Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : BROOKLYN HOUSE OF DETENTION
Address : 275 ATLANTIC AVENUE @ BOERUM PL.

Borough : BROOKLYN Agency's Number : N/A

Date of Survey : 12-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,s

Block : 175 Lot : 1 BIN : 3000605

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$15,788,300	\$341,200
Interior Architecture	\$896,300	\$566,800
Electrical	\$1,219,900	\$1,145,600
Mechanical	\$881,200	\$943,400
Total	\$18,785,600	\$2,996,900
Importance Code A	\$15,788,300	\$341,200
Importance Code B	\$2,670,000	\$2,603,100
Importance Code C	\$327,300	\$52,600
Total	\$18,785,600	\$2,996,900

Total	\$209,500	\$124,300	\$138,100	\$189,700
Importance Code C				
Importance Code B	\$168,000	\$120,200	\$138,100	\$177,500
Importance Code A	\$41,500	\$4,100		\$12,200
Total	\$209,500	\$124,300	\$138,100	\$189,700
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Mechanical	\$44,600	\$22,400	\$29,800	\$36,000
Electrical	\$24,800	\$16,000	\$23,300	\$67,300
Interior Architecture	\$22,600	\$10,000	\$9,000	
Exterior Architecture	\$41,500			\$10,400
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Architecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls					_		
Glazed Ceramic Panel	5%		LIFE	* *	5	\$38,400	
Masonry: Brick	80%		LIFE	* *	5	\$131,100	
Granite Panels	15%		LIFE	* *	5	\$18,400	
Windows	150/ 31	Φ.C.T.O. 2.O.O.	LIDE	* *	-	ФО 200	
Glass Block	Location : Thro	Fracked, Extent : Mode ughout Erod, Extent : Modera		ea Affected : 50%	5	\$8,300	
	Other Observatio Location : Thro	n, Extent : Moderate, .					
Metal/Detention Type	84% Now		2057	* *	5	\$135,000	
	Location : Thro Deteriorated Fini Location : Thro	sh, Extent : Moderate, ughout ent, Extent : Moderat	Area Afj	fected : 50%			
	Caulking Deterio Location : Thro	rated, Extent : Modero ughout	ate, Area	Affected : 50%			
	Location : North	n, Extent : Moderate, . n Facade, South Facad overed With Protectio	de				
Metal Louvers	1% Now Broken/Missing E Location: Thro	lements, Extent : Mod	2042 lerate, Ar	* * rea Affected : 100%	6		
Parapets							
Masonry: Brick	60%		LIFE	* *	5	\$1,300	
Masonry: Limestone	5% Now Jnt Mortar Miss/I Location : Copi	Erod, Extent : Modera	LIFE te, Area 1	* * Affected : 25%	5	\$100	
Metal: Cage/Fence	25%		2032	* *	5-10	\$4,200	
Granite Panels	10%		LIFE	* *	5	\$200	

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

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

Asset #: 129

Architecture	Current Rep	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof	2%		2055	* *	10	¢1 200	
Copper/Terne Metal Panel	5% Now		2033 2044	* *	10	\$1,300	
Wietai i aliei	Water Penetration, Exte	*		: 10%			
	Location: Throughout	-	усстей	. 10/0			
Modified Bitumen	30%		2032	* *	10	\$8,000	
Modified Bitumen	20% Now		2032	* *	10	\$0,000	
	Seams Open/Split, Exten			ted : 10%			
	Location: Throughout						
	Water Penetration, Exte	nt : Moderate, Ar	ea Affe	cted : 20%			
	Location : Throughout						
Plaza Roof: Stone Pane	ls 3%		2053	* *			
Single Ply Membrane	40% Now	. ,	2027	\$36,700			
	Punct/Tear/Impact Dam	-	lerate, 1	Area Affected : 5%	5		
	Location : Throughout						
	Water Penetration, Exte	-	ffected	: 5%			
	Location: Throughout	•					
Interior							
Floors Cast in Place Concrete	37% Now	\$163,100	LIFE	* *	5	\$166,900	
Cast III I lace Concrete	Cracking/Crumbling, Ex			ed : 10%	J	\$100,700	
	Location: Throughout	_	11,50000	. 1070			
Ceramic Tile	5%		2036	* *	5	\$10,300	
Marble Panels	5%		LIFE	* *	5	\$7,700	
Quarry Tile	10% Now		2040	* *	5	\$15,500	
Canady Cool	Cracking/Crumbling, Ex	. ,		fected : 25%		4-2,200	
	Location : Throughout		-				
Terrazzo	25% Now	\$123,200	LIFE	* *	5	\$40,300	
	Cracking/Crumbling, Ex	•	Affecte	ed : 10%			
	Location: Throughout						
Vinyl Tile	15%		2027	\$270,300	3	\$11,600	
Wood	3%		2055	* *	5	\$11,600	
Interior Walls							
Concrete Masonry Unit			LIFE	* *	5	\$14,000	
	Cracking/Crumbling, Ex		Area A <u>f</u>	fected : 10%			
	Location : Throughout						
Glass: Special Gauge	5%		LIFE	* *	1		
Gypsum Board	10%		LIFE	* *	5	\$21,100	
Plaster	15%		LIFE	* *	5	\$15,800	
SGFT/Glazed Masonry	35% 0-2	•	LIFE	**			
	Cracking/Crumbling, Ex Location: Throughout	_	Affecte	ed : 20%			
Steel Plate	25% Now	\$42,900	LIFE	* *	5	\$52,600	
	Corrosion/Rusting, Exte		ffected	: 10%			
	Location: Throughout						

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

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

Asset #: 129

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	35%	Now	\$97,300	2032	* *	5	\$36,600	
	_	Crumbling, : Through	Extent : Light, Are	ea Affecto	ed : 30%			
AcousTileSusp.Lay-In	5%			2040	* *	5	\$8,400	
Exposed Concrete	45%	0-2	\$124,400	LIFE	* *	5	\$11,800	
•	O	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 10%			
	Water Pen	etration, E	xtent : Light, Area	Affected	: 20%			
	Location	: Through	out					
Metal Panel	5%			LIFE	* *	5	\$10,500	
Plaster	10%	Now	\$22,600	LIFE	* *	5	\$10,500	
	Cracking/C	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					

ectrical	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	20%	2047	* *	5	\$100	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location : Electrical Room	!				
	Explanation: One 1200 Ar	nperes Main Discon	nect Switch			
Molded Case Bkrs	30%	2047	* *	5	\$1,300	
	Other Observation, Extent : Location : Electrical Room	, 33	cted : 100%			
	Explanation: One 2000 Ar	nperes Main Discon	nect Switch			
Molded Case Bkrs	50%	2027	\$21,600	5	\$2,100	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Electrical Room	!				
	Explanation: Two 3000 Ar	nperes Main Discon	nect Switch			
Transformers						
Dry Type	100%	2040	* *	5	\$600	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Electrical Room	!				
	Explanation: One 75 Kva	480/277v Pri - 208/I	20v Sec			
Switchgear / Switchboard						
Fused Disc Sw	20%	2047	* *	5	\$100	
Molded Case Bkrs	80%	2027	\$140,600	5	\$3,400	
Raceway						
Conduit	90%	2027	\$180,400	1		
Conduit	10%	2047	* *	1		

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

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

Asset #: 129

Electrical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts				•				
Panelboards								
Fused Disc Sw	10%			2026	\$15,400	5	\$400	
Molded Case Bkrs	80%			2026	\$122,900	5	\$3,400	
Molded Case Bkrs	10%			2043	* *	5	\$400	
Wiring								
Thermoplastic	90%			2027	\$278,000	1		
Thermoplastic	10%			2047	* *	1		
Motor Controllers								
Locally Mounted	30%			2025	\$98,000	5	\$300	
Motor Control Center	25%			2040	* *	5	\$1,100	
Motor Control Center	40%			2025	\$118,300	5	\$1,800	
Variable Frequency	5%			2044	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,800	LIFE	* *	5	\$2,400	
			Extent : Severe, Are	a Affecte	ed : 90%			
		: Water M						
	Explana	ion : Corre	oded					
Stand-by Power								
Transfer Switches								
Automatic	40%			2040	* *	1	\$19,900	
Automatic	60%			2025	\$27,700	1	\$29,900	
Generators								
Diesel	50%			2036	* *	1	\$31,300	
			Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	-						
	-	ion : One 2	250 Kw					
Diesel	50%			2023	\$179,600	1	\$31,300	
			Extent : Moderate, L	Area Affe	ected : 100%			
	Location	: Outside						
	Explanai	ion : One 4	400 Kw					
Batteries								
Lead/Acid	50%			2021	\$800	5	\$3,000	
Lead/Acid	50%			2019	\$800	5	\$3,000	
Fuel Storage								
Day Tank	50%			2026	\$5,100	5	\$12,800	
			Extent : Moderate, 1					
	Location	: Generate	or Room - Roof An	d Outside	e			
	Explanat	ion : Two	150 Gallon Tanks					
Main Tank	50%			2030	* *	5	\$2,000	
	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe	ected : 100%		-	
	Location	: Basemen	nt .					
	Explanat	ion : One .	3000 Gallon Tank					

Lighting

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

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

Asset #: 129

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	73%	2032	* *	10	\$92,300	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	20%	2022	\$465,600	10	\$25,300	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	2%	2032	* *	10	\$2,500	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Kitchen And Some Bathroo	om				
	Explanation: T-5 Lamps					
Fluorescent	5%	2032	* *	10	\$6,300	
	Compact Fluorescent Light, Extent : M	oderate, A	Area Affected : 100	0%		
	Location: Throughout The Building					
Egress Lighting						
Emergency, Service	20%	2022	\$13,900	1		
Emergency, Service	30%	2032	* *	1		
Emergency, Battery	10%	2022	\$19,100	10	\$3,300	
Exit, Service	30%	2022	\$14,200	1		
Exit, Service	10%	2032	* *	1		
Exterior Lighting						
HID	100%	2022	\$627,800	10	\$500	
Alarm						
Security System						
No Component	90%					
Generic	10%	2032	* *	1	\$6,000	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$10,000	

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2037	* *	1		
PRV						
	Other Observation, Extent: Se	evere, Area Affected : 100	%			
	Location : Opposite Side Of	Street				
	Explanation : From Nearby	Court House				
Conversion Equipment						
Pres. Reducing	100%	2030	* *	5	\$8,200	
Valve/LP Steam						

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

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

Asset #: 129

	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating						
Distribution Central Plant Steam Piping/Pmp	100%	2037	* *	4	\$6,800	
Terminal Devices Air Handler	90% Now \$503,600 Obsolete Equipment, Extent : Modera Location : Throughout		* * ected : 100%	1	\$69,000	
Convector/Radiator	3%	2032	* *	1	\$1,300	
Unit Heater - Steam	7%	2027	\$159,400	4	\$1,300	
ir Conditioning			-		•	
Energy Source Electricity	100%	2043	* *	1		
Conversion Equipment Interior Pkg Unit -	5%	2028	\$248,000	2	\$400	
Cooling Exterior Pkg Unit - Cooling	15%	2032	* *	2	\$1,300	
C	R-22 Refrigerant, Extent: Light, Area Location: Roof, Condenser Units Other Observation, Extent: Light, Ar Location: Roof Explanation: Newer Air Condenser	rea Affected	: 100%	onant 11	Oa.	
No Component	80%	r Uniis Are s	ervea wun kejrig	erani 41	<u>oa</u>	
Ventilation	0070					
CHIHALIOH						
Distribution						
	95%	LIFE	* *	2-5	\$73,000	
Distribution	95% 5%	LIFE	* *	2-5	\$73,000	
Distribution Ductwork/Diffusers		rea Affected		2-5	\$73,000	
Distribution Ductwork/Diffusers No Component	5% Other Observation, Extent : Light, Ar	rea Affected re	: 0%		·	
Distribution Ductwork/Diffusers No Component  Exhaust Fans	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention	rea Affected re lation - Vent	: 0% ilation Needed At	This Loc	cation	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention 80%	rea Affected re lation - Vent 2022	: 0% ilation Needed At \$377,500	This Loc	sation \$3,400	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention	rea Affected re lation - Vent	: 0% ilation Needed At	This Loc	cation	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention 80%	rea Affected re lation - Vent 2022	: 0% ilation Needed At \$377,500	This Loc	sation \$3,400	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing H/C Water Piping	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention 80% 20%	rea Affected re lation - Vent 2022 2032	: 0% ilation Needed At \$377,500	This Loo	sation \$3,400	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing H/C Water Piping Brass/Copper	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention 80% 20%	rea Affected te lation - Vent 2022 2032	: 0%  ilation Needed At  \$377,500  **	This Loc 2 2	sation \$3,400	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing H/C Water Piping	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention 80% 20%	2022 2032 2037 2032	\$377,500 **	This Loo	sation \$3,400	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing H/C Water Piping Brass/Copper Galvanized Steel  HW Heat Exchanger	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entrance Explanation: Does Not Have Vention 80% 20%  5% 95% Now \$27,600 Corroded, Extent: Moderate, Area A	2022 2032 2037 2032	\$377,500 **	This Loc 2 2	sation \$3,400	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing H/C Water Piping Brass/Copper Galvanized Steel	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention 80% 20%  5% 95% Now \$27,600 Corroded, Extent: Moderate, Area A Location: Throughout	2022 2032 2037 2032 2032 2032 2032 2032	\$377,500 **  **  **  **  **  **	This Loc 2 2	sation \$3,400	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing H/C Water Piping Brass/Copper Galvanized Steel  HW Heat Exchanger	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention 80% 20%  5% 95% Now \$27,600 Corroded, Extent: Moderate, Area A Location: Throughout	2022 2032 2037 2032 2032 2032 2032 2032	\$377,500 **  **  **  **  **  **	2 2 1 1	\$3,400 \$800	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing H/C Water Piping Brass/Copper Galvanized Steel  HW Heat Exchanger	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entrance Explanation: Does Not Have Vention 80% 20%  5% 95% Now \$27,600 Corroded, Extent: Moderate, Area A Location: Throughout  100% Other Observation, Extent: Light, Ar Location: Basement	2022 2032 2037 2032 2032 2032 2032 2032	\$377,500 **  **  **  **  **  **	2 2 1 1	\$3,400 \$800	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing H/C Water Piping Brass/Copper Galvanized Steel  HW Heat Exchanger Steam Fired	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entranc Explanation: Does Not Have Vention 80% 20%  5% 95% Now \$27,600 Corroded, Extent: Moderate, Area A Location: Throughout  100% Other Observation, Extent: Light, Ar	2022 2032 2037 2032 2032 2032 2032 2032	\$377,500 **  **  **  **  **  **	2 2 1 1	\$3,400 \$800	
Distribution Ductwork/Diffusers No Component  Exhaust Fans Interior Roof  lumbing H/C Water Piping Brass/Copper Galvanized Steel  HW Heat Exchanger	5% Other Observation, Extent: Light, Ar Location: 1st Floor Lobby Entrance Explanation: Does Not Have Vention 80% 20%  5% 95% Now \$27,600 Corroded, Extent: Moderate, Area A Location: Throughout  100% Other Observation, Extent: Light, Ar Location: Basement	2022 2032 2037 2032 2032 2032 2032 2032	\$377,500 **  **  **  **  **  **  **	2 2 1 1	\$3,400 \$800	

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2037	* *	4	\$3,400	
	Recent Installation, Extent : I	Light, Area Affected .	: 100%			
	Location: Basement					
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$9,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	85%	LIFE	* *			
	Other Observation, Extent: 1 Location: (4) B-11, (1) B- Explanation: 6 Units	0	· 85%			
Hydraulic	15%	LIFE	* *			
·	Other Observation, Extent : I Location : B-3 Explanation : 1 Unit	Light, Area Affected :	: 15%			
Fire Suppression	1					
Standpipe						
Generic	100%	2037	* *	1-5	\$72,100	
Sprinkler						
No Component	75%					
Generic	25%	2027	\$324,700	1-2	\$9,600	
Fire Pump			*			
Generic	100%	2036	* *	1	\$25,700	
Chemical System Generic	100%	2025	\$2,000	1-3	\$4,000	
Generic	10070	2023	Ψ2,000	1 5	Ψ1,000	

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

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : MANHATTAN HOUSE OF DETENTION NORTH TOWER

Address : 138-40 CENTRE STREET @ WHITE ST.

