area Aj	ffected : 10%			
		: Through						
	-	-	ent, Extent : Light, .	Area Affe	ected : 2%			
		: Northwe						
		etration, E : First Flo	Extent : Moderate, A por	Area Affe	cted : 10%			
Gypsum Board	5%			LIFE	* *	5	\$200	В
Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Coo
nder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2022	\$2,900	5	\$100	В
Molded Case Bkrs	Other Obs		Extent : Moderate, A			5	\$100	В
Molded Case Bkrs	Other Obs Location	: Electrico	al Room	Area Affe	cted : 100%	5	\$100	В
	Other Obs Location	: Electrico		Area Affe	cted : 100%	5	\$100	В
Raceway	Other Obs Location Explana	: Electrico	al Room	Area Affe	ccted : 100% Switch		\$100	
Raceway Conduit	Other Obs Location Explana 20%	: Electrico	al Room	Area Affe connect S 2022	cted : 100% Switch \$2,100	1	\$100	В
Raceway Conduit Conduit	Other Obs Location Explana	: Electrico	al Room	Area Affe	ccted : 100% Switch		\$100	
Raceway Conduit Conduit Panelboards	Other Obs Location Explana 20% 80%	: Electrico	al Room	Area Affe connect S 2022 2042	scted : 100% Switch \$2,100 * *	1 1		B B
Raceway Conduit Conduit Panelboards Molded Case Bkrs	Other Obs Location Explana 20%	: Electrico	al Room	Area Affe connect S 2022	cted : 100% Switch \$2,100	1	\$100	В
Raceway Conduit Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic	Other Obs Location Explana 20% 80%	: Electrico	al Room	Area Affe connect S 2022 2042	scted : 100% Switch \$2,100 * *	1 1		B B
Raceway Conduit Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic	Other Obs Location Explana 20% 80%	: Electrico	al Room	Area Affe connect S 2022 2042 2038	scted : 100% Switch \$2,100 ** **	1 1 5		B B B
Raceway Conduit Conduit Panelboards Molded Case Bkrs Wiring Thermoplastic	Other Obs Location Explana 20% 80%	: Electrico	al Room	Area Affe connect S 2022 2042 2038	scted : 100% Switch \$2,100 ** **	1 1 5		B B B

Lighting

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIREHOUSE

#### Asset # : 13662

Electrical	Currer	nt Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting Interior Lighting Fluorescent	100% Other Observation Location : Throu Explanation : T-	0	2027 Area Affe	* * ected : 100%	10	\$2,000	В	
Exterior Lighting HID	100%		2027	* *	10		В	
Mechanical	Currer	nt Repair	Futur	e Replacement	Μ	aintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating Energy Source Campus Steam	100%		2032	* *	1		В	
Distribution Steam Piping/Pump	100%		2022	\$31,300	4	\$100	В	
Terminal Devices Convector/Radiator Fan Coil Unit/Heat	60% 40%		2020 2022	\$25,400 \$26,900	1 1	\$400 \$300	B B	
Plumbing H/C Water Piping Galv Iron/Steel	100%		2020	\$13,400	1		В	
Water Heater Electric	100% Other Observation Location : Closer Explanation : 1 -		2017 Affected	\$700 *: 100%	4		В	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В	
Fixtures Generic	100%						В	

*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.

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date : 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024	
Exterior Architecture	\$3,671,200	\$855,900	
Interior Architecture	\$6,461,000	\$681,800	
Electrical	\$413,200	\$10,787,400	
Mechanical	\$273,300	\$5,816,800	
Total	\$10,818,700	\$18,141,900	
Priority A	\$3,671,200	\$855,900	
Priority B	\$3,605,700	\$16,872,000	
Priority C	\$3,541,800	\$414,000	
Total	\$10,818,700	\$18,141,900	

Total	\$200,200	\$102,400	\$187,700	\$138,600
Priority C	\$23,700		\$8,500	\$24,200
Priority B	\$156,500	\$102,400	\$133,900	\$114,400
Priority A	\$20,000		\$45,400	
Total	\$200,200	\$102,400	\$187,700	\$138,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$87,800	\$39,700	\$65,500	\$56,800
Electrical	\$56,800	\$50,900	\$56,600	\$45,800
Interior Architecture	\$23,700		\$8,500	\$24,200
Exterior Architecture	\$20,000		\$45,400	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.
#### **RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER**

Asset # : 2025

rchitecture		Current Rep	pair	Futur	e Replacement	Μ	aintenance				
stem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod			
terior											
Exterior Walls											
Cast in Place Concrete	5%			LIFE	* *	5	\$98,400	А			
Masonry: Brick	45%	Now	\$215,400	LIFE	* *	5	\$177,200	А			
-	Broken/M	issing Elemen	ts, Extent : Ligh	t, Area A	ffected : 2%						
	Location : Facade At Loading Dock.										
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%										
	Location : Throughout										
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%										
	Location : Courtyards Between Housing Units Caulking Deteriorated, Extent : Light, Area Affected : 2%										
	-		-		cted : 2%						
		-	Between Housi	-							
			: Light, Area Af	tected : 2	2%						
		n : Exterior We	all Of Clinic.								
Masonry: Brick	35%			LIFE	* *	5	\$137,800	A			
Metal Panel	5%		<b>#125</b> 000	2032	* *	5-10	\$135,300	A			
Pre-Cast Concrete	10%		\$127,900	LIFE	**	5	\$127,900	А			
			Extent : Light, A	rea Affe	cted : 20%						
		1 : Throughout		A	factod , 200/						
	-	nscoloring, E. 1 : Main Entra	xtent : Moderate ince Facade	e, Area A	jjeciea : 20%						
Windows	Locanor	. man Enna	anee I dedue.								
Aluminum	20%	Now	\$129,300	2030	* *	5	\$14,800	А			
			Light, Area Affe		2⁄0	U	<i>\</i> <b>\\\\\\\\\\\\\</b>				
	Location : Main Corridor East Side.										
	Glazing Broken/Cracked, Extent : Light, Area Affected : 2%										
	Location	ı : Main Corri	dor East Side.								
	Caulking I	Deteriorated,	Extent : Modera	te, Area	Affected : 10%						
	Location	t : Throughou	t Courtyard Are	as Betwe	en Housing Units						
Metal/Detention Type	40%	Now	\$524,400	2032	* *	5	\$108,100	А			
	Glazing B	roken/Cracked	d, Extent : Light	, Area A <u>f</u>	ffected : 1%						
		ı : Intake Area									
	-		: Moderate, Are								
					rious Locations Th	hroughou	t.				
			ent : Light, Area	Affected	: 2%						
	Location	ı : Intake Area	<i>ı</i> .								
Metal/Detention Type	40%			2032	* *	5	\$216,200	Α			
Parapets			<b>.</b>		<i></i>	_	<b>*</b>				
Metal Rail	25%		\$8,300	2027	* *	5	\$30,300	А			
		-	ent : Moderate, A		cted: 5%						
		: Various Lo	cations Through								
Metal: Cage/Fence	30%			2027	* *	5-10	\$39,600	Α			
Pre-Cast Concrete	25%			LIFE	* *	5	\$26,800	A			
No Component	20%							D			

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

#### **RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER**

#### Asset # : 2025

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Roof								
Built-Up (BUR)	Location Air/Water I Location	: Through Blisters, E. : Various	\$2,395,700 lerate, Area Affecto out xtent : Moderate, A Locations Through nt : Moderate, Area	rea Affe out.	cted : 10%			A
	Location	: Through	out. A Lot Of Bird	Life Evic	lent.			
	Ponding, E	xtent : Mo	derate, Area Affect Locations Through	ted : 20%				
Modified Bitumen			\$11,700 ent : Light, Area A <u>f</u> chen.	2027 fected : 1	**			А
Modified Bitumen	30%			2027	* *	10	\$133,600	А
Single Ply Membrane	5%			2027	* *	10	\$22,300	A
nterior								
Floors								
Carpet	2%			2021	\$96,400	3	\$18,000	С
Cast in Place Concrete	14%			LIFE	* *	5	\$138,100	С
Cast in Place Concrete			\$87,000 xtent : Moderate, A nent Below Kitcher		* * cted : 5%	5	\$138,100	C
Quarry Tile	2%			2035	* *	5	\$13,500	С
Terrazzo	8%			LIFE	* *	5	\$28,200	Ċ
Terrazzo	17%	Now	\$207,700	LIFE	* *	5	\$59,900	Č
			xtent : Moderate, A out Main Corridor			ea.	. ,	
Traffic Topping	3%			2027	* *	5	\$16,900	С
Vinyl Tile	Location	: Through				3	\$59,200	С
	Location	: Through	xtent : Moderate, A out Housing Units : Moderate, Area A					
	Location	: Through	out Housing Units Extent : Severe, Are					
	Location Explanati	: Through	out.	и престе	u. 1570			
Wood	5%	Now	\$173,000 : Moderate, Area	2037 Affected	* *	5	\$21,100	С

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### **RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER**

### Asset # : 2025

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Interior Walls								
Cast in Place Concrete	5%		\$58,700	LIFE	* *			С
			xtent : Light, Area					
	Location	ı : Basemer	nt North Wall Mech	hanical S	pace.			
Ceramic Tile	5%			2025	* *	5	\$24,900	С
Concrete Masonry Unit	25%		\$170,400	LIFE	* *	5	\$49,800	С
	-		tent : Light, Area A		1%			
			t Mechanical Space					
			nt : Light, Area Af		<i>%</i>			
	Location	ı : Basemer	nt Mechanical Spac	ce.				
Gypsum Board	10%		\$82,300	LIFE	* *	5	\$29,900	С
			xtent : Light, Area	Affected	: 5%			
	Location	ı : Social S	ervice Room.					
Masonry: Brick	20%			LIFE	* *			С
SGFT/Glazed Masonry	5%		\$41,500	LIFE	* *			С
	Broken/M	issing Elen	ents, Extent : Ligh	t, Area A	ffected : 1%			
	Location	1 : 4 Main, .	A Side Shower.					
SGFT/Glazed Masonry	30%			LIFE	* *			С
Ceilings								
AcousTileConcealSpLn	15%	Now	\$47,200	2027	* *	5	\$42,300	В
			xtent : Light, Area					
	Location	ı : Pharmae	cy Administration S	Second F	loor.			
Exposed Concrete	14%	Now	\$220,100	LIFE	* *	5	\$9,900	В
			Extent : Light, Are	ea Affecte	ed : 1%			
		ı : Main Co						
			ent, Extent : Light,					
			al Main Service Ro		er Loading Dock.			
		-	ht, Area Affected :	1%				
		ı : Main Co						
			xtent : Severe, Are		d : 5%			
	Location	ı : Below K	itchen Soup Kettle					
Exposed Concrete	16%			LIFE	* *	5	\$11,300	В
Exposed Struc: Steel	5%		<b>**</b> • <b>*</b> • • • • • •	LIFE	* *	_		В
Metal Panel	20%		\$2,651,900	LIFE	* *	5	\$112,700	В
		-	xtent : Moderate, A			<i>(</i> <b>1</b> )		
			rary, School Corri			Ihrough	out.	
			Extent : Moderate,	Area Afj	fected : 60%			
		n : Through	out.					
Metal Panel	20%			LIFE	* *	5	\$112,700	В
Plaster	10%			LIFE	* *	5	\$28,200	В
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System	0/ ~£					Crela	Estimated Cart	Dria
Component	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Code
Туре	Total	(1 cars)		1 <sup>1</sup> 1		(115)		Cou

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.

### **RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER**

#### Asset # : 2025

	ASSEL # . 2023							
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Inder 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2042	* *	5	\$1,000	В
	Location	ı : Electric	Extent : Moderate, A al Room - Kitchen 3,000 Amp For Kit			mp For	General Area.	
Fused Disc Sw	50%			2022	\$82,900	5	\$900	В
	Other Obs	servation, H	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Electrico	al Room - Main Bu	ilding				
	Explana	tion : One	1,200 Amp Electric	al Servic	e For Main Buildi	ng		
Transformers								
Dry Type	80%			2020	\$309,000	5	\$1,200	В
Dry Type	20%			2035	* *	5	\$300	В
Switchgear / Switchboard					<b>*</b> • • • <b>*</b> • •	_	<b>* =</b> 0.0	-
Fused Disc Sw	30%			2022	\$161,700	5	\$500	В
Molded Case Bkrs	50%			2022	\$269,500 * *	5	\$5,100	B
Molded Case Bkrs	20%			2042	* *	5	\$2,000	В
Raceway	0.00/			2022	¢504 400	1		р
Conduit	80%			2022	\$584,400 * *	1		B
Conduit	20%			2042	-11-	1		В
Panelboards Molded Case Bkrs	200/			2038	* *	5	¢2,000	В
Molded Case Bkrs	20% 50%			2038	\$367,700	5 5	\$2,000 \$5,100	Б В
Molded Case Bkrs	30% 30%			2021	\$307,700	5	\$3,100	B
Wiring	30%			2030		5	\$5,100	D
Braided Cloth	50%	2-4	\$413,200	2047	* *	1		В
Dialded Clour	Insulation		ent : Moderate, Are		ed : 100%	1		D
Thermoplastic	30%			2032	* *	1		В
Thermoplastic	20%			2032	* *	1		В
Motor Controllers								
Locally Mounted	50%			2020	\$247,100	5	\$1,300	В
Motor Control Center	30%			2020	\$415,600	5	\$3,200	В
Motor Control Center	20%			2027	* *	5	\$2,100	В
ound								
Grounding Devices			±			-	<b>.</b>	_
Generic	25%		\$400	LIFE	* *	5	\$1,400	В
	Location	ı : Basemer	Extent : Severe, Are nt ing Grounding Med			Vator M	in Diving	
Carrie			ing Grounaing Med		* *			
Generic	75%			LIFE	* *	5	\$4,300	В
and-by Power								
Transfer Switches Automatic	700/			2020	¢12 700	1	¢02 100	п
	70% 30%			2020	\$13,700 * *	1	\$83,100 \$35,600	B
Automatic	30%			2039	4- 4-	1	\$35,600	В

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

### **RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER**

#### Asset # : 2025

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
tand-by Power								
Generators	0.004				de de		<i><b>ф110,100</b></i>	P
Diesel	Location	: Basemer	Extent : Moderate, A at And Outside Generators - No R			1	\$119,100	В
Diesel	Location		Extent : Moderate, A Floor - Kitchen 1,200 Kw	2035 Area Affe	* * ected : 100%	1	\$29,800	В
Batteries								
Lead/Acid	80%			2015	\$900	5	\$11,400	В
Lead/Acid	20%			2017	\$200	5	\$2,800	В
Fuel Storage								
Day Tank	2%			2030	* *	5	\$1,100	В
Main Tank	Location	: Outside	Extent : Moderate, 2 3 5,000 Gallon Tan		* * ected : 100%	5	\$8,700	В
ghting	Explanation		, 5,000 Gallon Tall					
Interior Lighting Fluorescent	Location	: Through	Extent : Moderate, 1 out Kitchen Area. 3 T-8 Lamps	2030 Area Affe	* * ected : 100%	10	\$55,300	В
Fluorescent	<u>65%</u>		s i o Europs	2022	\$2,101,800	10	\$179,600	В
Fuorescent	Other Obse Location	: Through	Extent : Moderate, A out The Space. 3 T-12 Lamps			10	\$175,000	Б
HID	10%			2022	\$227,500	10	\$1,000	В
HID	5%			2022	\$113,800	10	\$500	В
Egress Lighting								
Emergency, Service	10%			2022	\$9,000	1		В
Exit, Service	90%			2022	\$81,400	1		В
Exterior Lighting Fluorescent	2% Other Obse	ervation. F	Extent : Light, Area	2022 Affected	\$8,200 1 : 100%	10	\$700	В
	Location Explanat	: Front Er	ntrance Canopy g T-12 Lamps.					
HID	98%			2022	\$284,400	10	\$1,200	В
larm Security System	FOR							F
No Component	50%			0000	¢1 100 700	1	<b>071 000</b>	D
Generic	50%			2022	\$1,199,500	1	\$71,900	В
Fire/Smoke Detection	<b>F</b> 00/							П
No Component	50%			2022	¢1 102 100	1 2	¢110 700	D B
Generic	50%			2022	\$4,106,100	1-3	\$118,700	Ď

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.

### **DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER**

Asset # : 2025

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
feating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment								
Heat Exchanger	70%			2031	* *	1	\$104,600	В
Pres. Reducing Valve/LI	<b>2</b> 30%			2025	* *	5	\$5,400	В
Steam								
Distribution								
Hot Wtr Piping/Pump	70%			2030	* *	4	\$10,400	В
Steam Piping/Pump	30%			2032	* *	4	\$6,700	В
Terminal Devices								
Air Handler	30%	Now	\$20,100	2022	\$1,005,300	1	\$50,400	В
			: Moderate, Area A	Affected :	• 40%			
	Location	i : Coils						
Convector/Radiator	70%			2020	\$4,109,200	1	\$68,300	В
ir Conditioning								
Energy Source	1000/			2020	* *	1		л
Electricity	100%			2030		1		В
Conversion Equipment	20/			2017	\$42,200	1	¢2 800	В
Reciprocating Compr/Chiller	2%			2017	\$42,200	1	\$2,800	В
Complecimien	Other Ob	ervation H	Extent : Light, Area	Affected	· 100%			
		ı : Basemer		ngjeereu	. 10070			
			es Auditorium Only					
Window/Wall Unit	15%			2017	\$191,700	1		В
No Component	83%			2017	<i><i><i></i></i></i>	1		D
Distribution	0070							2
Chilled Wtr Pipe/Pump	2%			2032	* *	4	\$400	В
No Component	98%							D
Terminal Devices								
Air Handler/Cool/Ht	2%			2027	* *	1	\$3,700	В
No Component	98%							D
Heat Rejection								
Remote Air Cond	2%			2027	* *	2	\$4,200	В
No Component	98%							D
entilation								
Distribution							<b>.</b>	_
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$168,000	В
Exhaust Fans							<b>* * * * *</b>	-
Interior	20%		<b>*=</b> 000	2027	* *	2	\$1,900	B
Roof	80%	Now	\$7,900	2022	\$395,400	2	\$6,000	В
		xtent : Ligh 1 : Fan Cov	nt, Area Affected : 1 vers	00%				
lumbing	Locuio	i . Fun COV	C10					
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		В
HW Heat Exchanger	100/0			2032		1		U
Low Temp	100%			2022	\$192,900	4	\$29,900	В
r	10070			_~	<i><i><i><i></i></i></i></i>		<i><i><i><i>−,,,00</i></i></i></i>	~

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.

### **DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER**

#### Asset # : 2025

		A3561 # . Z	UZJ				
Mechanical	Current Repair Future Replacement					aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
lumbing							
Sanitary Piping	1000/	<b>#27</b> 000		* *			P
Cast Iron	100% Nov	+=-,•••	LIFE		1		В
		Extent : Moderate, Are ase Trap Serving Kitch	00	a:75%			
Channe Davin D'aire	Location : Gre	use Trap Serving Kuch	en				
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
	100%		LIFE		1		D
Sump Pump(s) Rigid Piping	100%		2027	* *	4	\$2,000	В
Kigid Fiping		on, Extent : Light, Area			4	\$2,000	D
	Location : Base	-	njjecieu	. 10070			
		Duplex Units In Several	Areas				
Sewage Ejector(s)	Explanation	suprex entits in Several	Theas				
Compressed Air	100%		2032	* *	4	\$2,000	В
compressed i m		vident, Extent : Light, A		cted : 20%	•	\$ <b>2</b> ,000	D
	Location : Base	-	55				
Backflow Preventer							
Generic	100%		2027	* *	1	\$18,600	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			С
		on, Extent : Light, Area	Affected	! : 100%			
	Location : Vari						
	Explanation : 2	Units Basement To 2n	d Floor,	1 Unit Basement T	o 1st Fla	oor	
Fire Suppression							
Standpipe	1000/						Ð
Generic	100%		2032	* *	1-5	\$152,200	В
Sprinkler	<b>5</b> 00/						P
No Component	50%		2022	* *	1.0	¢ 40,000	D
Generic	50% Other Observati		2032		1-2	\$42,300	В
	Location : Kitc	on, Extent : Light, Area hen	Ајјестеа	0:20%			
	Explanation : A	Ansul System Serves Co	oking Ar	eas			

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.

### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$750,200	\$1,035,500
Interior Architecture	\$1,349,500	\$750,800
Electrical	\$6,207,000	\$2,715,000
Mechanical	\$878,200	\$2,168,800
Total	\$9,184,900	\$6,670,200
Priority A	\$750,200	\$1,035,500
Priority B	\$7,254,500	\$5,157,300
Priority C	\$1,180,200	\$477,400
Total	\$9,184,900	\$6,670,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				\$700
Interior Architecture	\$27,900			\$21,000
Electrical	\$59,600	\$36,700	\$45,900	\$36,700
Mechanical	\$58,700	\$32,200	\$56,000	\$32,900
Total	\$146,200	\$68,900	\$101,900	\$91,300
Priority A				\$700
Priority B	\$118,300	\$68,900	\$101,900	\$69,500
Priority C	\$27,900			\$21,000
Total	\$146,200	\$68,900	\$101,900	\$91,300



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 4127

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior	•							
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$79,900	А
Metal Panel	70%	Now	\$427,200	2032	* *	5	\$559,100	Α
		-	nents, Extent : Ligh					
			de Of Overhang At					
			Extent : Moderate, A	Area Affe	cted : 10%			
		: Through		A. CC	. 1 100/			
	-	Dentea, E. 1 : Through	xtent : Moderate, A	rea Affec	cted : 10%			
Windows	Locailor	. Inrough	ioui					
Aluminum	5%			2038	* *	5	\$1,500	А
Metal/Detention Type	95%			2038	* *	5	\$1,500	A
Parapets	9370			2042		5	\$102,500	A
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,900	А
Metal Panel	25%	Now	\$55,200	2042	* *	5	\$34,000	A
Wetar F aller			ed, Extent : Light, A		cted : 1%	5	ψ54,000	11
	-	: Parapet	-					
Metal Panel	35%	1	1	2042	* *	5	\$95,100	А
Metal: Cage/Fence	30%			2042	* *	5-10	\$163,000	A
Roof	2070			2000		5 10	\$100,000	
Single Ply Membrane	50%	Now	\$73,900	2030	* *			А
	Gut/DS N	on Func/M	iss, Extent : Severe	Area Af	fected : 20%			
	Location	: Various	Locations Through	out.				
	Recent Re	place Evid	ent, Extent : Light,	Area Affe	ected : 100%			
	Locatior	a : Through	nout					
	-	-	, Extent : Light, Ard					
	Location	ı : Under B	Bulkhead Roof Lead	ers On M	Iain Roof.			
Single Ply Membrane	50%			2030	* *	10	\$230,000	А
terior								
Floors								
Cast in Place Concrete	45%	Now	\$83,500	LIFE	* *	5	\$331,300	С
			Extent : Moderate, A					
	Location	1 : Various	Locations In The M	1echanic	al Space.			
Quarry Tile	2%			2035	* *	5	\$10,100	С
Raised Access Floor	3%	Now	\$516,500	2037	* *	5	\$18,900	С
			e, Extent : Moderat					
			ntion Control Room					
			Extent : Severe, Are					
			ntion Control Room	n Spaces				
		tion : Worr	n Surface.					
Vinyl Tile	50%	0-2	\$580,200	2027	* *	3	\$63,100	С
			nents, Extent : Mod		ea Affected : 5%			
			Locations Through					
			t : Moderate, Area	Affected	: 10%			
	Location	t : Through	iout					

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.

Asset # : 4127

			A3561 # . 4	121				
Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Interior Walls								
Ceramic Tile	10%			2035	* *	5	\$45,700	С
Concrete Masonry Unit				LIFE	* *	5	\$146,200	С
Gypsum Board	10%			LIFE	* *	5	\$27,400	С
Ceilings								
AcousTileSusp.Lay-In	Location Staining/I	issing Elen 1 : Detentio Discoloring	\$40,700 hents, Extent : Ligh n Control Room 15 , Extent : Moderate n Control Room 15	, Area A		5	\$16,800	В
Exposed Concrete	25%			LIFE	* *	5	\$13,100	В
Metal Panel	65%		\$128,600	LIFE	* *	5	\$273,400	B
lectrical	Location	n : Main Co Current F		Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								
Service Equipment Fused Disc Sw	Location	servation, E 1 : Electrico	Extent : Moderate, A al Room. 2,000 Amps Main I			5	\$1,000	В
Transformers	1		, I I I I I I I I I I I I I I I I I I I					
Dry Type	100%			2027	* *	5	\$800	В
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	* *	5	\$1,000	В
Raceway								
Conduit	100%			2032	* *	1		В
Panelboards Molded Case Bkrs	100%			2030	* *	5	\$6,000	В
Wiring Thermoplastic	100%			2032	* *	1		В
Motor Controllers								
Locally Mounted	20%			2027	* *	5	\$300	В
Motor Control Center	80%			2027	* *	5	\$4,900	В
round								
Grounding Devices	100%			LIFE	* *	5	¢2 200	р
Generic	100%			LIFE	4- 4-	5	\$3,300	В

2027

\* \*

1

\$69,400

В

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

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

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

100%

Stand-by Power

Transfer Switches Automatic

#### Asset # : 4127

	ASSet	#:412/							
Electrical	Current Repair	Future	e Replacement	Μ	aintenance				
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power									
Generators	1000	2025			<b>*•••••••••••••</b>				
Diesel	100% Other Observation, Extent : Mod	2025 Jarata Arag Affa	* *	1	\$87,100	В			
	Location : Mechanical Room.	eruie, Areu Ajjet	lieu . 10070						
	Explanation : Two 880 Kw.								
Batteries									
Lead/Acid	100%	2015	\$1,100	5	\$8,300	В			
Fuel Storage Day Tank	70%	2030	* *	5	\$29,200	В			
Day Talik	Other Observation, Extent : Mod			5	\$29,200	Б			
	Location : Mechanical Room.								
	Explanation : Using 275 Gallor	ns For Both Gei	nerators.						
Main Tank	30%	2037	* *	5	\$2,000	В			
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement.								
Lighting	Explanation : Using 7,820 Gall	cons For Both Ge	enerators.						
Interior Lighting									
Fluorescent	85%	2022	\$2,051,200	10	\$175,300	В			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout.								
UID	Explanation : Using T-12 Lamp		<b>\$254 500</b>	10	¢1 100				
HID	15%	2022	\$254,700	10	\$1,100	В			
Egress Lighting Emergency, Service	5%	2022	\$3,400	1		В			
Exit, Service	95%	2022	\$64,100	1		B			
Exterior Lighting			. ,						
HID	100%	2022	\$169,700	10	\$700	В			
Alarm									
Security System Generic	100%	2017	\$1 402 200	1	\$84,100	В			
Fire/Smoke Detection	100%	2017	\$1,403,300	1	\$64,100	D			
Generic	100%	2017	\$4,803,700	1-3	\$138,800	В			
			· · ·						
Mechanical	Current Repair	Future	e Replacement	M	aintenance				
System Component	% of Fail Date Estimated		Estimated Cost	•	<b>Estimated</b> Cost	-			
Туре	Total (Years)	FY		(Yrs)		Cod			
Heating									
Energy Source									
Campus Steam	99%	2032	* *	1		B			
Natural Gas	1%	2042	~ ~	1		В			

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

#### Asset # : 4127

			ASSet # : 4	121				
Mechanical		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating								
Conversion Equipment								
Furnace	1%			2022	\$5,700	1	\$1,100	В
	Location	n : Roof	Extent : Light, Area of Mounted Units	Affected	: 100%			
Heat Exchanger	50%	Now	\$1,000	2025	* *	1	\$50,200	В
C	Location	n : Mechani			cted : 5%			
			ation Damaged Or	-		_	<i><b></b></i>	
Pres. Reducing Valve/Ll Steam	P 49%			2025	* *	5	\$6,600	В
Distribution	1000/	NT	¢116 500	2020	* *	4	¢11.100	р
Hot Wtr Piping/Pump		, Extent : M	\$116,500 Ioderate, Area Affec evel In Mechanical			4	\$11,100	В
Terminal Devices								
Air Handler	60%			2022	\$1,500,500	1	\$83,500	В
Convector/Radiator	3%	Now	\$2,600	2027	* *	1	\$2,000	В
	Location	n : Through	Extent : Moderate, A out ector Air Holes Pa			low		
Convector/Radiator	37%			2027	* *	1	\$26,900	В
ir Conditioning							, ,, ,, ,,	
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2022	\$157,400	1	\$10,400	В
Window/Wall Unit	5%			2017	\$47,700	1		В
No Component	85%				+ ,	-		D
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$29,300	В
No Component	90%						. ,	D
Terminal Devices								
Direct Expansion	10%			2022	\$21,600	1		В
No Component	90%				. ,			D
Heat Rejection								
Air Condenser Unit	10%			2022	\$13,900	2	\$15,700	В
No Component	90%				. ,			D
entilation								
Distribution								
Ductwork/Diffusers			\$80,100 Extent : Moderate, A	LIFE Area Affe	* * cted : 10%	2-5	\$125,400	В
Exhaust Fans								
Interior	60%					•	<b>* 1 2</b> 00	-
Interior	0070			2022	\$307,700	2	\$4,200	В

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

### Asset # : 4127

Mechanical		Current F	Repair	Future Replacement Maintenance		aintenance		
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
lumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$27,700	2032	* *	1		В
	Broken, E	xtent : Mod	lerate, Area Affecte	ed : 2%				
	Location	n : Various	Mixing Valves					
	Other Ob.	servation, E	Extent : Light, Area	Affected	l : 100%			
	Location	n : Mechan	ical Room					
	Explana	tion : Tripl	ex Booster Pump N	ot Opera	ational			
HW Heat Exchanger								
Low Temp	100%	Now	\$2,900	2032	* *	4	\$22,300	В
_	Leak Evia	lent, Extent	: Moderate, Area A	Affected .	: 2%			
	Location	n : Piping C	Connections					
Sanitary Piping								
Cast Iron	100%	Now	\$604,500	LIFE	* *	1		В
	Broken, E	xtent : Seve	ere, Area Affected :	100%				
	Location	n : Various	Locations Under S	lab				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2022	\$18,700	4	\$1,300	В
Fixtures								
Generic	100%							В
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$113,600	В
Sprinkler								
No Component	85%							D
Generic	15%			2032	* *	1-2	\$9,500	В
Fire Pump								
Generic	100%			2025	* *	1	\$42,100	В

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.

### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$18,041,600	\$658,600
Interior Architecture	\$3,091,600	\$4,393,300
Electrical	\$10,300,100	\$2,421,500
Mechanical	\$3,474,500	\$3,141,200
Total	\$34,907,800	\$10,614,600
Priority A	\$18,041,600	\$658,600
Priority B	\$15,027,300	\$5,733,200
Priority C	\$1,838,900	\$4,222,900
Total	\$34,907,800	\$10,614,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture	\$12,200		\$24,300	\$20,900
Electrical	\$48,600	\$47,600	\$53,900	\$43,100
Mechanical	\$26,000	\$29,800	\$42,600	\$16,900
Total	\$86,800	\$77,400	\$120,900	\$80,900
Priority A				
Priority B	\$86,800	\$77,400	\$108,700	\$59,900
Priority C			\$12,200	\$20,900
Total	\$86,800	\$77,400	\$120,900	\$80,900



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

### Asset # : 2027

chitecture	Curr	ent Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Fail I Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
erior							
Exterior Walls					_	<b>* · •</b> · • • • •	
Cast in Place Concrete	8% Nov	. ,	LIFE	**	5	\$136,000	А
	0	oling, Extent : Severe, A					
		lechanical Area And S					
Masonry: Brick	85% Nov	+=,==,,	LIFE	* *	5	\$289,100	Α
		Erod, Extent : Moderd					
		n Entrance Facade An			ghout.		
	0	vth, Extent : Moderate,					
		side Kitchen And Outs	-	-	ourtyard	Facades.	
		Extent : Moderate, Ar		d : 5%			
	Location : Var	ious Locations Throug	hout.				
Masonry: Limestone	2% Nov	w \$77,300	LIFE	* *	5	\$5,100	А
	Broken/Missing	Elements, Extent : Lig	ht, Area A	ffected : 10%			
	Location : Var	ious Window Sills And	Other Lo	cations Throughou	ıt.		
Metal/Glass Curt Wall	5% Nov	w \$562,200	LIFE	* *	5	\$31,900	А
	Corrosion/Rustin	ng, Extent : Moderate,	Area Affe	cted : 25%			
	Location : At L	Day Room Stairs					
	Deteriorated Fir	ish, Extent : Moderate	e, Area Afj	fected : 50%			
	Location : At L	Day Room Stairs					
Windows							
Metal/Detention Type	60%		2032	* *	5	\$280,200	Α
Metal/Detention Type	40% 0-2	2 \$13,588,900	2042	* *	5	\$93,400	Α
	Air Infiltration, I	Extent : Moderate, Are	a Affected	l : 25%			
	Location : Adn	iinistration Area					
		ng, Extent : Moderate,	00				
		ious Lintels Above Wir			n And St	orage Areas.	
	-	Cracked, Extent : Moa		ea Affected : 50%			
	Location : Visi	tors Area And Kitchen					
Parapets							
Not Accessible	100%						D
Roof							
Not Accessible	100%						D

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.

#### Asset # : 2027

Architecture	Current Repair Future Replacement Maintena					aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior							
Floors Cast in Place Concrete	30% Now Broken/Missing Elen Location : Auditori				5	\$255,600	C
	Uneven Substrate, E: Location : Auditori Other Observation, I Location : Basemen	um, Commissary, 7 Extent : Moderate, A	th Block	Area			
	Explanation : Grou						
Cast in Place Concrete	5% Now Cracking/Crumbling Location : Kitchen	\$26,800 , Extent : Moderate	LIFE , Area Afj	* * Fected : 50%	5	\$42,600	С
	Uneven Surface, Exte Location : D Mech		ffected :	10%			
Ceramic Tile	5% Now Worn/Eroded, Extend Location : Toilet R	0 10	2025 eted : 10%	* * ó	5	\$9,700	С
Quarry Tile	2% Now Broken/Missing Elen Location : Kitchen		2042 re, Area A	* * Affected : 25%	5	\$5,800	С
	Cracking/Crumbling Location : Kitchen	Area					
	Water Penetration, E Location : Kitchen		rea Affec	cted : 20%			
Terrazzo	10% Now Horizontal Cracks, E			* * cted : 30%	5	\$30,400	С
	Location : Various	Locations Through		¢050 700		¢24.200	
Traffic Topping Vinyl Tile	5% 43% Now Cracking/Crumbling Location : Auditori				5 3 ghout Bu	\$24,300 \$62,800	C C
	Uneven Substrate, E. Location : Corrido	xtent : Severe, Area	Affected	: 15%	-		

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.

#### Asset # : 2027

Architecture		Current R	epair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
terior									
Interior Walls									
Concrete Masonry Unit		-	\$294,500 ents, Extent : Seve Rooms Behind Au			5	\$86,000	C	
		-	ent : Severe, Area						
	0		Rooms Behind Au						
		-	Extent : Severe, Ar						
	0	0 0	Rooms Behind Au						
		_	nt : Moderate, Are						
			ocations Through						
Glass: Special Gauge	5%			LIFE	* *	1		С	
Plaster	10%	Now	\$285,400	LIFE	* *	5	\$12,900	C	
i iustoi					Affected : 20%	5	φ1 <b>2</b> ,900	U	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20% Location : Auditorium And First Floor Gun Arsenal.								
			Extent : Moderate						
	6	8	m And First Floor						
SGFT/Glazed Masonry	20%			LIFE	* *			С	
SGFT/Glazed Masonry	15%	4+	\$107,600	LIFE	* *			C	
SGI I/Glazed Wasolity			Extent : Moderate		ffected : 10%			C	
	-	: 7th Block		,	<i>jjeeted</i> (10)0				
Ceilings									
AcousTileConcealSpLn	5%			2027	* *	5	\$24,300	В	
AcousTileConcealSpLn	5%			2035	* *	5	\$24,300	В	
Exposed Concrete	30%			LIFE	* *	5	\$18,300	В	
Exposed Concrete	5%	Now	\$67,900	LIFE	* *	5	\$3,000	В	
r	Cracking/C	Crumbling,	Extent : Moderate		ffected : 10%				
	Location	: Visitors C	Corridor And D M	echanica	l Area Block 7				
	Water Pene	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%				
	Location	: Visitors C	Corridor						
Exposed Struc: Steel	5%			LIFE	* *			В	
Metal Panel	20%	Now	\$458,200	LIFE	* *	5	\$97,400	В	
			tent : Moderate, A	rea Affec	cted : 20%		. ,		
	Location	: Kitchen.							
	Staining/D	iscoloring,	Extent : Moderate	, Area A	ffected : 30%				
	Location	: Kitchen A	and Throughout Co	orridors.					
Plaster	10%			LIFE	* *	5	\$24,300	В	
Plaster	20%	Now	\$726,600	LIFE	* *	5	\$48,700	В	
		ssing Eleme	ents, Extent : Seve	re, Area	Affected : 30%		,		
	Broken/Missing Elements, Extent : Severe, Area Affected : 30% Location : 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.								
	Cracking/C	Crumbling,	Extent : Moderate	, Area A	ffected : 20%				
	Location	: 7th Block	And Visitors Arec	!					
	Water Pene	etration, Ex	tent : Severe, Area	a Affecte	d : 25%				
					king), Commissary	, Visiting	Area And		
	Various L	ocations T	hroughout Buildin	g.					

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.

Asset # : 2027

		Asset # : /	-			_	
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Over 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2042	* *	3	\$1,700	В
Transformers							
Dry Type	100%		2035	* *	3	\$1,900	В
Feeders							
Not Accessible	100%						D
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2042	* *	5	\$700	В
Fused Disc Sw	50%		2022	\$82,900	5	\$700	В
		ervation, Extent : Moderate	, Area Affe	ected : 100%			
		a : Electrical Room					
	Explana	tion : Two Electrical Service	es Rated A	t 800 Amps			
Transformers	<b>5</b> 00/		••••	¢1 <b>2</b> (00)	_	<b>\$</b> < 0.0	P
Dry Type	50%		2020	\$12,600	5	\$600	B
Dry Type	50%		2035	* *	5	\$600	В
Switchgear / Switchboard	4000		• • • •	de de	_	<b>*</b> • <b>*</b> • •	-
Fused Disc Sw	100%		2042	* *	5	\$1,500	В
Raceway				<b>* *</b> • • • • • •			-
Conduit	80%		2022	\$584,400 * *	1		В
Conduit	20%		2042	* *	1		В
Panelboards	500/		2021	<b>40 (7 7</b> 00	-	¢4,400	р
Molded Case Bkrs	50%	<b>a</b> (	2021	\$367,700	5	\$4,400	В
Molded Case Bkrs	30%	2-4 \$220,600		**	5	\$1,300	В
		led Life, Extent : Moderate,	Area Affec	sted : 100%			
		a : Basement					
Molded Case Bkrs	20%		2038	* *	5	\$1,800	В
Wiring							
Braided Cloth	30%	2-4 \$247,900		* *	1		В
		Aged, Extent : Moderate, A	rea Affecte	ed : 100%			
	Location	a : Throughout					
Rubber	50%		2021	\$413,200	1		В
Thermoplastic	20%		2042	* *	1		В
Motor Controllers							
Locally Mounted	30%		2035	* *	5	\$700	В
Motor Control Center	40%		2020	\$554,100	5	\$3,600	В
Motor Control Center	30%	2-4 \$415,600	2042	* *	5	\$1,400	В
	Suspect W	ater Damage, Extent : Mode	erate, Arec	n Affected : 100%			
	Location	a : Mechanical Room					
Ground							
Grounding Devices							
Not Accessible	100%						D
stand-by Power							
Transfer Switches							
Automatic	100%		2035	* *	1	\$102,500	В

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.

Asset # : 2027

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
tand-by Power						1
Generators						
Diesel	50%	2025	* *	1	\$64,300	В
Diesel	50%	2025	* *	1	\$64,300	В
Batteries						
Lead/Acid	50%	2015	\$600	5	\$6,200	В
Lead/Acid	50%	2016	\$600	5	\$6,200	В
Fuel Storage	1000/	2027	* *	F	¢7 700	р
Main Tank	100% Other Observation, Extent : Moder	2037		5	\$7,700	В
	Location : Outside	ale, Area Ajje	cieu. 100%			
	Explanation : 2,500 Gallons					
ighting	Explanation : 2,500 Gattons					
Interior Lighting						
Fluorescent	20%	2027	* *	10	\$47,700	В
1 1001050010	Other Observation, Extent : Moder		cted : 100%	10	<i>Q</i> , <i>V</i> 00	2
	Location : Throughout					
	Explanation : Using T-8 Amps					
Fluorescent	75%	2017	\$2,095,000	10	\$179,000	В
110010000000	Other Observation, Extent : Moder			10	<i>q1</i> , <i>y</i> , <i>o o o</i>	2
	Location : Throughout	, 55				
	Explanation : Using T-12 Lamps					
HID	5%	2022	\$98,300	10	\$400	В
Egress Lighting			. ,			
Emergency, Service	10%	2022	\$7,800	1		В
Exit, Service	90%	2022	\$70,300	1		В
Exterior Lighting						
HID	100%	2022	\$250,700	10	\$1,100	В
larm						
Fire/Smoke Detection						
Generic	100%	2017	\$7,094,200	1-3	\$205,000	В
	Not in Service, Extent : Severe, Are	ea Affected : 1	00%			
	Location : Throughout					
	Current Repair	Futur	e Replacement	м	aintenance	
lechanical	Current Repair	Futur	e Replacement	IAI	amtenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating						-
Energy Source						
Campus Steam	100%	2032	* *	1		В
*	Other Observation, Extent : Light,	Area Affected	: 75%			
	Location : Various					
	Explanation : Steam Is Shut Off I	n Many Mech	unical Rooms			
Conversion Equipment						
Pres. Reducing Valve/I	LP 100%	2025	* *	5	\$15,500	В
Steam						

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.

### Asset # : 2027

Mechanical		Current Repair Future Replacement				Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ieating								
Distribution								
Steam Piping/Pump	Location Leak Evid	1 : Through	: Severe, Area Affe			4	\$12,900	В
Terminal Devices	10-1							-
Air Handler	40%			2017	\$1,157,900	1	\$64,500	В
Convector/Radiator	60%			2020	\$3,042,600	1	\$50,500	В
Air Conditioning								
Energy Source	1000/			2020	* *	1		р
Electricity	100%			2030	* *	1		В
Conversion Equipment	0.504							
No Component	95%							D
Not Accessible	5%							D
Terminal Devices								_
No Component	95%							D
Not Accessible	5%							D
Heat Rejection								-
No Component	95%							D
Not Accessible	5%							D
entilation								
Distribution	1000				ste ste		<i><b>ф145</b></i> 100	P
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$145,100	В
Exhaust Fans	<b>C</b> 00/			2017	¢256 100	2	¢4,000	р
Interior	60%			2017	\$356,100	2	\$4,800	B
Not Accessible	40%							D
lumbing								
H/C Water Piping Galv Iron/Steel		Now Extent : Se t : Through	\$801,800 evere, Area Affected out	2027 d : 100%	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2048	* *	4	\$38,700	В
_	Recent Re	place Evide	ent, Extent : Light,	Area Affe	ected : 100%			
	Location	ı : Basemer	nt Mechanical Room	ns				
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$2,000	В
	Location	ı : Basemer	Extent : Light, Area nt Mechanical Roor ox Units		: 100%			
Sowage Elector(a)	Ехріапа	tion : Dupl	er Onus					
Sewage Ejector(s)	1000/							р
Not Accessible	100%							D

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2027

Mechanical	(	Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	/	ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Fixtures								
Generic	100%							В
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$131,500	В
Sprinkler								
No Component	95%							D
Generic	5%			2032	* *	1-2	\$3,600	В
Fire Pump								
Not Accessible	100%							D

 

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

### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$55,700	\$47,500
Interior Architecture	\$94,400	\$158,600
Total	\$150,200	\$206,000
Priority A	\$55,700	\$47,500
Priority C	\$94,400	\$158,600
Total	\$150,200	\$206,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$4,200			
Interior Architecture	\$2,000			\$1,000
Electrical	\$4,300	\$3,800	\$5,900	\$4,700
Mechanical	\$5,200	\$3,500	\$3,200	\$7,000
Total	\$15,700	\$7,300	\$9,000	\$12,700
Priority A	\$4,200			
Priority B	\$10,400	\$7,300	\$9,000	\$11,700
Priority C	\$1,000			\$1,000
Total	\$15,700	\$7,300	\$9,000	\$12,700



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2554

		0					• /	
rchitecture	_	Current F	lepair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$47,500	Α
Windows								
Aluminum	95%	2-4	\$55,700	2044	* *	5	\$6,400	Α
			Extent : Light, Area		d : 5%			
	Location	a : Paint Pe	eling Throughout I	Exterior.				
Metal Louvers	5%			2035	* *	10	\$4,200	А
Parapets								
Not Accessible	100%							D
Roof								
Not Accessible	100%							D
erior								
Floors								
Cast in Place Concrete	90%		\$40,000	LIFE	* *	5	\$158,600	С
			xtent : Light, Area		: 2%			
	Location	ı : Near Ga	rage Door Entrand	ce.				
Vinyl Tile	10%			2030	* *	3	\$4,000	С
Interior Walls								
Concrete Masonry Unit	100%	Now	\$54,500	LIFE	* *	5	\$15,900	С
-	Diagonal	Cracks, Ext	tent : Light, Area A	ffected :	2%			
	Location	ı : Mechani	cal Room.					
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,000	2035	* *	5	\$2,000	В
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A <u>j</u>	ffected : 2%			
	Location	: Control	Room.					
	Staining/L	Discoloring,	Extent : Light, Ard	ea Affecte	ed : 2%			
	Location	: Control	Room.					
5 10	35%			LIFE	* *	5	\$4,400	В
Exposed Concrete								

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

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.

Asset # : 2554

Electrical	ASSEL # Current Repair	Future Replacement	Maintenance	
System				
Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Cod
Inder 600 Volts				
Panelboards				
Molded Case Bkrs	100%	2044 **	5 \$600	В
Wiring	1000/	2048 **	1	р
Thermoplastic	100%	2048 **	1	В
Motor Controllers Locally Mounted	100%	2039 **	5 \$200	В
round	100%	2039	5 \$200	D
Grounding Devices				
Generic	100%	LIFE **	5 \$300	В
tand-by Power				
Transfer Switches				
Automatic	100%	2039 **	1 \$7,300	В
Generators				
Diesel	100%	2035 **	1 \$9,100	В
	Other Observation, Extent : Moder	ate, Area Affected : 100%		
	Location : Ground Floor			
	Explanation : One 1,000 Kw			
Batteries	1000/	2017 ¢1 100	<b>5</b> \$000	п
Lead/Acid	100%	2017 \$1,100	5 \$900	В
Fuel Storage Main Tank	100%	2057 **	5 \$700	В
	Other Observation, Extent : Moder		5 \$700	D
	Location : Underground	are, in ca injected i 10070		
	Explanation : One 25,000 Gallon			
ighting				
Interior Lighting				
Fluorescent	40%	2030 * *	10 \$8,700	В
	Other Observation, Extent : Moder	ate, Area Affected : 100%		
	Location : Throughout			
	Explanation : Using T-8 Lamps			
HID	60%	2030 **	10 \$500	В
Egress Lighting				
Emergency, Service	40%	2030 **	1	В
Exit, Battery	60%	2030 **	10 \$1,000	В
Exterior Lighting				
HID	100%	2027 **	10 \$100	В
larm				
Security System	100%	2027 **	1 \$0.000	р
Generic Fire/Smoke Detection	100%	2027 **	1 \$8,800	В
Generic	100%	2027 **	1-3 \$15,000	В
	100/0	2021	1-5 \$15,000	U
lechanical	Current Repair	Future Replacement	Maintenance	
System	% of Fail Date Estimated (	Cost Year Estimated Cost	Cycle Estimated Cost	Priorit
Component	Total (Years)	FY FY	(Yrs)	Cod
Туре				

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.

Asset # : 2554

		Asset # : 2:					
Mechanical	Current Re	epair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ieating							
Energy Source							
Natural Gas	100%		2048	* *	1		В
Conversion Equipment							
Furnace	100%		2030	* *	1	\$11,700	В
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		В
<b>Conversion Equipment</b>							
No Component	90%						D
Not Accessible	10%						D
Terminal Devices							
Direct Expansion	10%		2030	* *	1		В
No Component	90%						D
Heat Rejection							
Remote Air Cond	10%		2030	* *	2	\$1,600	В
No Component	90%						D
entilation							
Distribution							
Ductwork/Diffusers	25% Now	\$2,100	LIFE	* *	2-5	\$3,300	В
	Damaged, Extent : Mo		cted : 2%				
	Location : Warehous	е					
No Component	75%						D
Exhaust Fans							
Interior	15%		2030	* *	2	\$100	В
Roof	40%		2030	* *	2	\$300	В
No Component	45%						D
lumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		В
Water Heater							
Electric	100%		2021	\$7,600	4	\$100	В
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Closet						
	Explanation : 1 - 40	Gallon Unit					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10-						_
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							
Generic	100%		2030	* *	1	\$1,500	В
Fixtures	10-						_
Generic	100%						В
ire Suppression							
Standpipe							
Generic	100%		2048	* *	1-5	\$12,400	В
Sprinkler							
Generic	100%		2048	* *	1-2	\$6,600	В

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.

Asset # : 2554

Mechanical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression Fire Pump Generic	100%		2035	* *	1	\$4,400	В

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,362,900	\$190,500
Interior Architecture	\$247,300	\$189,500
Electrical	\$692,200	\$1,265,200
Mechanical		\$3,239,000
Total	\$2,302,300	\$4,884,100
Priority A	\$1,362,900	\$190,500
Priority B	\$732,100	\$4,589,000
Priority C	\$207,300	\$104,600
Total	\$2,302,300	\$4,884,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$44,700			
Interior Architecture	\$8,900	\$2,400	\$9,100	
Electrical	\$12,000	\$8,800	\$32,000	\$8,800
Mechanical	\$9,100	\$9,200	\$42,400	\$14,000
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$84,500	\$30,300	\$93,400	\$32,600
Priority A	\$44,700			
Priority B	\$33,100	\$27,900	\$84,400	\$32,600
Priority C	\$6,700	\$2,400	\$9,100	
Total	\$84,500	\$30,300	\$93,400	\$32,600



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.

Asset # : 4248

robitooturo		Current Repair Future Replacement					Maintenance		
rchitecture									
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost Cycl (Yrs	e Estimated Cost	Priority Cod	
terior									
Exterior Walls	1000/	N	¢ <b>2</b> 0,100	2022		** 5	¢100 500	•	
Metal Panel	Locatior Corrosion	issing Elem 1 : South Fc /Rusting, E	\$29,100 vents, Extent : Ligh ucade. ixtent : Light, Area ud West Facades.		ffected : 2%	** 5	\$190,500	A	
Windows									
Metal/Detention Type		issing Elem	\$740,400 ents, Extent : Mod rs And Various Loc		ea Affected : 10	** 5 )%	\$30,500	A	
Parapets									
Metal Rail			\$15,600 Extent : Moderate, out	2035 Area Aff		* 5	\$14,100	A	
Roof		2							
IRMA/Protected Membrane	100%	Now	\$622,500	2032	*	*		А	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20	0%			
	Location	ı : Through	out.						
	Grvl/Blst	Miss/Disp,	Extent : Moderate,	Area Aff	fected : 10%				
		ı : Various							
		s/Displaced 1 : Through	, Extent : Moderate out	e, Area A	ffected : 10%				
			xtent : Moderate, A prridor, Mechanica			her Locati	o <b>n</b> 6		
erior							ons.		
							Uns.		
Floors	50/	N	¢ < <b>7</b> 00		ų				
	5% Horizonta		\$6,700	LIFE		** 5	\$10,600	С	
Floors	Horizonta	l Cracks, E	xtent : Moderate, A	Area Affe				С	
Floors	Horizonta Locatior	l Cracks, E 1 : Mechani	xtent : Moderate, A cal Electrical Space	Area Affe ce.	cted : 10%			С	
Floors	Horizonta Location Paint Pee	l Cracks, E 1 : Mechani ling, Extent	xtent : Moderate, A cal Electrical Space : Light, Area Affect	Area Affe ce. cted : 5%	cted : 10%			С	
Floors Cast in Place Concrete	Horizonta Location Paint Pee Location	l Cracks, E 1 : Mechani ling, Extent	xtent : Moderate, A cal Electrical Space	Area Affe ce. cted : 5% ce.	cted : 10%	** 5	\$10,600		
Floors Cast in Place Concrete Ceramic Tile	Horizonta Location Paint Peer Location 5%	l Cracks, E 1 : Mechani ling, Extent 1 : Mechani	xtent : Moderate, A cal Electrical Space : Light, Area Affec cal Electrical Space	Area Affe ce. cted : 5% ce. 2031	cted : 10%	** 5	\$10,600	C	
Floors Cast in Place Concrete	Horizonta Location Paint Pee Location 5% 5% Loose/Det	l Cracks, E 1 : Mechani ling, Extent 1 : Mechani Now lam Surface	xtent : Moderate, A cal Electrical Space : Light, Area Affect	Area Affe ce. cted : 5% ce. 2031 2025	cted : 10% ; * *	** 5	\$10,600		
Floors Cast in Place Concrete Ceramic Tile	Horizonta Location Paint Pee Location 5% 5% Loose/Det	l Cracks, E 1 : Mechani ling, Extent 1 : Mechani Now lam Surface	xtent : Moderate, A cal Electrical Space : Light, Area Affec cal Electrical Space \$124,000 p, Extent : Severe, A	Area Affe ce. cted : 5% ce. 2031 2025 Area Affe	cted : 10% 5 * cted : 50%	** 5	\$10,600 \$4,800 \$9,100	C C	
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor	Horizonta Location Paint Pee Location 5% Loose/Del Location	l Cracks, E 1 : Mechani ling, Extent 1 : Mechani Now lam Surface	xtent : Moderate, A cal Electrical Space : Light, Area Affec cal Electrical Space \$124,000 p, Extent : Severe, A	Area Affe ce. cted : 5% ce. 2031 2025	cted : 10% ; ; cted : 50%	5 * 5 5 * 5 5 * 5	\$10,600	C	
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo	Horizonta Location Paint Pee Location 5% Loose/Dei Location 70%	l Cracks, E 1 : Mechani ling, Extent 1 : Mechani Now lam Surface	xtent : Moderate, A cal Electrical Space : Light, Area Affec cal Electrical Space \$124,000 p, Extent : Severe, A	Area Affe ce. cted : 5% ce. 2031 2025 Area Affe LIFE	cted : 10% ; ; cted : 50%	** 5 ** 5 ** 5	\$10,600 \$4,800 \$9,100 \$53,000	C C C	
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo Traffic Topping	Horizonta Location Paint Pee Location 5% Loose/Del Location 70% 15%	l Cracks, E 1 : Mechani ling, Extent 1 : Mechani Now lam Surface 1 : Housing	xtent : Moderate, A cal Electrical Space : Light, Area Affec cal Electrical Space \$124,000 p, Extent : Severe, A	Area Affe ce. cted : 5% ce. 2031 2025 Area Affe LIFE	cted : 10% ; cted : 50% * *	** 5 ** 5 ** 5	\$10,600 \$4,800 \$9,100 \$53,000	C C C	
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo Traffic Topping Interior Walls	Horizonta Location Paint Pee Location 5% Loose/Dei Location 70% 15% 33% Vertical C	l Cracks, E i : Mechani ling, Extent i : Mechani Now lam Surface i : Housing Now	xtent : Moderate, A cal Electrical Space : Light, Area Affec cal Electrical Space \$124,000 e, Extent : Severe, A Control Rooms. \$83,300 nt : Light, Area Afg	Area Affe ce. cted : 5% ce. 2031 2025 Area Affe LIFE 2027 LIFE	cted : 10% ; cted : 50% * *	*     5       *     5       *     5       *     5       *     5       *     5	\$10,600 \$4,800 \$9,100 \$53,000 \$18,200	C C C C	
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo Traffic Topping Interior Walls	Horizonta Location Paint Pee Location 5% Loose/Det Location 70% 15% 33% Vertical C Location	l Cracks, E i : Mechani ling, Extent i : Mechani Now lam Surface i : Housing Now Cracks, Exte	xtent : Moderate, A cal Electrical Space : Light, Area Affec cal Electrical Space \$124,000 e, Extent : Severe, A Control Rooms. \$83,300 nt : Light, Area Afg	Area Affe ce. cted : 5% ce. 2031 2025 Area Affe LIFE 2027 LIFE	cted : 10% ; cted : 50% * * *	*     5       *     5       *     5       *     5       *     5       *     5	\$10,600 \$4,800 \$9,100 \$53,000 \$18,200	C C C C	
Floors Cast in Place Concrete Ceramic Tile Raised Access Floor Terrazzo Traffic Topping Interior Walls Concrete Masonry Unit	Horizonta Location Paint Pee Location 5% Loose/Det Location 70% 15% 33% Vertical C Location	l Cracks, E i : Mechani ling, Extent i : Mechani Now lam Surface i : Housing Now Cracks, Exte	xtent : Moderate, A cal Electrical Space : Light, Area Affec cal Electrical Space \$124,000 e, Extent : Severe, A Control Rooms. \$83,300 nt : Light, Area Afg	Area Affe ce. cted : 5% ce. 2031 2025 Area Affe LIFE 2027 LIFE fected : 2	cted : 10% ; cted : 50% * * %	**     5       **     5       **     5       **     5       **     5       **     5       **     5	\$10,600 \$4,800 \$9,100 \$53,000 \$18,200 \$24,300	C C C C C	

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

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

#### Asset # : 4248

		A330	et # : 4248				
rchitecture	Current Repair Fu			re Replacement	M		
ystem Component Type		ail Date Estimat Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior							
Ceilings Exposed Concrete Exposed Struc: Steel	20% 5%		LIFE LIFE	* * * *	5	\$3,000	B B
Gypsum Board	5% Broken/Miss	ing Elements, Ext	\$2,200 LIFE ent : Light, Area A partment Hallway.	* * Affected : 2%	5	\$6,100	B
Metal Panel	Corrosion/Ri Location : Water Penet	usting, Extent : Li Three North Bloc	ght, Area Affectea		5	\$84,900	В
lectrical	(	Current Repair	Futu	re Replacement	Μ	aintenance	
ystem Component Type		ail Date Estimat (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ver 600 Volts Service Equipment Fused Disc Sw	Location :		2022 Ioderate, Area Aff Volts Service	\$60,700 ected : 100%	3	\$200	В
Transformers Dry Type	100% Other Obser Location :	vation, Extent : M	2020 Ioderate, Area Aff	\$60,500 ected : 100%	3	\$400	В
Feeders Cable	100%		2021	\$1,800	1		В
Raceway				+-,			
Conduit nder 600 Volts	100%		2022	\$6,400	1		В
Transformers Dry Type	100%		2027	* *	5	\$200	В
Switchgear / Switchboard Molded Case Bkrs	Location :	Electrical Room	2032 Ioderate, Area Aff ain Disconnect Sw		5	\$1,700	В
Raceway	100%	n . 2,500 Amp. M	2032	**	1		В
Conduit Panelboards Molded Case Bkrs	100%		2032	**	1 5	\$1,700	В
Wiring Thermoplastic	100%		2032	* *	1		B
Motor Controllers							

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.