Borough : MANHATTAN Agency's Number : N/A

Date of Survey : 14-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4,7,9

Block : 198 Lot : 1 BIN : 1002364

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,581,600	\$673,800
Interior Architecture	\$658,100	\$952,800
Electrical	\$941,800	\$1,408,200
Mechanical	\$288,500	\$4,231,100
Total	\$4,470,000	\$7,266,000
Importance Code A	\$2,581,600	\$673,800
Importance Code B	\$1,591,800	\$6,488,200
Importance Code C	\$296,500	\$103,900
Total	\$4,470,000	\$7,266,000

Total	\$161,000	\$166,600	\$164,800	\$213,700
Importance Code C				
Importance Code B	\$160,600	\$158,400	\$164,800	\$212,300
Importance Code A	\$400	\$8,200		\$1,400
Total	\$161,000	\$166,600	\$164,800	\$213,700
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Mechanical	\$52,100	\$85,200	\$76,200	\$98,900
Electrical	\$12,400	\$15,900	\$26,400	\$43,700
Interior Architecture	\$34,000			\$8,900
Exterior Architecture	\$400	\$3,400		
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$38,300	
Concrete Masonry Unit	7%			LIFE	* *	5	\$11,200	
Granite Panels	25%	Now	\$348,100	LIFE	* *	5	\$47,900	
	Caulking .	Deteriorate	d, Extent : Modera	ite, Area	Affected : 15%			
	Location	ı : At Juncti	ion Of South Wall A	And Con	necting Corridor T	o South	Tower	
Pre-Cast Concrete	65%	Now	\$282,000	LIFE	* *	5	\$539,600	
	Water Per	netration, E	xtent : Severe, Are	a Affecte	d : 5%			
	Location	ı : Intake C	orridor In Basemei	nt				
Windows								
Glass Block	10%	Now	\$45,100	LIFE	* *	5	\$1,800	
	Water Per	netration, E	xtent : Severe, Are	a Affecte	d: 20%			
	Location	i : Connect	ing Bridge					
Metal/Detention Type	90%	Now	\$1,613,100	2037	* *	5	\$48,000	
	Air Infiltration, Extent : Moderate, Area Affected : 50%  Location : Throughout							
			ed, Extent : Modera ck Windows	ite, Area	Affected : 50%			
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 30%			
	Location	ı : Cells At	West Side					
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$10,900	
Concrete Masonry Unit	10%			LIFE	* *	5	\$300	
Metal Rail	5%	4+	\$400	2040	* *	5	\$1,100	
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	cted : 10%		. ,	
		ı : Over Gy		00				
Metal: Cage/Fence	25%			2040	* *	5-10	\$5,800	
Pre-Cast Concrete	25%			LIFE	* *	5	\$4,700	

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

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

Asset #: 2013

Architecture		Current I	Repair	Futu	e Replacement	N	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof								
IRMA/Protected Membrane	35%	Now	\$140,400	2037	* *	•		1
		ck Ballast, 1 : Over 9th	Extent : Moderate, Floor	Area Af	fected : 100%			
		n Growth, I e : Over 9th	Extent : Moderate, Floor	Area Aff	ected : 15%			
			xtent : Severe, Are Floor Cells, Mech			ı		
IRMA/Protected Membrane	5%			2035	* *		\$2,400	
Wiemorune	-		ent, Extent : Light, vator Equipment F		ected : 100%			
Paver: Asphalt	10%			2036	* *	10	\$7,300	
Traffic Topping	50%	Now	\$153,000	2037	* *	:		
	_	_	Extent : Moderate Activity Area	, Area Ą	ffected : 25%			
		_	, Extent : Severe, A Activity Area	Area Affe	cted : 30%			
	_	d/Bulging, a : At Roof I	Extent : Moderate, Drains	Area Af	fected : 15%			
			: Moderate, Area Activity Area	Affected	: 35%			
			xtent : Moderate, A Activity Area	Area Affe	ected : 100%			
	Explana	tion : Recei	ıt Repair Failure					
nterior Floors								
Cast in Place Concrete	Cracking/	Now Crumbling, e: Through	\$54,600 Extent : Light, Argout	LIFE ea Affect	* * ed : 10%	5	\$223,600	
Ceramic Tile			\$61,100 Extent : Light, Are	2030 ea Affect	* * ed : 10%	5	\$5,100	
	Worn/Ero	_	: Moderate, Area	Affected	: 35%			
Quarry Tile	_		\$120,800 Extent : Light, Are	2040 ea Affect	* * ed : 40%	5	\$7,700	
Terrazzo	5%			LIFE	* *	5	\$8,000	
Vinyl Tile	_		\$125,100 Extent : Severe, A	2027 rea Affed	\$625,300 cted : 30%	3	\$26,800	

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

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

Asset #: 2013

Architecture		Current R	lepair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	20%			LIFE	* *				
Concrete Masonry Unit	55%	Now	\$296,500	LIFE	* *	5	\$103,900		
		etration, Ex : Gymnasii	ctent : Moderate, A um Walls	rea Affe	cted : 5%				
Glass: Single Pane	5%			LIFE	* *	5	\$17,700		
Gypsum Board	5%			LIFE	* *	5	\$14,200		
Metal Security Bars	10%			LIFE	* *				
SGFT/Glazed Masonry	5%			LIFE	* *				
Ceilings									
AcousTileConcealSpLn	10%	0-2	\$17,000	2032	* *	5	\$12,800		
		Crumbling, : Througho	Extent : Light, Are	ea Affecto	ed : 20%				
AcousTileSusp.Lay-In	10%	0-2	\$17,000	2032	* *	5	\$10,200		
1 3	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%		. ,		
	Location	: Througho	out						
Exposed Concrete	55%			LIFE	* *	5	\$17,600		
Exposed Struc: Steel	5%			LIFE	* *				
Metal Panel	10%			LIFE	* *	5	\$25,600		
Plaster	10%			LIFE	* *	5	\$12,800		

ectrical	Current Repair	Future Re	placement	М	aintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	40%	2027	\$17,300	5	\$300	
	Other Observation, Extent: Mod	derate, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: Two - 5000 Amp	peres				
Molded Case Bkrs	60%	2027	\$25,900	5	\$2,600	
	Other Observation, Extent : Mo				4-,000	
	Location : Electrical Room	, 33				
	Explanation: Three 3000 Amp	oeres Main Disconnec	et Switch			
Transformers						
Dry Type	100%	2025	\$16,200	5	\$600	
, ,,	Other Observation, Extent : Mo	derate, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: Two 1500 Kva 2	208v Pri - 480/277v S	ec			
Switchgear / Switchboard						
Air Circuit Breaker	30%	2027	\$52,700	5	\$300	
Molded Case Bkrs	70%	2027	\$123,000	5	\$3,000	
Raceway						
Busway	2%	2025	\$4,000	1		
Conduit	93%	2027	\$186,400	1		
Conduit	5%	2053	* *	1		

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

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

Asset #: 2013

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%		2026	\$15,400	5	\$400	
Molded Case Bkrs	85%		2026	\$130,600	5	\$3,700	
Molded Case Bkrs	5%		2049	**	5	\$200	
Wiring							
Busway	2%		2025	\$6,200	1		
Thermoplastic	93%		2027	\$287,200	1		
Thermoplastic	5%		2053	* *	1		
Motor Controllers							
Locally Mounted	10%		2025	\$32,700	5	\$100	
Motor Control Center	80%		2025	\$236,700	5	\$3,600	
Variable Frequency	10%		2044	* *		·	
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,400	
Stand-by Power							
Transfer Switches							
Automatic	70%		2025	\$32,400	1	\$35,100	
Automatic	30%		2044	* *	1	\$15,100	
Generators							
Diesel	100%		2023	\$359,100	1	\$63,200	
		ervation, Extent : Moderate, A		ected : 100%			
		: Generator Room - 3rd Floo	r				
	Explana	tion : Two- 650 Kva					
Batteries				*	_		
Lead/Acid	100%		2021	\$1,500	5	\$6,000	
Fuel Storage	=00.		2025	<b></b>	_	<b>0171</b> 00	
Day Tank	50%		2026	\$6,100	5	\$15,100	
		ervation, Extent : Moderate, A	33	ected : 100%			
		: Generator Room - 3rd Floo	r				
		tion : 100 Gallons					
Main Tank	50%		2030	* *	5	\$2,400	
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Basement					
	Explana	tion : One 5000 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 #: 2013

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2032	* *	10	\$134,600	
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%			
	Location: Throughout The Building	ng				
	Explanation: T-8 Lamps					
Fluorescent	6%	2022	\$165,300	10	\$9,000	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Basement					
	Explanation: T-12 Lamps					
HID	2%	2022	\$8,200	10	\$100	
LED	2%	2035	* *			
Egress Lighting						
Emergency, Service	60%	2032	* *	1		
Exit, Service	35%	2022	\$19,500	1		
Exit, Service	5%	2035	* *	1		
Exterior Lighting						
HID	100%	2022	\$632,900	10	\$500	
Alarm						
Security System						
Under Construction	100%					
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$10,100	

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Utility Steam	100%	2037	* *	1		
	Other Observation, Extent:	Severe, Area Affected	: 100%			
	Location: Basement					
	Explanation: Steam Is Pro	vided From 100 Centr	re Street			
Conversion Equipment						
Pres. Reducing	100%	2030	* *	5	\$9,700	
Valve/LP Steam						
Distribution						
Central Plant Steam	100%	2037	* *	4	\$8,000	
Piping/Pmp						
Terminal Devices						
Air Handler	95%	2027	\$2,096,800	1	\$95,800	
Convector/Radiator	5%	2025	\$42,000	1	\$2,600	
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		

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

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

Asset #: 2013

Mechanical	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment							
Centrifugal, Elec Chiller			2036	* *	1	\$141,200	
		frigerant, Extent : Light, Are	ea Affected	: 100%			
		: Chillers					
		ervation, Extent : Light, Are	a Affected :	100%			
		: Chiller Room, Basement					
	Explanat	ion : 2 Units					
No Component	20%						
Distribution							
CW & CHW Wtr	100%		2037	* *	4	\$8,000	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	100%		2027	\$1,408,300	1	\$100,800	
Heat Rejection							
Water Cooling Tower	100%		2032	* *	2	\$164,100	
$\mathcal{E}$	Recent Ins	tallation, Extent : Light, Are	a Affected :	100%		. ,	
	Location	_	33				
entilation							
Distribution							
Ductwork/Diffusers	100%	Now \$144,600	LIFE	* *	2-5	\$90,900	
		aning, Extent : Moderate, Ar		: 100%		4 ,	
		: Throughout	30				
Exhaust Fans							
Interior	100%		2027	\$558,400	2	\$5,000	
lumbing				4000,100		42,000	
H/C Water Piping							
Galvanized Steel	100%	Now \$68,900	2032	* *	1		
		ted, Extent : Severe, Area Af		%	•		
		: Basement	,				
HW Heat Exchanger							
Steam Fired	100%	Now \$75,000	2037	* *	4	\$16,100	
Steam I nea		etent : Severe, Area Affected			•	ψ10,100	
		: Basement	. 5070				
Sanitary Piping	Bocanon	. Basemeni					
Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Storm Drain Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Sump Pump(s)							
	1000/		2021	Φ.E. 3.0.0		Φ <b>2</b> 402	
Submersible	100%		2021	\$5,300	4	\$3,400	
Submersible Sewage Ejector(s)						•	
Submersible Sewage Ejector(s) Electric	100%		2021	\$5,300 \$45,200	4	\$3,400 \$9,700	
Submersible Sewage Ejector(s)						•	

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

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

Mechanical	Current Repair	Future Rep	lacement	M	aintenance				
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estir FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Plumbing									
Fixtures									
Generic	100%								
	Other Observation, Extent : Seve	ere, Area Affected : 10	0%						
	Location: Throughout		4 1200/ B	, .	E 0.1				
57t'1.T	Explanation: About 80% Stain	iess Steel For Inmates	Ana 20% Po	orceiain	r or Otners				
Vertical Transport Elevators									
Geared Traction	80%	LIFE	* *						
Geared Traction	Other Observation, Extent : Ligh		<u> </u>						
	Location: B-10	u, Areu Ajjecieu . 00%	,						
	Explanation: 5 Units								
Hydraulic	20%	LIFE	* *						
Trydraune	Other Observation, Extent : Light, Area Affected : 20%								
	Other Observation, Extent : Light, Area Affectea : 20% Location : B-1								
	Explanation: 2 Units								
Fire Suppression	Experience: 2 Ores								
Standpipe									
Generic	100%	2047	* *	1-5	\$82,200				
Sprinkler									
Generic	100%	2047	* *	1-2	\$45,700				
Fire Pump									
Generic	100%	2036	* *	1	\$30,500				
Chemical System									
Generic	100%	2025	\$2,000	1-3	\$4,000				

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

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

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#### Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Address : 125 WHITE STREET @ CENTRE ST.

Borough : MANHATTAN Agency's Number : N/A

Date of Survey : 14-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,7,8,11

Block : 167 Lot : 1 BIN : 1079000

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,104,600	\$844,200
Interior Architecture	\$1,163,500	\$1,573,400
Electrical	\$1,103,700	\$2,914,800
Mechanical	\$689,800	\$4,668,900
Total	\$5,061,600	\$10,001,300
Importance Code A	\$2,104,600	\$924,900
Importance Code B	\$2,656,000	\$8,926,800
Importance Code C	\$301,000	\$149,600
Total	\$5,061,600	\$10,001,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$63,200			
Interior Architecture	\$28,500			\$14,300
Electrical	\$32,400	\$21,400	\$28,600	\$56,600
Mechanical	\$92,100	\$71,900	\$133,100	\$88,600
Elevators/Escalators	\$65,100	\$65,100	\$65,100	\$65,100
Total	\$281,400	\$158,400	\$226,900	\$224,700
Importance Code A	\$72,200	\$9,300	\$9,000	\$9,500
Importance Code B	\$209,200	\$149,100	\$217,900	\$215,200
Total	\$281,400	\$158,400	\$226,900	\$224,700



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

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

rchitecture	Current Repair Future Replacemen			M		
vstem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior						
Exterior Walls						
Copper/Terne		\$200,700 2047	**			
	Deformed/Dented, Extent:		d : 15%			
	Location: East And West Deteriorated Finish, Extent		. 100/			
	Location: East And West		: 10%			
	Staining/Discoloring, Exten		cted : 15%			
	Location: East And West		cica : 1570			
Masonry: Limestone		8894,700 LIFE	* *	5	\$119,500	
Masoniy. Enhestone	Cracking/Crumbling, Extend Location: Sallyport		cted : 5%	3	\$117,500	
	Jnt Mortar Miss/Erod, Exter	nt : Moderate, Area Affe	ected : 10%			
	Location : Wall Facing Th					
	Staining/Discoloring, Exten	==	cted : 15%			
	Location: Sallyport And 2	nd Floor				
Metal Panel	10%	2037	* *	5-10	\$156,500	
Metal Coiling Doors	2%	2044	* *	5	\$14,200	
Granite Panels	15% Now	\$74,500 LIFE	**	5	\$25,600	
	Jnt Mortar Miss/Erod, Exter Location: North Entrance		ectea : 25%			
Windows	Location . North Entrance					
Glass Block	5%	LIFE	* *	5	\$3,800	
Metal/Detention Type	45%	2037	* *	5	\$200,900	
31	Glazing Broken/Cracked, E.	xtent : Moderate, Area A	Affected : 10%		¥ 11911	
	Location: Various Cells					
	Water Penetration, Extent:	Moderate, Area Affecte	ed : 15%			
	Location : Detention Cells					
Steel		\$749,900 2035	* *	5	\$382,900	
	Broken/Missing Elements, E					
	Location: Spandrel Panel					
	Glazing Clouded, Extent: S	•••	13%			
	Location: Common Eating Water Penetration, Extent:		od · 150/			
	Location: Common Eating		a. 1570			

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

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

Asset #: 2033

Architecture		Current Re	pair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Parapets								
Masonry: Brick	Location Staining/L Location Worn/Ero	Extent : Mode a : Throughou Discoloring, E. a : Roof Top A	xtent : Moderato ctivity Areas Moderate, Area	e, Area Aj	ffected : 20%	* 5	\$1,200	
Masonry: Limestone	40% Spalling, I Location Other Obs	Now Extent : Mode 1 : Interior Pa	\$25,800 rate, Area Affec rapet Wall ent : Moderate, ctivity Area			* 5	\$1,500	
Metal: Cage/Fence	Corrosion	Now Rusting, Extent  Throughou	\$4,900 ent : Severe, Are t	2032 ea Affected	* d : 40%	* 5	\$1,900	1
Roof								
Built-Up (BUR)	Miss/Dam Location Vegetation Location Water Per	n: Over Third n Growth, Ext n: Over 9th F netration, Exte	Floor Locker R ent : Moderate,	ooms Area Affe Area Affe				
Cast in Place Concrete	40%	Now	\$41,600	LIFE	*	*		
	Cracking/ Location Water Per Location Other Obs Location	Crumbling, E. a: Over 11 Wa aetration, Exte a: Over 11 Wa servation, Exte	xtent: Moderate est Housing Are ent: Moderate, A est Housing Are ent: Moderate, A ecreation Areas	e, Area A <u>f</u> a Area Affe a And At Area Affe	cted : 5% Basement From cted : 50%	Sallyport		
IRMA/Protected	25%			2027	\$75,40	0 10	\$9,200	
Membrane IRMA/Protected Membrane	5%	Now	\$15,100	2037	*			1
	Expansion	ı Jnt Failure, .	Extent : Severe,	Area Affe	ected : 25%			
		ı : Over Conn						
		netration, Exte 1 : Over Conn	ent : Severe, Are ecting Bridge	a Affected	d : 20%			
Interior								

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

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

Asset #: 2033

Total Type  Interior Floors Cast in Place Concrete Cracking/Concrete Vater Penel Location: Ceramic Tile  Quarry Tile  Vinyl Tile  Total  Total  Total  Total  Total  Total	rumbling, Extention, Extention, Extention, Extention, Extention of the Company of	\$306,300 ent: Light, Ar t: Severe, Are Room Above L \$28,500 ent: Light, Ar \$84,600 ent: Moderate \$200,300	LIFE ea Affecte a Affecte arge Air I 2036 ea Affecte	l : 5% Handler ** d : 10%	5 5 5	\$313,400 \$7,200 \$10,700	Priority
Floors Cast in Place Concrete Cracking/Concrete Cocation: Water Pener Location: Ceramic Tile Cracking/Concrete Location: Cracking/Concrete Location: Vinyl Tile Vinyl Tile Vinyl Tile Interior Walls Cast in Place Concrete 20%	rumbling, Extention, Extention, Extention, Extention, Extention of the Company of	ent : Light, Ar t : Severe, Are Room Above L \$28,500 ent : Light, Ar \$84,600 ent : Moderate	ea Affecte a Affectea arge Air I 2036 ea Affecte	d : 20% l : 5% Handler ** d : 10%	5	\$7,200	
Cracking/Cra	rumbling, Extention, Extention, Extention, Extention, Extention of the Company of	ent : Light, Ar t : Severe, Are Room Above L \$28,500 ent : Light, Ar \$84,600 ent : Moderate	ea Affecte a Affectea arge Air I 2036 ea Affecte	d : 20% l : 5% Handler ** d : 10%	5	\$7,200	
Quarry Tile  Quarry Tile  Quarry Tile  Cracking/	rumbling, Exter Throughout Now rumbling, Exter Basement Now	\$84,600 ent: Moderate	ea Affecte 2040	d:10% **			
Vinyl Tile  Vinyl Tile  Vinyl Tile  Vinyl Tile  Vinyl Tile  Vorn/Erode  Location:  Interior Walls  Cast in Place Concrete  20%	rumbling, Extended Basement Now	ent : Moderate			5	\$10,700	
Worn/Erode Location:  Interior Walls Cast in Place Concrete 20%		\$200,300					
Cast in Place Concrete 20%	Basement, Co	vere, Area Aff		\$1,001,500 % idge, 1st Floor Ad	3 ljacent To	\$43,000 o Sally Port	
Concrete Masonry Unit 58%			LIFE	* *			
			LIFE	* *	5	\$113,100	
Other Obser Location :	Now rvation, Exten Control Roor on: Glazing C		LIFE Area Affed	* * cted : 40%	5	\$36,600	
Metal Security Bars 10%			LIFE	* *			
Metal: Cage/Fence 2%			LIFE	* *			
Ceilings							
	0-2 rumbling, Extended Throughout	\$77,200 ent : Light, Ar	2032 ea Affecte	* * d : 50%	5	\$29,000	
Broken/Mis. Location : Water Pene.	Cashier / Pro	operty Offices t : Severe, Are		* * Affected : 45% 1 : 100%	5	\$7,300	
_	0-2 rumbling, Extended Throughout	\$57,600 ent : Light, Ar	LIFE ea Affecte	* * d : 10%	5	\$5,400	
	0-2 Rusting, Exten Throughout	\$39,900 t : Light, Area	LIFE Affected .	**	5	\$29,000	
Plaster 50%			LIFE	* *	5	\$72,600	

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

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 # : 2033

Electrical		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	60%			2027	\$48,400	5	\$600		
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Electrica		ъ.	G 1				
			4000 Amperes Mai						
Fused Disc Sw	40%			2027	\$32,300	5	\$400		
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Electrica							
	Explana	tion : One 2	2000 Amperes Mai	n Discon	nect Switch				
Transformers	1000/			2025	<b>016300</b>	-	0000		
Dry Type	100%			2025	\$16,200	5	\$800		
		servation, E 1 : Electrica	Extent : Moderate, 1	Area Affe	ectea : 100%				
				: 200/	120 5				
Switchgear / Switchboard	Ехріапа	non : One .	75 Kva 480/277v P	ri - 208/.	120v Sec				
Switchgear / Switchboard Fused Disc Sw	80%			2027	\$281,200	5	\$800		
Molded Case Bkrs	20%			2027	\$70,300	5	\$1,200		
Raceway	2070			2027	\$70,300		\$1,200		
Busway	2%			2025	\$8,000	1			
Conduit	93%			2023	\$372,900	1			
Conduit	5%			2047	ψ372,700 * *	1			
Panelboards	370			2017		-			
Fused Disc Sw	10%			2026	\$36,900	5	\$500		
Molded Case Bkrs	88%			2026	\$324,400	5	\$5,200		
Molded Case Bkrs	2%			2043	**	5	\$100		
Wiring							*		
Busway	2%			2025	\$12,400	1			
Thermoplastic	93%			2027	\$574,500	1			
Thermoplastic	5%			2047	* *	1			
Motor Controllers									
Locally Mounted	10%			2025	\$76,900	5	\$200		
Motor Control Center	70%			2025	\$509,700	5	\$4,300		
Variable Frequency	20%			2044	* *				
Drive									
Ground									
Grounding Devices									
Generic	100%		\$9,800	LIFE	* *	5	\$3,300		
			Extent : Moderate, 1	Area Affe	ected : 100%				
			ain - Basement						
g. 11 p	Explana	tion : Corre	oded						
Stand-by Power									
Transfer Switches	700/			2025	<b>0.40.500</b>	1	<b>0.40.400</b>		
Automatic	70%			2025	\$48,500 * *	l 1	\$48,400		
Automatic	30%			2040	<b>ጥ</b> ጥ	1	\$20,700		

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

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

Asset #: 2033

		Future Replacement		Maintenance	
% of Fail Date Estimated C Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
		\$538,700	1	\$87,000	
		cted : 100%			
	ement				
Explanation: Two 500 Kw					
		*	_		
100%	2019	\$1,500	5	\$8,300	
<b>7</b> 00/	• • • •	<b>*= 1</b> 00	_	<b>4. -</b> 000	
		·	5	\$17,800	
		cted : 100%			
50%	2030	* *	5	\$2,800	
Other Observation, Extent : Moder Location : Basement Explanation : One 5000 Gallons	ate, Area Affe	cted : 100%	-	, ,,,,,	
			10	\$166,800	
Location: Throughout The Buildi	. 55	cted : 100%			
	2022	<b>414.500</b>	10	Φ200	
		·			
2%	2022	\$64,700		\$100	
600/	2022	* *	1		
		·			
J / 0	2032		1		
100%	2022	\$872 200	10	\$700	
10070	2022	Ψ012,200	10	\$700	
100%					
2000					
90%					
10%	2032	* *	1-3	\$13,900	
•	100% Other Observation, Extent: Moder Location: Generator Room - Base Explanation: Two 500 Kw  100%  50% Other Observation, Extent: Moder Location: Generator Room - Base Explanation: One 250 Gallons 50% Other Observation, Extent: Moder Location: Basement Explanation: One 5000 Gallons  95% Other Observation, Extent: Moder	Total (Years)   FY	Total (Years)   FY	Total (Years)   FY   (Yrs)	Total (Years)

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

Heating

Energy Source

Utility Steam 100% 2047 \*\*

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

Location : Basement

Explanation: Steam Is Provided From 100 Centre Street

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

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

Asset #: 2033

Mechanical	Current Repair F			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Heat Exchanger, Plate & Frame	95%			2030	* *	1	\$89,900	
	Location	: Basement		Affected	: 100%			
		ion : One U	Init					
Pres. Reducing Valve/LP Steam	5%			2030	* *	5	\$600	
Distribution								
Hot Wtr Piping/Pump	Corroded,	Now Extent: Mo : Througho	\$146,500 oderate, Area Affe out	2035 ected : 50	**	4	\$9,000	
Central Plant Steam Piping/Pmp	5%	Now	\$700	2037	* *	4	\$500	
		Extent : Mo	oderate, Area Affe	cted : 15	%			
	Insul. Dete		Extent : Severe, Ai	ea Affect	ed : 20%			
Terminal Devices								
Air Handler	90%			2027	\$2,332,100	1	\$106,600	
Convector/Radiator	Other Obs Location	: Througho	\$36,100 extent : Severe, Are out ostats / Traps Not			1	\$5,600	
		nstruction.						
Air Conditioning								
Energy Source	1000/			20.42	* *			
Electricity	100%			2043	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	95%			2030	* *	1	\$196,800	
	R-134a Re	frigerant, E : Basement	Extent : Light, Area		l : 100%	1	Ψ170,000	
No Component	5%							
Distribution CW & CHW Wtr Pipe/Pump	100%			2037	* *	4	\$9,400	
Terminal Devices Air Handler/Cool/Ht	Other Obs	Now ervation, Ex : Air Hand	\$392,700 xtent : Light, Area lers	2027 Affected	\$1,963,400 : 100%	1	\$106,600	
	Explanat	ion : In Pro	ocess Of Updating	The Con	trol System			
Heat Rejection Water Cooling Tower	100%			2025	\$279,100	2	\$192,700	

Ventilation

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

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

Asset #: 2033

System   Component   Type   Seminated Cost   Type   Type   Type   Type   Type   Type   Type   Type	
Distribution   Ductwork/Diffusers   100% Now   \$55,900   LIFE   ** 2-5   \$106,80	ost Priority
Ductwork/Diffusers	
Exhaust Fans   Interior   80%   2032   * *   2   \$4,76   \$1,000	
Exhaust Fans	0
Interior   80%   2032   ** 2   \$4,70	
Roof   20%   2027   \$25,900   2   \$1,200   1	
H/C Water Piping   Galvanized Steel   100%   2032   ***   1	0
Galvanized Steel   100%   2032   **   1	
HW Heat Exchanger Steam Fired   100% 0-2 \$58,700 2037	
Steam Fired	
Not in Service, Extent : Severe, Área Affected : 50% Location : I Out Of 2 Unit Not Working. Basement Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units  Sanitary Piping Cast Iron 100% LIFE ** 1  Sump Dump(s) Sump Pump(s) Submersible 100% 2021 \$7,300 4 \$4,70  Sewage Ejector(s) Electric 100% 2032 ** 4 \$13,40  Backflow Preventer Generic 100% 2027 \$46,800 1 \$11,70  Fixtures Generic 100% Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Fertical Transport Elevators Geared Traction 80% LIFE ** Other Observation, Extent : Light, Area Affected : 80% Location : 1-roof Explanation : 5 Units  Hydraulic 100% LIFE 100% LIFE 100% LIFE 100% LIFE 100% Location : Light, Area Affected : 80% Location : 1-roof Explanation : 5 Units Light, Area Affected : 20% Location : 1-2 Explanation : 1 Unit	_
Location : 1 Out Of 2 Unit Not Working, Basement Other Observation, Extent : Light, Area Affected : 100%	0
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units  Sanitary Piping Cast Iron 100% LIFE ** 1  Storm Drain Piping Cast Iron 100% LIFE ** 1  Sump Pump(s) Submersible 100% 2021 \$7,300 4 \$4,700  Sewage Ejector(s) Electric 100% 2032 ** 4 \$13,40  Backflow Preventer Generic 100% 2027 \$46,800 1 \$11,70  Fixtures Generic 100% Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Vertical Transport Elevators Geared Traction 80% Location : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Vertical Transport Elevators Geared Traction 80% Location : Stainless Steel Fixtures For Inmates - 80%, Location : I-roof Explanation : 5 Units Hydraulic 20% Life ** Other Observation, Extent : Light, Area Affected : 20% Location : I-2 Explanation : I Unit	
Location : Basement   Explanation : 2 Units	
Explanation : 2 Units	
Sanitary Piping   Cast Iron   100%   LIFE   * *   1	
Cast Iron   100%	
Cast Iron	
Cast Iron   100%	
Sump Pump(s)   Submersible   100%   2021   \$7,300   4   \$4,700	
Submersible   100%   2021   \$7,300   4   \$4,700	
Sewage Ejector(s) Electric 100% 2032 ** 4 \$13,40  Backflow Preventer Generic 100% 2027 \$46,800 1 \$11,70  Fixtures Generic 100%  Other Observation, Extent : Severe, Area Affected : 100%  Location : Throughout Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Vertical Transport Elevators Geared Traction 80% LIFE **  Other Observation, Extent : Light, Area Affected : 80%  Location : 1-roof Explanation : 5 Units  Hydraulic 20% LIFE **  Other Observation, Extent : Light, Area Affected : 20% Location : 1-2 Explanation : 1 Unit	0
Electric 100% 2032 ** 4 \$13,40  Backflow Preventer Generic 100% 2027 \$46,800 1 \$11,70  Fixtures Generic 100%  Other Observation, Extent: Severe, Area Affected: 100%  Location: Throughout Explanation: Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Vertical Transport  Elevators Geared Traction 80% LIFE **  Other Observation, Extent: Light, Area Affected: 80%  Location: 1-roof Explanation: 5 Units  Hydraulic 20% LIFE **  Other Observation, Extent: Light, Area Affected: 20%  Location: 1-2 Explanation: 1 Unit	U
Backflow Preventer Generic 100% 2027 \$46,800 1 \$11,70  Fixtures Generic 100%  Other Observation, Extent: Severe, Area Affected: 100%  Location: Throughout Explanation: Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Vertical Transport Elevators Geared Traction 80% LIFE **  Other Observation, Extent: Light, Area Affected: 80%  Location: 1-roof Explanation: 5 Units  Hydraulic 20% LIFE **  Other Observation, Extent: Light, Area Affected: 20%  Location: 1-2 Explanation: 1 Unit	0
Generic 100% 2027 \$46,800 1 \$11,700  Fixtures Generic 100%  Other Observation, Extent: Severe, Area Affected: 100%  Location: Throughout  Explanation: Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Vertical Transport  Elevators  Geared Traction 80% LIFE **  Other Observation, Extent: Light, Area Affected: 80%  Location: 1-roof  Explanation: 5 Units  Hydraulic 20% LIFE **  Other Observation, Extent: Light, Area Affected: 20%  Location: 1-2  Explanation: 1 Unit	0
Fixtures Generic  100%  Other Observation, Extent: Severe, Area Affected: 100%  Location: Throughout  Explanation: Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Vertical Transport  Elevators  Geared Traction  80%  LIFE  **  Other Observation, Extent: Light, Area Affected: 80%  Location: 1-roof  Explanation: 5 Units  Hydraulic  20%  LIFE  **  Other Observation, Extent: Light, Area Affected: 20%  Location: 1-2  Explanation: 1 Unit	0
Generic 100%  Other Observation, Extent: Severe, Area Affected: 100%  Location: Throughout  Explanation: Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Vertical Transport  Elevators  Geared Traction 80% LIFE **  Other Observation, Extent: Light, Area Affected: 80%  Location: 1-roof  Explanation: 5 Units  100%  11FE **  Other Observation, Extent: Light, Area Affected: 20%  Location: 1-2  Explanation: 1 Unit  The Suppression Standpipe	
Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others 20%  Vertical Transport Elevators Geared Traction 80% LIFE ** Other Observation, Extent : Light, Area Affected : 80% Location : 1-roof Explanation : 5 Units  120% Location : 1-2 Explanation : 1 Unit  Throughout Explanation = 1 Unit  Throughout Explanation = 1 Unit  Throughout Explanation = 1 Unit	
Tertical Transport Elevators Geared Traction $80\%$ LIFE **  Other Observation, Extent: Light, Area Affected: 80% LIFE   Light, Area Affected: 80% LOcation: 1-roof   Explanation: 5 Units   Lift   Light, Area Affected: 20% Location: 1-2   Explanation: 1 Unit   Light   Lift   L	
Vertical Transport  Elevators  Geared Traction $ 80\% $ $ LIFE $ **  Other Observation, Extent: Light, Area Affected: 80%  Location: 1-roof  Explanation: 5 Units  100%  Hydraulic  100%  100	
Vertical Transport  Elevators  Geared Traction  80%  LIFE  **  Other Observation, Extent: Light, Area Affected: 80%  Location: 1-roof  Explanation: 5 Units  Hydraulic  20%  Life  **  Other Observation, Extent: Light, Area Affected: 20%  Location: 1-2  Explanation: 1 Unit  Tire Suppression  Standpipe	-
Elevators $Geared Traction & 80\% & LIFE & *** \\ Other Observation, Extent: Light, Area Affected: 80\% \\ Location: 1-roof & Explanation: 5 Units & & ** \\ Other Observation, Extent: Light, Area Affected: 20\% \\ Location: 1-2 & Explanation: 1 Unit & & ** \\ Suppression & Standpipe & Suppression & Suppr$	
$ \begin{array}{c} \text{Geared Traction} & 80\% & \text{LIFE} & ** \\ & \textit{Other Observation, Extent: Light, Area Affected: 80\%} \\ & \textit{Location: 1-roof} \\ & \textit{Explanation: 5 Units} \\ \text{Hydraulic} & \hline 20\% & \text{LIFE} & ** \\ & \textit{Other Observation, Extent: Light, Area Affected: 20\%} \\ & \textit{Location: 1-2} \\ & \textit{Explanation: 1 Unit} \\ \hline \text{Suppression} \\ \text{Standpipe} \\ \end{array} $	
$ \begin{array}{c} Other\ Observation,\ Extent:\ Light,\ Area\ Affected:\ 80\%\\ Location:\ 1-roof\\ \underline{Explanation:\ 5\ Units} \\ \hline \\ Hydraulic & \hline 20\% & LIFE & **\\ Other\ Observation,\ Extent:\ Light,\ Area\ Affected:\ 20\%\\ Location:\ 1-2\\ \underline{Explanation:\ 1\ Unit} \\ \hline \\ \text{ire}\ Suppression\\ Standpipe & \\ \end{array} $	
Hydraulic  20%  Cother Observation, Extent: Light, Area Affected: 20%  Location: 1-2  Explanation: 1 Unit  Tire Suppression  Standpipe	
Other Observation, Extent : Light, Area Affected : 20%  Location : 1-2  Explanation : 1 Unit  ire Suppression Standpipe	
Location : 1-2 Explanation : 1 Unit  Suppression Standpipe	
Explanation : 1 Unit  Suppression Standpipe	
Fire Suppression Standpipe	
Standpipe	
• •	
Generic 10070 2047 1-3 \$90,30	0
	U

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

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

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

Mechanical	C	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Sprinkler							
No Component	30%						
Generic	70%		2047	* *	1-2	\$37,500	
Fire Pump							
Generic	100%		2036	* *	1	\$35,800	

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

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

#### Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018**

Asset Name : OUEENS HOUSE OF DETENTION

Address : 126-02 82ND AVENUE

Borough : QUEENS Agency's Number : N/A

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

 Area Sq Ft
 : 208,887
 Project Type
 : CORRECTION

Date of Survey : 11-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,6,7,8,pen

Block : 9653 Lot : 1 BIN : 4458616

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,533,900	\$12,684,100
Interior Architecture	\$1,114,700	\$865,300
Electrical	\$1,282,700	\$4,397,400
Mechanical	\$2,938,200	\$4,119,400
Total	\$7,869,500	\$22,066,200
Importance Code A	\$2,533,900	\$12,837,900
Importance Code B	\$5,335,600	\$9,160,400
Importance Code C		\$68,000
Total	\$7,869,500	\$22,066,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,500	\$11,000		\$29,700
Interior Architecture	\$59,500	\$12,100	\$4,000	\$24,300
Electrical	\$44,200	\$55,700	\$36,200	\$67,200
Mechanical	\$25,600	\$36,300	\$35,300	\$49,600
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$171,300	\$154,500	\$115,000	\$210,300
Importance Code A	\$2,500	\$11,000		\$31,300
Importance Code B	\$137,800	\$143,500	\$115,000	\$178,900
Importance Code C	\$31,000			
Total	\$171,300	\$154,500	\$115,000	\$210,300