Asset # : 4248

Electrical	ASSEL # : 4246 Current Repair Future Replacement Maintenance							
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
fround								
Grounding Devices								
Not Accessible	100%					D		
tand-by Power								
Transfer Switches								
Automatic	100%	2020	\$19,600	1	\$20,000	В		
Generators								
Diesel	100%	2025	* *	1	\$25,100	В		
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%					
	Location : Outside							
	Explanation : 720 Kw							
Batteries								
Lead/Acid	100%	2015	\$1,100	5	\$2,400	В		
Fuel Storage								
Main Tank	100%	2037	* *	5	\$1,900	В		
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%					
	Location : Outside							
	Explanation : 10,000 Gallons							
ighting								
Interior Lighting								
Fluorescent	85%	2022	\$591,100	10	\$50,500	В		
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%					
	Location : Throughout							
	Explanation : Using T-12 Lamps							
HID	10%	2022	\$48,900	10	\$200	В		
Incandescent	5%	2022	\$34,800	2	\$100	В		
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Control Rooms.							
	Explanation : Incandescent Lamps.							
Egress Lighting								
Exit, Service	100%	2017	\$19,400	1		В		
Exterior Lighting								
HID	100%	2022	\$48,900	10	\$200	В		
Lightning Protection								
Arresters/Cabling								
Generic	100%	2037	* *	5	\$1,900	В		
Alarm								
Security System								
Generic	100%	2022	\$404,400	1	\$24,200	В		
Fire/Smoke Detection								
No Component	50%					D		
Generic	50%	2017	\$692,200	1-3	\$20,000	В		
					-			
Mechanical	Current Repair	Futur	e Replacement	M	aintenance			
System	% of Fail Date Estimated Cos	t Voor	Estimated Cost	Cycle	Estimated Cost	Priority		
Component	Total (Years)	FY	Estimated Cost	(Yrs)	Estimated COSt	Code		
Туре	10mm (10mm)	1 * *		(113)		Cou		

*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.

Asset # : 4248

Mechanical		Current Repair Future Replacement			e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ieating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$3,900	В
Distribution								
Hot Wtr Piping/Pump	20%			2038	* *	4	\$600	В
Steam Piping/Pump	80%			2042	* *	4	\$2,600	В
Terminal Devices								
Air Handler	80%			2022	\$576,600	1	\$32,100	В
Convector/Radiator	20%			2035	* *	1	\$4,200	В
ir Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
<b>Conversion Equipment</b>								
Int Pkg Unit -	100%			2023	\$2,662,400	2	\$4,000	В
Heating/Cooling								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$84,300	В
entilation								
Distribution	4 0 0 0 0						<b>**</b>	-
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,100	В
Exhaust Fans					ate ate		<b>.</b>	-
Interior	20%			2027	* * *	2	\$400	B
Roof	80%			2027	* *	2	\$1,600	В
lumbing								
H/C Water Piping	1000/			20.42	* *	1		р
Brass/Copper	100%			2042	***	1		В
HW Heat Exchanger	1000/			20.42	* *	4	¢c 400	р
Low Temp	100%			2042	-11-	4	\$6,400	В
Sanitary Piping	1000/			LIPP	* *	1		л
Cast Iron	100%			LIFE	1. A. A.	1		В
Storm Drain Piping	1000/			LIDE	* *	1		р
Cast Iron	100%			LIFE	1. A. A.	1		В
Sump Pump(s)	1000/			2022	¢10.700	4	¢1 200	р
Rigid Piping	100%			2022	\$18,700	4	\$1,300	В
Fixtures	1000/							л
Generic	100%							В
Tertical Transport								
Elevators Georged Traction	100%			LIEE	* *			C
Geared Traction		arvation E	xtent : Light, Area	LIFE				С
		ervation, E 1 : (1) 1-5, (	0	Ајјестеа	. 10070			
		t : (1) 1-3, ( tion : 2 Uni						
ire Suppression	Елриана	110n . 2 UNI	15					
Standpipe								
Generic	100%			2042	* *	1-5	\$33,900	В
Ocheric	10070			2042		1-5	ψ55,900	D

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.

Asset # : 4248

Mechanical		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression								
Sprinkler								
No Component	50%							D
Generic	50%			2042	* *	1-2	\$9,100	В
Fire Pump								
Generic	100%			2031	* *	1	\$12,100	В

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.

### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$626,300	\$391,800
Interior Architecture	\$1,070,600	\$508,700
Electrical	\$348,800	\$2,531,500
Mechanical		\$1,243,100
Total	\$2,045,700	\$4,675,100
Priority A	\$626,300	\$391,800
Priority B	\$865,300	\$3,973,200
Priority C	\$554,200	\$310,000
Total	\$2,045,700	\$4,675,100

Total	\$98,400	\$82,300	\$146,500	\$83,000
Priority C			\$15,700	
Priority B	\$88,700	\$82,300	\$104,600	\$83,000
Priority A	\$9,600		\$26,200	
Total	\$98,400	\$82,300	\$146,500	\$83,000
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Mechanical	\$19,800	\$18,900	\$38,200	\$20,400
Electrical	\$19,600	\$14,100	\$17,100	\$13,300
Interior Architecture			\$15,700	
Exterior Architecture	\$9,600		\$26,200	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



*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.

Asset # : 4249

rchitecture		ASSEt # : 4249 Current Repair Future Replacement				М		
stem					<b>.</b>			
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Exterior Walls	0 <i>5</i> 0/	N	¢127 200	2022	* *	_	¢222.000	
Metal Panel	0	Discoloring	\$127,300 , Extent : Moderate est Facades And Va		ffected : 10%	5 utheast F	\$333,000 Facades.	A
Metal Panel	-	/Dented, E	\$22,500 xtent : Moderate, A r Connecting Main			5	\$58,800	А
Windows								
Metal/Detention Type		issing Elen	\$84,700 nents, Extent : Mod prridor And Variou			5	\$17,500	A
Metal/Detention Type	60%			2032	* *	5	\$52,400	А
Parapets Metal Rail			\$9,600 Extent : Light, Area	2035 a Affected	* * d : 15%	5	\$17,500	А
Roof								
Built-Up (BUR)	Location Miss/Dam	Extent : Mo 1 : Over Mo	\$391,800 derate, Area Affect ain Core Roof And hings, Extent : Mod head Door	Various	Locations Through	eout.		A
	Location	ı : Over So	oderate, Area Affec uthwest Housing B Extent : Moderate, A	lock And	Various Locations	Through	hout.	
			orridor, Control Ro			s Throug	hout.	
erior								
Floors								
Cast in Place Concrete	Location Water Per	l Cracks, E 1 : Through netration, E	\$184,400 Extent : Moderate, A nout Basement. Extent : Moderate, A	Area Affe	cted : 10%	5	\$73,200	C
			ical Room Floor Is					
Raised Access Floor		am Surfac	\$214,000 e, Extent : Severe, A ousing Control Roc		* * cted : 50%	5	\$15,700	C
Terrazzo	60%			LIFE	* *	5	\$78,400	С
Traffic Topping	15%			2027	* *	5	\$31,400	С
Interior Walls								
Concrete Masonry Unit				LIFE	* *	5	\$100,500	С
Glass: Special Gauge	5%			LIFE	* *	1		С
Metal Panel	5%			LIFE	* *			С
			\$1 EE 000		* *	5	¢41 700	
Steel Plate		Rusting, E	\$155,800 Extent : Light, Area		: 1%	5	\$41,700	С
	Corrosion	Rusting, E		Affected	: 1%	5	\$16,200	

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

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

### Asset # : 4249

			ASSet # : 4				aintenance	
Architecture		Current Repair Future Replacement			Μ			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *	_		В
Metal Panel	60%		¢516 500	LIFE	* *	5	\$125,500	B
Metal Panel	Location Corrosion Location Water Pen	lissing Elen n : Control v/Rusting, E n : Control	Extent : Moderate, A Rooms Extent : Moderate, A	Area Affe	ea Affected : 10% cted : 15%	5	\$73,200	В
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	3	\$400	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Electrico ution : 4160	u koom /480/277 Volts Serv	ico				
Transformers	Ехріини	. 4100	400/277 Volis Ser	lice				
Dry Type	100%			2035	* *	3	\$600	В
5 51	Other Ob	servation, H	Extent : Moderate, A	Area Affe	ected : 100%	-		
	Location	n : Electric	al Room					
	Explana	tion : 1,500	) Kva					
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	* *	3	\$1,000	В
Feeders								_
Cable	100%			2038	* *	1		В
Raceway	1000/			2022	* *	1		D
Conduit	100%			2032	* *	1		В
Jnder 600 Volts								
Service Equipment Fused Disc Sw	100%			2032	* *	5	\$500	В
Transformers	10070			2032		5	\$500	D
Dry Type	100%			2027	* *	5	\$400	В
Switchgear / Switchboard							+	
Air Circuit Breaker	20%			2032	* *	5	\$100	В
	Other Ob	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Electric	al Room					
	Explana	tion : 2,500	) Amps.					
Molded Case Bkrs	80%			2032	* *	5	\$2,400	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Electric	al Room					
	Explana	tion : 1600	Amps.					

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.

Asset # : 4249

Electrical	Current Repair	Current Repair Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2032	* *	1		В
Panelboards	1000/	2020	* *	5	¢2.000	р
Molded Case Bkrs Wiring	100%	2030	•••	5	\$3,000	В
Thermoplastic	100%	2032	* *	1		В
Motor Controllers	100/0	2002		1		D
Locally Mounted	100%	2027	* *	5	\$800	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,700	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2027	* *	1	\$34,500	В
Generators	1000/	2025	de de		<b>* 12 2</b> 00	Ð
Diesel		2025	**	1	\$43,300	В
	Other Observation, Extent : Moderate, Location : Mechanical Room	Area Affe	ected : 100%			
Batteries	Explanation : Two 1100 Kw					
Lead/Acid	100%	2015	\$1,100	5	\$4,100	В
Fuel Storage	10070	2013	\$1,100	5	\$4,100	D
Main Tank	100%	2037	* *	5	\$3,300	В
Wall Falls	Other Observation, Extent : Moderate, .		ected : 100%	5	ψ5,500	D
	Location : Basement					
	Explanation : Using Two 2,500 Gallo	n				
Lighting	1 0 .					
Interior Lighting						
Fluorescent	87%	2022	\$1,043,600	10	\$89,200	В
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Throughout					
	Explanation : Using T-12 Lamps					
HID	10%	2022	\$84,400	10	\$400	В
Incandescent	3%	2022	\$36,000	2	\$100	В
Egress Lighting						
Exit, Service	100%	2022	\$33,500	1		В
Exterior Lighting						
HID	100%	2022	\$84,400	10	\$400	В
Lightning Protection						
Arresters/Cabling	1000/	0005		-	<b>**</b>	~
Generic	100%	2025	* *	5	\$3,300	В
Alarm						
Security System	500/					Б
No Component	50%	2017	¢240.000	1	¢ <b>2</b> 0.000	D
Generic	50%	2017	\$348,800	1	\$20,900	В

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

Asset #: 4249

Electrical	Current Repair			Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jarm								
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2022	\$1,193,900	1-3	\$34,500	В
Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$6,700	В
Distribution								
Steam Piping/Pump	100%			2042	* *	4	\$5,500	В
Terminal Devices								
Air Handler	100%			2022	\$1,243,100	1	\$69,200	В
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment								
Reciprocating	5%			2027	* *	1	\$2,600	В
Compr/Chiller	0.50							
No Component	95%							D
Terminal Devices	50/			2027	* *	1		P
Direct Expansion	5%			2027	* *	1		B
No Component	95%							D
Heat Rejection	50/			2027	* *	2	¢2,000	р
Air Condenser Unit	5%			2027	* *	2	\$3,900	B
No Component	95%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$62,300	В
Exhaust Fans	10070			LIL		2-3	\$02,500	D
Interior	80%			2027	* *	2	\$2,800	В
Roof	20%			2027	* *	2	\$2,800 \$700	B
lumbing	2070			2021		-	Ψ700	D
H/C Water Piping								
Brass/Copper	100%			2042	* *	1		В
			xtent : Light, Area		: 100%	-		_
		ı : Basemen						
	Explana	tion : Tripl	ex Booster Pumps					
HW Heat Exchanger								
Low Temp	100%	Now	\$1,400	2042	* *	4	\$11,100	В
	Leak Evid	lent, Extent	: Light, Area Affec	ted : 2%			-	
	Location	ı : Piping C	onnections To Tan	k				

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.

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

Asset # : 4249

Mechanical	Current Repair	Future Re	placement	Maintenance						
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Esti FY	imated Cost Cyc (Yı	ele Estimated Cost (s)	Priority Code					
Plumbing										
Sanitary Piping										
Cast Iron	100%	LIFE	** 1		В					
Storm Drain Piping										
Cast Iron	100%	LIFE	** 1		В					
Sump Pump(s)										
Rigid Piping	100%	2027	** 4	\$2,000	В					
Sewage Ejector(s)										
Electric	100%	2027	** 4	\$2,000	В					
Fixtures										
Generic	100%				В					
Vertical Transport										
Elevators										
Geared Traction	100%	LIFE	* *		С					
	Other Observation, Extent : La		0%							
	Location : 2 Units B To 5, 3	Units 1 To 5								
	Explanation : 5 Units									
Fire Suppression										
Standpipe										
Generic	100%	2042	* * 1-:	5 \$58,500	В					
Sprinkler										
Generic	100%	2042	* * 1-2	2 \$31,400	В					
Fire Pump										
Generic	100%	2031	** 1	\$20,900	В					

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.

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$7,330,500	\$197,500
Interior Architecture	\$621,600	\$888,200
Electrical	\$1,646,800	\$1,570,700
Mechanical	\$95,000	\$1,248,600
Total	\$9,693,900	\$3,905,100
Priority A	\$7,330,500	\$197,500
Priority B	\$1,741,800	\$2,879,400
Priority C	\$621,600	\$828,200
Total	\$9,693,900	\$3,905,100

Total	\$166,400	\$32,800	\$130,100	\$27,400
Priority C	\$36,100	\$4,000	\$10,000	\$2,000
Priority B	\$99,700	\$28,800	\$100,500	\$25,400
Priority A	\$30,600		\$19,700	
Total	\$166,400	\$32,800	\$130,100	\$27,400
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Mechanical	\$58,600	\$7,600	\$35,600	\$4,900
Electrical	\$10,600	\$7,400	\$45,700	\$6,700
Interior Architecture	\$52,700	\$4,000	\$15,300	\$2,000
Exterior Architecture	\$30,600		\$19,700	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

#### Asset # : 2029

Architecture	Current Repair F			Futur	Future Replacement Mainter				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior									
Exterior Walls			<b>**</b> *			_	<b>**</b> * <b>*</b> * *		
Cast in Place Concrete		-	\$30,600 hents, Extent : Ligh Floor West Facade	-	* * ffected : 5%	5	\$26,200	А	
Masonry: Brick	85%			LIFE	* *	5	\$89,100	Α	
,	-	Repairs in Progress, Extent : Light, Area Affected : 100% Location : Throughout.							
Metal Panel	10%			2032	* *	5-10	\$72,100	А	
Windows									
Metal/Detention Type	e e		\$407,300 nt : Moderate, Area Locations Through		* * l : 20%	5	\$8,400	A	
	Broken/Mi		ents, Extent : Mod		ea Affected : 10%				
		Inefficient : Through	, Extent : Severe, A cout.	rea Affec	cted : 60%				
Metal/Detention Type	-	Now Inefficient : Through	\$6,923,300 , Extent : Severe, A out.	2032 rea Affec	* * cted : 60%	5	\$47,600	A	
Parapets Under Construction	100%							D	
Roof Under Construction	100%							D	
terior									
Floors Cast in Place Concrete		Now Cracks, E : Basemen	\$14,700 Extent : Light, Area nt.	LIFE Affected	* *	5	\$23,300	С	
Ceramic Tile	8	8	\$21,400 Extent : Moderate ation Area Showers		* * ffected : 100%	5	\$2,700	С	
Terrazzo	-	Now Crumbling : First Flo	\$72,300 Extent : Moderate por	LIFE , Area Aj	* * ffected : 100%	5	\$20,800	С	
Traffic Topping	15%			2027	* *	5	\$20,000	С	
Vinyl Tile	30%			2022	\$552,100	3	\$12,000	С	
Vinyl Tile		Now ssing Elen : Area 3b.	\$138,000 hents, Extent : Mod	2022 erate, Ar	\$276,100 ea Affected : 60%	3	\$6,000	С	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 2029

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	_
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Interior Walls								
Ceramic Tile	10%	Now	\$51,400	2025	* *	5	\$9,600	С
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	: At Deten	tion Showers And	Various I	Locations Through	out.		
Concrete Masonry Unit	40%	Now	\$264,000	LIFE	* *	5	\$30,800	С
2		issing Elem	ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	: At Deten	tion Showers And	Basemen	t East Wall.			
	Diagonal	Cracks, Ex	tent : Light, Area A	ffected :	5%			
	-	: Basemer	-					
Plaster	30%	Now	\$96,000	LIFE	* *	5	\$17,300	С
	Cracking/	Crumbling,	Extent : Moderate		ffected : 20%	-	+ ,	-
	-	-	ry And Staircase.	· .				
			xtent : Light, Area	Affected	: 10%			
			us Dormitories	55				
SGFT/Glazed Masonry	20%			LIFE	* *			С
Ceilings								
AcousTileSusp.Lay-In	10%			2027	* *	5	\$10,700	В
Plaster	80%			LIFE	* *	5	\$53,400	В
Plaster	10%	Now	\$16,600	LIFE	* *	5	\$6,700	В
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 100%		• ,	
	0	0	Iealth 1 And 2, Thi		•			

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Transformers						
Dry Type	50%	2035	* *	5	\$100	В
Dry Type	50%	2027	* *	5	\$100	В
Switchgear / Switchboard						
Fused Disc Sw	50%	2022	\$67,400	5	\$200	В
	Other Observation, Extent : Moa Location : Electrical Room	lerate, Area Affect	ted : 100%			
	Explanation : 1,200 Amp Main	Disconnect Switc	h For Main Build	ling		
Molded Case Bkrs	50%	2032	* *	5	\$900	В
	Other Observation, Extent : Moa Location : Electrical Room					
Descent	Explanation : 500 Amp Main L	hsconnect Switch	For Kitchen.			
Raceway Conduit	80%	2022	000 000	1		В
			\$98,900 * *	1		
Conduit	20%	2032		1		В
Panelboards	100/	2021	¢12 200	5	¢200	В
Fused Disc Sw	10%	2021	\$12,300 * *	5	\$200 \$400	-
Molded Case Bkrs	20%	2030		5	\$400	B
Molded Case Bkrs	70%	2021	\$85,800	5	\$1,300	В

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.

Asset # : 2029

			Asset # : 20	029				
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Jnder 600 Volts								
Wiring								
Braided Cloth			\$42,300 ent : Moderate, Are yout	2047 a Affecte	* * ed : 100%	1		В
Rubber	20%			2021	\$28,200	1		В
Thermoplastic	30%			2032	* *	1		В
Thermoplastic	20%			2032	* *	1		В
Motor Controllers								
Locally Mounted	20%			2020	\$28,900	5	\$100	В
Motor Control Center	80%			2020	\$115,400	5	\$1,600	В
Ground Grounding Devices								
Generic	100%	0-2	\$1,600	LIFE	* *	5	\$1,100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Water M	lain					
	Explana	tion : Corro	oded					
Stand-by Power								
Batteries								
Lead/Acid	50%			2015	\$600	5	\$1,300	В
No Component	50%							D
Lighting								
Interior Lighting	0.004				¢ ( <b>7</b> .2, (0.0)	10	<b>* = =</b> < 0.0	P
Fluorescent	88%		Sector Madanata	2022	\$673,600	10	\$57,600	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Through						
			g T-12 Lamps					
HID	5%			2022	\$26,900	10	\$100	В
HID	5%			2017	\$26,900	10	\$100	В
Incandescent	2%			2017	\$15,300	2		В
Egress Lighting								
Exit, Service	100%			2017	\$21,400	1		В
Exterior Lighting								
HID	100%			2017	\$53,800	10	\$200	В
Alarm								
Security System								_
Generic	100%			2022	\$445,100	1	\$26,700	В
Fire/Smoke Detection								
Generic	100%			2017	\$1,523,700	1-3	\$44,000	В
Maabaniaal		Current F	Renair	Eutor	e Replacement	M	aintenance	
Mechanical		Current	<b>Nepa</b> ii	Futur	e Replacement	IVI	amtenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Heating				-				-
Energy Source								
Campus Steam	100%			2032	* *	1		В

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.

Asset # : 2029

ASSET # 2025 Mechanical Current Repair Future Replacement Maintenance									
vstem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit	
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Coo	
eating									
Conversion Equipment Pres. Reducing Valve/LF Steam	P 100%			2025	* *	5	\$4,200	В	
Distribution									
Hot Wtr Piping/Pump	Location	ı : Kitchen	Extent : Light, Area ol System Serves Ki		* *	4	\$400	В	
Steam Piping/Pump	90%	0-2	\$46,200	2032	* *	4	\$3,200	В	
			loderate, Area Affe		%		,		
Terminal Devices								_	
Air Handler	5%		<b>*****</b>	2027	* *	1	\$2,200	В	
Convector/Radiator			\$34,700 Extent : Severe, Area rv Areas	2027 a Affected	* * d : 20%	1	\$10,400	В	
			en And Missing Rad	diators					
Fan Coil Unit/Heat	45%			2022	\$991,300	1	\$10,400	В	
ir Conditioning					. ,		. ,		
Energy Source									
Electricity	100%			2038	* *	1		В	
Conversion Equipment									
Int Pkg Unit - Cooling	5%			2020	\$94,700	2	\$200	В	
Window/Wall Unit	5%			2017	\$15,100	1		В	
No Component	90%							D	
entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,800	В	
Exhaust Fans Interior	100%	Now	\$48,800	2022	\$162,600	2	\$1,800	В	
	Locatior	ı : Bathroo							
	Locatior	1 : Through		a Affected	d : 100%				
1.	Explana	tion : Inad	equate Ventilation						
umbing									
H/C Water Piping Brass/Copper			\$8,800 Ioderate, Area Affe	2032 cted : 25%	* *	1		В	

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.

#### Asset # : 2029

	A3361	<i>π</i> .2025				
Mechanical	Current Repair	M				
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Plumbing						
HW Heat Exchanger						_
Low Temp	50%	2048	* *	4	\$5,300	В
	Other Observation, Extent : Ligh	ht, Area Affected : .	100%			
	Location : Basement			,	117-1 C.	
	Explanation : Instantaneous H Tanks	eaters Installed To	Replace Heat E.	xchangei	rs With Storage	
Low Temp	50%	2032	* *	4	\$5,300	В
Low romp	Other Observation, Extent : Light		100%	•	\$5,500	Ъ
	Location : Laundry Area In Ba	00				
	Explanation : Multiple Heat E.		orage Tanks			
Sanitary Piping	T T T T	0				
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100% Now \$10	0,300 LIFE	* *	1		В
	Broken, Extent : Severe, Area Aj	fected : 50%				
	Location : Roof Drain Piping					
Sump Pump(s)						
Rigid Piping	100%	2030	* *	4	\$1,300	В
	Other Observation, Extent : Light	ht, Area Affected : .	100%			
	Location : Basement					
	Explanation : 2 Duplex Sets					
Fixtures						
Generic	100%					В
/ertical Transport						
Elevators	1000/		* *			a
Geared Traction	100%	LIFE				С
	Other Observation, Extent : Ligh Location : 1 Unit Basement To	00				
			Ist Io oin Floor			
Sing <u>Summarian</u>	Explanation : 2 Units, One Ou	t Of Service				
Fire Suppression Standpipe						
Generic	100%	2032	* *	1-5	\$36,000	В
Sprinkler	10070	2032		1-5	ψ50,000	Ъ
No Component	90%					D
Generic	10%	2032	* *	1-2	\$2,000	B
Generic	10%	2032	• •	1-2	\$2,000	D

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

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

### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

Asset Name	: RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX									
Address	:	HAZEN ST.,	RIKERS	S ISLA	ND					
Borough	:	BRONX				Agency's Number	:	N/A		
Program / Asset #	:	DOC0001.50	0 / 14636		Yr Built/Renovated	ed : 1935 /				
Area Sq Ft	:	78,100				Project Type	:	CORRECTION		
Date of Survey	:	15-Mar-2011				Landmark Status	:	NONE		
Areas Surveyed	:	Floors 1								
Block	:		Lot	:		BIN	:			

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$3,433,900	\$117,700
Interior Architecture	\$588,200	\$70,500
Electrical	\$781,300	\$1,077,500
Mechanical		\$1,027,400
Total	\$4,803,400	\$2,293,100
Priority A	\$3,433,900	\$117,700
Priority B	\$931,500	\$2,104,900
Priority C	\$437,900	\$70,500
Total	\$4,803,400	\$2,293,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$28,000			
Interior Architecture	\$49,100			\$5,000
Electrical	\$3,000	\$3,900	\$18,400	\$3,000
Mechanical	\$6,500	\$7,200	\$23,300	\$5,600
Total	\$86,700	\$11,000	\$41,700	\$13,600
Priority A	\$28,000			
Priority B	\$52,200	\$11,000	\$41,700	\$8,600
Priority C	\$6,500			\$5,000
Total	\$86,700	\$11,000	\$41,700	\$13,600



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 14636

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls								
Cast in Place Concrete	-	Now Reinforcem a : East Fac	\$26,600 ent, Extent : Light, . cade.	LIFE Area Affe	* * ected : 2%	5	\$56,900	A
Exposed Struc: Steel	5%			LIFE	* *	5	\$11,900	А
Masonry: Brick	Location Vegetation	n : East Fac	Extent : Light, Area		-	5	\$34,200	A
Masonry: Brick	35%			LIFE	* *	5	\$26,600	А
Windows	2270					2	÷=0,000	
Metal/Detention Type	Location Thermally	: Various	\$3,392,400 nents, Extent : Mod Locations Through , Extent : Moderate cout.	out.		5	\$23,300	Α
Steel		Now issing Elen : Gymnas	\$1,400 hents, Extent : Ligh ium.	2030 t, Area A	* * ffected : 5%	5	\$4,200	A
Parapets Not Accessible	100%							D
Roof	1000/							D
Not Accessible terior	100%							D
Floors								
Cast in Place Concrete		Now l Cracks, E t : Gym An	\$44,400 Extent : Moderate, A d Dorms.	LIFE Area Affe	* * cted : 20%	5	\$70,500	C
Ceramic Tile			\$6,500 hents, Extent : Ligh itory Showers.	2025 t, Area A	* * ffected : 5%	5	\$4,000	С
Vinyl Tile	Location	t : Through	\$347,200 nents, Extent : Mod yout. t : Severe, Area Affe			3	\$15,100	С
		t : Through						
Interior Walls								
Concrete Masonry Unit		Now l Cracks, E e : Dormito	\$46,300 Extent : Moderate, A ry 3.	LIFE Area Affe	* * cted : 10%	5	\$13,500	C
Masonry: Brick	5%			LIFE	* *			С