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

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

Asset #: 2034

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	400/ 37	<b>A.C. A.</b> C.			_	<b>***</b>	
Masonry: Brick	10% Now Efflorescence, Exter Location: West Fo		LIFE Affected .	: 15%	5	\$20,400	
		or Recreation Yard					
	Staining/Discoloring Location: West Fo	g, Extent : Severe, A acade  - Penthouse A					
Masonry: Brick	83%		LIFE	* *	5	\$169,500	
Masonry: Granite	2%		LIFE	* *	5	\$3,100	
Masonry: Limestone	5% Now	\$114,600	LIFE	* *	5	\$7,700	
	Int Mortar Miss/Ero Location : South E		e, Area A	Affected : 25%			
	Misaligned/Bulging Location : South E		Area Aff	ected : 10%			
	Staining/Discoloring Location: Throug		, Area Aj	ffected : 10%			
Windows							
Aluminum	20%		2035	* *	5	\$22,100	
Glass Block	15%		LIFE	* *	5	\$10,400	
Metal/Detention Type	50% 0-2 Corrosion/Rusting, Location: Throug		2027 Area Affe	\$11,262,100 cted: 25%	5	\$100,600	
	Deteriorated Finish Location: Throug	Extent : Moderate,	Area Aff	fected : 50%			
	Glazing Broken/Cra						
	Thermally Inefficient Location : Throug		rea Affec	eted : 50%			
Steel	15% Air Infiltration, Exte		2026 fected : 5	\$889,400	5	\$207,100	
Parapets							
Masonry: Brick	90%		LIFE	* *	5	\$3,300	
Masonry: Limestone	10% 4+ Caulking Deteriorate Location: Coping	_	LIFE area Affe	* * cted : 10%	5	\$500	

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

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

Asset #: 2034

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Built-Up (BUR)	30%			2032	* *	10	\$13,700	
Copper/Terne	4%			2042	* *	10	\$4,600	
IRMA/Protected Membrane	9%	0-2	\$1,700	2027	\$33,700			
	-		Extent : Moderate, . h Water Tank	Area Aff	ected : 20%			
Modified Bitumen	25%			2032	* *	10	\$11,400	
Paver: Asphalt	25%			2036	* *	10	\$17,100	
Skylight, Metal/Glass	2%			2027	\$138,600	10	\$3,000	
Skylight, Plastic	5%			2040	* *	1		
nterior								
Floors  Cast in Place Concrete	40%			LIFE	* *	5	\$233,100	
Cast in Place Concrete  Cast in Place Concrete		Marr	\$29.500	LIFE	* *	5 5	\$233,100	
Cast in Place Concrete	5%  Broken/M		\$28,500 ents, Extent : Mod			3	\$29,100	
			enis, Extent : Moa Loading Platform	егиге, Аг	eu Ajjecieu . 2070			
		-	Extent : Moderate	Area A	ffected · 20%			
	_	_	Loading Platform	, 1116411	<i>Jjecieu</i> . 2070			
Ceramic Tile	5%			2030	* *	5	\$13,300	
Quarry Tile	8%			2032	* *	5	\$32,000	
Terrazzo	20%			LIFE	* *	5	\$41,600	
Traffic Topping	5%			2027	\$169,800	5	\$16,600	
Vinyl Tile	12%			2027	\$279,300	3	\$12,000	
Wood	5%	Now	\$90,300	2042	* *	5	\$12,500	
	-	-	ıt : Moderate, Ared		d : 25%			
			on Room On Eight					
	-		: Moderate, Area on Room On Eight		: 25%			
Interior Walls								
Concrete Masonry Unit		Now	\$31,000	LIFE	**	5	\$27,200	
		Cracks, Ext : Roof Stat	tent : Moderate, Ai ir	ea Affec	ted : 5%			
		l Cracks, E. : Stair Bul	xtent : Moderate, A khead	Area Affe	ected : 10%			
Glass: Single Pane	3%			LIFE	* *	5	\$10,200	
		ervation, E : Through	xtent : Light, Area out	Affected	!: 100%			
			nated Security Gla	SS				
Metal Security Bars	5%			LIFE	* *			
Plaster	17%			LIFE	* *	5	\$23,100	
SGFT/Glazed Masonry	35%			LIFE	* *			
Steel Plate	25%			LIFE	* *	5	\$68,000	

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

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

Asset #: 2034

Architecture		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$89,700	2040	* *	5	\$13,500	
		O		erate, Ar	rea Affected : 30%			
	Location	: At Entrance	?					
	Staining/D	iscoloring, E	xtent : Moderate	e, Area Ą	ffected : 50%			
	Location	: First Floor						
	Worn/Erod	led, Extent : N	Moderate, Area	Affected	: 50%			
	Location	: First Floor						
AcousTileSusp.Lay-In	5%			2040	* *	5	\$10,800	
Exposed Concrete	40%			LIFE	* *	5	\$13,500	
Exposed Struc: Steel	2%	Now	\$934,700	LIFE	* *			
-	Corrosion/Rusting, Extent: Severe, Area Affected: 30%							
	Location	: 8th Floor O	utdoor Recreat	ion Yard				
Gypsum Board	5%			LIFE	* *	5	\$13,500	
71	Other Observation, Extent: Moderate, Area Affected: 25%							
	Location : Recreation Room							
	Explanati	ion : Repairs	In Progress					
Metal Panel	5%			LIFE	* *	5	\$13,500	
Plaster	33%			LIFE	* *	5	\$44,500	

ectrical	Current Repair	Future	Replacement	М	aintenance		
stem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	50%	2027	\$40,400	5	\$500		
	Other Observation, Extent: Mod	derate, Area Affect	ed : 100%				
	Location : Electrical Room 1						
	Explanation : No Available No	ameplate Ratings					
Molded Case Bkrs	50%	2037	* *	5	\$2,800		
	Other Observation, Extent : Mod	derate, Area Affect	ed : 100%				
	Location: Electrical Room 2						
	Explanation : Main Service Po	ower Breaker Rated	d @ 2000 Amper	es			
Transformers							
Dry Type	100%	2044	* *	5	\$800		
	Other Observation, Extent : Lig	ht, Area Affected :	100%				
	Location: Elevator Control Re	oom					
	Explanation : 3- 51kva, 208/12	20 Volts					
Switchgear / Switchboard							
Air Circuit Breaker	80%	2027	\$281,200	5	\$900		
Molded Case Bkrs	20%	2037	* *	5	\$1,100		
Raceway							
Conduit	80%	2027	\$320,800	1			
Conduit	20%	2037	* *	1			

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

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

Electrical		Current I	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2035	* *	5	\$200	
Molded Case Bkrs	15%			2035	* *	5	\$800	
Molded Case Bkrs	80%			2026	\$294,900	5	\$4,400	
Wiring								
Braided Cloth	80%	2-4	\$494,200	2052	* *	1		
		-	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	20%			2037	* *	1		
Motor Controllers								
Locally Mounted	5%			2032	* *	5	\$100	
Locally Mounted	10%			2025	\$76,900	5	\$100	
Locally Mounted	5%	2-4	\$38,400	2047	* *	5		
·		led Life, Ex : Mechani	tent : Moderate, A cal Room	rea Affec	cted : 100%			
Locally Mounted	5%			2044	* *	5	\$100	
Motor Control Center	75%			2025	\$546,100	5	\$4,300	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,800	LIFE	* *	5	\$3,100	
	Location	: Mechani	Extent : Severe, Are cal Room In The B					
G. 11 P	Explana	ion : Corre	oded					
Stand-by Power								
Transfer Switches Automatic	50%			2025	\$22,100	1	\$22,100	
Automatic	50%			2023	\$23,100	1 1	\$32,100 \$32,100	
Generators	3070			2032		1	\$52,100	
Diesel	50%			2023	\$179,600	1	\$40,500	
Diesei		ervation F	Extent : Moderate, 1			1	\$40,300	
		: Generate		1, eu 11, j	. 10070			
			gency Generator R	ated @	400kw			
Diesel	50%		<u> </u>	2030	* *	1	\$40,500	
Diesei		ervation. F	Extent : Moderate		ected : 100%	1	ψτυ,500	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room 2							
			gency Generator R	ated @	750kw			
Batteries	r · · · ·		<u> </u>					
Lead/Acid	100%			2020	\$1,500	5	\$7,700	
Leau/ Aciu	100/0			2020	\$1,500	J	\$7,700	

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.

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

Asset #: 2034

Electrical	Current Repair	Futui	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tand-by Power						
Fuel Storage	-00/		4. 4.	_	046.700	
Day Tank	50%	2035	**	5	\$16,500	
	Other Observation, Extent : Moderate, Location : Basement	Area Affe	ectea : 100%			
	Explanation: 275 Gallons Capacity					
M-: T1-	50%	2030	* *	5	\$2.600	
Main Tank	0ther Observation, Extent : Moderate,			3	\$2,600	
	Location: Underground	Агеи Ајје	eciea . 100%			
	Explanation: 5000 Gallons Capacity					
ighting	Explanation: 3000 Gations Capacity					
Interior Lighting						
Fluorescent	68%	2027	\$2,044,300	10	\$111,000	
	Other Observation, Extent : Moderate,	Area Affe				
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	10%	2027	\$300,600	10	\$16,300	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: Compact Fluorescent I	amps				
Fluorescent	10%	2035	* *	10	\$16,300	
	T-8 Lamps And Fixtures, Extent: Light	, Area Af	fected : 100%			
	Location: Hallways, Kitchen, Visitor	s Area				
Incandescent	2%	2022	\$60,100	2	\$100	
LED	10%	2035	* *			
Egress Lighting						
Emergency, Service	45%	2022	\$40,500	1		
Emergency, Battery	5%	2027	\$12,300	10	\$2,100	
Exit, Service	50%	2022	\$30,500	1		
Exterior Lighting						
HID	20%	2027	\$162,100	10	\$100	
No Component	80%					
larm						
Security System	1000/	2022	Φ.C.4Ω, 5ΩΩ	1	Φ <b>7</b> 0.000	
Generic	100%	2022	\$649,500	1	\$78,000	
	Other Observation, Extent: Moderate, Location: Throughout The Building	Area Ajje	eciea : 100%			
	Explanation: C C T V Surveillance	Camera C	vstem			
Fire/Smoke Detection	Explanation . C C 1 v Surveillance	Jamera S	уыст			
Generic, Digital	100%	2035	* *	1-3	\$128,700	
Generie, Digital	Other Observation, Extent : Light, Area		! : 100%	1.3	Ψ120,700	
	Location: Throughout The Building	33 - 2 - 2 - 2				
	Explanation: Strobe Lights, Manual	Pull Stati	ons, Alarm Bells, F	Horns. Sn	noke Detectors	

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

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

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

Asset #: 2034

Mechanical	Cu	ırrent Repai	r	Futur	e Replacement	M	aintenance	
System Component Type		l Date Esti ears)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2037	* *	1		
	Other Observa Location : Ad Explanation	djacent D C	A S Building		: 100% Queens Borough H	all Buildi	ino	
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	. steem sup	pucu i rom ii	2023	\$113,400	5	\$10,600	
Distribution Central Plant Steam Piping/Pmp	100% N	ow	\$77,700	2027	\$258,900	4	\$8,800	
r iping/r inp	Corroded, Ext Location : Th		Area Affecte	d : 30%				
	Malfunctioning Location: C	ondensate R	eturn System,	Through	iout			
	On Extended I Location : Vo	-						
	Steam Traps F Location : Th	-	t : Severe, Ar	ea Affect	ed : 70%			
Terminal Devices Air Handler	60% N Corroded, Ext	ent : Severe,	31,445,100 Area Affecte	2037 d : 40%	* *	1	\$59,400	
	On Extended I Location : Vo	Life, Extent :	Severe, Area	Affected	! : 60%			
Air Handler	15%			2032	* *	1	\$16,500	
Convector/Radiator	15% N Corroded, Ext Location : Vo	ent : Severe,	\$50,300 Area Affecte	2025 d: 15%	\$503,300	1	\$7,800	
Unit Heater - Steam	10%			2022	\$294,000	4	\$1,600	
Air Conditioning Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	5%			2022	\$107,200	2	\$500	
	R-22 Refrigero Location : Re		-	ffected :	5%			
Split Unit	5% Other Observa	arious	: Light, Area	2035 Affected	* *			
Window/Wall Unit No Component	Explanation 5% 85%	: K-410a		2020	\$17,800	1		

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

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

Asset #: 2034

lechanical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori
ir Conditioning	•							•
Terminal Devices								
Fan Coil - 2 Pipe	5%			2035	* *	1	\$2,900	
No Component	95%							
Heat Rejection								
<b>Evaporative Condenser</b>	5%			2035	* *	2	\$6,200	
No Component	95%							
entilation								
Distribution								
Ductwork/Diffusers		Now Extent : So	\$145,500 evere, Area Affecte	LIFE <i>ed</i> : 70%	* *	2-5	\$69,500	
	Location	: Various						
			Extent : Severe, Are	ea Affecte	d : 20%			
			ıt, 1st Floor					
	Explana	tion : Venti	lation Does Not E	xist In La	obby, Basement An	d Variou	s Offices	
No Component	30%							
Exhaust Fans								
Interior		Now	\$426,600	2037	* *	2	\$3,100	
		-	tent : Severe, Area	ı Affected	: 70%			
	Location	: Through	out					
No Component	30%							
umbing								
H/C Water Piping								
Brass/Copper		Now	\$255,400	2027	\$1,276,800	1		
			loderate, Area Affe		%			
	Location	: Water M	ain And Various L	ocations				
HW Heat Exchanger	500/			2027	Φ126 400	4	Ф12 <b>2</b> 00	
Steam Fired	50%	NT.	Ф12 <i>С</i> 400	2027	\$136,400 * *	4	\$13,200	
Steam Fired		Now	\$136,400	2057		4	\$8,800	
		ent, Extent : Basemer	: Severe, Area Affo	естеа : 10	1%0			
			u mei tent : Severe, Area	. Affaatad	. 500/			
		-	nem . severe, Ared Basement Mer	і Ајјесіей	. 30%			
Sanitam: Dining	Locuiton	. 1 Onn. 1	оизетені те					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100/0			LIFE	•	1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	100/0			LILL		1		
Sump Pump(s) Submersible	100%	Now	\$6,800	2022	\$6,800	4	\$4,400	
Buomersione			30,800 tent : Severe, Area			7	φ <del>4</del> , <del>4</del> 00	
		-	it Next To Vacuum		. 100/0			
		20011101						
Fixtures								
Fixtures Generic	100%							
Fixtures Generic	100% Obsolete I	Fixtures E	xtent : Severe, Area	a Affecteo	l : 100%			

Vertical Transport

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

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

Mechanical	Current Repair	Futur	re Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Vertical Transport									
Elevators									
Geared Traction	70%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 70%								
	Location: B-8								
	Explanation: 3 Units								
Hydraulic	30%	LIFE	* *						
·	Other Observation, Extent: Light, Are	a Affected	l : 30%						
	Location: (1) B-2 (1) 1-2								
	Explanation: 2 Units								
Fire Suppression									
Standpipe									
Generic	100%	2027	\$713,900	1-5	\$89,700				
Sprinkler									
No Component	40%								
Generic	60%	2027	\$1,006,400	1-2	\$29,900				
Fire Pump									
Generic	100%	2023	\$110,300	1	\$33,200				
Chemical System									
Generic	100%	2025	\$2,000	1-3	\$4,000				
	Other Observation, Extent : Light, Are	a Affected	l : 100%						
	Location: 2nd Floor Kitchen								
	Explanation: 1 Uncompleted Set								

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

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)

Address : 09-09 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 23-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$486,100	\$981,900
Interior Architecture	\$610,700	\$262,300
Electrical	\$2,125,700	\$3,191,600
Mechanical	\$653,300	\$1,987,100
Total	\$3,875,800	\$6,422,900
Importance Code A	\$486,100	\$981,900
Importance Code B	\$3,354,600	\$5,401,300
Importance Code C	\$35,000	\$39,700
Total	\$3,875,800	\$6,422,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Interior Architecture	\$33,600	\$5,800	\$1,500	
Electrical	\$8,800	\$7,700	\$10,500	\$7,700
Mechanical	\$44,700	\$15,600	\$32,200	\$18,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$110,800	\$52,800	\$67,900	\$49,600
Importance Code A	\$2,000	\$3,300	\$2,000	\$2,000
Importance Code B	\$108,800	\$43,700	\$65,800	\$47,600
Importance Code C		\$5,800		
Total	\$110,800	\$52,800	\$67,900	\$49,600



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

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

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

Asset #: 4246

Architecture ystem Component Type		Current Repair	Futur	e Replacement	Maintenance		
	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
xterior	•						•
Exterior Walls							
Pre-Cast Concrete	-	pair Evident, Extent : Light, : Recaulking Of Exterior Jo		* * * * ted : 25%	5	\$421,400	
Windows	Bocanon	. Recalling of Ellertor ve					
Metal/Detention Type	100%		2046	* *	5	\$72,100	
Parapets							
Metal Rail	40%		2039	* *	5-10	\$110,900	
Pre-Cast Concrete	60%		LIFE	* *	5	\$57,900	
Roof	1000	37 4000 000	2020	0000000	_	<b>4.0.20</b>	_
Roll Roofing		Now \$382,800 Extent: Moderate, Area Affect	2028	\$382,800	5	\$40,200	1
		xieni : Moderaie, Ared Ajjec : Various Locations Throug					
		Crumbling, Extent : Severe, .		tod · 100%			
	_	: [a] Side Of Building	<i>Атей Аује</i> с	ieu . 40/0			
			Area Affe	eted: 85%			
	Drains Inad/Misposn, Extent : Severe, Area Affected : 85% Location : Throughout						
	Ponding, Extent: Moderate, Area Affected: 35%						
	Location : Various Locations Throughout, Ice Ponds Forming						
	Other Observation, Extent : Light, Area Affected : 50%						
	Location	: [b] Side Of Building					
	Explana	tion : Repairs In Progress					
terior							
Floors							
Cast in Place Concrete		Now \$33,600	LIFE	**	5	\$184,000	
		etration, Extent : Severe, Ar	ea Affecte	d : 5%			
		: Basement - Steam Leak					
Raised Access Floor		Now \$293,000	2041	* *	5	\$11,600	
		am Surface, Extent : Modero	ite, Area A	ffected : 40%			
		: Detention Control Rooms	4 00	1 1000/			
		ervation, Extent : Severe, A		d: 100%			
		: Detention Control Rooms					
T		tion : Worn Surfaces	LIEE	* *	-	<b>#24.200</b>	
Terrazzo	25%		LIFE	* *	5	\$24,200	
Traffic Topping	2%		2031	* *	5	\$3,100	
Interior Walls		Now \$25,000			3	\$3,100	
	10%	Now \$35,000	LIFE	* *	3	\$3,100	
Interior Walls	10% Diagonal	Cracks, Extent : Light, Area	LIFE Affected :	**	3	\$3,100	
Interior Walls Cast in Place Concrete	10% Diagonal Location		LIFE Affected : hanical Sp	* * 10% ace		·	
Interior Walls Cast in Place Concrete Ceramic Tile	10% Diagonal Location 8%	Cracks, Extent : Light, Area	LIFE Affected : hanical Sp 2035	** 10% ace **	5	\$11,500	
Interior Walls Cast in Place Concrete	10% Diagonal Location	Cracks, Extent : Light, Area	LIFE Affected : hanical Sp	* * 10% ace		·	