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

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

#### Asset # : 14636

		A3301 # . 14	030				
	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Staining/L	Discoloring	Extent : Moderate			5	\$12,100	В
5%	Now	\$28,100	LIFE	* *	5	\$600	В
-	-	Extent : Moderate		ffected : 30%			
5%			LIFE	* *			В
	issing Elem				5	\$30,200	В
Location	ı : Dormito	ries I And 2 And V	arious L	ocations Througho	out.		
	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
							_
100%			2032	* *	1		В
1000/			2021	¢01.000	_	¢1.700	D
100%			2021	\$91,900	5	\$1,700	В
	-		2047 a Affecte	* * d : 100%	1		В
	i . Infough	oui	2022	\$14,100	1		D
							B B
20%			2032		1		D
10%			2020	\$11 500	5		В
			2020	ψ11,500	5		D
							D
100%							D
90%			2022	\$617,200	10	\$52,800	В
	ervation, E	Extent : Light, Area			10	\$52,800	В
Other Obs	vervation, E 1 : Through	-			10	\$52,800	В
Other Obs Location	1 : Through	-			10	\$52,800	В
Other Obs Location Explana 2%	1 : Through	out	Affected	<i>: 100%</i> \$9,700	10		В
Other Obs Location Explana	1 : Through	out	Affected	: 100%		\$52,800	
Other Obs Location Explana 2% 8%	1 : Through	out	Affected 2022 2022	: 100% \$9,700 \$54,900	10 2	\$100	В
Other Obs Location Explana 2% 8%	1 : Through	out	Affected 2022 2022 2022	: 100% \$9,700 \$54,900 \$1,000	10 2 10		В
Other Obs Location Explana 2% 8% 2% 1%	1 : Through	out	Affected 2022 2022 2022 2022 2037	: 100% \$9,700 \$54,900 \$1,000 **	10 2 10 1	\$100	B B B B
Other Obs Location Explana 2% 8%	1 : Through	out	Affected 2022 2022 2022	: 100% \$9,700 \$54,900 \$1,000	10 2 10	\$100	B B B
	Total 1 30% Staining/L Location 5% Staining/L Location 5% 60% Broken/M Location 100% 100% 100% 100% 10% 20% 10% 90%	% of Total       Fail Date (Years)         1       30%       Now         Staining/Discoloring, Location : Control       5%         5%       Now         Staining/Discoloring, Location : Through         5%       60%         60%       Now         Broken/Missing Elem Location : Dormito         Current F         % of       Fail Date Total         100%         100%         100%         100%         20%         10%         90%	Current Repair         % of Fail Date Estimated Cost Total (Years)         1       30% Now \$14,600         Staining/Discoloring, Extent : Moderate, Location : Control Room And Clinic.         5% Now \$28,100         Staining/Discoloring, Extent : Moderate, Location : Throughout Gym.         5%         60% Now \$150,300         Broken/Missing Elements, Extent : Moderate, Location : Dormitories I And 2 And Variation & Current Repair         % of Fail Date Estimated Cost Total (Years)         100%         100%         100%         100%         20%         10%         90%	% of Tail Date Estimated Cost Total       Year FY         A       30% Now       \$14,600       2027         Staining/Discoloring, Extent : Moderate, Area Ay Location : Control Room And Clinic.       5%       Now       \$28,100       LIFE         Staining/Discoloring, Extent : Moderate, Area Ay Location : Throughout Gym.       5%       LIFE       Staining/Discoloring, Extent : Moderate, Area Ay Location : Throughout Gym.         5%       Now       \$150,300       LIFE         Broken/Missing Elements, Extent : Moderate, Area Ay Location : Dormitories I And 2 And Various Life       Total       Year FY         100%       2032       2032       100%       2032         100%       2021       70% 2-4       \$98,700       2047         Insulation Aged, Extent : Moderate, Area Affecte Location : Throughout       2032       2032         10%       2022       20%       2032	Future Replacement% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost FY130% Now\$14,600 Location : Control Room And Clinic.2027**5% Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Control Room And Clinic.**5% Now\$28,100 LIFE**Staining/Discoloring, Extent : Moderate, Area Affected : 30% Location : Throughout Gym.IIFE**5% bookLIFE**60% Now\$150,300 LIFELIFE**8Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Dormitories 1 And 2 And Various Locations ThroughoutVo of TotalFail Date (Years)Future Replacement% of Location : Dormitories 1 And 2 And Various Locations Throughout100%2032**100%2032**100%2021\$91,90070% Location : Throughout2022\$14,100 203210% Location : Throughout2022\$14,100 20%20%2020\$11,500 90%	Current RepairFuture ReplacementM% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FYCycle (Yrs)130% Now\$14,6002027**5Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Control Room And Clinic.5%Now\$28,100LIFE**5Staining/Discoloring, Extent : Moderate, Area Affected : 30% Location : Throughout Gym.S%LIFE**55%LIFE**5Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Dormitories 1 And 2 And Various Locations Throughout.M <b>Current Repair</b> Future ReplacementM% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FYCycle (Yrs)100%2032**1100%2021\$91,900570%2-4\$98,7002047**110%2022\$14,100120%2032**110%2022\$14,100120%2032**1	Current RepairFuture ReplacementMaintenance% of Fail Date Estimated Cost Total (Years)Year FYEstimated Cost FYCycle (Yrs)Estimated Cost (Yrs)130% Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Control Room And Clinic.5\$12,1005% Staining/Discoloring, Extent : Moderate, Area Affected : 30% Location : Control Room And Clinic.5%\$12,1005% Location : Control Room And Clinic.5%\$30,2005% Location : Throughout Gym.5%LIFE ***55% Staining/Discoloring, Extent : Moderate, Area Affected : 30% Location : Dormitories 1 And 2 And Various Locations Throughout.\$30,200Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Dormitories 1 And 2 And Various Locations Throughout.Current Repair $V_{0}$ Fail Date Estimated Cost FYYear FYEstimated Cost (Yrs)100% Location : Total (Years)2032**1100% Location : Throughout2047 2032**110% Location : Throughout2022\$14,100 2032110% Location : Throughout2022\$14,100 20%110% Location : Throughout2020\$11,500590%2020\$11,5005

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.

Asset # : 14636

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ighting								
Exterior Lighting								
HID	98%			2022	\$47,300	10	\$200	В
Incandescent	2%			2022	\$1,400	2		В
larm								
Security System	500/							P
No Component	50%			2022	¢100,400		¢1 <b>2</b> 000	D
Generic	50%			2022	\$199,400	1	\$12,000	В
Fire/Smoke Detection	500/							D
No Component	50%			2017	¢.co <b>o</b> .coo	1.0	¢10 <b>7</b> 00	D
Generic	50%			2017	\$682,600	1-3	\$19,700	В
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ieating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2025	* *	5	\$3,800	В
Steam								
Distribution								
Steam Piping/Pump	100%			2032	* *	4	\$4,700	В
Terminal Devices								
Convector/Radiator	50%			2027	* *	1	\$10,300	В
Fan Coil Unit/Heat	50%			2022	\$986,800	1	\$10,300	В
Air Conditioning								
Energy Source	1000/			2020	ale ale			р
Electricity	100%			2030	* *	1		В
Conversion Equipment	0.004							P
No Component	80%							D
Not Accessible	20%	amation L	Sytame , Light Anga	Affaatad	. 00/			D
(	Location		Extent : Light, Area	Ајјестей	. 070			
		tion : No R	oof Access					
Distribution	Елриана	110h . 110 K	001 1100033					
Ductwork/Diffusers	20%			LIFE	* *	2	\$16,600	В
No Component	80%					2	\$10,000	D
Terminal Devices	0070							ν
Fan Coil - Cooling	20%			2022	\$40,600	1	\$4,100	В
No Component	80%			_0_2	÷ 10,000	•	ψ1,100	D
Heat Rejection	0070							2
No Component	80%							D
Not Accessible	20%							D
			Extent : Light, Area	Affected	: 0%			_
		· ~ J						

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.

Asset # : 14636

Mechanical	Current Repair	Future Replace	ement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$35,600	В
Exhaust Fans						
Not Accessible	100%					D
	Other Observation, Extent : Light, A	rea Affected : 0%				
	Location: Roof					
	Explanation : No Roof Access					
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2027	* *	1		В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Fixtures						
Generic	100%					В
Fire Suppression						
Standpipe						
Generic	100%	2032	* *	1-5	\$32,300	В
Sprinkler						
No Component	20%					D
Generic	80%	2032	* *	1-2	\$14,300	В

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.

### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$6,757,600	\$904,000
Interior Architecture	\$1,207,300	\$2,028,000
Electrical	\$6,331,800	\$4,611,600
Mechanical	\$172,800	\$1,052,300
Total	\$14,469,300	\$8,596,000
Priority A	\$6,757,600	\$904,000
Priority B	\$6,995,000	\$5,988,500
Priority C	\$716,800	\$1,703,500
Total	\$14,469,300	\$8,596,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$13,500			
Interior Architecture	\$61,200	\$18,300		\$2,000
Electrical	\$62,500	\$37,700	\$43,000	\$35,800
Mechanical	\$38,100	\$30,000	\$74,600	\$24,300
Total	\$175,200	\$85,900	\$117,600	\$62,100
Priority A	\$13,500			
Priority B	\$119,100	\$67,700	\$117,600	\$60,100
Priority C	\$42,600	\$18,300		\$2,000
Total	\$175,200	\$85,900	\$117,600	\$62,100



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

# **DEPARTMENT OF CORRECTION - 072**

### **RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC**

#### Asset # : 2028

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Co
erior								
Exterior Walls	1.00/	N	¢ 42 000	LIPP	* *	F	¢02.000	
Cast in Place Concrete	10% Vegetatio		\$43,800 Extent : Moderate, A	LIFE		5	\$93,900	A
	-		Kitchen And Lowe					
Concrete Masonry Unit			Ruchen Inta Lowe	LIFE	**	5	\$3,500	A
Metal Panel	82%			2042	* *	5-10	\$1,058,500	AA
Metal Panel	5%		\$13,500	2042	* *	5	\$17,600	A
			Extent : Light, Area		: 2%	5	<i><b>Q</b>17,000</i>	
		-	orridor Stair Towe			Mechani	cal Electrical	
	Room.							
	-		xtent : Moderate, A	rea Affec	cted : 10%			
XX7' 1	Location	n : Receivin	eg Area					
Windows Matal/Datantion Tuna	10%	Now	\$112 200	2042	* *	5	\$4,600	٨
Metal/Detention Type			\$112,200 vents, Extent : Mod			5	\$4,600	А
		-	orridor And Variou					
			ent : Moderate, Are		-			
		ı : Corrido						
			Extent : Moderate, A	rea Affe	cted : 10%			
	Location	1 : Corrido	r(s)					
Metal/Detention Type	87%			2042	* *	5	\$80,500	А
Metal Louvers	3%			2031	* *	10	\$4,800	А
Parapets								
Metal Panel	100%		\$35,600	2042	* *	5	\$4,400	А
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
			itories 1 And 3, 5 A					
			Extent : Light, Area	Affected	: 5%			
		1 : Through		1 00	1 50/			
				rea Atter	cted : 5%			
			xtent : Moderate, A	rea nyjee				
Deef		Dented, E. 1 : West Fa		rea ny ce				
Roof Metal Papel	Location	n : West Fa	cade		* *			٨
Roof Metal Panel	Location	n : West Fa	<i>cade</i> \$6,236,900	2027	* *			А
	Location 100% Corrosion	n : West Fa Now h/Rusting, E	cade	2027 Area Affe	* * cted : 35%	ooms And	l Various Other	А
	Location 100% Corrosion Location	n : West Fa Now h/Rusting, E	cade \$6,236,900 Extent : Moderate, A nerator Room For	2027 Area Affe	* * cted : 35%	ooms Anc	l Various Other	А
	Location 100% Corrosion Location Deformed	n : West Fa Now n/Rusting, E n : Over Ge ns Throughu l/Dented, E.	cade \$6,236,900 Extent : Moderate, A nerator Room For put. xtent : Moderate, A	2027 Area Affe 300 Cell rea Affeo	* * cted : 35% Annex, Control Ro cted : 20%	ooms Anc	l Various Other	A
	Location 100% Corrosion Location Location Deformed Location	n : West Fa Now n/Rusting, E n : Over Ge ns Throughd n'Dented, E. n : Over Ge	cade \$6,236,900 Extent : Moderate, A nerator Room For out. xtent : Moderate, A nerator Room For	2027 Area Affe 300 Cell rea Affeo 300 Cell	* * cted : 35% Annex, Control Ro cted : 20% Annex	ooms Anc	l Various Other	A
	Location 100% Corrosion Location Location Deformed Location Water Pen	n : West Fa Now n/Rusting, E 1 : Over Ge ns Through NDented, E. 1 : Over Ge netration, E	cade \$6,236,900 Extent : Moderate, A nerator Room For put. xtent : Moderate, A	2027 Area Affe 300 Cell rea Affeo 300 Cell Area Affe	* * cted : 35% Annex, Control Ro cted : 20% Annex cted : 10%	ooms Anc	l Various Other	А

*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.

#### Asset # : 2028

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Floors								
Cast in Place Concrete	20%	Now	\$357,800	LIFE	* *	5	\$142,000	С
	Horizontal	Cracks, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Mechani	cal Room.					
Ceramic Tile	5%			2031	* *	5	\$16,200	С
Quarry Tile	5%			2035	* *	5	\$24,300	С
Raised Access Floor	5%			2035	* *	5	\$60,900	С
Terrazzo	30%			LIFE	* *	5	\$76,100	С
Traffic Topping	5%	Now	\$79,200	2027	* *	5	\$10,100	С
	-	Crumbling, : At Kitch	Extent : Moderate en	, Area Aj	ffected : 15%			
Vinyl Tile	25%			2022	\$1,399,000	3	\$30,400	С
Vinyl Tile	5%	Now	\$279,800	2032	* *	3	\$6,100	С
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: Corridor	r Near Room 039					
	Deflection	Evident, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Corridor	r Near Room 039					
	Worn/Erod	led, Extent	: Moderate, Area	Affected .	: 15%			
	Location	: Various	Locations Through	out.				
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$86,400	С
Glass: Special Gauge	5%			LIFE	* *	1		С
Gypsum Board	5%			LIFE	* *	5	\$8,600	С
Plaster	5%			LIFE	* *	5	\$4,300	С
SGFT/Glazed Masonry	10%			LIFE	* *			С
Ceilings						_	<b>*</b> • • • • • •	-
AcousTileConcealSpLn	8%	0-2	\$108,700	2035	* *	5	\$16,200	В
		-	ents, Extent : Mod			a .		
			r Near Dormitories		-	_ommiss	ary.	
	-		tent : Light, Area A		2%			
			r Adjacent To Com	-	. 50/			
			xtent : Light, Area r Near Dormitories				I an I ihaam	
		Corriao	r Near Dormitories		-	aceni 10	Law Library.	
Exposed Struc: Steel	7%	NT	¢10 c00	LIFE	* * *	~	<b>#20.2</b> 00	B
Gypsum Board	5%	Now	\$18,600	LIFE		5	\$20,300	В
			xtent : Light, Area		: 10%			
			nt, Below Inmate Sh					
Metal Panel	80%	Now	\$381,700	LIFE	* *	5	\$324,600	В
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: 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 Code

Over 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2028

		ASSEL # . Z	020					
Electrical	Curre	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
Over 600 Volts Service Equipment Fused Disc Sw	100% Other Observatio Location : Outs	n, Extent : Moderate, 1	2032 Area Affe	* * ected : 100%	3	\$700	В	
		160/480/277 Volts Ser	vice					
Transformers Dry Type	100% Other Observatio Location : Outs Explanation : 1		2027 Area Affe	* * ected : 100%	3	\$1,600	В	
Feeders	1							
Cable	100%		2030	* *	1		В	
Raceway Conduit	100%		2032	* *	1		В	
Jnder 600 Volts	10070		2032		1		D	
Service Equipment Fused Disc Sw	100%		2022	\$110,500	5	\$1,000	В	
Transformers	<b>2</b> 00/				-	<b>*</b> < <b>&gt; &gt;</b>	P	
Dry Type	70% 30%		2020 2027	\$17,600 * *	5 5	\$600 \$200	B B	
Dry Type Switchgear / Switchboard	30%		2027		3	\$200	D	
Fused Disc Sw	70%		2022	\$264,200	5	\$700	В	
	Other Observatio Location : Elect	n, Extent : Moderate, A trical Room	Area Affe	ected : 100%				
	Explanation : T	wo 2,000 Amp Main D	isconnec	t Switches				
Fused Disc Sw	30%		2042	* *	5	\$300	В	
Raceway								
Conduit	100%		2022	\$487,000	1		В	
Panelboards				****	_	<b>.</b>	-	
Molded Case Bkrs	80%		2021	\$392,200 * *	5	\$4,600	B	
Molded Case Bkrs Wiring	20%		2030		5	\$1,200	В	
Thermoplastic	100%		2022	\$551,000	1		В	
Motor Controllers	10070		2022	\$551,000	1		Б	
Locally Mounted	10%		2027	* *	5	\$100	В	
Motor Control Center	40%		2020	\$369,400	5	\$2,400	В	
Motor Control Center	50%		2027	* *	5	\$3,000	В	
Ground								
Grounding Devices					-		_	
Generic	100%		LIFE	* *	5	\$3,200	В	
Stand-by Power								
Transfer Switches Automatic	100%		2020	¢10 600	1	\$66,900	В	
Automatic	100%		2020	\$19,600	1	\$00,90U	D	

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.

Asset # : 2028

Electrical	Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
stand-by Power							
Generators	400-1					<b>*</b> • • • • • •	
Diesel	100% Other Observation, E Location : Basemen Explanation : Four	t And Outside			1	\$84,000	В
Batteries	*						
Lead/Acid	100%		2015	\$1,100	5	\$8,000	В
Fuel Storage Main Tank	70% Other Observation, E Location : Basemen	t And Outside	2050 Area Affe	* * cted : 100%	5	\$4,500	В
	Explanation : Three	e 5,000 Gallon					
Main Tank	30% Other Observation, E Location : Basemen Explanation : One S	et	2025 Area Affe	* * cted : 100%	5	\$1,900	В
ighting							
Interior Lighting							
Fluorescent	90% Other Observation, E Location : Through	out	2022 Area Affe	\$2,094,700 cted : 100%	10	\$179,000	В
HID	Explanation : Using	g 1-12 Lamps	2017	\$163,800	10	\$700	В
Egress Lighting	1070		2017	\$105,800	10	\$700	В
Emergency, Service	5% Now Not Functioning, Ext Location : Corridor		2032 ea Affecte	* * ed : 100%	1		В
Exit, Service	75%		2017	\$48,800	1		В
Exit, Service	20% Now	\$13,000	2032	* *	1		В
	Not Functioning, Ext Location : Corridor		ea Affecte	ed : 100%			
Exterior Lighting HID	100%		2022	\$163,700	10	\$700	В
Alarm							
Security System Generic	100%		2017	¢1 252 500	1	¢01 100	р
Fire/Smoke Detection	100%		2017	\$1,353,500	1	\$81,100	В
Generic	100%		2017	\$4,633,000	1-3	\$133,900	В
Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source	1						
Campus Steam	100%		2032	* *	1		В

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

Asset # : 2028

			Asset # : Z	028				
lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating				•				
Conversion Equipment Pres. Reducing Valve/LP Steam	P 100%			2025	* *	5	\$8,200	В
Distribution Hot Wtr Piping/Pump			\$35,900 Severe, Area Affe on Joints Throughc		* *	4	\$3,400	В
Steam Piping/Pump	50%	-	_	2032	* *	4	\$5,100	В
Terminal Devices	5070			2052			ψ5,100	Ь
Air Handler	49%			2022	\$754,400	1	\$42,000	В
Convector/Radiator	7%	Now	\$3,800	2022	**	1	\$2,800	B
Convector/Audiator	Other Obs		xtent : Moderate, A		cted : 25%	1	φ2,000	D
			ector Air Holes Pa Operational	inted Shı	ut Restricting Air F	low / The	ermostats In	
Convector/Radiator	43%			2027	* *	1	\$19,300	В
Fan Coil Unit/Heat			\$42,800 re, Area Affected : Units Above Doot		* *	1	\$400	В
	Location	i . Fun Con	Units Above Dool	5				
ir Conditioning								
Energy Source	50/			2020	* *	1		р
Electricity	5%			2038	* *	1 1		B B
Steam/HW System	95%			2042		1		D
Conversion Equipment Absorption Chiller/Steam/HW	10%	Now	\$94,100	2037	* *	1	\$13,500	В
	-	erable, Exte 1 : Basemen	ent : Severe, Area A t	Affected :	100%			
Window/Wall Unit	5%			2017	\$29,400	1		В
No Component	85%							D
Distribution								
Chilled Wtr Pipe/Pump	10%			2032	* *	4	\$1,000	В
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	10%			2022	\$18,200	1	\$8,600	В
No Component	90%							D
Heat Rejection								
Water Cool Tower	10%			2020	\$12,300	2	\$13,900	В
No Component	90%				,,- 00	-	,,	D
	20,0							
1								
entilation								
entilation Distribution	100%			LIFE	* *	2-5	\$77.200	В
entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$77,200	В
entilation Distribution	100%			LIFE 2022	**	2-5 2	\$77,200 \$3,400	B

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.

Asset # : 2028

	A3301 # . E	020				
Curre	Current Repair Future Replacement			Μ	aintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Location : Base	ment			1		В
Explanation : R	ecently Installed Ionize	ation Sys	tem			
100%		2032	* *	4	\$20,600	В
Leak Evident, Ext	tent : Moderate, Area A			1		В
	0 0					
100%		LIFE	* *	1		В
Location : Base	ment	2027 Affected	* * 7 : 100%	4	\$2,000	В
Lipitintation i D	upten enn					
Location : Base	ment			4	\$1,300	В
<b>`</b>	* *					
100%		2030	* *	1	\$13,400	В
100%						В
100%		2042	* *	1-5	\$72 500	В
100/0		2072		15	φ12,500	D
60%						D
40%		2042	* *	1-2	\$15,500	В
100%		2031	* *	1	\$25,900	В
	% of Total       Fail D (Year         100%       Other Observation Location : Base Explanation : R         100%       100%         100%       Now Leak Evident, Ext Location : Pipin         100%       100%         00%       Other Observation Location : Base Explanation : D         100%       0ther Observation Location : Base Explanation : D         100%       100%         100%       100%         100%       100%	% of Fail Date Estimated Cost Total (Years)         100%         0ther Observation, Extent : Light, Area Location : Basement         Explanation : Recently Installed Ioniza         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         0ther Observation, Extent : Light, Area Location : Basement         Explanation : Duplex Unit         100%         0ther Observation, Extent : Light, Area Location : Basement         Explanation : Duplex Unit         100%         0ther Observation, Extent : Light, Area         Location : Basement         Explanation : Duplex Unit / Repairs In         100%         100%         100%         100%         100%         100%         100%	% of TotalFail Date (Years)Estimated Cost FYYear FY100%20420ther Observation, Extent : Light, Area Affected Location : Basement Explanation : Recently Installed Ionization Sys100%2032100%2032100%Now \$12,400LIFE Leak Evident, Extent : Moderate, Area Affected : Location : Piping Serving Showers At Various100%20270ther Observation, Extent : Light, Area Affected Location : Piping Serving Showers At Various100%20270ther Observation, Extent : Light, Area Affected Location : Basement Explanation : Duplex Unit100%20220ther Observation, Extent : Light, Area Affected Location : Basement Explanation : Duplex Unit100%2030100%2030100%2030100%204260% 40%2042	% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FY100%2042**100%2042**0ther Observation, Extent : Light, Area Affected : 5% Location : Basement Explanation : Recently Installed Ionization System**100%2032**100%2032**100%2032**100%2032**100%Now \$12,400LIFELeak Evident, Extent : Moderate, Area Affected : 5% Location : Piping Serving Showers At Various Locations100%2027**100%2027**00her Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Duplex Unit2022\$18,7000ther Observation, Extent : Light, Area Affected : 50% Location : Basement Explanation : Duplex Unit / Repairs In Progress**100%2030**100%2042**60% 40%2042**	% of TotalFail Date (Years)Stimated Cost FYYear FYStimated Cost (Yrs)100%2042**100her Observation, Extent : Light, Area Affected : 5% Location : Basement Explanation : Recently Installed Ionization System1100%2032**4100%Now S12,400LIFE**1Leak Evident, Extent : Moderate, Area Affected : 5% Location : Piping Serving Showers At Various Locations1100%2027**400%2027**400%2027**400her Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Duplex Unit2022\$18,7004100%2022\$18,700400her Observation, Extent : Light, Area Affected : 50% Location : Basement Explanation : Duplex Unit / Repairs In Progress1100%2030**1100%2042**1.560% 40%2042**1.2	% of Fail Date Estimated Cost TotalYear (Years)Estimated Cost FYCycle (Yrs)Estimated Cost (Yrs)100%2042**10ther Observation, Extent : Light, Area Affected : 5% Location : Basement Explanation : Recently Installed Ionization System1\$2032**4\$20,600100%2032**4\$20,600100%Now S12,400LIFE**1Leak Evident, Extent : Moderate, Area Affected : 5% Location : Piping Serving Showers At Various Locations1100%2027**4\$2,0000ther Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Duplex Unit\$12,0004\$1,3000ther Observation, Extent : Light, Area Affected : 50% Location : Basement Explanation : Duplex Unit / Repairs In Progress\$13,400\$13,400100%2030**1\$13,400100%2042**1-5\$72,50060% 40%2042**1-2\$15,500

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

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

### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$286,500	\$28,200
Interior Architecture	\$479,600	\$142,000
Electrical	\$434,300	\$1,328,700
Mechanical	\$389,400	\$2,989,600
Total	\$1,589,800	\$4,488,500
Priority A	\$286,500	\$28,200
Priority B	\$1,176,900	\$4,318,300
Priority C	\$126,400	\$142,000
Total	\$1,589,800	\$4,488,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$25,000		\$9,000	\$100
Interior Architecture	\$43,800	\$300	\$200	
Electrical	\$40,900	\$2,600	\$55,500	\$2,400
Mechanical	\$19,400	\$6,000	\$26,500	\$5,100
Total	\$129,000	\$9,000	\$91,200	\$7,600
Priority A	\$25,000		\$9,000	\$100
Priority B	\$95,200	\$8,700	\$82,200	\$7,500
Priority C	\$8,900	\$300		
Total	\$129,000	\$9,000	\$91,200	\$7,600



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

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

#### Asset # : 2030

chitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
erior									
Exterior Walls	10-1		<b>* *</b> • • • • •			_	<b>**</b> (		
Cast in Place Concrete	Location	issing Elen : West Fa	\$56,000 hents, Extent : Ligh cade. tent : Moderate, Ar			5	\$24,000	A	
		: South Fo		55					
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2% Location : West Facade.								
		etration, E : South Fc	xtent : Moderate, A acade	rea Affe	cted : 5%				
		ded, Extent : South Fo	: Moderate, Area A acade	Affected	: 10%				
Concrete Masonry Unit	5%	Now	\$15,100	LIFE	* *	5	\$1,500	А	
			nt, Extent : Light, A	rea Affe	cted : 5%				
	Location	e : East Fac	cade.						
Masonry: Brick	30%			LIFE	* *	5	\$14,400	А	
		pair Evider : Through	nt, Extent : Light, A out	rea Affe	cted : 30%				
Masonry: Brick	43%			LIFE	* *	5	\$20,600	А	
		pair Evider : Through	nt, Extent : Light, A out	rea Affe	cted : 40%				
Metal Panel	10%			2042	* *	5-10	\$33,000	А	
Metal Coiling Doors	2%	Now	\$5,300	2035	* *	5	\$1,500	А	
-	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location	e : East Fac	cade.						
Windows									
Aluminum	5%			2038	* *	5	\$100	А	
Steel	95%		\$230,500	2047	* *	5	\$13,600	А	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Throughout. Broken (Missing Elements, Entent : Moderate, Area Affected : 50%								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations Throughout.								
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
	Location : 1968 Wing Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : 1968 Wing Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	inermany	111968 Wi		, плеи А	jjecieu . 5070				

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

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

#### Asset # : 2030

Architecture	C	Current R	lepair	Futur	e Replacement	Μ	aintenance	
ystem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Roof								
Modified Bitumen	80% Recent Repla Location :		nt, Extent : Mode 1g	2030 rate, Area	* * Affected : 100%	10	\$17,200	A
Modified Bitumen	10%			2022	\$28,200	10	\$2,200	А
Modified Bitumen	5%	Now	\$4,200	2027	* *			А
	Water Penetr Location : A		xtent : Moderate,	Area Affe	cted : 40%			
Single Ply Membrane	5%	Now	\$300	2027	* *			А
	Location : Gut/DS Non Location :	Through Func/Mi Through	ss, Extent : Moder	ate, Area	Affected : 40%			
			ssure Reducing V	00				
			-		To Steam Pipe Le	ak.		
terior								
Floors								
Cast in Place Concrete	Cracking/Cr	-	\$126,400 Extent : Moderat evel Boiler Room		* * fected : 10% ous Locations Thr	5 oughout.	\$100,400	C
Vinyl Tile	5%			2022	\$41,600	3	\$900	С
Interior Walls					. ,			
Cast in Place Concrete			\$8,900 Extent : Moderat out	LIFE e, Area A <u>j</u>	* * fected : 40%			С
Concrete Masonry Unit	10%			LIFE	* *	5	\$600	С
Masonry: Brick	50%			LIFE	* *			С
·	Location : . Water Penetr	South Sid ration, E:	Extent : Moderat le Stair Shaft. xtent : Moderate, .					
	Location :	Engine R	loom					
	10%			LIFE	* *	5	\$500	С
Plaster		·	rtent · Moderate	Area Affe	cted : 5%			
Plaster	Water Peneti			LIFE				

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 2030

		Current F	ASSET # : 2		a Panlacoment		aintenance	
Architecture		Current	Kepair	Futur	e Replacement	IVI	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
iterior								
Ceilings	50/			2027	ste ste	~	¢ 100	P
AcousTileConcealSpLn	5%		<b>*2 /</b> 000	2027	* *	5	\$400	B
Exposed Concrete	Location	Reinforcem 1 : South Fi	\$34,900 ent, Extent : Light, re Floor. : Severe, Area Aff			5	\$400	В
	Location Water Pen	1 : Through	out. Extent : Light, Area					
	Other Obs Location	ervation, E 1 : Under B	Extent : Severe, Are coiler Five Which Is al Ceiling Collaps	s No Lon				
Exposed Struc: Steel	60% Corrosion	Now	\$353,200 Extent : Moderate, A	LIFE	* * ected : 10%			В
Electrical	Locuiton	Current F		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ver 600 Volts								
Service Equipment Fused Disc Sw	Location	ı : Outside.	Extent : Moderate, 1 (480/277 Volts Ser		* *	3	\$100	В
Transformers	Емриана		100/277 10/15 501					
Dry Type	Location	ervation, E 1 : Outside. tion : 3000,	Extent : Moderate, 1 /4000 Kva	2027 Area Affe	* * ected : 100%	3	\$200	В
Feeders								
Not Accessible	100%							D
Raceway								
Conduit	100%			2032	* *	1		В
Under 600 Volts								
Service Equipment Molded Case Bkrs	100%			2042	* *	5	\$900	В
Transformers	700/			2027	* *	5	\$100	р
Dry Type	70% 30%			2027 2020		5 5	\$100	B B
Dry Type	30%			2020	\$15,900	3		В
Switchgear / Switchboard Air Circuit Breaker	60%			2022	\$565 000	5	¢100	D
					\$565,000 * *	5	\$100	B
Air Circuit Breaker Fused Knife Sw	20% 20%	2-4	¢100 200	2048 2052	* *	5 5		B B
ruseu Kille Sw	Obsolete I		\$188,300 Extent : Moderate al Room.			5		D

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

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

Asset # : 2030

			A3361 # . 20	50				
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts								
Raceway								
Busway	5%			2027	* *	1		В
Conduit	75%			2022	\$622,900	1		В
Conduit	20%	1		2048	* *	1		В
Panelboards								
Fused Disc Sw	5%	)		2030	* *	5		В
Fused Knife Sw	5%	2-4	\$4,900	2047	* *	5		В
	Obsolete .	Equipment,	Extent : Moderate,	Area Af	fected : 100%			
	Location	n : First Flo	oor.					
Molded Case Bkrs	70%	)		2021	\$68,700	5	\$600	В
Molded Case Bkrs	20%	1		2044	* *	5	\$200	В
Wiring								
Braided Cloth	30%	2-4	\$33,100	2047	* *	1		В
	Insulation	1 Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	n : Through	out.					
Rubber	40%			2021	\$44,100	1		В
Thermoplastic	10%			2021	**	1		B
Thermoplastic	20%			2032	* *	1		B
Motor Controllers	2070	'		2010		1		D
Locally Mounted	5%			2020	\$900	5		В
Locally Mounted	5%			2027	* *	5		B
Motor Control Center	90%			2035	* *	5	\$800	B
round	2070			2055		5	4000	D
Grounding Devices								
Not Accessible	100%							D
and-by Power	10070	•						
Transfer Switches								
Automatic	100%			2039	* *	1	\$10,200	В
Tutomute			Extent : Light, Area		1:100%	•	¢10,200	D
		n : Outside.	0 /	55				
Generators								
Diesel	100%			2035	* *	1	\$12,800	В
Dieser			Extent : Light. Area		1:100%	•	¢12,000	D
	Recent Installation, Extent : Light, Area Affected : 100% Location : First Floor.							
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : First Fle						
			Generators Rated A	At One 1	000 Kw And 1562	Kw		
Batteries	Zapiana		control and the function of the					
Lead/Acid	100%			2017	\$1,100	5	\$1,200	В
Loud, / Iold	100/0	,		2017	ψ1,100	5	ψ1,200	U

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.