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

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

Asset #: 4246

Architecture	Curre	nt Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
Exposed Concrete	55% Now	\$84,100	LIFE	* *	5	\$10,600	
-	Broken/Missing E.	lements, Extent : Ligh	t, Area Aff	fected : 5%			
	Location : Vario	us Locations Through	out Basen	ient			
	Exposed Reinforce	ement, Extent : Light,	Area Affec	cted : 2%			
	Location : Vario	us Locations In Baser	nent Mech	anical Space			
Metal Panel	25% Now	\$198,500	LIFE	* *	5	\$38,600	
	Staining/Discolori	ing, Extent : Severe, A	rea Affect	ed : 60%			
	Location : Vario	us Locations Through	iout				
Plaster	20%		LIFE	* *	5	\$15,500	

Curre	nt Repair	Futur	e Replacement	Maintenance			
		Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
100%		2031	* *	5	\$300		
Other Observation	ı, Extent : Moderate, A	Area Affe	ected : 100%				
Location : Mech	anical Room / Pentho	use					
Explanation: 1-	75 Kva, 1- 15 Kva 48	0/208/12	0 Volts				
100%		2036	* *	1			
5%		2034	* *	5	\$100		
95%		2034	* *	5	\$2,100		
100%		2036	* *	1			
10%		2031	* *	5	\$100		
90%		2031	* *	5	\$2,000		
95%		2026	\$2,480,700	10	\$72,000		
T-12 Lamps And F	ixtures, Extent : Mod	erate, Ar	ea Affected : 100%	ó			
Location: Throu	ighout The Building						
5%		2026	\$19,400	10	\$100		
50%		2026	\$39,100	1			
50%		2026	\$26,500	1			
100%		2026	\$599,900	10	\$300		
	100% Other Observation Location : Mech Explanation : 1-  100%  5% 95%  100%  10%  95%  T-12 Lamps And F Location : Throw 5%  50%  50%	Total (Years)  100% Other Observation, Extent: Moderate, A Location: Mechanical Room/Penthol Explanation: 1-75 Kva, 1-15 Kva 48  100%  5% 95%  100%  10%  95% T-12 Lamps And Fixtures, Extent: Mode Location: Throughout The Building 5%  50% 50%	% of Total         Fail Date (Years)         Estimated Cost (Years)         Year FY           100%         2031           Other Observation, Extent: Moderate, Area Affel Location: Mechanical Room / Penthouse Explanation: 1- 75 Kva, 1- 15 Kva 480/208/12           100%         2036           5%         2034           95%         2034           10%         2036           10%         2031           90%         2026           T-12 Lamps And Fixtures, Extent: Moderate, Ar Location: Throughout The Building         5%           50%         2026           50%         2026           50%         2026           50%         2026           50%         2026	Year   Estimated Cost   Total   Years   Estimated Cost   Total   Years   Estimated Cost   Total   Years   Estimated Cost   Years   Estimated Cost   FY	No of Total   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)	No of Total   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   (Yrs)	

Alarm

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

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

Asset #: 4246

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2021	\$480,600	1	\$30,900	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation: CCTV Surveillance Car	neras				
Fire/Smoke Detection						
Generic, Analog	100%	2021	\$1,645,100	1-3	\$50,900	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation: Smoke Detectors, Manu	ial Pull St	ations And Alarm	Bells		

Mechanical		Current R	tepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2046	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	50%			2029	* *	1	\$20,400	
Pres. Reducing Valve/LP Steam	50%			2035	* *	5	\$2,500	
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$4,100	
Terminal Devices Air Handler	80%			2026	\$1.672.600	1	\$40,900	
Convector/Radiator		Now	\$1,600	2020	\$1,673,600	1 1	\$40,900	
	Location	: Througho			ected : 2% Shut Restricting Air	r Flow		
Convector/Radiator	10%			2031	* *	1	\$2,700	
Air Conditioning								
Energy Source Electricity	100%			2042	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%			2026	\$120,500	2	\$500	
No Component	90%							
	Location	: Adjacent	xtent : Light, Ared Building d By Offsite Chille		t : 0%			
Distribution	T		J - JJ					
CW & CHW Wtr Pipe/Pump	90%			2046	* *	4	\$3,700	
No Component	10%							

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

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

Asset #: 4246

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Dir	10%			2031	* *	1		
Expansion	000/			2026	#150 <b>2</b> 00		<b>0.46.000</b>	
Air Handler/Cool/Ht	90%			2026	\$150,200	1	\$46,000	
Heat Rejection	100/			2026	¢2 000	2	<b>\$5</b> ,000	
Air Cooled Condenser Unit	10%			2026	\$3,000	2	\$5,800	
No Component	90%							
Ventilation	9070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,100	
Exhaust Fans	10070						<b>\$10,100</b>	
Interior	100%			2031	* *	2	\$2,500	
Plumbing							* )	
H/C Water Piping								
Brass/Copper	100%	Now	\$22,200	2046	* *	1		
	Not in Serv	vice, Exten	t : Moderate, Area	Affected	: 5%			
	Location	: Triplex I	Booster Pumps					
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 1%			
	Location	: Water Se	ervice Entry					
	Explanat	ion : Strain	ner Needed					
HW Heat Exchanger								
Steam Fired		Now	\$4,700	2036	* *	4	\$8,200	
			: Light, Area Affec	ted : 1%				
	Location	: Piping C	Connections					
Sanitary Piping								
Cast Iron		Now	\$653,300	LIFE	* *	1		
			re, Area Affected :					
	Location	: Various	Locations Under S	lab				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2021	יט יט		Φ2 (00	
Non-Submersible	100%			2031	* *	4	\$2,600	
Sewage Ejector(s)	1000/	0.0	Φ2 100	2026	<b># 42</b> 000		Ф2 200	
Electric	100%	0-2	\$2,100	2026	\$42,800	4	\$3,300	
	-	-	nt : Severe, Area A					
T	Location	: 1 OJ 2 Se	ewage Ejectors No	ı working	g in The Basemeni			
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
Geared Traction		arvation L	Extent : Light, Area					
			xieni : Ligni, Area Basement To 2nd			ont To D	enthouse	
		ion : 4 Uni		1 toot Aft	u 2 Onus - Dasem	eni 10 Pe	eninouse	
Fire Suppression	Блрійниі	ion . 4 Oni						

Fire Suppression

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

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

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

Asset #: 4246

Mechanical	Curre	ent Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$41,700	
Sprinkler							
No Component	90%						
Generic	10%		2036	* *	1-2	\$2,300	

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)

Address : 09-09 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 23-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$504,100	\$1,107,800
Interior Architecture	\$907,600	\$351,700
Electrical	\$2,780,700	\$4,175,100
Mechanical		\$1,431,000
Total	\$4,192,400	\$7,065,500
Importance Code A	\$504,100	\$1,107,800
Importance Code B	\$3,688,300	\$5,904,400
Importance Code C		\$53,400
Total	\$4,192,400	\$7,065,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Interior Architecture	\$15,000			
Electrical	\$29,100	\$17,600	\$24,900	\$17,800
Mechanical	\$70,300	\$37,600	\$77,300	\$37,100
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$142,100	\$82,800	\$129,900	\$82,600
Importance Code A	\$14,000	\$4,300	\$4,200	\$2,700
Importance Code B	\$119,400	\$78,600	\$125,700	\$79,900
Importance Code C	\$8,700			
Total	\$142,100	\$82,800	\$129,900	\$82,600



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.

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

Asset #: 4245

rchitecture	Current Repair		Future Replacement		Maintenance				
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori	
terior									
Exterior Walls									
Pre-Cast Concrete	100%			LIFE	* *	5	\$492,200		
Windows									
Metal/Detention Type	100%			2046	* *	5	\$108,000		
Parapets									
Cast in Place Concrete	60%			LIFE	* *	5	\$95,000		
Metal Rail	40%			2039	* *	5-10	\$110,900		
Roof									
Roll Roofing		Now	\$382,800	2028	\$382,800	5	\$40,200	1	
		Blisters, Extent : Moderate, Area Affected : 15%							
	Location	: Various I	Locations Through	iout					
	_	Cracking/Crumbling, Extent: Severe, Area Affected: 35%							
	Location	Location : Throughout Drains Inad/Misposn, Extent : Severe, Area Affected : 100%							
	Drains Inc	ıd/Misposn,	Extent : Severe, A	Area Affe	cted : 100%				
	Location	: Througho	out						
	Ponding, I	Extent : Sev	ere, Area Affectea	! : 25%					
	Location	: Various I	Locations Through	out - Ice	Build Up				
erior									
Floors									
Cast in Place Concrete		Now	\$226,400	LIFE	* *	5	\$247,700		
			xtent : Light, Area	Affected	: 10%				
	Location	: Througho	out						
		ion : Basen Cleaning A		ed With T	oxic Material - Ma	acerator .	Exploded - In		
Raised Access Floor	5%	Now	\$191,600	2035	* *	5	\$15,200		
	Loose/Del	am Surface,	, Extent : Severe, 1	Area Affe	cted : 100%		-		
	Location	: Througho	out Control Room.	5					
Terrazzo	25%			LIFE	* *	5	\$31,600		
Interior Walls									
Ceramic Tile	10%			2039	* *	5	\$17,300		
Concrete Masonry Unit	77%			LIFE	* *	5	\$53,400		
Glass: Single Pane	5%			LIFE	* *	5	\$6,500		
2	Other Obs	ervation, E.	xtent : Light, Area		: 100%		. ,		
		: Through	_	50					
		ion : Contr							

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

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

Asset #: 4245

Architecture	Current Re	pair	Future R	eplacement	M	aintenance			
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nterior									
Ceilings									
AcousTileSusp.Lay-In	5% Now	\$6,300	2031	* *	5	\$4,000			
	Broken/Missing Elemen	ts, Extent : Mod	erate, Area	Affected : 5%					
	Location: Housing Co	ontrol Room Are	as						
	Staining/Discoloring, E	xtent : Moderate	, Area Affec	ted : 5%					
	Location: Housing Co	ontrol Room Are	as						
Exposed Concrete	50% Now	\$100,100	LIFE	* *	5	\$12,600			
1	Broken/Missing Elements, Extent: Light, Area Affected: 10%								
	Location: Throughout Basement								
	Exposed Reinforcement, Extent: Light, Area Affected: 5%								
	Location : In Basemer	nt Below Inmate	Shower Area	a And Various I	Locations	s.			
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : In Basemer								
Metal Panel	25% Now	\$389,500	LIFE	* *	5	\$50,600			
Tyrettar T tarrer	Staining/Discoloring, E	. ,		1 : 60%	J	Ψ20,000			
	Location : Throughou		. 00. 1255 00000	. 00,0					
Plaster	20%		LIFE	* *	5	\$20,200			

Electrical	Current Repair	Future Re	placement	М	aintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2036	* *	3	\$300			
	Other Observation, Extent: Mo	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room							
	Explanation : No Nameplate I	Ratings Available						
Transformers								
Dry Type	100%	2031	* *	3	\$800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: 300 Kva, 4160/	480/277 Volts						
Feeders								
Cable	100%	2034	* *	1				
Raceway								
Conduit	100%	2036	* *	1				
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2036	* *	5	\$2,800			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation : Main Service Sv	witch Rated @ 2000 A	mperes					

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

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

Asset #: 4245

Electrical	Current Repai	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estin	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Transformers							
Dry Type	100%	2031	* *	5	\$400		
3 31	Other Observation, Extent	: Moderate, Area Affe	cted : 100%				
	Location: Basement						
	Explanation: 1-112.5 Ki	va, 2- 45 Kva, 1- 30 K	va, 1- 15 Kva 480/	2018/120	O Volts		
Switchgear / Switchboard							
Molded Case Bkrs	100%	2036	* *	5	\$2,800		
Raceway							
Conduit	100%	2036	* *	1			
Panelboards							
Fused Disc Sw	5%	2034	* *	5	\$100		
Molded Case Bkrs	95%	2034	* *	5	\$2,700		
Wiring							
Thermoplastic	100%	2036	* *	1			
Motor Controllers							
Locally Mounted	5%	2031	* *	5			
Motor Control Center	90%	2031	* *	5	\$2,700		
Variable Frequency	5%	2031	* *				
Drive							
Ground							
Grounding Devices	4000/		de de	_	<b>4.</b>		
Generic	100%	LIFE	* *	5	\$1,600		
Stand-by Power							
Transfer Switches	1000/	2021	* *	1	<b>#22.200</b>		
Automatic	100%	2031	* *	1	\$33,300		
Generators	1000/	2020	ילי ילי	1	<b>0.41</b> ,000		
Diesel	100%	2029	**	1	\$41,900		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Generator Roc		Z 4 1000 K				
D	Explanation : 2- Diesel G	ensets Rated @ 625 K	Kw And 900 Kw				
Batteries	1000/	2010	¢2 000	5	\$4,000		
Lead/Acid	100%	2019	\$2,900	5	\$4,000		
Fuel Storage	50%	2024	* *	5	¢10,000		
Day Tank	Other Observation, Extent	2034 • Madarata Arag Affa	atad . 1000/	3	\$10,000		
	Location: Generator Roc		ciea . 100%				
	Explanation: 275 Gallon		o Conoratore				
M ' T 1			**		Φ1. COO		
Main Tank	50%	2041		5	\$1,600		
	Other Observation, Extent Location: Basement	: моаетате, Атеа Ајје	стеа : 100%				
	Explanation: 7500 Gallo	n Canacity					
Lighting	Explanation: 7500 Gallo	п Сарасиу					
Lighting Interior Lighting							
Fluorescent	95%	2026	\$3,245,100	10	\$94,200		
Tuorescent	T-12 Lamps And Fixtures,				φ94,∠00		
	Location: Throughout Th		сы 1111сски . 100/0				
IIID			¢25 400	10	<b>#200</b>		
HID	5%	2026	\$25,400	10	\$200		

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

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

Asset #: 4245

Electrical	Current Repair	Future	Replacement	M				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Egress Lighting								
Emergency, Service	50%	2026	\$51,100	1				
Exit, Service	50%	2026	\$34,600	1				
Exterior Lighting								
HID	100%	2026	\$784,700	10	\$300			
Alarm								
Security System								
Generic	100%	2021	\$628,600	1	\$40,400			
	Other Observation, Extent: Modera	ite, Area Affed	cted : 100%					
	Location: Throughout The Building	ng						
	Explanation: CCTV Surveilland	ce Cameras						
Fire/Smoke Detection								
Generic, Analog	100%	2021	\$2,152,100	1-3	\$66,600			
_	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building	ng						
	Explanation: Smoke Detectors, M	anual Pull St	ations And Alarm	Bells				

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2046	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	50%	2-4	\$14,000	2029	* *	1	\$24,000	
(		Extent : M : Mechani	oderate, Area Affe cal Room	cted : 2%	ó			
Pres. Reducing Valve/LP Steam	50%			2035	* *	5	\$3,200	
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$5,300	
Terminal Devices								
Air Handler	90%			2031	* *	1	\$60,200	
Fan Coil Unit/Heat	10%			2031	* *	1	\$3,500	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2039	* *	1	\$117,000	
Distribution CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	\$8,000	
Terminal Devices Air Handler/Cool/Ht	100%			2031	**	1	\$66,800	

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

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

Asset #: 4245

Mechanical		Current Repair		e Replacement	М		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Heat Rejection							
Water Cooling Tower	100%		2027	\$738,600	2	\$108,800	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$60,300	
Exhaust Fans							
Interior	100%		2026	\$692,400	2	\$3,300	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2046	* *	1		
HW Heat Exchanger							
Steam Fired		Now \$6,200	2036	* *	4	\$10,700	
		ent, Extent : Light, Area Affec	ted : 1%				
	Location	: Piping Connections					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)			_		_		_
Non-Submersible	100%		2034	* *	4	\$2,300	
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Basement					
	Explana	ion : Duplex Units					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: 2 Units - Basement To 2nd	Floor An	nd 2 Units - Basemo	ent To Pe	enthouse	
	Explana	ion: 4 Units					
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$54,500	
Sprinkler							
No Component	20%						
Generic	80%		2036	* *	1-2	\$24,200	

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Address : 18-18 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.010 / 2045 Yr Built/Renovated : 1976 /

Area Sq Ft : 492,205 Project Type : CORRECTION

Date of Survey : 14-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$30,696,100	\$79,669,600
Interior Architecture	\$11,066,900	\$3,711,400
Electrical	\$11,749,100	\$11,337,100
Mechanical	\$6,035,000	\$4,315,400
Total	\$59,547,100	\$99,033,500
Importance Code A	\$31,283,000	\$79,726,200
Importance Code B	\$26,852,000	\$19,132,200
Importance Code C	\$1,412,100	\$175,000
Total	\$59,547,100	\$99,033,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$8,900	
Interior Architecture			\$9,200	\$23,000
Electrical	\$94,200	\$93,000	\$113,900	\$113,000
Mechanical	\$46,600	\$80,900	\$114,500	\$97,700
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$180,200	\$213,300	\$285,900	\$273,300
Importance Code A	\$500		\$10,100	\$15,100
Importance Code B	\$179,700	\$213,300	\$275,800	\$258,100
Importance Code C				
Total	\$180,200	\$213,300	\$285,900	\$273,300