#### Asset # : 2030

lectrical	Current Repair		e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated ( Total (Years)		Estimated Cost		Estimated Cost	Priorit Cod
and-by Power						
Fuel Storage						
Day Tank	50%	2044	* *	5	\$3,000	В
	Other Observation, Extent : Moder	ate, Area Affe	cted : 100%			
	Location : First Floor. Explanation : Two 100 Gallons.					
	-	2027	* *	5	¢500	
Main Tank	50% Other Observation, Extent : Moder	2037		5	\$500	В
	Location : Underground.	ale, Area Ajje	clea : 100%			
	Explanation : Two 20,000 Gallor	15				
ghting	Explanation : 1 we 20,000 Guilor					
Interior Lighting						
Fluorescent	20%	2017	\$75,400	10	\$5,900	В
	Other Observation, Extent : Moder				. ,	
	Location : Throughout.					
	Explanation : T-12 Lamps					
HID	70%	2017	\$170,600	10	\$700	В
HID	5%	2022	\$12,200	10	\$100	В
Incandescent	5%	2017	\$18,900	2		В
Exterior Lighting						
HID	100%	2017	\$25,000	10	\$100	В
ghtning Protection						
Arresters/Cabling Generic	1000/	2025	* *	5	\$200	В
Generic	100%	2023	•••	3	\$200	D
lechanical	Current Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori Co
ating						
Energy Source	1000/	20.42	* *	1		Ъ
Interruptible Gas/Dual	100%	2042		1		В
Fuel	Other Observation, Extent : Light,	Area Affected	· 100%			
	Location : North End Of Building		. 10070			
	Explanation : 6 - 40,000 Gallon I		For #2 Fuel With I	Leak Dete	ection System	
Conversion Equipment	1				2 · · · ·	
Steam Boiler	100% Now \$185,6	500 2020	\$1,856,400	1	\$28,800	В
	Other Observation, Extent : Moder	ate, Area Affe			-	
	Location : Boiler Room					
	Explanation : 8 Boilers, Boiler 5	Is Off Line W	ith Friensive Proh	loms		

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.

#### Asset # : 2030

Mechanical		Current F	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution Steam Piping/Pump	100% Broken Fr	Now	\$203,700 lerate, Area Affecte	2032	* *	4	\$1,600	В
	Location Corroded, Location	: Roof Extent : M : Basemer	oderate, Area Affe	cted : 30				
	-	: Various						
Terminal Devices Fan Coil Unit/Heat	100%			2022	\$996,600	1	\$10,400	В
Air Conditioning								
Energy Source	100%			2038	* *	1		В
Electricity Conversion Equipment	100%			2038		1		D
Ext Pkg Unit - Cooling	2%			2027	* *	2		В
			Extent : Light, Area		d : 100%			_
No Component	98%							D
Ventilation								
Distribution	100-						<b>*</b> • • • • • • •	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,000	В
Exhaust Fans Interior	75%	Now	\$13,700	2022	\$136,500	2	\$600	В
	Broken, Ex	tent : Seve	re, Area Affected : tion Air Intake For	75%	<i><i>q</i> 10 0,0 0 0</i>	-	<i><b>4000</b></i>	2
Roof	25%	Now	\$2,600	2027	* *	2	\$200	В
Root	Other Obse Location	ervation, E : Through	Extent : Severe, Are		d : 100%	2	ψ200	D
Plumbing								
H/C Water Piping	200/			20.42	* *	1		п
Brass/Copper		mp w/Tan : Basemer	k, Extent : Light, A at	2042 .rea Affec		1		В
		ervation, E : Basemen	Extent : Light, Area at	Affected	: 10%			
	Explanat	ion : Wate	r Conditioner Serv	es Boiler	Make Up Tanks			
Galv Iron/Steel	70%			2027	* *	1		В
HW Heat Exchanger Low Temp	100%			2032	* *	4	\$4,800	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron		Now Extent : Li : Roof Dro	\$1,900 ight, Area Affected	LIFE : 1%	* *	1		В

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.

Asset # : 2030

lechanical	Current Repair	Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
umbing						
Sump Pump(s)						
Rigid Piping	100%	2017	\$18,700	4	\$1,300	В
Sewage Ejector(s)						
Electric	100%	2022	\$18,700	4	\$1,300	В
Backflow Preventer						
Generic	100%	2030	* *	1	\$2,000	В
Fixtures						
Generic	100%					В

 

 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date : 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$41,832,200	\$1,269,600
Interior Architecture	\$3,467,300	\$3,697,400
Electrical	\$13,433,700	\$6,406,900
Mechanical	\$2,198,600	\$2,795,200
Total	\$60,931,800	\$14,169,200
Priority A	\$41,832,200	\$1,269,600
Priority B	\$16,976,700	\$9,514,400
Priority C	\$2,122,800	\$3,385,200
Total	\$60,931,800	\$14,169,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture	\$12,200	\$3,400	\$33,900	\$17,000
Electrical	\$54,700	\$48,200	\$56,400	\$44,500
Mechanical	\$74,800	\$44,800	\$103,000	\$42,100
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$177,200	\$131,900	\$228,900	\$139,100
Priority A				
Priority B	\$165,000	\$128,500	\$194,900	\$122,100
Priority C	\$12,200	\$3,400	\$33,900	\$17,000



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.

#### Asset # : 2046

chitecture	Current Repair Future Replacement Maintenance						
item Component Type		te Estimated Cost		Estimated Cost		Estimated Cost	Priority Cod
erior Exterior Walls							
Cement-Fiber Panel	0	ng, Extent : Moderate		\$346,300 ffected : 15%	10	\$74,100	А
Masonry: Brick	95% Now Repointing Failure	Entrance And West F \$547,600 e, Extent : Light, Area Facade Control Joint	LIFE Affected		5 Anala	\$450,400	A
Windows	Location . West	rucuue Comron John	Open w	un Kusung Meiai I	ingie.		
Aluminum	20% Now Air Infiltration, Ex Location : Throu	\$3,113,200 ctent : Moderate, Area ighout.	2047 a Affected	* * ! : 40%	5	\$17,900	А
	0	lements, Extent : Moa Ighout Basement And					
	-	Extent : Moderate, A us Locations Through		ed : 15%			
	Thermally Inefficie Location : Throu	ent, Extent : Severe, A Ighout.	rea Affeo	cted : 100%			
Metal/Detention Type	Location : Throu	\$37,888,500 ctent : Severe, Area A ghout Housing Areas racked, Extent : Light			5	\$260,400	A
		us Locations In Hous	0				
		ent, Extent : Severe, A Ighout Housing Areas		cted : 85%			
Parapets		<u> </u>					
Metal Rail No Component	95% 5%		2035	* *	5-10	\$352,500	A D
Roof Single Ply Membrane	100% Now Ponding, Extent : Location : Roof J	\$69,000 Light, Area Affected :		* *			А

Interior

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

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

#### Asset # : 2046

rchitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
terior								
Floors	1.0					_	<b>*</b> • • • • • • • •	~
Cast in Place Concrete	10%		\$149,700	LIFE	* *	5	\$118,800	С
			Extent : Moderate, A			T I		
			ical Electrical Room			s Ihroug	hout First Floor.	
			Extent : Severe, Are		d : 100%			
			ical Electrical Room				D 1	
		-	pletely Flooded Wit	-		-		
Ceramic Tile	5%		\$54,400	2031	* *	5	\$13,600	С
			ients, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	ı : Staff Toi	lets					
Quarry Tile	3%			2035	* *	5	\$24,400	С
Terrazzo	40%	Now	\$588,500	LIFE	* *	5	\$169,700	С
	Horizonta	l Cracks, E	Extent : Moderate, A	rea Affe	cted : 5%			
	Location	i : Through	out Main Corridor	s On The	e First Floor.			
Traffic Topping	10%			2027	* *	5	\$67,900	С
Vinyl Tile	5%			2022	\$468,200	3	\$10,200	С
Vinyl Tile	25%	Now	\$468,200	2022	\$2,340,800	3	\$50,900	С
	Broken/M	issing Elen	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	n : 9x9's In	The Control Bubble	es And V	arious Locations T	hrougho	out.	
	Worn/Ero	ded, Extent	t : Severe, Area Affe	ected : 85	5%			
	Location	ı : In The C	Control Bubbles And	l Variou	s Locations Throug	ghout.		
Wood	2%	Now	\$83,300	2037	* *	5	\$10,200	С
			ients, Extent : Mode		ea Affected : 20%	-	+,	-
		0	Room, Stage And C		55			
		-	Extent : Moderate, A	-	cted : 10%			
			Floor From A Stear					
Interior Walls		*						
Concrete Masonry Unit	85%	Now	\$697,800	LIFE	* *	5	\$203,800	С
5	Diagonal	Cracks, Ex	tent : Light, Area A	ffected :	2%			
	-		Locations In The M			s.		
Gypsum Board	10%			LIFE	* *	5	\$36,000	С
SGFT/Glazed Masonry	3%			LIFE	* *	5	φ50,000	C
Wood	2%	Now	\$81,000	LIFE	* *	5	\$48,000	C
			Extent : Moderate,		fected : 10%	5	φ10,000	C
	0	0 0.	Wall From A Steam	55				

*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.

#### Asset # : 2046

			ASSEL # . 20	040				
Architecture		Current R	epair	Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Ceilings AcousTileConcealSpLn	Broken/Mis	Now ssing Elem : Infirmary	\$121,200 ents, Extent : Light	2027 t, Area A	* * ffected : 5%	5	\$108,600	В
Exposed Concrete	Location Spalling, E	: Electrica	nt, Area Affected :		* *	5	\$29,700	В
Fiber Board Metal Panel	Location Staining/Di	: Gymnasii iscoloring,	\$958,100 tent : Moderate, A um. Extent : Moderate out Corridors.			5	\$203,600	B B
		Current R	opair	Futur	e Replacement	м	aintenance	
Electrical		Current R	epair	Futur	e Replacement	IVI	aintenance	
System Component Type	% of ] Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts	•							•
Service Equipment Fused Disc Sw	Location	ervation, E. : Electrica ion : 3,000		2022 Area Affe	\$82,900 ected : 100%	5	\$1,000	В
Fused Disc Sw	50%	0-2	\$82,900	2052	* *	5	\$500	В
	Enclosure Location Other Obse Location	Damaged, : Electrica	Extent : Moderate, l Room. xtent : Moderate, A l Room.	, Area Aj	-	5	4200	Đ
Transformers	1	,	I ····					
Dry Type	75%			2027	* *	5	\$1,300	В
Dry Type	25% Enclosure I	0-2 Damaged, : Mechanie	\$6,300 Extent : Moderate, cal Room.	2042	* * ffected : 100%	5	\$200	В
Switchgear / Switchboard								
Fused Disc Sw	50%			2022	\$269,500	5	\$1,000	В
Fused Disc Sw	50%			2042	* *	5	\$1,000	В
Raceway Conduit	50%			2022	\$365,300	1		В
Conduit	50%			2032	* *	1		В
~								

2021

2038

\$588,300

\* \*

5

5

\$9,800

\$2,500

В

В

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

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

80%

20%

Panelboards

Molded Case Bkrs

Molded Case Bkrs

Asset # : 2046

			Asset # : 2	040					
Electrical		Current F	Repair	Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Wiring									
Thermoplastic	80%			2022	\$661,200	1		В	
Thermoplastic	20%			2042	* *	1		В	
Motor Controllers									
Locally Mounted	10%			2020	\$39,300	5	\$300	В	
Motor Control Center	78%			2020	\$451,900	5	\$9,900	В	
Motor Control Center	10%		\$57,900	2042	* *	5	\$600	В	
	-		ge, Extent : Moder	ate, Area	n Affected : 100%				
	Location	ı : Mechan	ical Room.						
Motor Control Center	2%			2027	* *	5	\$300	В	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$6,800	В	
Lighting									
Interior Lighting									
Fluorescent	85%			2022	\$3,310,100	10	\$282,900	В	
			Extent : Moderate, A	Area Affe	ected : 100%				
		n : Through							
			g T-12 Lamps						
HID	10%			2022	\$274,000	10	\$1,200	В	
HID	5%			2017	\$137,000	10	\$600	В	
Egress Lighting					<b>\$</b> 01 <b>5</b> 00			P	
Exit, Service	75%			2022	\$81,700	1		B	
Exit, Service	25%			2017	\$27,200	1		В	
Exterior Lighting	1000/			2017	¢2.40.500	10	¢1 500	D	
HID	100%			2017	\$349,500	10	\$1,500	В	
Alarm									
Security System	1000/			2017	¢2.000.200	1	¢172.200	р	
Generic	100%			2017	\$2,889,200	1	\$173,200	В	
Fire/Smoke Detection	1000/			2017	000 000 00	1.2	¢295 900	р	
Generic	100%			2017	\$9,890,000	1-3	\$285,800	В	
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating Energy Source									
Campus Steam	100%			2032	* *	1		В	
Campus Steam	100%			2032		1		D	

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

#### Asset # : 2046

			Asset # : 2					
Mechanical		Current Repair Future			e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Ieating								
Conversion Equipment								
Heat Exchanger	50%		\$16,000	2025	* *	1	\$80,900	В
			oderate, Area Affe	cted : 709	2%			
			nt Steam Room					
Pres. Reducing Valve/L Steam	P 50%	Now	\$11,600	2025	* *	5	\$5,400	В
			: Severe, Area Affe	cted : 5%	0			
			nt Steam Room					
			Extent : Moderate, A	Area Affe	cted : 3%			
			nt Steam Room					
Distribution	Explana	tion : Insul	ation Damaged Or	Missing				
Hot Wtr Piping/Pump	100%	Now	\$1,127,900	2038	* *	4	\$17,900	В
Hot wu'r phig/r unip			evere, Area Affected			-	\$17,900	D
		1 : Through						
		-	Extent : Light, Are	a Affecte	d : 30%			
		ı : Steam R						
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 2%			
	Location	ı : Various	Mechanical Rooms	3				
	Explana	tion : Sever	al Hot Water Pum	ps Out Oj	f Service			
Terminal Devices								
Air Handler	19%			2022	\$766,800	1	\$42,700	В
Air Handler	1%	-1 <b>E</b> : 1	The second state	2032	* *	1	\$2,300	В
		place Evia 1 : Clinic U						
Convector/Radiator	2%		\$2,800	2020	\$141,400	1	\$2,100	В
			Extent : Light, Area	Affected	: 1%			
		1 : Through						
~ ~			ector Air Holes Pa		-		<b>*</b> •••••	
Convector/Radiator	78%			2027	* *	1	\$91,600	В
Air Conditioning								
Energy Source Electricity	100%			2030	* *	1		В
Conversion Equipment	10070			2030		1		D
Ext Pkg Unit - Cooling	20%			2022	\$691,000	2	\$4,500	В
6 6		igerant, Ex	tent : Light, Area A				. ,	
	Location	n : Roof						
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Roof						
	Explana	tion : Serve	es Control Areas					
No Component	70%							D
Under Construction	10%							D
			Extent : Light, Area	Affected	: 0%			
		n : Basemen						
	Explana	tion : New	Chiller For Clinic	Area				

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.

Asset # : 2046

Mechanical		Current F	Repair	Future Replacement			Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ir Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	10%			2048	* *	4	\$2,700	В
No Component	90%							D
Terminal Devices								
Air Handler/Cool/Ht	10%			2022	\$95,400	1	\$22,500	В
No Component	90%							D
Heat Rejection						_		_
Water Cool Tower	10%			2023	\$64,500	2	\$36,500	В
No Component	90%							D
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$202,300	В
Exhaust Fans								
Interior	20%			2022	\$165,500	2	\$2,200	В
Roof	80%	Now	\$47,600	2022	\$476,100	2	\$7,200	В
	Broken, E.	xtent : Seve	re, Area Affected :	10%				
	Location	:Roof						
lumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		В
HW Heat Exchanger								
Low Temp	90%	Now	\$4,200	2022	\$209,000	4	\$32,400	В
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 1%			
	Location	ı : Basemen	t					
	Explana	tion : 6 Uni	ts, One Needs Circ	ulating I	Pump Repair			
Low Temp	10%			2048	* *	4	\$5,400	В
1	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
		: Basemen		55				
	Explana	tion : 2 Inst	antaneous Units S	erve Kitc	hen			
Sanitary Piping	1							
Cast Iron	100%	Now	\$975,500	LIFE	* *	1		В
			vere, Area Affected			-		_
			t And Under Floor					
			: Severe, Area Affe		9%			
		n : Kitchen			, -			
Storm Drain Piping			1 0					
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	10070					1		D
Rigid Piping	100%			2017	\$18,700	4	\$1,300	В
	100%			2017	φ10,700	+	φ1,500	Ч
Sewage Ejector(s) Compressed Air	100%	Now	\$2,400	2022	\$48,100	Λ	\$1,300	В
Compressed An			\$2,400 nt : Moderate, Area			4	\$1,500	D
		n : Basemen		1 IJJeciel	u . 10070			
Einternet	Locuion	. Dusemen	ı					
Fixtures	1000/							п
Generic Tertical Transport	100%							В

Vertical Transport

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#### Asset # : 2046

lechanical	Current Repair	Future I	Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			С
	Other Observation, Extent : Li	ght, Area Affected :	100%			
	Location : Basement To 2nd	Floor				
	Explanation : 8 Units					
Hydraulic	10%	LIFE	* *			С
i i y di udile	Other Observation, Extent : Li		100%			U
	Location : Basement To 1st F		10070			
	Explanation : 1 Freight Eleve					
re Suppression	1 0					
Standpipe						
Generic	100%	2032	* *	1-5	\$183,300	В
Sprinkler						
No Component	85%					D
Generic	15%	2032	* *	1-2	\$15,300	В
	Other Observation, Extent : Li	ght. Area Affected :	15%			
	Location : Kitchen	3,				
	Explanation : Ansul System S	Serves Cooking Area	s.			
Fire Pump						
Generic	100%	2025	* *	1	\$67,900	В

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.
#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date : 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$523,200	\$369,500
Interior Architecture	\$5,053,300	\$3,479,100
Electrical	\$6,866,600	\$3,256,100
Mechanical		\$2,664,800
Total	\$12,443,000	\$9,769,400
Priority A	\$523,200	\$369,500
Priority B	\$10,358,000	\$6,225,100
Priority C	\$1,561,900	\$3,174,800
Total	\$12,443,000	\$9,769,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$34,400			
Interior Architecture	\$57,900		\$20,300	\$14,200
Electrical	\$48,400	\$41,100	\$57,400	\$40,100
Mechanical	\$74,400	\$31,400	\$55,200	\$24,500
Total	\$215,000	\$72,500	\$132,900	\$78,800
Priority A	\$34,400			
Priority B	\$130,600	\$72,500	\$132,900	\$64,600
Priority C	\$50,000			\$14,200
Total	\$215,000	\$72,500	\$132,900	\$78,800



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.

### Asset # : 2792

chitecture	Current Repair Future Replacement				Μ	aintenance	
stem Component Type	% of Fail I Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
erior							
Exterior Walls Concrete Masonry Unit	30% Nov	w \$80,300	LIFE	* *	5	\$39,900	А
concrete wasonry onit		orated, Extent : Moder		Affected : 2%	5	\$39,900	Λ
Metal Panel	70% Nov	w \$213,700	2042	* *	5	\$279,600	Α
	Broken/Missing Location : Met	Elements, Extent : Lig al Fascia On Exterior	ht, Area Aj Recreatio	n Courtyard Walls		+,	
	-	d, Extent : Light, Area		2%			
		ding Dock Area Build	-	с <u>150</u> /			
	Staining/Discolo Location : Eas	ring, Extent : Modera t Facade.	te, Area A <u>f</u>	fected : 5%			
Windows	<b>5</b> 0/ <b>N</b>	<b>\$25</b> 100	2020	* *	-	<b>\$7</b> 00	
Aluminum		w \$25,100 on, Extent : Moderate, dow Heads Throughou			5	\$700	А
Metal/Detention Type	95%		2042	* *	5	\$99,800	А
Parapets						-	
Metal Panel	40% Nov	. ,	2042	* *	5	\$2,000	А
	Corrosion/Rustin Location : J Bi	ıg, Extent : Moderate, uilding.	Area Affeo	cted : 20%			
		eners, Extent : Modera oughout Mechanical E					
Metal: Cage/Fence	10%		2035	* *	5-10	\$2,000	А
No Component	50%						D
Roof	0.50		2025	* *			
Single Ply Membrane	97% Nov Adhesion Failur Location : E B	e, Extent : Light, Area	2027 Affected :				А
		c/Miss, Extent : Mode	rate, Area	Affected : 40%			
	Location : Var	ious Locations Throug	hout Facil	ity.			
Skylight, Plastic	3%		2035	* *	1		Α

Interior

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### Asset # : 2792

rchitecture	Current Repair Future Replacement				e Replacement	M		
ystem Component Type	% of ] Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Floors Cast in Place Concrete	45%	Now	\$80,500	LIFE	* *	5	\$319,500	С
Cast in Flace Concrete	Cracking/C	Crumbling,	\$80,500 Extent : Light, Art cal Room J.			5	\$519,500	C
Ceramic Tile	10%	Now	\$130,100	2025	* *	5	\$16,200	С
	Cracking/C	Crumbling,	Extent : Moderate Housing Shower	e, Area Aj	ffected : 15%	C	\$10 <b>,2</b> 00	C
Quarry Tile	2%	Now	\$18,700	2035	* *	5	\$4,900	С
	Worn/Erod Location		: Moderate, Area	Affected	: 10%		. ,	
Raised Access Floor	3%	Now	\$498,200	2037	* *	5	\$18,300	С
			, Extent : Moderat out Control Bubble		Affected : 60%			
	Other Obse	ervation, E	xtent : Severe, Are	a Affecte	ed : 100%			
	Location	: Through	out Control Bubble	es.				
	Explanati	ion : Worn	And Eroded Surfa	ice.				
Traffic Topping	5%	Now	\$396,100	2022	\$792,100	5	\$10,100	С
			Extent : Severe, Ar	ea Affect	ted : 100%			
	Location	: Mess Ha	ll Kitchen.					
Vinyl Tile	35%	Now	\$195,900	2022	\$1,958,600	3	\$42,600	С
	0	0	Extent : Severe, A	00				
	Location	: Transitio	m To Connecting <b>(</b>	Corridor	To C-37			
Interior Walls								
Ceramic Tile		Now	\$261,200	2025	* *	5	\$24,500	С
	0	0	Extent : Severe, A	00				
	Location	: Women's	Housing Shower	Facilities				
Concrete Masonry Unit	7%	Now	\$31,300	LIFE	* *	5	\$9,100	С
			xtent : Light, Area	Affected	: 2%			
	Location	: West Con	rridor.					
Concrete Masonry Unit	73%			LIFE	* *	5	\$95,400	С
Gypsum Board	5%			LIFE	* *	5	\$9,800	С

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

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

### Asset # : 2792

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Ceilings								
AcousTileConcealSpLn	10%			2027	* *	5	\$40,600	В
AcousTileSusp.Lay-In	10%	Now	\$7,800	2027	* *	5	\$16,200	В
	Water Pen	etration, E	xtent : Light, Area	Affected	: 2%			
	Location	: Where 5,	6,7 Control Ceilin	g Meets	The Main Corrido	r.		
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	15%	Now	\$55,700	LIFE	* *	5	\$60,900	В
• •	Broken/M	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 5%			
	Location	: Women's	Housing Facilities	And Wh	nere Main Hall Abi	uts Hall T	To Temporary	
	Detentio	n Facility.						
Metal Panel	60%	Now	\$3,435,700	LIFE	* *	5	\$243,400	В
	Corrosion	Rusting, E	xtent : Light, Area	Affected	: 5%			
	Location	: East Cor	ridor.					
	Staining/L	Discoloring,	Extent : Severe, A	rea Affec	cted : 90%			
	Location	: Through	out					
	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
			Buildings 2-4 And	00				

ectrical	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Dat Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	/	2022	\$110,500	5	\$1,100	В
	Other Observation,	Extent : Moderate, Are	ea Affe	cted : 100%			
	Location : Electri	cal Room.					
	Explanation : Two	o Electrical Service Rai	ted At	1,600 Amps.			
Transformers							
Dry Type	80%		2027	* *	5	\$700	В
Dry Type	20%		2020	\$5,000	5	\$200	В
Switchgear / Switchboard							
Fused Disc Sw	70%		2032	* *	5	\$800	В
Molded Case Bkrs	30%		2032	* *	5	\$2,000	В
Raceway							
Conduit	80%		2032	* *	1		В
Conduit	20%		2022	\$97,400	1		В
Panelboards							
Molded Case Bkrs	70%		2030	* *	5	\$4,600	В
Molded Case Bkrs	30%		2021	\$147,100	5	\$2,000	В
Wiring							
Thermoplastic	100%		2032	* *	1		В
Motor Controllers							
Locally Mounted	10%	,	2027	* *	5	\$200	В
Motor Control Center	50%		2027	* *	5	\$3,400	В
Motor Control Center	40%		2035	* *	5	\$2,700	В

Ground

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

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

Asset # : 2792

Electrical	Current Repair	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
round							
Grounding Devices							
Not Accessible	100%					D	
tand-by Power							
Transfer Switches	100%	2027	* *	1	\$76,000	В	
Automatic Generators	100%	2027		1	\$76,000	В	
Diesel	100% Other Observation, Extent : Light, Are Location : First Floor. Explanation : 800 Kw	2025 va Affected	* *	1	\$95,300	В	
Batteries							
Lead/Acid	100% Recent Installation, Extent : Light, Ard Location : First Floor.	2017 ea Affected	\$1,100 : 100%	5	\$9,100	В	
Fuel Storage							
Day Tank	20% Other Observation, Extent : Light, Are Location : First Floor. Explanation : 250 Gallons for Both			5	\$9,100	В	
Main Tank	80% Other Observation, Extent : Light, Are Location : Underground. Explanation : 10,000 Gallons.	2037	* *	5	\$5,800	В	
ighting	•						
Interior Lighting Fluorescent	85% Other Observation, Extent : Moderate Location : Throughout. Explanation : Using T-12 Lamps.	2022 , Area Affe	\$2,244,800 cted : 100%	10	\$191,800	В	
HID	15%	2022	\$278,700	10	\$1,200	В	
Egress Lighting Exit, Service	100%	2017	\$73,800	1	. ,	В	
Exterior Lighting							
HID	100%	2022	\$185,800	10	\$800	В	
larm							
Security System Generic	100%	2017	\$1,535,700	1	\$92,100	В	
Fire/Smoke Detection	100/0	2017	φ1,555,700	T	φ72,100	D	
Generic	100%	2017	\$5,257,000	1-3	\$151,900	В	
Mechanical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
leating Energy Source							
Campus Steam	100%	2032	* *	1		В	

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.