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

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

Asset #: 2045

chitecture	Cı	Current Repair		e Replacement	N	Maintenance					
stem Component Type		ll Date Estimated Cost (ears)	Year FY	<b>Estimated Cos</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
erior											
Exterior Walls											
Concrete Masonry Unit		4+ \$441,800	LIFE	* :	* 5	\$34,900					
		ces, Extent : Moderate, A	Area Affect	ed : 20%							
		eeling In Basement.									
Glass Block	1%		LIFE	* :	3	\$5,800					
Masonry: Brick	80% N		LIFE	* :	* 5	\$744,100	1				
	Broken/Missing Elements, Extent: Severe, Area Affected: 35% Location: Along Upper Floor And Parapets - Buildings 3-5										
			-	_							
	_	cks, Extent : Moderate, A	Area Affect	ted: 15%							
	Location : B		. 1 150								
		Extent : Light, Area Affa		0							
		uilding 20 And Through		-4-1.50/							
		acks, Extent : Moderate, ulkheads, Above Window		ciea : 5%							
		Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 35%									
	Location: Along Second Floor Windows Buildings 1-5, K-Dormitory Facades										
	Location: Along Second Floor windows Buildings 1-3, K-Dormitory Facades  Misaligned/Bulging, Extent: Moderate, Area Affected: 55%										
	Misalignea/Bulging, Extent : Moderate, Area Affectea : 33% Location : Bulkheads, Corners, Above 2nd Floor Window Heads										
	Water Penetration, Extent : Severe, Area Affected : 35%										
	Water Penetra	ition Extent · Severe Ar	ea Affecte	d · 35%							
					ious Locat	ions. Buildings 1-2					
	Location: K	ition, Extent : Severe, Ar -Dorms 1-4, Upper Leve leight - Lower Level.			ious Locat	ions, Buildings 1-2					
	Location : K Baseboard F	-Dorms 1-4, Upper Leve	l Cells Bu	ildings 1-5 - Var	ious Locat	ions, Buildings 1-2					
	Location : K Baseboard F	-Dorms 1-4, Upper Leve leight - Lower Level. ıtion, Extent : Light, Are	l Cells Bu	ildings 1-5 - Var	ious Locat	ions, Buildings 1-2					
	Location : K Baseboard F Other Observe Location : T	-Dorms 1-4, Upper Leve leight - Lower Level. ıtion, Extent : Light, Are	l Cells Bu	ildings 1-5 - Var	ious Locat	ions, Buildings 1-2					
Metal/Glass Curt Wall	Location : K Baseboard F Other Observe Location : T	-Dorms 1-4, Upper Leve leight - Lower Level. ution, Extent : Light, Are hroughout : Brick Cavity Wall	l Cells Bu	ildings 1-5 - Var		\$34,900					
Metal/Glass Curt Wall	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus	-Dorms 1-4, Upper Level leight - Lower Level. ution, Extent : Light, Are hroughout : Brick Cavity Wall ow \$567,500 sting, Extent : Moderate,	l Cells Bu a Affected LIFE Area Affe	ildings 1-5 - Var. : 100% *: cted : 35%	* 5						
Metal/Glass Curt Wall	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus Location: Si	-Dorms 1-4, Upper Level leight - Lower Level. ution, Extent : Light, Are hroughout : Brick Cavity Wall ow \$567,500 wting, Extent : Moderate, vairs At End Of Day Roo	a Affected  LIFE  Area Affe ms - East 1	ildings 1-5 - Var : 100% * : cted : 35% And North Facac	* 5						
Metal/Glass Curt Wall	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus Location: S Deteriorated I	Torms 1-4, Upper Level Leight - Lower Level. Letion, Extent : Light, Are Aroughout Tow \$567,500 Letting, Extent : Moderate, Leairs At End Of Day Rook Finish, Extent : Moderate	a Affected  LIFE Area Affe ms - East 1	: 100% : 100% * : cted : 35% And North Facac fected : 50%	* 5						
Metal/Glass Curt Wall	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus Location: S Deteriorated I	-Dorms 1-4, Upper Level leight - Lower Level. ution, Extent : Light, Are hroughout : Brick Cavity Wall ow \$567,500 wting, Extent : Moderate, vairs At End Of Day Roo	a Affected  LIFE Area Affe ms - East 1	: 100% : 100% * : cted : 35% And North Facac fected : 50%	* 5						
Metal/Glass Curt Wall Metal Panel	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus Location: S Deteriorated I	Torms 1-4, Upper Level Leight - Lower Level. Letion, Extent : Light, Are Aroughout E Brick Cavity Wall Low \$567,500 Leting, Extent : Moderate, Leairs At End Of Day Rook Leairs At End Of Day Rook Leairs At End Of Day Rook	a Affected  LIFE Area Affe ms - East 1	: 100% : 100% * : cted : 35% And North Facac fected : 50%	* 5 les						
	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus Location: Si Deteriorated I Location: Si 5% N	Torms 1-4, Upper Level Leight - Lower Level. Letion, Extent : Light, Are Aroughout E Brick Cavity Wall Low \$567,500 Leting, Extent : Moderate, Leairs At End Of Day Rook Leairs At End Of Day Rook Leairs At End Of Day Rook	LIFE Area Affe ms - East 1 e, Area Aff ms - East 1 2036	ildings 1-5 - Var : 100% : ted : 35% And North Facad Gected : 50% And North Facad	* 5 les	\$34,900					
	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus Location: S Deteriorated I Location: S Corrosion/Rus Location: S Corrosion/Rus Location: S	Torms 1-4, Upper Level Leight - Lower Level. Leight - Lower Level. Leight, Are Leight, Are Leight, Are Leight, Are Leight, Are Leight, Are Leight, Extent : Moderate, Leirs At End Of Day Roos Leirs At End Of Gymnas Leith Facade Of Gymnas	LIFE Area Affe ms - East A e, Area Affe ms - East A Area Affe Area Affe	: 100%  : 100%  cted: 35%  And North Facac fected: 50%  And North Facac *: cted: 30%	* 5 les	\$34,900					
	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus Location: Si Deteriorated I Location: Si 5% N Corrosion/Rus Location: Si Deformed/Der	a-Dorms 1-4, Upper Level Leight - Lower Level. Lettion, Extent : Light, Are Aroughout  Enrick Cavity Wall  Sow \$567,500 Letting, Extent : Moderate, Leairs At End Of Day Rood Lettins, Extent : Moderate, Leairs At End Of Day Rood Lettins, Extent : Moderate, Leairs At End Of Gymnass Lettins, Extent : Moderate, Lettins E	LIFE Area Affe ms - East A e, Area Affe ms - East A Area Affe Area Affe	: 100%  : 100%  cted: 35%  And North Facac fected: 50%  And North Facac *: cted: 30%	* 5 les	\$34,900					
	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus Location: S Deteriorated I Location: S Corrosion/Rus Location: S Corrosion/Rus Location: S	a-Dorms 1-4, Upper Level Leight - Lower Level. Lettion, Extent : Light, Are Aroughout  Enrick Cavity Wall  Sow \$567,500 Letting, Extent : Moderate, Leairs At End Of Day Rood Lettins, Extent : Moderate, Leairs At End Of Day Rood Lettins, Extent : Moderate, Leairs At End Of Gymnass Lettins, Extent : Moderate, Lettins E	LIFE Area Affe ms - East A e, Area Affe ms - East A Area Affe Area Affe	: 100%  : 100%  cted: 35%  And North Facac fected: 50%  And North Facac *: cted: 30%	* 5 les	\$34,900					
	Location: K Baseboard F Other Observe Location: T Explanation 2% N Corrosion/Rus Location: Si Deteriorated I Location: Si 5% N Corrosion/Rus Location: Si Deformed/Der	a-Dorms 1-4, Upper Level Leight - Lower Level. Lettion, Extent : Light, Are Aroughout  Enrick Cavity Wall  Sow \$567,500 Letting, Extent : Moderate, Leairs At End Of Day Rood Lettins, Extent : Moderate, Leairs At End Of Day Rood Lettins, Extent : Moderate, Leairs At End Of Gymnass Lettins, Extent : Moderate, Lettins E	LIFE Area Affe ms - East A e, Area Affe ms - East A Area Affe Area Affe	: 100%  : 100%  cted: 35%  And North Facac fected: 50%  And North Facac *: cted: 30%	* 5 les les * 5	\$34,900					

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

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

Asset #: 2045

Architecture	Current	Current Repair Future Replacement			M		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Windows							
Metal/Detention Type	97% Now Air Infiltration, Externation: Throug Corrosion/Rusting, Location: Cell Blace Deteriorated Finish Location: Cell Blace Glazing Broken/Crace Location: Cell Blace Caulking Deteriorate Location: Throug	hout Extent: Moderate, A ocks Throughout. , Extent: Moderate, ocks Throughout. ocked, Extent: Mode ock 14 And Various ted, Extent: Severe,	Area Affec Area Affe erate, Area Locations	ted : 25%  cted : 50%  Affected : 50%  Throughout.	5	\$346,100	
	Unit Inoperable, Extent: Moderate, Area Affected: 40% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 40% Location: Throughout						
Metal Louvers	3%		2035	* *	10	\$36,700	
Parapets							
Cast in Place Concrete	35% 40% Now	¢(52,200	LIFE LIFE	* *	5 5	\$332,100	1
Masonry: Brick Cavity	Broken/Missing Ele Location: Buildin				3	\$36,800	1
Metal Panel	5%		2036	* *	5	\$17,800	
Metal Rail	20% Now Corrosion/Rusting, Location: Over C	\$47,100 Extent : Moderate, A ell Housing Three Q		\$942,700 ted: 5%	5	\$130,500	
Roof							
Panel/Paver: Cer/Brk		Extent : Light, Area itchen And Kitchen Structure In 2009		**	10	\$67,300	
Single Ply Membrane	Water Penetration, Location : Elevato Other Observation, Location : Throug	ldings re, Extent : Severe, forridor, T- Post, An Extent : Severe, Are r Bulkhead - K-Dor Extent : Moderate, A	Area Affec ad Building a Affected ms Area Affec	: 1-2 : 5% ted : 30%			1
nterior	Explanation : Imp	roper Pitch, Drains	At High P	oint			

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

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

Asset #: 2045

Architecture	Curren	Repair	Future Replacement		M					
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
nterior										
Floors										
Cast in Place Concrete	22% Now	\$162,000	LIFE	* *	5	\$354,500				
		Extent: Moderate, A	Area Affe	cted : 10%						
	Location : Basem									
		ound Water Penetrat								
Ceramic Tile	5% Now	\$68,600	2029	* *	5	\$18,400				
	_	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Dormitory 1 Top Level								
	Location : Dormi									
Terrazzo	23% Now	\$757,200	LIFE	* *	5	\$132,400				
	_	g, Extent : Moderate	e, Area Af	fected : 10%						
	Location : Corrid	or Near Pharmacy								
Traffic Topping	15% Now	\$131,800	2026	\$2,635,100	5	\$69,100				
	Worn/Eroded, Exte	nt : Moderate, Area	Affected :	10%						
	Location : Gymno	sium								
Vinyl Tile	25% Now	\$903,100	2021	\$3,010,500	3	\$69,100				
	Broken/Missing Ele	ments, Extent : Seve	re, Area A	Affected : 5%						
	Location: Mens Locker Room And 1st Floor Entry, Chapel And Control Room On First									
	Floor. Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
			ea Affecto	ed : 10%						
	Location: Maintenance Corridor									
	Patching Evident, Extent : Moderate, Area Affected : 30%  Location : Throughout									
	Uneven Substrate, Extent : Severe, Area Affected : 20%									
	Location : Main Corridors									
	Worn/Eroded, Extent : Moderate, Area Affected : 50%									
	Location : Throug									
Vinyl Tile 9" X 9"	10%		2021	\$1,560,000	3	\$27,600				
· ingr 1110 / 11 /		Extent : Severe, Are			5	<i>\$27,000</i>				
	Location : Buildir		00							
	Explanation: 9x9	•								

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

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

Asset #: 2045

Architecture	Ure Current Repair Future Replacement	Maintenance						
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$197,100	LIFE	* *			
		ing, Extent : Generato	: Moderate, Area . or Room.	Affected	: 10%			
Concrete Masonry Unit	54%	Now	\$934,200	LIFE	* *	5	\$175,000	
,	Diagonal (	Cracks, Exi	ent : Severe, Area	Affected	: 10%			
	_		s Between Building					
Glass: Single Pane	3%	Now	\$280,800	LIFE	* *	5	\$18,200	
C	Glazing Br	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 20%						
	Location	: Control	Rooms Throughout	:				
	Other Observation, Extent: Severe, Area Affected: 30%							
	Location: Control Rooms Throughout							
	Explanat	ion : Fogg	y/scratched					
Metal Security Bars	3%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$24,300	
SGFT/Glazed Masonry	10%			LIFE	* *			
SGFT/Glazed Masonry	5%			LIFE	* *			
, and the second	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Main Kitchen And Kitchen Corridor							
	Explanat	ion : Recer	nt Installation Evid	ent				
Steel Plate	5%			LIFE	* *	5	\$24,300	

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

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

Asset #: 2045

Architecture		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	Broken/Mi Location Staining/D	: Control Ro	xtent : Severe, A			5	\$92,100	
		etration, Exte : Control Ro	ent : Moderate, 1 om.	Area Affe	cted : 5%			
Exposed Concrete	Location Water Pen- Location	: Corridors A etration, Exte	ent : Severe, Are In Buildings 1, 2	Building. a Affecte	s 1, 2, 4 And K-Da		\$28,800	
Exposed Struc: Steel	Corrosion/		\$745,700 ent : Moderate, A sing 6 And 8 An		* * cted : 20% s Locations Throu	ghout, M	ain Electrical	
Metal Panel	Corrosion/ Location	: Throughou Dented, Exte	\$236,500 ent: Moderate, A t Corridors nt: Light, Area			5	\$92,100	
Plaster	Water Pen		\$650,600 ent : Moderate, 1 -4 Upper Level,		* * cted : 100% cks 11 And 16 Upp	5 pers,	\$161,200	

lectrical	Current Repair	Future Rep	olacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	3	\$2,100	
	Other Observation, Extent : Moderate,	Area Affected :	100%			
	Location: Kitchen Main Electrical Re	oom				
	Explanation: 600 Amperes, 4160 Vol	ts				
Transformers						
Dry Type	100%	2039	* *	3	\$2,700	
	Other Observation, Extent : Moderate,	Area Affected :	100%			
	Location: Kitchen Main Electrical Re	oom				
	Explanation : 2- 1500 Kva, 4160/480,	/277 Volts				
Feeders						
Cable	100%	2042	* *	1		
Raceway						
Conduit	100%	2046	* *	1		

Under 600 Volts

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

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

Asset #: 2045

Electrical	Current Re	epair Fi	ıture Replacement	N	Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Yes	ar Estimated Cos Y	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts		•					
Service Equipment							
Air Circuit Breaker	50%	20	<b>*</b> *	* 5	\$1,300		
	Other Observation, Ex		Affected : 100%				
	Location : Kitchen M						
	Explanation: 2- Mai	n Service Switches Ra	ted @ 3000 Amperes				
Air Circuit Breaker	25%	20	26 \$56,600	) 5	\$600		
	Other Observation, Ex	tent : Moderate, Area	Affected : 100%				
	Location : Old Electr	ical Room					
	Explanation : Main S	ervice Switch Rated @					
Fused Disc Sw	25%	20		* 5	\$500		
	Other Observation, Ex		Affected : 100%				
	Location : Old Electr	ical Room					
	Explanation : Main S	'ervice Switch Rated @	2000 Amperes				
Transformers							
Dry Type	100%	20	. ,	) 5	\$1,800		
	Other Observation, Ex		Affected : 100%				
	Location : Old Electr						
	Explanation: 150 Kv	a, 480/208 Volts					
Switchgear / Switchboard				_			
Fused Disc Sw	20%	20			\$400		
Molded Case Bkrs	40%	20			\$5,200		
Molded Case Bkrs	40%	20	46 * *	* 5	\$5,200		
Raceway	700/	20	36 **	. 1			
Conduit	70%	20		1			
Conduit	30%	20	26 \$337,500	) 1			
Panelboards	100/	20	25 0102 400		<b>#1 100</b>		
Fused Disc Sw	10%	20			\$1,100		
Molded Case Bkrs	50%	20			\$6,500		
Molded Case Bkrs	35%	20	9 <del>4</del>	3	\$4,500		
Molded Case Bkrs	5%	20	42	5	\$600		
Wiring  Braided Cloth	20% 2.4	\$246,600 20	51 *>	k 1			
Braided Cloth	20% 2-4 Other Observation, Ex	\$346,600 20	<i>)</i> 1	1			
	Location : Throughor		пусыса. 10070				
	Explanation : Insulat	=					
Thormonlostic	50%		26 \$944.600	) 1			
Thermoplastic	50% 25%	20	•				
Thermoplastic	25% 5%	20 20	30	1			
Thermoplastic	370	20	<del>1</del> U	<u> </u>			
Motor Controllers	10%	20	7/ \$22.000	) 5	\$300		
Locally Mounted	10% 10%	20	. ,		\$300 \$300		
Locally Mounted Motor Control Center	40%	20			\$5,400		
Motor Control Center  Motor Control Center	40% 40%	20			\$5,400 \$5,400		
Ground	4U70	20.	<u> </u>	, 3	\$3,400		
Grounding Devices							
Grounding Devices Generic	100%	LI	7F **	* 5	\$7,200		
Stand-by Power	100/0	LII	. <b>ப</b>	3	Φ1,400		

#### Stand-by Power

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

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

Asset #: 2045

Electrical	Current F	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power							
Transfer Switches	700/		2020	* *	1	Φ <b>7</b> 5 <b>7</b> 00	
Automatic	50%		2039	**	1	\$75,700	
Automatic Automatic	25% 25%		2031 2024	\$75,700	1 1	\$37,900 \$37,900	
Generators	2370		2024	\$75,700	1	\$37,900	
Diesel	50% Other Observation, E Location : W 17, 18 Explanation : Ratea	, 19	2035 Area Affe	* * octed : 100%	1	\$95,300	
Diesel	25% Other Observation, E Location : Outside of Explanation : Ratea	Of Main Kitchen A		* * ccted : 100%	1	\$47,700	
Diesel	25% Now Not in Service, Extend Location: Old Main		2041 Affected	* * : 100%	1	\$42,900	
Batteries							
Lead/Acid Lead/Acid	75% 25%		2020 2019	\$2,200 \$700	5 5	\$13,700 \$4,600	
Fuel Storage							
Day Tank	25% Other Observation, E Location: W17, 18.	19	2042 Area Affe	* * ected : 100%	5	\$22,800	
Day Tank	Explanation: 275 C 25% Other Observation, E Location: Outside C Explanation: 250 C	xtent : Light, Area Of Main Kitchen A		**: 100%	5	\$22,800	
Underground Storage	50% Other Observation, E Location: Undergra Explanation: 20000	xtent : Moderate, A	LIFE Area Affe	* * rected : 100%	5	\$15,200	
Lighting							
Interior Lighting Fluorescent	65% T-12 Lamps And Fixt Location : Through		2021 lerate, Ar	\$10,110,900 ea Affected : 100%	10	\$293,400	
Fluorescent	25% T-8 Lamps And Fixtu Location : Through		2031 rate, Are	* * a Affected : 100%	10	\$112,900	
Fluorescent	8%  Compact Fluorescent  Location: Through	_	2026 oderate, A	\$1,244,400 Area Affected : 100	10	\$36,100	
HID	1%		2021	\$23,200	10	\$200	
Incandescent	1%		2021	\$155,600	2	\$100	

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

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

Asset #: 2045

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2026	\$232,700	1		
Exit, Service	45%	2021	\$141,900	1		
Exit, Service	5%	2026	\$15,800	1		
Exterior Lighting						
HID	100%	2026	\$3,573,500	10	\$1,500	
Alarm						
Security System						
Generic	100%	2026	\$2,862,700	1	\$183,800	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location : Throughout The	e Building				
	Explanation: CCTV Su	rveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2034	* *	1-3	\$312,500	
_	Other Observation, Extent :	Moderate, Area Affe	cted : 100%			
	Location : Throughout The	e Building				
	Explanation: Strobe Light	ts, Manual Pull Statio	ons, Alam Bells, Sn	noke Det	ectors, Horns	

Mechanical		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2022	\$586,900	5	\$29,200	
Distribution								
Hot Wtr Piping/Pump	60%			2034	* *	4	\$14,600	
Central Plant Steam Piping/Pmp	40%			2036	* *	4	\$14,600	
Terminal Devices								
Air Handler		Now	\$373,900	2026	\$3,738,700	1	\$82,200	
			re, Area Affected : r Dampers / Tempe		Controls			
Convector/Radiator	Other Observation	: Building			* * ed : 100% .nd Is On Extended	1 Life	\$100,200	
Air Conditioning			· ·					
Energy Source								
Electricity	100%			2042	* *	1		

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

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

Asset #: 2045

Mechanical	Current Repair			Future	Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estin (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning  Conversion Equipment  Exterior Pkg Unit -  Cooling	40%			2036	* *	2	\$12,100		
C	R-22 Refri	gerant, Extent :	Light, Area A	ffected :	100%				
	Location	-							
	Location	-		Affected	: 100%				
		ion : Under Con	struction						
Window/Wall Unit No Component	20% 40%			2019	\$369,400	1			
Terminal Devices Air Handler/Cool/Ht	40%			2021	\$2,385,500	1	\$121,800		
No Component	60%								
Heat Rejection Dry Cooler	40%			2021	¢1 156 700	2	\$137,100		
No Component	60%			2021	\$1,156,700	2	\$137,100		
Ventilation	0070								
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$274,500		
Exhaust Fans							·		
Roof	100%			2031	* *	2	\$15,100		
Plumbing									
H/C Water Piping									
Brass/Copper	20%			2036	* *	1			
Galvanized Steel	80%			2031	* *	1			
HW Heat Exchanger	1000/			2026	* *		<b>452</b> 000		
Steam Fired	100%			2036	* *	4	\$73,000		
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070			LIFE		1			
Cast Iron	100%	0-2	\$92,300	LIFE	* *	1			
Cast Holl	Leak Evide	ent, Extent : Seve : Throughout			%	1			
Sump Pump(s)									
Non-Submersible	100%			2026	\$135,100	4	\$10,400		
		ervation, Extent	: Light, Area	Affected	: 100%				
		: Basement							
<del></del>	Explana	ion : Duplex Un	it						
Sewage Ejector(s)	1000/			2026	¢255 200	1	¢10.600		
Electric	100%	ervation, Extent	· Light Argo	2026	\$255,300	4	\$19,600		
		: Basement	. ықш, лгей	пунства	. 100/0				
		ion : Duplex Un	it						
Fixtures	2.vp varian	Zupien On	••						
Generic	100%								
Vertical Transport									

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

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

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

Asset #: 2045

Mechanical		Current Repai	r	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Esti (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obse	rvation, Extent	: Light, Area	Affected	! : 100%			
	Location :	(9) 1-2, (1) 1-3	3					
	Explanation	on: 10 Units						
Fire Suppression								
Standpipe								
Generic	100%	Now	\$73,900	2052	* *	1-5	\$174,600	
	Leak Evider	ıt, Extent : Seve	ere, Area Affe	cted: 5%	%			
	Location :	Next To Main	Entrance					
Sprinkler								
No Component	60%							
Generic	40%			2052	* *	1-2	\$55,200	
Chemical System								
Generic	100%			2024	\$3,700	1-3	\$3,700	

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE

Address : RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.270 / 13661 Yr Built/Renovated : 2002 /

Area Sq Ft : 11,146 Project Type : CORRECTION

Date of Survey : 12-Jan-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$38,500	\$40,900
Interior Architecture		\$35,800
Total	\$38,500	\$76,700
Importance Code A	\$38,500	\$40,900
Importance Code B		\$35,800
Total	\$38,500	\$76,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$17,200		\$13,400	\$2,800
Interior Architecture	\$16,300	\$200		
Electrical	\$1,600	\$1,400	\$11,300	\$1,700
Mechanical	\$200	\$100	\$200	\$200
Total	\$35,400	\$1,700	\$24,900	\$4,800
Importance Code A	\$17,300		\$13,600	\$2,800
Importance Code B	\$18,100	\$1,700	\$11,300	\$2,000
Importance Code C				
Total	\$35,400	\$1,700	\$24,900	\$4,800



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

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

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

Asset #: 13661

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$6,900	
Concrete Masonry Unit				LIFE	* *	5	\$1,700	
Metal Panel		Now	\$15,100	2046	* *	5	\$40,900	
			ctent : Light, Area	Affected	: 10%			
			nd East Facades					
			s, Extent : Moderat		Affected : 10%			
	Location	: Overhan	g Above Loading I	Dock				
Metal Coiling Doors	5%			2039	* *	5	\$4,300	
Window Wall	1%			2046	* *	5	\$1,000	
Windows								
Steel	100%			2042	* *	5	\$5,700	
Parapets								
Metal Panel	100%			2046	* *	5	\$25,800	
Roof								
Metal Panel	100%	Now	\$38,500	2039	* *			
	Gut/DS No	on Func/Mi	ss, Extent : Severe	, Area Aj	ffected : 15%			
	Location	: Roof Gu	tters - Built-up Ice					
	Water Per	etration, E	xtent : Moderate, A	Area Affe	ected : 3%			
	Location	: Above O	verhead Doors At 1	Loading	Dock			
nterior								
Floors								
Cast in Place Concrete	98%	Now	\$16,300	LIFE	* *	5	\$35,800	
	Cracking/	Crumbling,	Extent: Moderate	, Area Ą	ffected : 5%			
	Location	Location : At South Freezer Door Threshold						
	Horizonta	l Cracks, E	xtent : Light, Area	Affected	: 2%			
	Location	: Loading	Dock And Electric	al Room				
	Uneven Si	ırface, Exte	ent : Severe, Area A	Affected :	10%			
	Location	: Trench I	Drains Cracking Ar	ıd Settlin	g Below Slab			
Ceramic Tile	2%			2035	* *	5	\$300	
Interior Walls							4230	
Glass: Single Pane	5%			LIFE	* *	5	\$700	
Metal Panel	60%			LIFE	* *	-	ψ, 30	
SGFT/Glazed Masonry	20%			LIFE	* *			
Steel Plate	15%			LIFE	* *	5	\$1,700	
Steel I late		ervation. F	Extent : Moderate		ected : 100%	5	Ψ1,700	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Freezer Area							
		tion : Struc						
Ceilings	Dapinia	Sirac	ar breet					
Exposed Struc: Steel	20%			LIFE	* *			
Fiber Board	20%			2031	* *			
Metal Panel	60%			LIFE	* *	5		
Wietar i and	0070			ин и		<i>J</i>		

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

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

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

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

Asset #: 13661

Electrical	Current Repair	Future Replacem	ent	М	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts		•					
Service Equipment							
Molded Case Bkrs	100%	2046	* *	5	\$300		
	Other Observation, Extent : Moderat	te, Area Affected : 100%					
	Location : Electrical Room						
	Explanation : Main Service Switch	Rated @ 800 Amperes					
Transformers				_			
Dry Type	100%	2039	* *	5			
	Other Observation, Extent : Moderat	te, Area Affected : 100%					
	Location: Electrical Room						
	Explanation : No Available Namep	late Ratings					
Switchgear / Switchboard	1000/	2046	ala -t-	_	***		
Molded Case Bkrs	100%	2046	* *	5	\$300		
Raceway							
Conduit	100%	2046	* *	1			
Panelboards							
Fused Disc Sw	2%	2042	* *	5			
Molded Case Bkrs	98%	2042	* *	5	\$300		
Wiring							
Thermoplastic	100%	2046	* *	1			
Motor Controllers							
Locally Mounted	100%	2039	* *	5	\$100		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$200		
Stand-by Power							
Transfer Switches							
Automatic	100%	2039	* *	1	\$3,400		
Generators							
Not Accessible	100%						
Batteries							
Not Accessible	100%						
Fuel Storage							
Underground Storage	100%	LIFE	* *	5	\$700		
	Other Observation, Extent: Moderat	te, Area Affected : 100%					
	Location: Underground						
	Explanation: 2500 Gallon Capacit	'y					
Lighting		-					
Interior Lighting							
Fluorescent	80%	2031	* *	10	\$8,200		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Office And Inside Freeze	ers					
	Explanation: T-8 Lamps						
HID	20%	2031	* *	10	\$100		
Egress Lighting	-	= = =			+		
Emergency, Battery	50%	2031	* *	10	\$1,300		
Exit, Service	50%	2031	* *	1	¥ - ,= • •		
LAIL, SCIVICE	5070	2031		1			

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

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

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

Asset #: 13661

Electrical	Current Repair	Future Replacemen	nt	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting HID	100%	2031	* *	10		
Alarm						
Security System						
Generic	100%	2031	* *	1	\$4,200	
	Other Observation, Extent: Moderate,	Area Affected : 100%				
	Location: Throughout The Building					
	Explanation: CCTV Surveillance Can	neras				
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$7,100	
_	Other Observation, Extent : Moderate,	Area Affected : 100%				
	Location : Throughout The Building					
	Explanation: Strobe Lights, Manual I	Pull Stations, Smoke De	tectoi	rs And A	Alarm Bells	

Mechanical	Current Repair Future Replacement		М	aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	10%		2027	\$13,300	2	\$300	
No Component	90%						
Terminal Devices							
Induction Unit	10%		2035	* *	1	\$400	
No Component	90%						
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Window/Wall Unit	10%		2024	\$4,200	1		
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		
Water Heater							
Electric	100%		2024	\$17,700	4	\$100	
	Other Obs	ervation, Extent : Light, Ared	a Affected	! : 100%			
	Location	: Closet					
	Explanat	ion : 1 - 120 Gallon Unit					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		

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

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

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

Asset #: 13661

Mechanical	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
lumbing						
Sump Pump(s)						
Non-Submersible	100%	2034	* *	4	\$200	
	Other Observation, Extent : Light, Ar	rea Affected : 10	0%			
	Location: Mechanical Room					
	Explanation: Duplex Unit					
Backflow Preventer						
Generic	100%	2031	* *	1	\$700	
Fixtures						
Generic	100%					

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Address : 17-19 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.095 / 14781 Yr Built/Renovated : 2015 /

Area Sq Ft : 13,769 Project Type : CORRECTION

Date of Survey : 13-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2118476

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$68,600	\$182,800
Total	\$68,600	\$182,800
Importance Code A	\$68,600	\$182,800
Total	\$68,600	\$182,800

			\$900
\$5,400	\$4,400	\$6,000	\$22,300
\$1,400	\$1,400	\$1,400	\$29,200
\$6,800	\$5,800	\$7,400	\$52,400
\$4,000	\$3,700	\$5,600	\$5,500
\$2,800	\$2,100	\$1,700	\$5,200
			\$13,900
			\$27,900
FY 2019	FY 2020	FY 2021	FY 2022
	\$2,800 \$4,000 <b>\$6,800</b> \$1,400	\$2,800 \$2,100 \$4,000 \$3,700 <b>\$6,800 \$5,800</b> \$1,400 \$1,400	\$2,800 \$2,100 \$1,700 \$4,000 \$3,700 \$5,600 \$5,800 \$7,400 \$1,400 \$1,400



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

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

Asset #: 14781

Architecture		Current Repair	epair Future Repla		placement Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls							
Cement-Fiber Panel	5%		2037	* *	10	\$7,100	
Concrete Masonry Unit	5%		LIFE	* *	5	\$1,400	
Metal/Glass Curt Wall	5%		LIFE	* *	5	\$4,300	
Metal Panel	80%		2057	* *	5-10	\$251,400	
Metal Coiling Doors	5%		2047	* *	5	\$7,100	
Windows							
Aluminum	90%		2052	* *	5	\$6,900	
Metal Louvers	10%		2042	* *	10	\$4,800	
Parapets							
Metal Panel	100%		2057	* *	5	\$32,000	
Roof							
Single Ply Membrane	100%		2037	* *	10	\$30,400	
Interior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,300	
Ceramic Tile	10%		2042	* *	5	\$2,100	
Traffic Topping	85%		2037	* *	5	\$21,900	
Interior Walls							
Ceramic Tile	5%		2042	* *	5	\$1,800	
Concrete Masonry Unit	5%		LIFE	* *	5	\$700	
Gypsum Board	5%		LIFE	* *	5	\$1,100	
No Component	85%						
Ceilings							
AcousTileSusp.Lay-In	10%		2047	* *	5	\$2,000	
Exposed Struc: Steel	90%		LIFE	* *		•	

lectrical	Current Repair	Future Replacement	Λ	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
er 600 Volts					
Service Equipment					
Air Circuit Breaker	100%	2053 *	* 3	\$100	
	Other Observation, Extent: Light, Are	a Affected : 100%			
	Location : Electrical Room				
	Explanation : Main Service Cutout S	witch Rated 3000 Amperes	, 5kv		
Transformers					
Dry Type	100%	2044 *	* 3	\$100	
	Other Observation, Extent: Light, Are	a Affected : 100%			
	Location : Electrical Room				
	Explanation : 2- 3000kva ,4160/480/.	277 Volts			
Switchgear / Switchboard					
Air Circuit Breaker	100%	2053 *	* 3	\$100	
Feeders					
Busway	100%	2044 *	* 1		

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

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

Asset #: 14781

Electrical	Current Repa	ir Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts						
Raceway						
Tray	100%	2044	* *	1		
Jnder 600 Volts						
Service Equipment	1000/	2052	* *	5	¢100	
Air Circuit Breaker	100% Other Observation, Exten	2053		5	\$100	
	Location : Electrical Ro		1.100/0			
	Explanation: 2- Main I		@ 4000 Amneres F	ach		
Transformers	Explanation : 2- Main 1	ower Breakers Raica	e 4000 Imperes L	ucn.		
Dry Type	100%	2044	* *	5	\$100	
Diy Type	Other Observation, Exten		l : 100%	3	Ψ100	
	Location : Electrical Ro	-				
	Explanation: 112.5kva	, 30kva, 480/277 Volts				
Switchgear / Switchboard	•					
Air Circuit Breaker	100%	2053	* *	5	\$100	
Raceway						
Conduit	100%	2053	* *	1		
Panelboards						
Fused Disc Sw	1%	2049	* *	5		
Molded Case Bkrs	99%	2049	* *	5	\$400	
Wiring						
Thermoplastic	100%	2053	* *	1		
Motor Controllers				_	*	
Motor Control Center	100%	2044	* *	5	\$400	
Ground						
Grounding Devices	1000/					
Not Accessible	100%					
tand-by Power Transfer Switches						
Automatic	100%	2044	* *	1	\$4,200	
Generators	10070	2011		1	ψ <del>1</del> ,200	
Diesel	100%	2040	* *	1	\$5,300	
Diese:	Other Observation, Exten		l : 100%	•	ψ3,300	
	Location : Generator Re					
	Explanation : Emergeno	cy Generator Rated @	500 Kw			
Batteries	- 3					
Lead/Acid	100%	2022	\$2,900	5	\$500	
Fuel Storage						
Day Tank	50%	2049	* *	5	\$1,300	
	Other Observation, Exten		l : 100%			
	Location : Generator Re					
	Explanation: 550 Gallo	ons Rated Capacity				
Main Tank	50%	2062	* *	5	\$200	
	Other Observation, Exten		l : 100%			
	Location : Underground					
	Explanation: 20,000 G	allons Rated Capacity				

#### Lighting

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

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

Asset #: 14781

Electrical	Current Repair Future Replacement		e Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	70%	2035	* *	10	\$8,800	
	T-8 Lamps And Fixtures, E.		fected : 100%			
	Location: Offices, Confe	rence Rooms				
Fluorescent	30%	2035	* *	10	\$3,800	
	Compact Fluorescent Light	, Extent : Light, Area	Affected : 100%			
	Location : Gas Turbine G	enerator Area				
Egress Lighting						-
Emergency, Service	50%	2035	* *	1		
Exit, Service	50%	2035	* *	1		
Exterior Lighting						
HID	10%	2035	* *	10		
LED	10%	2035	* *			
No Component	80%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2062	* *	5	\$400	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Stack Only					
	Explanation : Steel					
Alarm						
Security System						
Under Construction	100%					
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$8,500	
	Other Observation, Extent		: 100%			
	Location: Throughout Th	· ·				
	Explanation : Strobe Ligh	ts, Manual Pull Statio	ons, Alarm Bells, H	Iorns An	d Smoke Detectors	

Mechanical	Current Repa	air Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	80%	2057	* *	1		
Natural Gas	20%	2057	* *	1		
Conversion Equipment						
Steam Boiler	100%	2047	* *	1	\$13,600	
	Recent Installation, Exter	nt : Light, Area Affected	: 90%			
	Location: 2 Units, Boile	er Room				
Distribution						
Central Plant Steam	100%	2057	* *	4	\$700	
Piping/Pmp						
Terminal Devices						
Air Handler	90%	2037	* *	1	\$7,700	
Fan Coil Unit/Heat	10%	2037	* *	1	\$400	

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

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

Asset #: 14781

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2052	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	50%		2032	* *	2	\$400	
No Component	50%						
Terminal Devices							
Air Handler/Cool/Ht	100%		2037	* *	1	\$8,500	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,700	
Exhaust Fans							
Roof	100%		2037	* *	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2057	* *	1		
Water Heater							
Electric	100%		2027	\$21,800	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2037	* *	1	\$800	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2057	* *	1-5	\$6,900	
Sprinkler							
Generic	100%		2057	* *	1-2	\$3,900	

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.