#### Asset # : 2792

lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating								
Conversion Equipment								
Heat Exchanger	50%			2025	* *	1	\$38,900	В
Pres. Reducing Valve/Ll Steam	P 50%	Now	\$2,000	2025	* *	5	\$2,300	В
	Leak Evid	ent, Extent	: Light, Area Affec	ted : 2%				
	Location	: Steam P	ressure Reducing S	tation				
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 2%			
	Location	a : Steam P	ressure Reducing S	tation				
	Explana	tion : Insul	ation Damaged Or	Missing				
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$32,600	2030	* *	4	\$7,800	В
	Malfuncti	oning, Exte	nt : Moderate, Area	a Affected	d : 2%			
	Location	e : Expansio	on Tank					
Terminal Devices								
Air Handler	60%			2022	\$1,048,100	1	\$58,400	В
Convector/Radiator	4%	Now	\$2,400	2027	* *	1	\$1,800	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 1%			
	Location	a : Convect	ors					
	Explana	tion : Conv	ector Air Holes Pa	inted Shi	ut Restricting Air F	Flow		
Convector/Radiator	36%			2027	* *	1	\$18,300	В
ir Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Reciprocating	5%			2022	\$55,000	1	\$3,600	В
Compr/Chiller					1 )		1 - 7	
1	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	100%			
		: Chiller						
Ext Pkg Unit -	10%			2022	\$213,600	2	\$1,000	В
Heating/Cooling	10/0			2022	¢215,000	-	\$1,000	D
ficuling cooling	R-22 Refr	igerant. Ex	tent : Light, Area A	ffected :	100%			
	Location	-	0, 1	,,,				
No Component	85%	5						D
Distribution	0570							D
Chilled Wtr Pipe/Pump	5%			2042	* *	4	\$400	В
No Component	95%			2042		4	\$400	D
Terminal Devices	9570							D
Fan Coil - Cooling	5%			2022	\$18,700	1	\$2,500	В
e	95%			2022	\$10,700	1	\$2,500	
No Component	93%							D
Heat Rejection Remote Air Cond	15%			2022	\$43,500	2	\$16,400	В
No Component	15% 85%			2022	\$45,500	L	<i>ф</i> 10,400	
entilation	83%							D
Distribution Ductwork/Diffusers	100%			LIFE	* *	25	¢07 600	п
Ductwork/Diffusers	100%			LIFE	-i- #	2-5	\$87,600	В

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.

Asset # : 2792

			////////					
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
/entilation								
Exhaust Fans								
Interior	40%			2022	\$143,300	2	\$1,900	В
Roof	60%	Now	\$3,100	2022	\$154,600	2	\$2,300	В
	Malfuncti Location	-	nt : Light, Area Aff	ected : 2	%			
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2022	\$193,500	1		В
Galv Iron/Steel	80%	Now	\$15,500	2020	\$774,200	1		В
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 1%			
	Location	1 : Various	Locations					
	Explana	tion : Mixin	ng Valves Malfunct	ioning				
HW Heat Exchanger								
Low Temp	100%			2032	* *	4	\$23,400	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%			2022	\$18,700	4	\$1,300	В
Fixtures								
Generic	100%							В
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$79,300	В
Sprinkler						-	,,230	_
No Component	75%							D
Generic	25%			2032	* *	1-2	\$11,000	B
Fire Pump	2370			2002			<i></i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2
Generic	100%			2025	* *	1	\$29,400	В
Generic	10070			2025		1	Ψ22,400	U U

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

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

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$843,200	\$317,900
Interior Architecture	\$88,200	\$472,100
Electrical		\$42,900
Mechanical		\$68,700
Total	\$931,400	\$901,600
Priority A	\$843,200	\$317,900
Priority B	\$49,200	\$152,300
Priority C	\$39,000	\$431,400
Total	\$931,400	\$901,600

Total	\$96,500	\$5,900	\$8,600	\$20,800
Priority C	\$52,000			\$11,900
Priority B	\$6,600	\$5,900	\$8,600	\$6,200
Priority A	\$37,900			\$2,700
Total	\$96,500	\$5,900	\$8,600	\$20,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$900	\$800	\$1,400	\$1,000
Electrical	\$1,800	\$1,100	\$3,200	\$1,300
Interior Architecture	\$52,000			\$11,900
Exterior Architecture	\$37,900			\$2,700
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

### Asset # : 4129

rchitecture	Current Repair Future Replacement Ma					aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Exterior Walls Cast in Place Concrete	5%	Now	\$16,700	LIFE	* *	5	\$14,300	А
	Broken/M Locatior Leaving Cracking/	issing Elem 1 : Exterior Bottom Of	eents, Extent : Ligh Fire Exit Stair Foo Stair Hanging In T Extent : Moderate	t, Area A otings Di. The Air.	ffected : 3% sconnected From I			Α
Metal Panel	80%			2042	* *	5-10	\$314,800	А
Metal Panel		/Rusting, E	\$16,400 Extent : Moderate, A ior Fire Exit Stairc		* * cted : 10%	5	\$10,700	А
Weathering Steel		ded, Extent	\$40,400 : Moderate, Area Stairs North Eleve		**	1		А
Windows Aluminum	100%			2038	* *	5	\$5,300	А
Parapets Metal: Cage/Fence			\$4,800 Extent : Moderate, 2 out.	2027 Area Affe	* * cted : 10%	5	\$11,500	А
Roof		0						
Spray-on Foam	Locatior Ponding, 1	1 : Through	oderate, Area Affec			5	\$88,900	A
terior								
Floors Carpet	10%			2021	\$96,800	3	\$18,100	С
Carper	Recent Re	place Evide 1 : Offices.	ent, Extent : Light,			5	\$10,100	C
Ceramic Tile	Worn/Ero		\$9,100 : Light, Area Affec poms And Janitors	cted : 10%	**	5	\$2,300	С
Raised Access Floor	20%			2035	* *	5	\$67,900	С
Vinyl Tile	Locatior	1 : Through	Extent : Light, Area out ' Rubber Tile	2027 Affected	* *	3	\$18,100	C
Vinyl Tile	25% Worn/Ero	Now ded, Extent	\$39,000 : Moderate, Area out Administrative		\$390,000 : 10%	3	\$8,500	С
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$41,400	С

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

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

### Asset # : 4129

Architecture	Current Repair Future Replacement					М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Ceilings AcousTileSusp.Lay-In	Location Staining/L Location Other Obs	a : Personn Discoloring, a : Administ vervation, E	\$49,200 eents, Extent : Ligh el Room And Open Extent : Light, Ar tration, Kitchen An extent : Severe, Are out Ceilings.	Admin A ea Affect d Locker	Areas. ed : 20% r Room Areas.	5	\$40,700	В
		-	glass Reinforced H	Panels.				
Gypsum Board	10%			LIFE	* *	5	\$11,300	В
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ver 600 Volts Service Equipment Fused Disc Sw	Location	e : Outside	xtent : Moderate, 1 (480/277 Volts Ser		* * ected : 100%	3		В
Transformers Dry Type	Location	ervation, E 2 : Outside tion : 300 I	xtent : Moderate, 1 Sva	2027 Area Affe	* * ected : 100%	3	\$100	В
Feeders	2.1.1.1.1.1		.,					
Not Accessible	100%							D
Raceway Not Accessible	100%							D
nder 600 Volts	10070							D
Service Equipment Molded Case Bkrs	Location	e : Outside	xtent : Moderate, 1 2,000 Amps. Main			5	\$200	В
Transformers	Linpitanta		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	210001111				
Dry Type	Location	ervation, E : Outside tion : Two	xtent : Moderate, A	2035 Area Affe	* * ected : 100%	5		В
Switchgear / Switchboard Molded Case Bkrs	100% Other Obs Location		xtent : Light, Area Il Room	2042 Affected	* * ! : 100%	5	\$200	В

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.

Asset # : 4129

Electrical		Current Repair Future Replacement				Ma		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Jnder 600 Volts								
Raceway								
Conduit	80%			2032	* *	1		В
Conduit	20%			2048	* *	1		В
Panelboards								
Molded Case Bkrs	80%			2030	* *	5	\$100	В
Molded Case Bkrs	20%			2044	* *	5		В
Wiring	0.00/			2022	ste ste			D
Thermoplastic	80%			2032	* *	1		В
Thermoplastic	20%			2048	* *	1		В
Motor Controllers	1000/			2027	ste ste	-		D
Locally Mounted	100%			2027	* *	5		В
Ground								
Grounding Devices Not Accessible	100%							D
	100%							D
Stand-by Power Transfer Switches								
Automatic	100%			2027	* *	1	\$2,100	В
Generators	10070			2027		1	\$2,100	D
Diesel	100%			2035	* *	1	\$2,700	В
Batteries	10070			2055		1	φ2,700	D
Lead/Acid	25%			2017	\$300	5	\$100	В
	Other Obs Location	: Generate	Extent : Light, Area or Enclosure. Generator Use.			5	¢100	D
Nickel Cadmium	75%			2017	\$900	5	\$1,100	В
	Location	: Batteries						
	Explana	tion : Using	g Batteries Bank Fo	or Back U	Up Power.			
Fuel Storage	1000/				* *	-	<b>*2</b> 00	P
Main Tank	Location	ervation, E : Outside tion : 650 (		2057 Affected		5	\$200	В
Lighting								
Interior Lighting								
Fluorescent	15%			2030	* *	10	\$900	В
Fluorescent	65%			2022	\$17,900	10	\$4,100	В
	Location	: Through	Extent : Moderate, A out 3 T-12 Lamps	Area Affe	ected : 100%			
Fluorescent	5%			2030	* *	10	\$300	В
	Other Obs Location	: Server R			: 5%	-		
	Explana	tion : Using	g T-8 Lamps.					
HID	15%			2027	* *	10		В

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.

Asset # : 4129

		0	Asset # : 4					
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ighting				-				
Egress Lighting								_
Exit, Service	20%		\$400	2032	* *	1		В
			ent : Moderate, Are	ea Affect	ed : 100%			
		n : Through	out					
Exit, Service	80%			2022	\$1,600	1		В
Alarm								
Security System	1000/			2022	¢ 42 000	1	¢2 (00	р
Generic	100%			2022	\$42,900	1	\$2,600	В
Fire/Smoke Detection Generic	1000/			2030	* *	12	\$4.400	В
Generic	100%			2050		1-3	\$4,400	D
Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System	0/	E-11D-4-		NZ	Estimated Cost	Conto		D.:
Component	% of Total	(Years)	Estimated Cost	r ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priority Cod
Туре	Totai	(1013)		F I		(115)		Cou
Heating								
Energy Source								
Campus Steam	100%			2032	* *	1		В
Conversion Equipment								_
Heat Exchanger	100%			2025	* *	1	\$3,400	В
Distribution	1000/			2020	ste ste		¢200	D
Hot Wtr Piping/Pump	100%			2030	* *	4	\$300	В
Terminal Devices	0.00/			2022	¢ < 9, 700	1	¢2.000	р
Air Handler	90%			2022 2027	\$68,700 * *	1	\$3,800	B
Convector/Radiator	10%			2027	••	1	\$200	В
Air Conditioning Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment	10070			2050		1		D
Under Construction	100%							D
ender construction			Extent : Light, Area	Affected	: 0%			D
		n:Roof		55				
	Explana	tion : Roofi	top Package Units I	Being Ins	stalled			
Distribution	1	5	1 0	0				
Under Construction	100%							D
Heat Rejection								
Under Construction	100%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,800	В
Exhaust Fans								
Roof	90%			2027	* *	2	\$200	В
Wall Unit	10%			2030	* *	2		В
Plumbing								
H/C Water Piping	1000			00.40		4		n
Brass/Copper	100%			2048	* *	1		В

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.

Asset # : 4129

Mechanical	Current Repair	Future Repla	acement	M	aintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Plumbing									
Water Heater									
Electric	100%	2021	\$2,200	4		В			
	Other Observation, Extent : Light, .	Area Affected : 100%	ó						
	Location : 1st Floor								
	Explanation : 1 - 30 Gallon Unit								
Sanitary Piping	1000/		ale ale	4		D			
Cast Iron	100%	LIFE	* *	1		В			
Storm Drain Piping	1000/		ale ale	4		D			
Cast Iron	100%	LIFE	* *	1		В			
Backflow Preventer	1000/	2020	ale ale		<b>\$ 100</b>	P			
Generic	100%	2030	* *	I	\$400	В			
Fixtures	1000					-			
Generic	100%					В			
Vertical Transport									
Elevators	1000/		* *			G			
Hydraulic		LIFE				С			
	Other Observation, Extent : Light, .	Area Affectea : 100%	0						
	Location : 1st And 2nd Floor.								
	Explanation : 1 Unit								
Fire Suppression									
Sprinkler	800/					D			
No Component	80%	2052	* *	1.2	¢400	D			
Generic	20%	2052		1-2	\$400	В			
	Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor								
		n Daina Installa I T-	Ducto of Co		tion Faminmont				
	Explanation : Clean Agent System	n Being Installed To I	Protect Cor	nmunicai	tion Equipment				

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$406,700	\$1,356,100
Interior Architecture	\$3,496,700	\$549,900
Electrical	\$1,154,200	\$275,100
Mechanical	\$50,100	\$1,472,800
Total	\$5,107,600	\$3,654,000
Priority A	\$406,700	\$1,356,100
Priority B	\$3,736,000	\$1,748,000
Priority C	\$965,000	\$549,900
Total	\$5,107,600	\$3,654,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$2,800			
Interior Architecture	\$64,700	\$2,500	\$4,500	\$600
Electrical	\$15,600	\$4,700	\$42,500	\$4,000
Mechanical	\$31,900	\$5,500	\$31,200	\$5,500
Total	\$114,900	\$12,700	\$78,200	\$10,000
Priority A	\$2,800			
Priority B	\$79,700	\$10,200	\$78,200	\$9,400
Priority C	\$32,500	\$2,500		\$600
Total	\$114,900	\$12,700	\$78,200	\$10,000



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

#### Asset # : 2031

chitecture	Current Repair Future Replacement					Maintenance				
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod			
erior										
Exterior Walls	000/ 11			ste ste	-	<b>\$51.500</b>				
Masonry: Brick	90% Now Corrosion/Rusting, E	\$156,600 Extent : Moderate, A	LIFE Area Affe	* * cted : 60%	5	\$51,500	А			
	Location : South Fo	acade At Masonry S	Supports	Throughout.						
	Jnt Mortar Miss/Erod	l, Extent : Light, Ar	rea Affect	ted : 2%						
	Location : North Fo	acade.								
	Vertical Cracks, Exte			d : 5%						
	Location : Second 1	Floor Wall At East	Facade							
Metal Coiling Doors	10% Now	\$63,500	2027	* *	5	\$8,900	А			
	Corrosion/Rusting, Extent : Light, Area Affected : 5%									
	Location : Various	Locations Through	out.							
Windows					_					
Steel	100% Now	\$56,100	2030	* *	5	\$33,200	А			
	Air Infiltration, Exter Location : Through		eciea : 57	0						
	-		Affected	· 5%						
	Corrosion/Rusting, Extent : Light, Area Affected : 5% Location : Various Lintel Locations Throughout Garage.									
	Unit Inoperable, Extent : Moderate, Area Affected : 25%									
	Location : Officers' Locker Room									
	Weather Strip Missing, Extent : Moderate, Area Affected : 50%									
	Location : Officers	Locker Room								
Parapets										
Masonry: Brick	80%		LIFE	* *	5	\$2,900	Α			
Metal Rail	20% Now	\$2,800	2035	* *	5	\$5,100	А			
	Corrosion/Rusting, E	-	Affected	: 10%						
Deef	Location : Through	<i>oui</i> .								
Roof Built-Up (BUR)	100% Now	\$130,500	2022	\$1,304,600			А			
	100% Now \$130,500 2022 \$1,304,600 A Blisters, Extent : Moderate, Area Affected : 40%									
	Location : Various Locations Throughout Roof.									
	Water Penetration, Extent : Moderate, Area Affected : 10%									
	Location : Various Locations Throughout Including Garage Spaces And Second Floor									
	Corridor Near Com	munications Area.								

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### Asset # : 2031

			A3561 # . Z					
Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Floors Cast in Place Concrete		l Cracks, E.	\$162,100 xtent : Light, Area o And Various Loc			5	\$128,700	C
	Water Per	etration, E	xtent : Light, Area	Affected	0	e Service	e Area.	
Ceramic Tile		issing Elem	\$5,400 ents, Extent : Mod ilet And Shower F		* * ea Affected : 10%	5	\$1,400	С
Raised Access Floor			\$23,100 , Extent : Moderat Room.	2025 e, Area A	* * ffected : 20%	5	\$8,500	С
Vinyl Tile	22%			2022	\$343,200	3	\$7,500	С
Vinyl Tile			\$3,900 Light, Area Affec: Locations Through		\$78,000 %	3	\$1,700	C
Interior Walls								
Concrete Masonry Unit			\$802,900 ent : Light, Area A -3.	LIFE ffected :	**	5	\$23,500	С
			nt : Light, Area Af 3 And Various Lo					
Gypsum Board	15%			LIFE	* *	5	\$6,200	С
Ceilings AcousTileSusp.Lay-In		issing Elem	\$16,400 ents, Extent : Ligh rridor First Floor.	2027 t, Area A	* * ffected : 5%	5	\$6,800	В
	Water Per	etration, Ex	xtent : Moderate, A		cted : 100% va, Wardens Office	, And Di	spatch Room.	
AcousTileSusp.Lay-In	10%			2027	* *	5	\$9,000	В
Exposed Concrete	Cracking/ Location	: Radio Sh	Extent : Light, Are			5	\$700	В
	-	n : Radio Sh	-	eu nyjeen	<i>a</i> . 270			
Exposed Struc: Steel	68%	Now	\$2,531,700 xtent : Severe, Are	LIFE a Affecte	* * d : 5%			В
	Locatior Area Of	: Men's Lo		irious Lo	cations Adjacent T			
Metal Panel	2%			LIFE	* *	5	\$2,300	В
lectrical		Current R	epair	Futur	e Replacement	М	aintenance	
ystem Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit

Over 600 Volts

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

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

Asset # : 2031

Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Not Accessible	100%							D
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Transformers								
Dry Type	100%			2020	\$25,200	5	\$200	В
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$53,900	5	\$300	В
Raceway								
Conduit	100%			2022	\$66,800	1		В
Panelboards								
Molded Case Bkrs	95%			2021	\$48,500	5	\$1,500	В
Molded Case Bkrs	5%			2030	* *	5	\$100	В
Wiring								
Thermoplastic	90%			2022	\$44,500	1		В
Thermoplastic	10%			2032	* *	1		В
Motor Controllers								
Locally Mounted	100%			2020	\$61,400	5	\$400	В
Ground								
Grounding Devices								
Not Accessible	100%							D
tand-by Power								
Transfer Switches	100-				<b>*</b> • • • • • •	_	<b>**</b> **	-
Manual	100%			2022	\$19,600	5	\$300	В
			Extent : Light, Area	Affected	1:100%			
		1 : Outside						
	Explana	tion : Missi	ing Rating Tag.					
ighting								
Interior Lighting	400/			2017	¢07.200	10	¢22.200	р
Fluorescent	40%			2017	\$97,200	10	\$22,200	В
			Extent : Moderate, A	area Ађе	ectea : 100%			
		1 : Through	out g T-12 Lamps					
UID.			g 1-12 Lamps	0015	<b>#22</b> 000	10	<b>**</b> ***	
HID	50%		<b>#</b> < 000	2017	\$33,800	10	\$1,000	B
HID	10%		\$6,800	2032	**			В
			nt : Moderate, Area	a Affecte	a : 100%			
	Location	ı : Garage .	Area.					

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

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

Asset # : 2031

			Asset # : 2	031				
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ighting								
Egress Lighting								
Exit, Service	80%			2017	\$14,500	1		В
Exit, Service	20%	0-2	\$3,600	2032	* *	1		В
		ioning, Ext 1 : Through	ent : Moderate, Are out	ea Affect	ed : 100%			
Exterior Lighting								
HID	100%			2022	\$6,700	10	\$200	В
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	* *	5	\$1,800	В
Alarm								
Security System								
Generic	100%			2017	\$377,300	1	\$22,600	В
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2017	\$645,800	1-3	\$18,700	В
Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System	a ( - 0							
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating								
Energy Source								
Campus Steam	99%			2032	* *	1		В
Electricity	1%			2032	* *	1		В
Conversion Equipment								
Furnace	1%			2022	\$1,500	1	\$300	В
	Other Obs	servation, I	Extent : Light, Area	Affected	! : 100%			
	Location	n : Roof						
	Explana	tion : Elect	ric Heating / Cooli	ng Packa	ige Unit On Roof			
Not Accessible	99%							D
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$50,100	2030	* *	4	\$2,400	В
	Corroded	Extent : S	evere, Area Affecte	d : 100%	ý )			
	Location	1 : Through	out					
	Leak Evid	lent, Extent	: Moderate, Area A	Affected :	: 5%			
	Location	ı : Garage,	Tire Shop					
Steam Piping/Pump	20%	Now	\$17,400	2032	* *	4	\$600	В
Steam Piping) Pamp	Corroded		loderate, Area Affe		0%	·	<b>\$</b> 000	D
	Leak Evid		: Moderate, Area A	Affected :	5%			
Terminal Devices	Locuitor	. Guruge						
Convector/Radiator	30%			2027	* *	1	\$5,900	В
Fan Coil Unit/Heat	70%			2022	\$1,307,200	1	\$13,700	В
Vir Conditioning	, 070				+1,207,200	-	410,700	~

Air Conditioning

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2031

			Asset # : 2		_			
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Air Conditioning								
Energy Source	4000							-
Electricity	100%			2038	* *	1		В
Conversion Equipment	150/	Nam	¢9.700	2022	¢97 400	2	¢400	р
Ext Pkg Unit - Cooling	Location	a : Roof igerant, Ext	\$8,600 nt : Moderate, Are tent : Light, Area A			2	\$400	В
Window/Wall Unit	5%			2017	\$12,800	1		В
No Component	80%							D
Ventilation								
Distribution	1000/			LIPP	* *	25	¢22.700	р
Ductwork/Diffusers	Location	ı : Garage	Extent : Light, Area cle Exhaust System			2-5	\$33,700	В
Exhaust Fans								
Interior	20%			2022	\$27,600	2	\$400	В
Roof	80% Other Obs Location		\$1,600 Extent : Moderate, I	2022 Area Affe	\$79,300 ected : 100%	2	\$1,200	В
	Explana	tion : Some	Fan Covers Missi	ng				
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2027	* *	1		В
HW Heat Exchanger								
Not Accessible	100%							D
Sanitary Piping	1000/				ste ste			P
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/				* *	1		р
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Not Accessible	1000/							D
	100%							D
Sewage Ejector(s) Not Accessible	100%							D
Backflow Preventer	100%							D
Not Accessible	100%							D
	100%							D
								В
Fixtures	10004							D
Generic	100%							
Generic Fire Suppression	100%							
Generic Fire Suppression Standpipe				2,032	* *	1-5	\$30 500	
Generic Fire Suppression Standpipe Generic	100%			2032	* *	1-5	\$30,500	В
Generic Fire Suppression Standpipe Generic Sprinkler	100%				**			В
Generic Fire Suppression Standpipe Generic				2032 2032		1-5 1-2	\$30,500 \$17,000	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$225,100	\$98,400
Interior Architecture		\$63,900
Electrical		\$263,300
Mechanical	\$244,900	
Total	\$469,900	\$425,500
Priority A	\$225,100	\$98,400
Priority B	\$244,900	\$263,300
Priority C		\$63,900
Total	\$469,900	\$425,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture			\$2,000	
Interior Architecture	\$18,300			\$1,900
Electrical	\$1,600	\$2,800	\$1,700	\$1,300
Mechanical	\$1,000	\$23,500	\$29,300	\$1,700
Total	\$21,000	\$26,200	\$33,000	\$4,900
Priority A			\$2,000	
Priority B	\$6,800	\$26,200	\$31,000	\$3,000
Priority C	\$14,200			\$1,900
Total	\$21,000	\$26,200	\$33,000	\$4,900



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.

Asset # : 2864

Architecture		Current Repair Future Replacement Ma			Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls	4000							
Metal Panel	100%			2042	* *	5-10	\$135,300	A
Windows Motel/Detention Type	100%			2042	* *	5	\$4,100	٨
Metal/Detention Type Roof	100%			2042		5	\$4,100	A
Skylight, Plastic	3%			2035	* *	1		А
Spray-on Foam	97%	Now	\$188,200	2033	* *	5	\$23,300	A
	Blisters, E	Extent : Mo	derate, Area Affecte Locations Through	ed : 20%		C	<i><i><i>q20,0</i>00</i></i>	
	Location	ı : Various	oderate, Area Affect Locations Through	out.				
		r/Impact D 1 : Center (	Damage, Extent : Mo Of Roof.	oderate, 1	Area Affected : 5%	Ó		
nterior								
Floors Vinyl Tile	25%	Now	\$12,800	2022	\$63,900	3	\$1.400	С
villyi The			912,800 nents, Extent : Mod			3	\$1,400	C
		-	out Office Areas.		55			
	Worn/Ero	ded, Exten	t : Moderate, Area	Affected :	35%			
	Location	ı : Through	nout Office Areas A	nd Locke	r Room.			
Vinyl Tile	75%			2027	* *	3	\$5,600	С
			Extent : Light, Area	Affected	: 100%			
		ı : Through						
	Explana	tion : Vinyl	l Rubber Flooring					
Interior Walls	1000/				* *	_	¢0, 000	C
Gypsum Board	100% Other Obs	arvation I	Extent : Severe, Are	LIFE Affecte		5	\$9,800	С
		i : Through		и Ајјесте	<i>u</i> . 10070			
		-	rglass Reinforced T	vpe Pane	els.			
Ceilings	1		8					
AcousTileSusp.Lay-In	95%	Now	\$4,200	2035	* *	5	\$8,600	В
			Extent : Moderate, A					
			Locker Room And			ce.		
			Extent : Severe, Are	a Affecte	d : 100%			
			out Ceilings.					
		tion : Fibe	rglass Reinforced F					
Gypsum Board	5%			LIFE	* *	5	\$1,100	В
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

#### Asset # : 2864

		(#:2864			aintenance	
Electrical	Current Repair	Current Repair Future Replacement Mai				
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2032	* *	5	\$300	В
	Other Observation, Extent : Mo	oderate, Area Affecte	ed : 100%			
	Location : Electrical Room					
-	Explanation : 400 Amp Main	Disconnect Switch				
Transformers	1000/	2027	* *	F		р
Dry Type	100%	2027	* *	5		В
Switchgear / Switchboard	1000/	2022	* *	~	¢200	D
Molded Case Bkrs	100%	2032	* *	5	\$300	В
Raceway	1000/	2022	* *			D
Conduit	100%	2032	* *	1		В
Panelboards	1000/	2020	* *	~	¢200	р
Molded Case Bkrs	100%	2030	* *	5	\$300	В
Wiring	1000/	2022	* *			р
Thermoplastic	100%	2032	* *	1		В
Motor Controllers	1000/	2025	ata ata	-	¢100	P
Locally Mounted	100%	2027	* *	5	\$100	В
round						
Grounding Devices	1000/		* *	~	¢100	р
Generic	100%	LIFE	* *	5	\$100	В
and-by Power						
Transfer Switches Automatic	100%	2027	* *	1	\$2 100	В
	100%	2027	••	1	\$3,100	D
Generators Diesel	100%	2031	* *	1	\$3,800	В
Diesei	Other Observation, Extent : Lig			1	\$5,800	D
	Location : Outside	ni, Area Ajjeciea . 1	0070			
	Explanation : 1250 Kw.					
Batteries	Explanation : 1250 Kw.					
Lead/Acid	100%	2016	\$1,100	5	\$400	В
Fuel Storage	10070	2010	φ1,100	5	φ+00	D
Main Tank	100%	2050	* *	5	\$300	В
	Other Observation, Extent : Lig			5	φ300	D
	Location : Outside	<i>m, mea nyjeciea</i> . 1	0070			
	Explanation : 650 Gallons					
ghting	Explanation . 050 Gallons					
Interior Lighting						
Fluorescent	90%	2022	\$95,700	10	\$8,200	В
1 14010000000	Other Observation, Extent : Mo			10	<i>40,200</i>	5
	Location : Throughout					
	Explanation : Using T-12 Lan	nns				
HID	10%	2022	\$7,500	10		В
Egress Lighting	1070	2022	φ <i>1</i> ,300	10		D
Egress Lighting Emergency, Battery	10%	2022	\$700	10	\$200	В
Emergency, Battery Exit, Service	10% 90%	2022 2022			\$200	В
	90%	2022	\$2,700	1		Ď
Exterior Lighting	100%	2022	\$7 500	10		р
HID	100%	2022	\$7,500	10		В

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.

Asset # : 2864

			Asset # : 20	504				
Electrical	C	urrent R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
larm								
Security System								
Generic	100%			2022	\$61,800	1	\$3,700	В
Fire/Smoke Detection	500/							р
No Component Generic	50% 50%			2022	\$105,800	1-3	\$3,100	D B
	30%			2022	\$105,800	1-5	\$5,100	D
lechanical	C	urrent R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
eating Energy Source								
Electricity	100%			2042	* *	1		В
Conversion Equipment Heat Pump	100% On Extended . Location : R	-	ent : Moderate, Ai	2016 rea Affec	\$21,800 ted : 100%	2	\$3,100	В
Distribution	Locuiton . K	00j						
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,500	В
Terminal Devices	100/0			211 2			<i>40,000</i>	2
Air Handler	100% On Extended . Location : R	-	ent : Moderate, Ar	2017 rea Affec	\$110,100 ted : 100%	1	\$6,100	В
ir Conditioning		J						
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2017	\$134,700	2	\$600	В
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$12,900	В
entilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,500	В
Exhaust Fans	100%			LIFE		2-3	\$5,500	D
Interior	90%			2017	\$20,300	2	\$300	В
Roof	10%			2022	\$1,600	2		В
umbing								
H/C Water Piping	1000/				ste ste			P
Brass/Copper	100%			2032	* *	1		В
Water Heater Electric	100%			2017	\$3,200	4	\$100	В
	Location : C	Closet	xtent : Light, Area	Affected				
	Explanation	n : 1 - 30	Gallon Unit					
Sanitary Piping	1000/			I IDD	* *	1		п
Cast Iron	100%			LIFE	<b>小</b> 个	1		В

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.

Asset # : 2864

Mechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Backflow Preventer							
Generic	100%		2027	* *	1	\$600	В
Fixtures							
Generic	100%						В
Fire Suppression							
Sprinkler							
Generic	100%		2032	* *	1-2	\$2,800	В

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.

### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$4,283,900	\$4,417,300
Interior Architecture	\$3,860,600	\$11,284,000
Electrical	\$4,576,800	\$1,920,700
Mechanical		\$1,996,000
Total	\$12,721,300	\$19,618,000
Priority A	\$4,283,900	\$4,417,300
Priority B	\$7,707,600	\$8,797,200
Priority C	\$729,800	\$6,403,400
Total	\$12,721,300	\$19,618,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Interior Architecture				\$41,400
Electrical	\$17,700	\$15,500	\$21,700	\$15,500
Mechanical	\$30,400	\$36,000	\$89,300	\$36,000
Total	\$48,100	\$51,500	\$111,000	\$92,900
Priority B	\$48,100	\$51,500	\$111,000	\$51,500
Priority C				\$41,400
Total	\$48,100	\$51,500	\$111,000	\$92,900



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### Asset # : 2865

Architecture	C	urrent R	epair	Futur	e Replacement	t	Ma	aintenance		
ystem Component Type		iil Date Years)	Estimated Cost	Year FY	Estimated Co		Cycle (Yrs)	Estimated Cost	Priority Cod	
xterior										
Exterior Walls										
Fiberglass Panel		Now	\$166,700	2025		: *	5	\$214,000	А	
		-	mage, Extent : M							
	Location : Refers To Sprung Skins; Tears At Sprungs 14 And 15, Staff Dining, Barber Shop, Urgent Care And Various Locations At Middle And Lower Sections Of Sprungs Throughout.									
			rious Locations A Extent : Light, Ar			tions	Of Spr	ungs Inroughout.		
			Sprung Skins; Vo			hout				
		tejers 10	sprung skins, ve		-	**	-	\$000 <b>7</b> 00		
Fiberglass Panel	35%	F		2031		· *	5	\$998,700	А	
			ctent : Severe, Are	a Affecte	a : 100%					
		Location : Throughout. Explanation : Refers To Sprung Skins.								
Metal Panel		Now	\$109,000	2032		*	5	\$142,700	А	
		-	ents, Extent : Mod			0%				
		Location : West Facade Of Men's Locker Room.								
	-	Deformed/Dented, Extent : Light, Area Affected : 20% Location : West Facade Of Men's Locker Room And Various Locations Throughout								
	Location : V Trailers.	Vest Face	ade Of Men's Loci	ker Room	And Various L	ocatio	ons Thi	roughout		
Metal Panel	40%			2042	*	* 4	5-10	\$2,092,600	А	
Windows										
Aluminum	70%			2030		*	5	\$112,100	А	
Metal/Detention Type		Now	\$2,123,600	2032		*	5	\$87,600	А	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%									
	Location : Various Locations Throughout. Thermally Inefficient, Extent : Moderate, Area Affected : 60%									
	-			e, Area Aj	ffected : 60%					
	Location : 1	Througho	out.							
Danamata										
Parapets										
Not Accessible	100%								D	
Not Accessible Roof			<b>.</b>		<u> </u>					
Not Accessible	50% 1	Now	\$758,300	2022	\$1,895,70	00			D A	
Not Accessible Roof	50% ] Water Penetr	ation, Ex	tent : Moderate, A	Area Affe	cted : 80%			÷		
Not Accessible Roof Single Ply Membrane	50% I Water Penetr Location : I	ation, Ex	. ,	Area Affe	cted : 80%		ng Pore	osity.	A	
Not Accessible Roof Single Ply Membrane Not Accessible	50% ] Water Penetr	ation, Ex	tent : Moderate, A	Area Affe	cted : 80%		ng Pore	osity.		
Not Accessible Roof Single Ply Membrane Not Accessible Iterior	50% I Water Penetr Location : I	ation, Ex	tent : Moderate, A	Area Affe	cted : 80%		ag Pore	əsity.	A	
Not Accessible Roof Single Ply Membrane Not Accessible Iterior Floors	50% I Water Penetr Location : I 50%	ation, Ex	tent : Moderate, A	Area Affeo pper Port	cted : 80% ions Of Skins S	howir			A D	
Not Accessible Roof Single Ply Membrane Not Accessible nterior Floors Cast in Place Concrete	50% 1 Water Penetr Location : 1 50%	ation, Ex	tent : Moderate, A	Area Affeo oper Port	cted : 80% ions Of Skins S	howin	5	\$131,800	A D C	
Not Accessible Roof Single Ply Membrane Not Accessible atterior Floors Cast in Place Concrete Sheet Vinyl/Rubber	50%  1 Water Penetr Location : 1 50% 10% 35%	ation, Ex Refers To	tent : Moderate, A Sprung Skins; Up	Area Affe oper Port LIFE 2027	cted : 80% ions Of Skins S	howir. : *	5 5	\$131,800 \$316,400	A D C C	
Not Accessible Roof Single Ply Membrane Not Accessible nterior Floors Cast in Place Concrete	50% 1 Water Penetr Location : 1 50% 10% 35% 55% 1	ation, Ex Refers To	tent : Moderate, A Sprung Skins; Up \$571,600	Area Affe oper Port LIFE 2027 2022	cted : 80% ions Of Skins S \$ \$5,715,60	howin * * * * 00	5	\$131,800	A D C	
Not Accessible Roof Single Ply Membrane Not Accessible atterior Floors Cast in Place Concrete Sheet Vinyl/Rubber	50% 1 Water Penetr Location : 1 50% 10% 35% 55% 1 Broken/Missi	ation, Ex Refers To Now ing Eleme	tent : Moderate, A Sprung Skins; Up \$571,600 ents, Extent : Mod	LIFE 2027 2022 erate, Art	cted : 80% ions Of Skins S \$5,715,60 ea Affected : 20	howir : * : * : * : * : *	5 5 3	\$131,800 \$316,400 \$124,300	A D C C	
Not Accessible         Roof         Single Ply Membrane         Not Accessible         Interior         Floors         Cast in Place Concrete         Sheet Vinyl/Rubber         Vinyl Tile	50% 1 Water Penetr Location : 1 50% 10% 35% 55% 1 Broken/Missi	ation, Ex Refers To Now ing Eleme	tent : Moderate, A Sprung Skins; Up \$571,600	LIFE 2027 2022 erate, Art	cted : 80% ions Of Skins S \$5,715,60 ea Affected : 20	howir : * : * : * : * : *	5 5 3	\$131,800 \$316,400 \$124,300	A D C C	
Not Accessible Roof Single Ply Membrane Not Accessible atterior Floors Cast in Place Concrete Sheet Vinyl/Rubber	50% 1 Water Penetr Location : 1 50% 10% 35% 55% 1 Broken/Missi	ation, Ex Refers To Now ing Eleme	tent : Moderate, A Sprung Skins; Up \$571,600 ents, Extent : Mod	LIFE 2027 2022 erate, Art	cted : 80% ions Of Skins S \$5,715,60 ea Affected : 20 Toilet Room Sp	howir : * : * : * : * : *	5 5 3	\$131,800 \$316,400 \$124,300	A D C C	

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

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

### Asset # : 2865

		Current	ASSEL # . Zo		o Poplacement		aintenance	
rchitecture		Current F	Repair	Futur	e Replacement	IVI	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior								
Ceilings Fiber Board		netration, E	\$2,679,700 Extent : Moderate, A To Sprung Skins Sho			Location	s Throughout.	В
Gypsum Board	25%	Now	\$344,800 \$xtent : Moderate, A	LIFE	* *	5	\$188,300	В
		n : Various	Administrative Offi			lular Bui	ldings Connected	
Metal Panel		Rusting, E	\$106,300 Extent : Light, Area pocker Room And Ad			5	\$226,000	В
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ver 600 Volts Service Equipment Not Accessible	Location		Extent : Light, Area	Affected	! : 0%			D
Transformers Not Accessible	100%							D
Switchgear / Switchboard Not Accessible	100%							D
Feeders Not Accessible	100%							D
Raceway Not Accessible	100%							D
nder 600 Volts Transformers Dry Type	100%			2027	**	5	\$600	В
	Location	ı : Electrico	Extent : Moderate, A al Room Module Building A			ry Type I	<b>Fransformer</b>	
Switchgear / Switchboard Molded Case Bkrs	100% Other Obs		Extent : Moderate, A	2032	* *	5	\$4,400	В
	Explana	tion : 400 A	Amp Power Distrib	ution Ra	ting For Each Mod	dule Buil	ding And Sprung.	
Raceway Conduit	100%			2032	* *	1		В
Panelboards Molded Case Bkrs	100%			2030	* *	5	\$4,400	В
Wiring Thermoplastic	100%			2032	* *	1		В

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.

Asset # : 2865

			A5501 # . Z					
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Jnder 600 Volts								
Motor Controllers								
Locally Mounted	100%			2027	* *	5	\$1,100	В
Ground							+ - , - • •	
Grounding Devices Not Accessible	100%							D
tand-by Power								
Transfer Switches								
Not Accessible	100%							D
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Fuel Storage								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	80%			2022	\$1,423,500	10	\$121,700	В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Through	out					
	Explana	tion : Using	g T-12 Lamps					
HID	20%			2022	\$250,400	10	\$1,100	В
Egress Lighting								
Emergency, Service	30%			2022	\$14,900	1		В
Exit, Service	70%			2022	\$34,800	1		В
Exterior Lighting								
HID	100%			2022	\$125,200	10	\$500	В
Alarm								
Security System								
Generic	100%			2017	\$1,034,800	1	\$62,000	В
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	ı : Through	out					
	Explana	tion : Pole	, Ceiling And Wall	Mountee	d Cameras.			
Fire/Smoke Detection								
Generic	100%			2017	\$3,542,000	1-3	\$102,400	В
		<u></u>						
Mechanical		Current F	kepalir	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
Heating								1
Energy Source								
Electricity	100%			2042	* *	1		В
Conversion Equipment	100/0			2012		-		~
Heat Pump	80%			2020	\$291,900	2	\$41,100	В
Radiant Heater	20%			2020	\$271,700 * *	2	\$15,400	B
Distribution	2070			2021		2	φ15,400	D
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,500	В
Ductwork/Diffusers	100%			LIFE		2-3	\$92,500	В

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

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Asset # : 2865

Mechanical		Current I	Repair	Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		В
Conversion Equipment					<b>*</b> •••••	-	<b>*</b> ~ <b>*</b> ~	-
Heat Pump	80%			2020	\$9,900	2	\$8,200	B
No Component	20%							D
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	¢215 800	В
	100%			LIFE		2	\$215,800	В
Heat Rejection Remote Air Cond	80%			2022	\$1,307,500	2	\$92,400	В
No Component	20%			2022	\$1,507,500	2	\$92,400	D
/entilation	2070							D
Distribution								
Ductwork/Diffusers	40%	Now	\$23,600	LIFE	* *	2-5	\$37,000	В
			Extent : Moderate,		fected : 20%		<i>\$21,000</i>	2
		i : Exterior		55				
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$37,000	В
No Component	20%			LIIL		23	\$57,000	D
Exhaust Fans	2070							D
Interior	80%			2022	\$302,500	2	\$4,100	В
No Component	20%				1			D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		В
Water Heater								
Electric	100%			2021	\$53,100	4	\$1,000	В
			Extent : Light, Area	Affected	: 100%			
		1 : Through						
	Explana	tion : 120 (	Gallon Units In Mo	st Modul	ar Units And Spru	ngs		
Sanitary Piping	1000/				ala ala	1		D
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/			2027	* *	1		р
Plastic/PVC	100%			2027	* *	1		В
Backflow Preventer	1000/							D
Not Accessible	100%							D
Fixtures Generic	100%							В
Fire Suppression	100%							D
Standpipe								
No Component	80%							D
Generic	20%			2032	* *	1-5	\$16,700	B
Sprinkler	2070			2032		1-5	ψ10,700	U.
Norinkler								

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.

#### **DEPARTMENT OF CORRECTION - FY 2014** Print Date: 15-Nov-2013

Asset Name	ERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY										
Address	HALLECK STREET @ EAST RIVER	HALLECK STREET @ EAST RIVER									
Borough	RONX Agency's Number : V.C.B.C.										
Program / Asset #	OC0010.000 / 2866 Yr Built/Renovated : 1989 / 2011										
Area Sq Ft	0,000 Project Type : CORRECTION										
Date of Survey	-Jul-2012 Landmark Status : NONE										
Areas Surveyed	asement, Roof, Floors 1,2,3,4,5										
Block	80 Lot : 73 BIN : 2101256										

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$775,500	\$1,509,300
Interior Architecture	\$904,100	\$1,947,300
Electrical		\$7,205,100
Mechanical	\$5,344,300	\$6,074,500
Total	\$7,023,900	\$16,736,300
Priority A	\$775,500	\$1,509,300
Priority B	\$5,649,800	\$13,492,600
Priority C	\$598,500	\$1,734,300
Total	\$7,023,900	\$16,736,300

Total	\$190,500	\$157,400	\$229,000	\$273,900
Priority C			\$18,200	\$23,000
Priority B	\$134,200	\$157,400	\$210,800	\$250,900
Priority A	\$56,300			
Total	\$190,500	\$157,400	\$229,000	\$273,900
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Mechanical	\$67,500	\$72,300	\$136,600	\$145,800
Electrical	\$42,000	\$60,400	\$49,500	\$60,700
Interior Architecture			\$18,200	\$42,700
Exterior Architecture	\$56,300			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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.

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

#### Asset # : 2866

chitecture	Current Repair Future Replacement					M	aintenance			
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod		
erior										
Exterior Walls	1000/			2042	* *	5 10	¢1 570 700			
Metal Panel	Location	: Through	tent : Moderate, Ai out Extent : Moderate, A		ed : 100%	5-10	\$1,579,700	A		
	Location	: Through	out							
<b>XX7'</b> 1	Explana	tion : This	Is Ship Constructio	on - Steel	Plates Welded To	ogether				
Windows Metal/Detention Type	98%			2033	* *	5	\$448,900	А		
Metal Louvers	98% 2%			2035	* *	10	\$15,700	A		
Parapets	270			2032		10	\$15,700	Л		
Metal Rail	100%	Now	\$29,900	2036	* *	5	\$47,900	А		
			Extent : Moderate,		ected : 50%	U	<i><i><i>ϕ</i></i>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</i>			
	Location	: Through	out							
Roof										
Metal Panel	83%	Now	\$120,300	2036	* *			А		
		0	xtent : Moderate, A	Area Affe	cted : 10%					
		: Through			1 1000/					
			Extent : Moderate, A	Area Affe	cted : 100%					
		: Through		alla Dain	tod Stool Sunface					
(1, 1, 1, N + 1/C)		non : This	Component Is Actu		tea Steel Surfaces		¢5,500	•		
Skylight, Metal/Glass	2%	Now	\$26 400	2043		10	\$5,500	A A		
Traffic Topping	15% Now \$26,400 2023 \$88,100 Cracking/Crumbling, Extent : Severe, Area Affected : 25% Location : Outdoor Recreation Area									
			ent, Extent : Light,	Area Affe	ected : 100%					
			Recreation Area							
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Over 3ab And 3bb Cells									
	Worn/Eroded, Extent : Severe, Area Affected : 50% Location : Outdoor Recreation Area									
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outdoor Recreation Area									
	Explana	tion : Steel	Deck Is Covered V	Vith Dex-	o-tex Type Coatin	g				
ior										
Floors	20/			2020	* *	5	¢0.700	C		
Quarry Tile Raised Access Floor	2% 3%			2028	* *	5 5	\$9,700 \$36,400	C C		
Steel Plate	3% 30%			2032 LIFE	* *	5 1	\$36,400	C C		
Steel Plate	30% 20%	Now	\$102,500	LIFE	* *	1		C		
Sterrite	Corrosion		xtent : Moderate, 1		cted : 20%	1		C		
Vinyl Tile	45%	Now	\$426,200	2023	\$1,420,800	3	\$54,600	С		
	-	-	Extent : Moderate	e, Area Aj	fected : 25%					
		: Corrido								
			: Moderate, Area	Affected .	25%					
	Location	: Corrido	r.s							

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.

В

В

В

В

\$300

\$6,400

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

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

			Asset # : Z	000				
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Interior Walls								
Fiberglass Panel	3%			LIFE	* *			С
Glass: Single Pane	2%		<b>*</b> •• • • • •	LIFE	* *	5	\$8,300	C
Steel Plate	10%		\$69,800	LIFE	* *	5	\$33,000	С
		n : Boiler R	Extent : Light, Area oom	Affected	: 25%			
Steel Plate	85%			LIFE	* *	5	\$280,500	С
Ceilings	4 50/				ste ste	_	<b>*2</b> 0 <b>2</b> 00	Ð
AcousTileSusp.Lay-In	15%			2028	* *	5	\$39,300	B
Exposed Struc: Steel	20%		\$205 COO	LIFE	* *	-	¢114 <b>7</b> 00	В
Metal Panel	35% Deterior		\$305,600	LIFE		5	\$114,700	В
			Extent : Moderate,	Area AJJ	ectea : 50%			
		n : Through			(C 1 . 500/			
	-	nscoloring n : Through	, Extent : Moderate out	e, Area A	ffectea : 50%			
Metal Panel	30%			LIFE	* *	5	\$98,300	В
			xtent : Moderate, A	Area Affe	cted : 10%	-	+2 0,2 0 0	_
	Location	n : Cells 3a	b And 3bb					
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	n : Inmate <b>(</b>	Cells					
	Explana	tion : This	Component Is Actu	ally Stee	l Plates.			
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$62,600	5	\$6,700	В
			Extent : Moderate, A	Area Affe	cted : 100%			
		n : Electrica						
	-		Service Protectors	Rated @	2 4- 4000 Amperes	, 2-1200	) Amperes, 1- 800	
<b>T</b>	Amperes	s And 2- 600	) Amperes					
Transformers Dry Type	100%			2021	\$14,300	5	\$1,000	В
Dry Type			Extent : Moderate, A			5	\$1,000	Б
		n : Electrica		пей Ајје	cieu : 10070			
			0 Kva, 480/208/12	0 Volts				
Switchgear / Switchboard	2							
Molded Case Bkrs	100%			2023	\$213,700	5	\$6,700	В
Raceway	10070				+=====;, 00	2	40,700	
	1000/			2022	4075 000	1		р

2023

2022

2022

2023

\$275,800

\$13,900

\$263,700

\$312,000

1

5

5

1

Asset # : 2866

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

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

100%

5%

95%

100%

Conduit

Fused Disc Sw

Thermoplastic

Molded Case Bkrs

Panelboards

Wiring

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

Asset # : 2866

Electrical	Current Repair	Future	e Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Inder 600 Volts										
Motor Controllers		• • • •	<b>* * * *</b> * * *	_	<b>*</b> •••	-				
Locally Mounted	10%	2021	\$52,300	5	\$200	B				
Motor Control Center tand-by Power	90%	2021	\$470,600	5	\$6,200	В				
Transfer Switches										
Automatic	20% Now \$2	,200 2043	* *	1	\$14,100	В				
	Not in Service, Extent : Moderate	e, Area Affected	: 100%							
	Location : Upper Mechanical Room									
Automatic	80%	2028	* *	1	\$62,600	В				
Generators										
Diesel	100%	2026	* *	1	\$98,200	В				
	Other Observation, Extent : Mod	erate, Area Affe	cted : 100%							
	Location : Generator Room Explanation : 2- 2000 Kw Air S	tant And 1 500	Vu Floatnia Stant							
Batteries	Explanation : 2-2000 KW Atl 5	ian Ana 1- 300	KW Electric Start							
Lead/Acid	100%	2016	\$600	5	\$9,400	В				
Fuel Storage	100/0	2010	\$000	5	φ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	В				
Day Tank	50%	2031	* *	5	\$20,100	В				
	Other Observation, Extent : Mod Location : Generator Room Explanation : 2400 Gallons Ca		cted : 100%							
Main Tank	50% Other Observation, Extent : Mod Location : Bottom Level	2038 erate, Area Affe	* * cted : 100%	5	\$3,200	В				
	Explanation : 2- 40000 Gallons	Capacity								
ighting										
Interior Lighting Fluorescent	50%	2023	\$656,600	10	\$99,100	В				
Thorescent	Other Observation, Extent : Mod Location : Throughout The Fac Explanation : T-12 Lamps	erate, Area Affe		10	\$99,100	Б				
Fluorescent	48%	2023	\$630,300	10	\$95,100	В				
	Other Observation, Extent : Mod Location : Throughout The Fac									
	Explanation : T-8 Lamps	2022	¢10 =00	10	\$100	n				
HID Egress Lighting	2%	2023	\$18,500	10	\$100	В				
Egress Lighting Emergency, Service	60%	2023	\$22,000	1		В				
Emergency, Battery	10%	2023	\$9,200	10	\$5,200	B				
Exit, Service	30%	2018	\$11,000	1	÷•,=•0	B				
Exterior Lighting			· · · ·							
HID	100%	2023	\$108,400	10	\$800	В				

Alarm

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

#### Asset # : 2866

			ASSEL # . 20					
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
larm								
Security System	1000/			2022	¢006 400	1	¢04.000	л
Generic	Location	1 : Through	Extent : Moderate, A out The Facility TV Surveillance C		\$896,400 ected : 100%	1	\$94,900	В
Fire/Smoke Detection								
Generic	Location	1 : Through	Extent : Moderate, A out The Facility			1-3	\$156,600	В
	Explana	tion : Smok	e Detector, Manua	l Pull Ste	ation, Horns And A	larm Be	lls	
Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
leating								
Energy Source Fuel Oil No 2	100%			2033	* *	5	\$66,900	В
Conversion Equipment Steam Boiler	Location Other Obs	a : Shell Of ervation, E	Extent : Light, Area			1	\$192,800	В
		1 : Lower L tion : 3 Uni	evel Boiler Room its					
Distribution	1000		<b>* * * * *</b>		de de		<b>*</b> 10 <b>*</b> 00	-
Steam Piping/Pump			\$17,900 evere, Area Affected rea, Lower Level	2033 d : 15%	* *	4	\$10,700	В
Terminal Devices								
Air Handler	95%			2018	\$1,292,800	1	\$127,100	B
Unit Heater-Stm/HW ir Conditioning	5%			2018	\$202,900	4	\$1,000	В
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment Reciprocating	100%	Now	\$856,700	2033	* *	1	\$90,200	В
Compr/Chiller	Location On Extend Location	a : 8 Out Of led Life, Ex e : Roof igerant, Ext	t : Severe, Area Aff 48 Compressors - tent : Severe, Area tent : Light, Area A	Compres Affected	ssors Keep Burning : 100%	g Out Fre	equently On Roof	
Distribution Chilled Wtr Pipe/Pump	100%			2023	\$729,400	4	\$16,000	В

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.

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

Asset # : 2866

			ASSEL # . Zo					
Mechanical		Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Terminal Devices Air Handler/Cool/Ht	100%			2018	\$1,072,000	1	\$133,800	В
Heat Rejection	100%			2018	\$1,072,000	1	\$155,800	D
Remote Air Cond	Location	servation, E 1 : Roof	\$1,507,700 Extent : Severe, Are Extended Life	2033 a Affected	* * 1 : 100%	2	\$120,500	В
Ventilation								
Distribution Ductwork/Diffusers			\$71,700 Ioderate, Area Affec Areas	LIFE cted : 10%	* *	2-5	\$120,500	В
Exhaust Fans Interior	100%			2018	\$279,000	2	\$6,700	В
Plumbing H/C Water Piping Brass/Copper	100%			2033	* *	1		В
HW Heat Exchanger	10070			2033		1		D
Low Temp Sanitary Piping	100%			2033	* *	4	\$21,400	В
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%			2018	\$10,600	4	\$1,300	В
Sewage Ejector(s) Electric	100%			2023	\$10,600	4	\$2,000	В
Backflow Preventer Generic	100% Other Ob Location	servation, E	Extent : Light, Area	2023 Affected :	\$24,500 * 100%	1	\$13,300	В
	Explana	tion : Loca	ted On Shore					
Fixtures Generic	100%							В
Vertical Transport Elevators								
Geared Traction	Location	servation, E 1 : (2) B-3	Extent : Light, Area (2) 1-3 (1) B-1 ssenger, 1 Freight	LIFE Affected :	* *			С
Fire Suppression	1		0.00					
Standpipe								
Generic	100%			2023	\$900,700	1-5	\$109,100	В
Sprinkler Generic	100%			2023	\$2,946,900	1-2	\$60,600	В
Fire Pump Generic	100%			2019	\$187,000	1	\$40,400	В

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.

### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

### CAPITAL

Total			
Priority			
Total			

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Piers			\$1,900	
Total			\$1,900	
Priority A				
Priority A Priority C			\$1,900	
Total			\$1,900	



 

 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

 \*\*
 Replacement cost estimated to be beyond ten years is not included in this report.
# DEPARTMENT OF CORRECTION - 072 PIER AT DOC BARGE INFRONT OF ASSET 13476

Asset # : 14102

iers	Current Repair	Futur	e Replacement	Μ	aintenance	
rstem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ructural						
Deck						
Concrete	50%	LIFE	* *	5	\$3,200	А
Not Accessible	50%					D
Deck Surface						
Asphalt	100%	2032	* *	5	\$3,700	С
-	Cracking, Extent : Light, Area Affe	cted : 5%				
	Location : Throughout					
Pile Caps						
Concrete	75%	LIFE	* *	5	\$200	А
Not Accessible	25%					D
Piles and Bracing						
Steel	50%	LIFE	* *	5	\$26,000	А
	Corrosion, Extent : Light, Area Aff	ected : 20%				
	Location : At The Tops Of The Pi	iles				
Not Accessible	50%					D

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 2015 - 2018	FY 2019 - 2024
Piers	\$310,500	
Total	\$310,500	
Priority A	\$310,500	
Total	\$310,500	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Piers	\$2,100	\$7,200		\$1,600
Total	\$2,100	\$7,200		\$1,600
Priority A	\$1,700			
Priority B	\$400	\$7,200		
Priority C				\$1,600
Total	\$2,100	\$7,200		\$1,600



## **RIKERS ISLAND CONCRETE PIER TIMBER ANDSTEEL H-PILE SUPPORTED**

#### Asset # : 13508

iers	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
ructural						
Deck			* *	5	¢2 100	•
Concrete	20% 0-2 \$81,5 Corrosion of Reinforcement, Exten			5	\$2,100	А
	Location : Underdeck North Half		i Ajjecieu . 100%			
	Spalling, Extent : Severe, Area Affe					
	Location : Underdeck North Half					
0			* *	~	¢1.coo	
Concrete	15% 4+ \$61,1 Exposed Reinforcement, Extent : M			5	\$1,600	А
	Location : Underdeck North Half		Affected : 50%			
	Other Observation, Extent : Moder		ated , 500/			
	Location : Underdeck Randomly		neu . 50%			
	Explanation : Delaminated Area	-				
Concrete	40%	LIFE	* *	5	\$4,200	A
Not Accessible	25%	LIFE		5	\$4,200	A D
Deck Surface	2370					D
Asphalt	50%	2038	* *	5	\$3,100	С
rispitule	Recent Repair Evident, Extent : Lig		ted : 100%	5	ψ5,100	C
	Location : North Half Of Wharf	, <u>.</u> .,				
No Component	50%					D
Pile Caps						
Concrete	40%	LIFE	* *	5	\$200	А
	Cracking, Extent : Light, Area Affe	ected : 5%				
	Location : Throughout					
	Discolor & Bleeding, Extent : Ligh	t, Area Affected	d : 5%			
	Location : Throughout					
Timber	25% Now \$35,3	300 LIFE	* *	4	\$11,100	А
	Broken, Extent : Severe, Area Affe	cted : 40%				
	Location : At Ends Of Caps					
Timber	35% 4+ \$49,4	400 LIFE	* *	4	\$15,600	А
	Excess Deflections, Extent : Moder	rate, Area Affec	eted : 25%			
	Location : Adjacent To Bulkhead					
	Rotting/Splitting, Extent : Moderat	e, Area Affecte	d : 40%			
	Location : Throughout					

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

### **RIKERS ISLAND CONCRETE PIER TIMBER ANDSTEEL H-PILE SUPPORTED**

#### Asset # : 13508

	A5561#.1					
Piers	Current Repair	Future Replace	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
tructural						
Piles and Bracing Steel	2% 4+ \$1,700 Corrosion, Extent : Moderate, Area Affe Location : Throughout	LIFE ected : 40%	* *	5	\$1,700	А
Steel	30% Corrosion, Extent : Light, Area Affected Location : In Splash Zone Missing Coating, Extent : Light, Area A Location : In Splash Zone		* *	5	\$26,200	A
Timber	15% Now \$50,000 Broken, Extent : Severe, Area Affected : Location : Throughout	LIFE - 100%	* *	4-5	\$3,800	A
Timber	15% 4+ \$33,300 Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	LIFE ea Affected : 40%	* *	4-5	\$3,800	А
Timber	18% Rotting/Splitting, Extent : Light, Area A Location : Throughout	LIFE ffected : 25%	* *	4-5	\$4,600	А
Not Accessible	20%					D
Coping/Curb Timber	100% Rotting/Splitting, Extent : Moderate, Ar Location : Station 1+28 From South	LIFE rea Affected : 2%	* *			C
ender						
Wales and Chocks Timber No Component	95% 5%	2032	* *	4	\$17,000	B D
Piles Timber	58% Rotting/Splitting, Extent : Light, Area A Location : At Tops Of Piles	2032 ffected : 10%	* *	4	\$4,800	В
Timber	2% 4+ \$400 Rotting/Splitting, Extent : Moderate, Ar Location : At Tops Of Piles	2032 rea Affected : 10%	* *	4	\$100	В
No Component	5%					D
Not Accessible	35%					D

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

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 2015 - 2018	FY 2019 - 2024
Piers	\$523,100	
Total	\$523,100	
Priority A	\$523,100	
Total	\$523,100	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Piers	\$45,700		\$39,700	\$300
Total	\$45,700		\$39,700	\$300
Priority A				
Priority B	\$45,700		\$39,700	\$300
Total	\$45,700		\$39,700	\$300



# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

### Asset # : 1837

Piers	Current Repair	Future Replac	ement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
tructural Deck						
Concrete	40% 0-2 \$364,400 Corrosion of Reinforcement, Extent : Se Location : Underdeck Exposed Reinforcement, Extent : Severe Location : Underdeck Spalling, Extent : Severe, Area Affected Location : Underdeck	, Area Affected : 9		5	\$5,600	А
Concrete	10% 4+ \$18,200 Cracking, Extent : Moderate, Area Affec Location : Isolated Throughout Topsic Spalling, Extent : Moderate, Area Affect Location : Isolated Throughout Topsic	le ed : 10%	* *	5	\$1,400	A
Concrete	20%	LIFE	* *	5	\$2,800	А
Timber	25% Surface Wearing/Scaling, Extent : Light Location : Throughout	LIFE Area Affected : 1	* * 100%	5	\$7,900	A
Not Accessible	5%					D
Pile Caps Timber	5% Now \$39,500 Broken, Extent : Severe, Area Affected : Location : Pile Cap Ends	LIFE 20%	* *	4	\$3,000	А
Timber	10% 4+ \$7,900 Rotting/Splitting, Extent : Moderate, Art Location : Pile Cap Ends	LIFE ea Affected : 20%	* *	4	\$5,900	A
Timber	85% Rotting/Splitting, Extent : Light, Area Aj Location : Throughout	LIFE ffected : 20%	* *	4	\$50,300	А
Piles and Bracing Timber	10% Now \$37,300 Broken, Extent : Severe, Area Affected : Location : Isolated Throughout	LIFE 20%	* *	4-5	\$3,400	А
Timber	15% 4+ \$55,900 Rotting/Splitting, Extent : Moderate, Art Location : Throughout	LIFE ea Affected : 30%	* *	4-5	\$5,100	А
Timber	25%	LIFE	* *	4-5	\$8,400	А
Not Accessible	50%					D
ender Facing						
Timber	100% Rotting/Splitting, Extent : Moderate, Arc Location : At Breasting Dolphins Surface Wearing/Scaling, Extent : Light Location : At Breasting Dolphins In Th	, Area Affected : 4		3	\$28,600	В

*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.

# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

### Asset # : 1837

Piers	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fender							
Piles							
Steel	5% 4+	\$13,900	2032	* *	3-5	\$8,100	В
	Corrosion, Extent :						
	Location : At Brea	sting Dolphins In T	idal Zone	2			
Steel	20%		2032	* *	3-5	\$61,400	В
	Corrosion, Extent :	Light, Area Affected	: 50%				
	Location : At Brea	sting Dolphins Abo	ve Water				
	Other Observation,						
		sting Dolphins Abo					
	Explanation : Coa						
Timber	15% Now	\$31,700	2038	* *	4	\$2,700	В
Thirder	Broken, Extent : Sev	. ,			•	¢2,700	D
	Location : At Offs						
No Component	40%	U U					D
Not Accessible	20%						D
Deck Elements							
Railing							
Steel	90%		2021				В
	Corrosion, Extent :	Light, Area Affected	: 50%				
	Location : Throug						
No Component	10%						D
Coping/Curb							
Timber	70%		LIFE	* *			В
No Component	30%						D

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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### Print Date: 15-Nov-2013 **DEPARTMENT OF CORRECTION - FY 2014**

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

### CAPITAL

Total			
Priority			
Total			

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Piers	\$29,300			
Total	\$29,300			
Priority A	\$29,300			
Total	\$29,300			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 1836

Piers		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
tructural	•							
Deck								
Concrete	25%			LIFE	* *	5	\$400	А
	-	Extent : Li 1 : Through	ght, Area Affected . out	: 50%				
Not Accessible	75%							D
Pile Caps								
Timber			\$12,800 ent : Moderate, Arc Pile Caps	LIFE ea Affect	* * ed : 5%	4	\$4,800	А
	Location	servation, E 1 : Random tion : Mino		Affected	: 5%			
Timber	<u>— Explana</u> 15%		rspinning	LIFE	* *	4	\$900	A
Timber	5%		\$4,000	LIFE	* *	4	\$300	A
Timber	Rotting/Sp	olitting, Ext	ent : Severe, Area A ace Of Trestle		: 50%	-	\$300	<b>A</b>
Piles and Bracing								
Timber		olitting, Ext	\$12,600 ent : Moderate, Ard aces Of Trestle	LIFE ea Affect	* * ed : 20%	4-5	\$300	А
Timber			ent : Light, Area Aj Vater	LIFE ffected :	* *	4-5	\$2,000	А
Not Accessible	30%							D
eck Elements								
Railing								
Steel			ight, Area Affected out	2021 : 25%				В

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.

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Piers	\$797,900	
Total	\$797,900	
Priority A	\$235,100	
Priority B	\$562,800	
Total	\$797,900	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Piers	\$25,600			
Total	\$25,600			
Priority A	\$25,600			
Priority B				
Total	\$25,600			



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

Asset # : 1839

Piers	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Cod
tructural					
Deck					
Concrete	70%	LIFE **	5	\$3,300	А
Timber	30% Now \$56,300	LIFE **	5	\$3,100	А
	Other Observation, Extent : Severe, Are	ea Affected : 100%			
	Location : Throughout				
	Explanation : Completely Failed And	Unusable			
Pile Caps					
Concrete	60% 4+ \$25,600	LIFE **	5	\$100	А
	Spalling, Extent : Moderate, Area Affec	eted : 20%			
	Location : At Bottom Of Pier Caps				
Timber	40% 2-4 \$104,700	LIFE **	4	\$7,800	А
	Rotting/Splitting, Extent : Moderate, An	rea Affected : 50%			
	Location : At Offshore Pier				
Piles and Bracing					
Timber	30% 2-4 \$74,100	LIFE **	4-5	\$3,400	Α
	Rotting/Splitting, Extent : Moderate, An	rea Affected : 40%			
	Location : at offshore pier				
Not Accessible	70%				D
ender					
Wales and Chocks					
Timber	100% Now \$217,700	2038 **	4	\$12,900	В
	Other Observation, Extent : Severe, Are	ea Affected : 100%			
	Location : Throughout				
	Explanation : Completely Failed And	Unusable			
Piles					
Timber	100% Now \$345,100	2038 **	4	\$5,900	В
	Other Observation, Extent : Severe, Are	ea Affected : 100%			
	Location : Throughout				
	Explanation : Completely Failed And	Unusable			

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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 2015 - 2018	FY 2019 - 2024
Piers	\$80,300	
Total	\$80,300	
Priority A	\$80,300	
Total	\$80,300	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Piers	\$12,500		\$1,600	\$6,200
Total	\$12,500		\$1,600	\$6,200
Priority A	\$5,500			
Priority B	\$7,000		\$1,600	\$6,200
Total	\$12,500		\$1,600	\$6,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER TRESTLE

### Asset # : 13474

Piers		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural Deck								
Timber	50%	Now	\$39,800	LIFE	* *	5	\$900	А
	Broken, Ex	tent : Seve	re, Area Affected :	100%				
	Location	: At End						
	-		: Severe, Area Affe	cted : 10	0%			
	Location	: At End						
Timber	50%			LIFE	* *	5	\$900	Α
Pile Caps								
Timber	25%	2-4	\$5,500	LIFE	* *	4	\$800	А
	Rotting/Spl Location	-	ent : Moderate, Arc	ea Affecto	ed : 50%			
		: Ranaom					<b>** * * *</b>	
Timber	75%			LIFE	* *	4	\$2,500	A
Piles and Bracing	400/	N	¢ <b>27</b> 000		* *	4 5	¢900	
Timber	40% Broken Ex	Now	\$27,900 ere, Area Affected :	LIFE	* *	4-5	\$800	А
	Location		00	50%				
			· Severe, Area Affed	rted · 50	%			
	Location							
Timber	60%	2-4	\$12,600	LIFE	* *	4-5	\$1,100	А
THIOU			ent : Moderate, Ard		ed : 50%	<b>-</b> -J	\$1,100	Π
	Location	0		55				
Deck Elements								
Railing								
Timber	20%	2-4	\$800	2017	\$1,600			В
			Extent : Moderate, A	Area Affe	cted : 40%			
	Location							
	Explanati	ion : Broke						
Timber		Now	\$6,200	2018	\$6,200			В
			Extent : Severe, Are	a Affecte	d : 100%			
		: End Of F						
	Explanati	on : Missi	ng					

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.

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Bulkheads	\$235,800	
Total	\$235,800	
Priority A	\$235,800	
Total	\$235,800	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads	\$8,600	\$600	\$800	\$200
Total	\$8,600	\$600	\$800	\$200
Priority A				
Priority B	\$8,600	\$600	\$800	\$200
Total	\$8,600	\$600	\$800	\$200



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

#### Asset # : 13476

Bulkheads		Current F	Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Sheet Piles								
Steel	35%	4+	\$235,800	LIFE	* *			А
		Extent : M : Splash Z	loderate, Area Affe one	cted : 25%	6			
Not Accessible	65%							D
Pile Caps								
Concrete	15%			LIFE	* *	5	\$400	А
No Component	85%							D
Backfill Fill								
Topsoil	5%	Now	\$3,700	2063	* *			В
	Location		xtent : Severe, Are .ocations Along Th oles					
Not Accessible	95%							D
Surface								
Concrete	2%			2032	* *	5	\$200	В
Gravel	5%	Now	\$4,900	2038	* *	2-5	\$100	В
	Other Obse	ervation, E	xtent : Severe, Are	a Affected	: 80%			
	Location	: At Five L	ocations Along Th	e Bulkhea	d			
	Explanat	ion : Sinkh	oles, Loss Of Fill					
Gravel	73%			2032	* *	2-5	\$2,200	В
Topsoil	20%			2021	\$12,200	5	\$900	В

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.

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

### CAPITAL

Total			
Priority	 		
Total			

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads	\$11,500	\$4,200	\$400	
Total	\$11,500	\$4,200	\$400	
Priority A				
Priority B	\$10,400	\$4,200	\$400	
Priority C	\$1,200			
Total	\$11,500	\$4,200	\$400	



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

Asset # : 13509

Bulkhoodo	ASSEL # 1		a Panlacomont	м	aintenance	
Bulkheads	Current Repair Future Replaceme					
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
structural				•		
Coping/Curb				_	<b>.</b>	~
Timber	95%	LIFE	* *	5	\$100	C
Timber	5% 4+ \$1,200		* *	5		С
	Rotting/Splitting, Extent : Moderate, A Location : At North End	Area Affect	ea : 30%			
Sheet Piles	Location : In Norm Line					
Steel	50%	LIFE	* *			А
	Corrosion, Extent : Light, Area Affect	ed : 15%				
	Location : At Top Of Sheet Piles					
	Missing Coating, Extent : Light, Area	Affected :	15%			
	Location : At Top Of Sheet Piles					
	Other Observation, Extent : Moderate	e, Area Affe	ected : 5%			
	Location : Throughout					
	Explanation : Exposed Cut Out Hole	es For Tie I	Backs			
Not Accessible	50%					D
Wales	1000/		* *	F	¢2.000	
Steel	100% Corrosion, Extent : Light, Area Affect	LIFE	* *	5	\$3,900	А
	Location : Throughout	ea . 10%				
	Missing Coating, Extent : Light, Area	Affected .	10%			
	Location : Throughout	njjecieu .	1070			
Pile Caps	0					
Concrete	100%	LIFE	* *	5	\$500	А
ackfill						
Fill						
Topsoil	2% Now \$200		* *			В
	Other Observation, Extent : Severe, A					
	Location : Station 1+35 From South	i Beneath C	oncrete Surface			
NT / A 11	Explanation : Settlement					D
Not Accessible	98%					D
Surface Asphalt	5% Now \$200	2032	* *	5		В
Aspitati	Settlement, Extent : Severe, Area Affect			5		D
	Location : North End Station 1+90					
Asphalt	5%	2032	* *	5	\$100	В
Concrete	25%	2032	* *	5	\$500	B
concrete	Cracking, Extent : Moderate, Area Af		%	5	4500	D
	Location : Station 1+25 To 1+35					
Gravel	45%	2032	* *	2-5	\$200	В
Gravel	20% Now \$1,800		* *	2-5	\$100	B
	Settlement, Extent : Moderate, Area A		0%		• * -	
	Location : Adjacent To Bulkhead					
	Other Observation, Extent : Severe, A	rea Affecte	d : 10%			
	Location : Stations 0+00 to 0+50					
	Explanation : Sinkholes Adjacent To	Bulkhead				

Fender

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

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

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

#### Asset # : 13509

Bulkheads		Current Repair		Future Replacement		Maintenance			
System Component Type	% of 1 Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
ender									
Piles									
Timber	5%	4+	\$1,000	2032	* *	4	\$200	В	
	Worn, Exte	nt : Moderat	te, Area Affected	: 20%					
	Location .	: Throughou	t						
Timber	40%			2032	* *	4	\$2,400	В	
	Worn, Exte	nt : Light, A	rea Affected : 20	%					
	Location .	: Throughou	at and a second s						
No Component	10%							D	
Not Accessible	45%							D	
Wales and Chocks									
Timber	5%	Now	\$4,500	2038	* *	4	\$500	В	
	Broken, Ex	tent : Severe	, Area Affected :	100%					
	Location .	: Throughou	t						
Timber	10%	4+	\$2,700	2032	* *	4	\$900	В	
		Elements, Ex	tent : Moderate,		fected : 50%		+2 • •	_	
	1		Of Bulkhead	55					
			te, Area Affected	: 30%					
		: Throughou	. 55						
Timber	75%			2032	* *	4	\$10,200	В	
No Component	10%			-			,	D	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Bulkheads	\$44,900	
Total	\$44,900	
Priority A	\$44,900	
Total	\$44,900	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads	\$39,500	\$1,100		
Total	\$39,500	\$1,100		
Priority A				
Priority B	\$16,500	\$1,100		
Priority C	\$23,000			
Total	\$39,500	\$1,100		



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 4161

Bulkheads	Current Repair	Current Repair Future Replacement			aintenance		
System Component Type	% of Fail Date Estim Total (Years)	aated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
structural							
Revetment							
Stone	80%	LIFE	* *	5	\$900	С	
Stone	20% 4+	\$23,000 LIFE	* *	5	\$200	С	
	Settlement, Extent : Moderat		0%				
	Location : North Half Of B	Bulkhead					
Sheet Piles							
Timber	10% 4+	\$44,900 LIFE	* *	4	\$400	А	
	Displaced Elements, Extent		ed : 15%				
	Location : Isolated Throug						
	Rotting/Splitting, Extent : M	oderate, Area Affec	ted : 20%				
	Location : Throughout						
Timber	90%	LIFE	* *	4	\$3,200	Α	
ackfill							
Fill							
Not Accessible	100%					D	
Surface							
Asphalt	98%	2036	* *	5	\$2,100	В	
	Settlement, Extent : Light, A						
	Location : North Half Of B						
Asphalt	2% Now	\$200 2036	* *	5		В	
	Settlement, Extent : Severe, A	Area Affected : 15%					
	Location : Station 0+21 Fi	rom South End					
ender							
Piles							
Steel	30% 4+	\$12,200 2026	* *			В	
	Corrosion, Extent : Moderat		0%				
	Location : Soldier Piles In	Front Of Sheeting					
Steel	10%	2026	* *	10		В	
	Corrosion, Extent : Light, A	rea Affected : 30%					
	Location : Soldier Piles In	Front Of Sheeting					
Steel	10% 2-4	\$4,100 2026	* *			В	
	Corrosion, Extent : Severe, A	. ,					
	Location : Soldier Piles In	00					
No Component	50%					D	

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

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Bulkheads	\$437,400	
Total	\$437,400	
Priority A	\$437,400	
Total	\$437,400	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads	\$19,700	\$300		
Total	\$19,700	\$300		
Priority A				
Priority B	\$19,700	\$300		
Total	\$19,700	\$300		



# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES GRAVITY WALL

### Asset # : 13475

Bulkheads		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
tructural				•				
Gravity Wall								
Stone		ervation, E	\$291,600 Extent : Severe, Are	LIFE a Affecte	* * d : 75%	5	\$6,000	А
		ı : Random tion : Colla	pse Of Wall					
Stone	50%			LIFE	* *	5	\$10,000	А
Stone	-	4+ Elements, 1 : Through	\$145,800 Extent : Light, Ared out	LIFE a Affecte	* * d : 10%	5	\$2,000	А
Not Accessible	10%							D
Backfill Fill								
Topsoil			\$15,600 ere, Area Affected . psed Areas	2058 : 50%	* *			В
Not Accessible	70%							D
Surface								
Asphalt	ē	4+ Extent : Li a : Random	\$900 ght, Area Affected .	2032 • 5%	* *	5	\$100	В
Topsoil	Location	1 : Random	Extent : Light, Area on, Settlement	2021 Affected	\$15,700 5 : 10%	5	\$700	В
Topsoil	0		\$3,100 : Severe, Area Affe psed Areas	2023 cted : 50	\$7,800	5	\$200	В

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.

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Bulkheads	\$1,732,800	\$1,539,200
Total	\$1,732,800	\$1,539,200
Priority B	\$1,089,200	\$1,492,700
Priority C	\$643,600	\$46,500
Total	\$1,732,800	\$1,539,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Bulkheads		\$9,300		
Total		\$9,300		
Priority B		\$9,300		
Total		\$9,300		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 13473

			5561 # . 15					
Bulkheads	Cur	rent Rep	pair	Futur	e Replacement	Μ	aintenance	_
System Component Type		Date E ars)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
tructural								
Revetment								
Concrete	30%			LIFE	* *	_	<b>*</b> ( <b>*</b> 0.0	C
Stone	5% No Missing Part, E Location : Iso	xtent : So		LIFE cted : 10	* *	5	\$4,200	C
Stone	50%			LIFE	* *	5	\$42,300	С
No Component	15%							D
ackfill Fill								
Topsoil	2% No Erosion, Extent Location : Iso	: Severe		2051 • 25%	* *			В
Topsoil	65% 4 Erosion, Extent Location : Thi	: Moder		2051 ed : 15%	* *			В
Topsoil	1% 2- Erosion, Extent Location : Iso	: Moder		2051 ed : 25%	* *			В
No Component	5%							D
Not Accessible	27%							D
Surface								
Topsoil	Other Observat	: Severe hind Rev ion, Exte	etment; Erosion ent : Severe, Are	Below B a Affecte			\$700	В
	134+58, 139+	-13, 142-	+50		t Stations 33+10, 5 nd Of Asset 13508			
Topsoil	28%			2021	\$440,000	5	\$18,500	В
Topsoil	65% 4 Erosion, Extent Location : Th	: Moder		2021 ed : 25%	\$1,021,300	5	\$21,500	В
No Component	5%							D

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.

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Marinas/Docks		\$81,200
Total		\$81,200
Priority C		\$81,200
Total		\$81,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Marinas/Docks	\$100	\$4,200	\$500	\$200
Total	\$100	\$4,200	\$500	\$200
Priority A		\$1,600	\$500	\$100
Priority B		\$1,200		
Priority C		\$1,500		
Total	\$100	\$4,200	\$500	\$200



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset # : 13510

Marinas/Docks	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Access Walkways						
Deck	1000/	2021	¢1,6,400	-	¢ 100	
Timber	100% Surface Wearing/Scaling, Extent : Lig Location : Isolated Throughout	2021 ght, Area Aj	\$16,400 ffected : 25%	5	\$400	A
Gangways	1000/	20.40	* *	1.2	¢2,000	D
Aluminum	100%	2049	* *	1-3	\$3,800	В
Piles and Bracing	700/	20.42	* *	5 10	¢000	•
Steel	70% Corrosion, Extent : Light, Area Affect Location : Splash Zone Missing Coating, Extent : Moderate, 1			5-10	\$800	A
	Location : Splash Zone					
Not Accessible	30%					D
Floating Docks Anchor Piles						
Steel	60%	2043	* *	3-5	\$4,300	А
	Corrosion, Extent : Light, Area Affect Location : At Guide Pad Locations Missing Coating, Extent : Light, Area Location : At Guide Pad Locations		20%			
Not Accessible	40%					D
Fenders						
Rubber	100%	2022	\$300	1-2	\$200	С
Barge						
Steel	80% Corrosion, Extent : Light, Area Affect Location : Splash Zone	2032 ted : 25%	* *	5	\$900	Α
Not Accessible	20%					D
Protective Structure						
Pile Cluster Timber	40% Other Observation, Extent : Light, Ar Location : At Bottom Wire Ropes Explanation : Corrosion	2024 rea Affected	\$81,200 1 : 20%	4-10	\$24,000	С
Not Accessible	60%					D
Deck Elements						
Railing						
Aluminum	60%	2022				А
Steel	40%	2022				А
	Corrosion, Extent : Light, Area Affect					
	Location : Isolated At Welds And Jo	oints				

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.

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Marinas/Docks	\$76,200	\$166,600
Total	\$76,200	\$166,600
Priority A Priority C	\$76,200	\$37,600 \$129,000
Total	\$76,200	\$166,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Marinas/Docks	\$37,200	\$6,300	\$1,900	\$3,400
Total	\$37,200	\$6,300	\$1,900	\$3,400
Priority A	\$36,900	\$3,600	\$100	\$600
Priority B	\$100	\$100	\$1,700	\$100
Priority C	\$300	\$2,700	\$100	\$2,700
Total	\$37,200	\$6,300	\$1,900	\$3,400



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

## **RIKERS ISLAND MARINA**

### Asset # : 13603

Marinas/Docks		Current I	Repair $\pi$ . 13		e Replacement	м	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Access Walkways								
Gangways	1000						<b>**</b> 000	-
Aluminum	100%			2053	* *	1-3	\$5,800	В
Floating Docks Anchor Piles								
Steel	50%			2043	* *	3-5	\$10,800	А
Steel		Frtent · I	ight, Area Affected			5-5	\$10,000	Л
		: Splash Z		. 2070				
		-	Extent : Light, Area	Affected	: 25%			
		: Splash Z	-	55				
		ion : Coat						
Not Accessible	50%							D
Deck								
Concrete	100%			2036	* *	5	\$75,200	А
Fenders								
Vinyl	98%			2022	\$126,400	2	\$13,500	С
Vinyl	2%	4+	\$300	2022	\$2,600	2	\$200	С
			Extent : Light, Area	Affected	: 100%			
		: At End C	0					
	Explanat	ion : Loos	е					
Floats/Frames	4.50/			2029	* *	15	¢1 200	
Polyethylene	45%	4.	¢4 400	2028	* * *	1-5	\$1,300	A
Polyethylene	30% Waterlogg	4+ ad/Damaa	\$4,400 ed Floatation, Exte	2028 nt : Mod		1-5	\$600	А
		: South M		ni . 1110u	eruie, Area Affecie	<i>u</i> .1007	0	
No Common of		. South M	ounes					D
No Component Protective Structure	25%							D
Wave Attenuator								
Steel/Timber	60%			2049	* *	5	\$55,400	А
Steel/Timber	10%	4+	\$20,100	2049	* *	5	\$4,600	A
			ight, Area Affected			-	+ .,	
		: Splash Z	0 00					
	Missing Co	oating, Ext	ent : Light, Area Aj	fected :	10%			
	Location	: Splash Z	lone					
Not Accessible	30%							D
Electrical								
Lighting Fixture								
Incandescent	15%	Now	\$1,200	2017	\$5,800			А
			Extent : Severe, Are	00	ed : 25%			
			st Corner Of Marin					
	Explanat	ion : Brok	en Electrical Box A		ing Light Cover			
Incandescent	85%			2017	\$32,800			А
Incandescent Electrical/Mech.	85%			2017	\$32,800			A

Electrical/Mech.

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

# **RIKERS ISLAND MARINA**

### Asset # : 13603

Marinas/Docks		Current Re	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Electrical/Mech.								
Power Supply/Bollards								
Plastic	50%			2021	\$11,100			А
Plastic	50%	Now	\$11,100	2023	\$11,100			А
	Other Obs	ervation, Ext	ent : Severe, Are	a Affecte	ed : 100%			
	Location	: On Docks						
	Explanat	ion : Broken						

#### Project: CORRECTION

CAPITAL		F	Y 2015 - 2018			FY 2019 - 2024
Special S	Systems		5,200,000			0
EXPENSE		FY 2015	FY 2016		FY 2017	FY 2018
Special S	Systems	1,750,000	1,750,000		1,750,000	1,750,000
ASSET #	NAME			SQFT	CAPITAL	EXPENSE
4275	RIKERS ISLAND DO	OMESTIC/FIRE WATER S	SERVICE		700,000	1,400,000
4276	RIKERS ISLAND SA	NITARY SYSTEM		1,400,000	1,800,000	
4277	RIKERS ISLAND ST	ORM SYSTEM			700,000	1,400,000
4278	RIKERS ISLAND EL	ECTRICAL			1,400,000	1,400,000
4280	RIKERS ISLAND UN	NDERGROUND STEAM	<b>FUNNEL</b>		1,000,000	1,000,000