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES EMERGENCY COMMAND CENTER

Address : RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 03-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$52,800	\$52,800
Interior Architecture		\$71,900
Electrical		\$97,900
Total	\$52,800	\$222,600
Importance Code A	\$52,800	\$52,800
Importance Code B		\$169,800
Total	\$52,800	\$222,600

	\$22,000	\$ <b></b> ,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$1,000		\$1,900
Interior Architecture	\$33,200	\$17,600		\$10,800
Electrical	\$300	\$300	\$200	\$200
Mechanical	\$900	\$800	\$1,100	\$600
Total	\$34,300	\$19,700	\$1,300	\$13,500
Importance Code A	\$100	\$1,100	\$100	\$2,000
Importance Code B	\$34,200	\$18,500	\$1,200	\$11,500
Importance Code C				
Total	\$34,300	\$19,700	\$1,300	\$13,500



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.

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

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

Asset #: 13709

rchitecture		Current R	epair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$10,600	
Stucco Cement	80%			2039	* *	5	\$105,500	
			xtent : Light, Area	Affected	! : 100%			
		ı : Througho						
	Explana	tion : Referr	ring To An Eifs Pr	oduct				
Windows	1000/			20.42	* *	-	<b>#2.700</b>	
Aluminum	100%			2042	* *	5	\$3,700	
Roof	000/			2025	* *	10	¢1 000	
Asphalt Shingle	90% 10%			2035 2025		10 5	\$1,800	
Roll Roofing			xtent : Moderate, 1		\$9,700	3	\$2,000	
		servation, Ex 1 : Througho		<i>агеа Аује</i>	ciea . 100%			
		tion : Snow .						
terior	-							
Floors								
Carpet	30%			2025	\$423,400	3	\$34,500	
Cast in Place Concrete	20%			LIFE	* *	5	\$25,200	
Ceramic Tile	5%			2035	* *	5	\$2,900	
Raised Access Floor	15%			2035	* *	5	\$32,400	
Vinyl Tile	30%			2031	* *	3	\$8,600	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,300	
Gypsum Board	85%			LIFE	* *	5	\$28,400	
			tent : Moderate, A					
	Location	า : 2nd Floor	r Conference Rooi	n - South	ı Wall			
Ceilings								
Gypsum Board		Now	\$22,400	LIFE	**	5	\$71,900	
		_	ents, Extent : Ligh		ffected : 15%			
	Location	ı : Basement	t - Exposed Insula	tion				

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
nder 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2036 **	5	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Outside			
	Explanation : Main Service Switch Ra	ted @ 200 Amperes		
Switchgear / Switchboard				
Not Accessible	100%			
Raceway				
Conduit	100%	2036 **	1	
Panelboards				
Fused Disc Sw	100%	2034 **	5 \$100	

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

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

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

Asset #: 13709

Electrical	Current Repair	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cos FY	t Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts					
Wiring					
Thermoplastic	100%	2036 *	* 1		
Motor Controllers	10070	2030	-		
Locally Mounted	100%	2031 *	* 5		
Ground	10070	2001			
Grounding Devices					
Generic	100%	LIFE *	* 5		
Stand-by Power					
Transfer Switches					
Not Accessible	100%				
Generators					
Not Accessible	100%				
Batteries					
Not Accessible	100%				
Fuel Storage	10070				
Not Accessible	100%				
Lighting					
Interior Lighting					
Fluorescent	90%	2026 \$43,30	) 10	\$2,100	
	T-12 Lamps And Fixtures, Extend Location: Throughout The Bui	t : Moderate, Area Affected : 100		, ,	
Fluorescent	10%	2026 \$4,80	) 10	\$200	
Tuoreseem	Compact Fluorescent Light, Exte Location: Throughout The Bui	ent : Moderate, Area Affected : 1		Ψ200	
Egress Lighting					
Emergency, Service	50%	2026 \$1,20	) 1		
Exit, LED	50%	2041 *	* 1		
Exterior Lighting					
HID	100%	2026 \$18,20	) 10		
Alarm		·			
Security System					
Generic	50%	2026 \$7,30	) 1	\$500	
	Other Observation, Extent : Light, Area Affected : 50% Location : Outside				
	Explanation: Wall Mounted Co	ameras			
Generic	50%	2026 \$7,30	) 1	\$500	
	Other Observation, Extent : Moa Location : Inside And Outside	lerate, Area Affected : 100%			
	Explanation: CCTV Surveillan	ce Cameras			
Fire/Smoke Detection					
Generic, Digital	100%	2026 \$49,80	) 1-3	\$1,500	
	Other Observation, Extent : Mod				
	Location: Throughout The Bui	=			
	Explanation : Strobe Lights, M	anual Pull Stations, Alarm Bells	Horns Ar	id Smoke Detectors	

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

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

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

Asset #: 13709

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

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

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

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

Asset #: 13709

Mechanical	Current Repair	Future Replacemen	nt Maintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estimated Co FY	OST   Cycle   Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
No Component	50%			
Generic	50%	2052	* * 1-2 \$300	

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

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

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Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)

Address : 10-10 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.040 / 2026 Yr Built/Renovated : 1963 / 1996

Area Sq Ft : 362,978 Project Type : CORRECTION

Date of Survey : 08-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028	
Exterior Architecture	\$55,948,200	\$570,100	
Interior Architecture	\$8,117,000	\$4,547,200	
Electrical	\$14,674,300	\$3,966,300	
Mechanical	\$9,341,500	\$2,156,600	
Total	\$88,081,000	\$11,240,300	
Importance Code A	\$55,948,200	\$721,200	
Importance Code B	\$26,556,500	\$10,392,400	
Importance Code C	\$5,576,200	\$126,700	
Total	\$88.081.000	\$11,240,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,900		\$1,300	\$12,700
Interior Architecture	\$61,000			\$697,100
Electrical	\$78,400	\$53,000	\$39,300	\$32,000
Mechanical	\$14,700	\$54,800	\$57,300	\$31,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$190,900	\$119,600	\$109,700	\$785,600
Importance Code A	\$28,700	\$7,000	\$3,400	\$12,700
Importance Code B	\$162,200	\$112,600	\$106,200	\$772,900
Importance Code C				
Total	\$190,900	\$119,600	\$109,700	\$785,600



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

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

Asset #: 2026

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior								
Exterior Walls	201		***			_	<b>* * * * * * * *</b>	
Cast in Place Concrete	Broken/Mi	-	\$20,200 ents, Extent : Ligh ading Dock.	LIFE t, Area Ą	* * ffected : 2%	5	\$46,700	
Masonry: Brick Cavity	91%	Now	\$408,000	LIFE	* *	5	\$283,000	
2.1400.11.7. 2.1011 041.10.5	Expansion	Jnt Failur	e, Extent : Modera d Floor Windows :	te, Area			Ψ=00,000	
Metal Panel	2%	Now	\$1,700	2036	* *	5	\$11,700	
	Location Deformed	: Academy	tent : Moderate, A		-			
Slate Panels	Spalling, I		\$312,800 ere, Area Affected Sills Throughout	LIFE : 100%	* *	5	\$2,300	
Window Wall	3%	Now	\$862,600	2056	* *	5	\$17,500	
	Location Other Obs Location	: Emergen ervation, E : Stairwell	xtent : Severe, Are cy Enclosed Stairv xtent : Severe, Are 's In State Of Majo fe Condition	vells Thr a Affecte	oughout.	ress		
Windows								
Metal/Detention Type	Corrosion Location Deteriorat Location Glazing Ba Location Thermally	: Through ed Finish, A : Through roken/Crac : Through Inefficient,	Extent : Moderate, out ked, Extent : Mode out. Extent : Moderate	Area Afj erate, Are	fected : 50% va Affected : 70%	5	\$240,500	
		: Through	out	• • • • •				
Metal/Detention Type	5%			2052	* *	5	\$25,300	
Parapets Masonry: Brick Cavity	67%			LIFE	* *	5	\$10,900	
Metal Panel	4%			2036	**	5 5	\$10,900	
Metal Rail	25%			2030	* *	5-10	\$73,800	
Metal: Cage/Fence	4%			2039	* *	5-10	\$5,100	

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

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

Asset #: 2026

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof	000/	<b>3.</b> T	Ф2 <b>772</b> (00	2026	* *			
Built-Up (BUR)		Now	\$3,772,600 ere, Area Affected .	2036	* *			
		: Through		1070				
		_	ent : Moderate, Are	a Affecte	ed : 10%			
		: Various		55				
	Ponding, E	Extent : Mo	derate, Area Affec	ted : 20%	6			
	Location	: Through	out.					
Metal Panel	2%	Now	\$189,600	2046	* *			1
			xtent : Severe, Are		d: 100%			
	Location	: Training	Academy Building	·				
terior								
Floors	<b>50</b> /			2022	Ф.С.С. СОО	2	Φ54.200	
Carpet Cast in Place Concrete	5%	Now	\$54,300	2022 LIFE	\$666,600 * *	3 5	\$54,300 \$118,800	
Cast III Flace Colletete			\$34,300 Extent : Severe, Are		d · 10%	3	\$110,000	
			or Below Kitchen.	a rijjecie	u . 1070			
Ceramic Tile	5%	Now	\$50,600	2029	* *	5	\$13,600	
			Extent : Moderate		fected : 10%	J	Ψ13,000	
			ry Shower Areas T					
Quarry Tile	5%	Now	\$30,000	2039	* *	5	\$20,400	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	fected : 10%			
	Location	: Kitchen	Area					
Terrazzo	30%			LIFE	* *	5	\$127,300	
Traffic Topping	20%			2026	\$2,591,000	5	\$135,800	
Vinyl Tile		Now	\$399,600	2026	\$1,332,000	3	\$30,600	
	_	_	Extent: Moderate	-				
			Rooms, Facility Ar					
			: Moderate, Area	Affected .	: 35%			
		: Through					***	
Vinyl Tile 9" X 9"		Now	\$1,150,400	2036	**	3	\$20,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%  Location : Throughout Housing Areas							
			ош поизінд Areas : Severe, Area Aff		7%			
			. severe, Area Ajj out Housing Areas	. нен . 40	// 0			

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

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

Asset #: 2026

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Interior Walls		<b>**</b> **********************************			_	<b>44.6</b> < <b>5</b> 0.0	
Concrete Masonry Unit	55% Now	\$270,600	LIFE	**	5	\$126,700	
	Broken/Missing Eleme		t, Area Aj	ffected: 1%			
	Location: 11/12 Blo		una Affan	401.10/			
	Jnt Mortar Miss/Erod Location: 11/12 Blo		rea А <u></u> ЈЈес	tea : 1%			
~. ~~	-			* *			
Glass: Special Gauge	5% Now	\$5,305,600	LIFE		1		
	Other Observation, E.						
	Location: Throughout	_		Areas.			
16 . 16	Explanation : Glass	Steel Frames Rus		* *			
Metal Security Bars	5%		LIFE	* *			
Metal: Cage/Fence	5%		LIFE	* *	-	Ø17 200	
Plaster	10%		LIFE	* *	5	\$17,300	
SGFT/Glazed Masonry	20%		LIFE	* *			
Ceilings	200/ N	¢502 (00	2021	* *	-	<b>001 500</b>	
AcousTile,Adhered	30% Now Broken/Missing Eleme	\$582,600	2031		5	\$81,500	
	Location : Old And		re, Area I	Ajjeciea . 3576			
F 10			TIPE	* *		# <b>20 7</b> 00	
Exposed Concrete	35% Now	\$235,200	LIFE		5	\$29,700	
	Cracking/Crumbling, Location: First Floo		, Area A <u>j</u>	jeciea : 10%			
	Exposed Reinforcement		Aroa Affa	acted · 20%			
	Location : First Floo	_		ecieu . 270			
	Water Penetration, Ex			ctad · 10%			
	Location : First Floo		rea rijje	ciea . 1070			
Metal Panel	5% Now	\$17,400	LIFE	* *	5	\$34,000	
Metal Panel	Water Penetration, Ex	. ,			3	\$34,000	
	Location : Gymnasia		Ајјестеи	. 2/0			
DI .			LIDE	* *		Ø101 000	
Plaster	30%	Entered a Links A	LIFE		5	\$101,900	
	Cracking/Crumbling,		ea Affecte	ea : 5%			
	Location : First Flo	n Corridor.					

Electrical	Curi	ent Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

Asset #: 2026

lectrical	Current Repair Fut		Future Replacement		Maintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	35%	2026	\$52,900	5	\$500	
	Other Observation, Extent : Light, Area Location : Electrical Room	ı Affectea	l : 100%			
	Explanation: One 5,000 Amperes Ma	in Disco	nnect Switch			
Fused Disc Sw	30% Other Observation, Extent: Moderate, Location: Electrical Room			5	\$500	
	Explanation: One 1200 Amperes Mai	in Discon	nect Switch For Er	nergency	V	
Molded Case Bkrs	35% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: One 4500 Amperes Mai			5	\$3,300	
Transformers	1					
Dry Type	25% Other Observation, Extent: Moderate, Location: Electrical Room	2024 Area Affe	\$7,600 ected : 100%	5	\$300	
	Explanation: One 500 Kva 480hv-200	8/120lv				
Dry Type	25%	2024	\$7,600	5	\$300	
Diy Type	Other Observation, Extent: Moderate, Location: Electrical Room Explanation: One 300 Kva 480hv-20d	Area Affe		3	φοσο	
Dry Type	50%	2024	\$15,200	5	\$700	
Біу Турс	Other Observation, Extent: Moderate, Location: Mechanical Room And Ele Explanation: Different Ratings On K	Area Affe ctrical C	ected : 100% losets	3	\$700	
Switchgear / Switchboard	Zipramanon i Zigjerem namigs en n	74 700777	zee, izer, suppry			
Fused Disc Sw	30%	2026	\$197,300	5	\$500	
Molded Case Bkrs	70%	2026	\$460,300	5	\$6,700	
Raceway Conduit	100%	2026	\$750,100	1	<b>,</b> , , , , , , , , , , , , , , , , , ,	
Panelboards						
Fused Disc Sw	10%	2034	* *	5	\$800	
Fused Toggle Switch	2% 2-4 \$13,800	2051	* *	5	\$100	
	On Extended Life, Extent : Moderate, A Location : Electrical Room	rea Affeo	cted : 100%			
Molded Case Bkrs	88%	2025	\$606,900	5	\$8,400	
Wiring					+-,	
Braided Cloth	50% 2-4 \$577,700 Insulation Aged, Extent : Moderate, Ard Location : Throughout	2051 ea Affecte	* * ed : 100%	1		
Thermoplastic	50%	2026	\$577,700	1		
Thermopiastic	JU / 0	2020	\$377,700	1		

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

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

Asset #: 2026

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Motor Controllers Locally Mounted Locally Mounted	70% 30% 2-4 \$431,500 On Extended Life, Extent : Moderate, A Location : Mechanical Room	2024 2046 rea Affect	\$1,006,800 * * ed : 100%	5 5	\$1,700 \$400	
Ground						
Grounding Devices Generic	100% 0-2 \$18,300 Other Observation, Extent: Moderate, Location: Water Main Explanation: Corroded	LIFE Area Affeo	* * cted : 100%	5	\$5,300	
Stand-by Power						
Transfer Switches Automatic	100%	2024	\$216,200	1	\$111,700	
Generators Diesel	100% Other Observation, Extent: Moderate, Location: Outside And First Floor Explanation: Two 250 Kw	2022 Area Affed	\$1,679,600 eted: 100%	1	\$140,600	
Batteries	· ·					
Lead/Acid	100%	2019	\$2,900	5	\$13,400	
Fuel Storage Day Tank	50% Other Observation, Extent : Light, Area Location : Generator Room Explanation : Two 30 Gallons	2025 a Affected	\$25,400	5	\$33,700	
Main Tank	50% Other Observation, Extent: Moderate, Location: First Floor Explanation: One 2,200 Gallons	2029 Area Affed	* * rted : 100%	5	\$5,300	
Lighting	Explanation : One 2,200 Gations					
Interior Lighting Fluorescent	65% T-12 Lamps And Fixtures, Extent : Mod Location : Throughout The Building	2021 lerate, Are	\$7,456,300 a Affected : 100%	10	\$216,400	
Fluorescent	30% T-8 Lamps And Fixtures, Extent : Mode Location : Throughout The Building	2031 erate, Area	* * Affected : 100%	10	\$99,900	
HID	3%	2021	\$51,300	10	\$400	
Incandescent	2%	2021	\$229,400	2	\$200	
Egress Lighting Emergency, Service Emergency, Service Exit, Service	50% 20% 30%	2021 2031 2021	\$171,600 * * \$69,800	1 1 1		
Exterior Lighting HID	100%	2021	\$2,635,300	10	\$1,100	

#### Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset #: 2026

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	50%	ı					
Generic	50%		2021	\$1,055,600	1	\$67,800	
Fire/Smoke Detection							
<b>Under Construction</b>	100%	ı					

<b>Nechanical</b>		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Energy Source Plant Campus Steam / PRV	100%		2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	65%		2035	* *	5	\$14,000	
Pres. Reducing Valve/LP Steam	35%		2029	* *	5	\$7,500	
Distribution Central Plant Steam Piping/Pmp	30%		2052	* *	4	\$8,100	
r iping/r inp		tallation, Extent : Light, Arec : Various Mechanical Room.		l : 100%			
Central Plant Steam Piping/Pmp	70%		2036	* *	4	\$18,800	
Terminal Devices Air Handler		ed Life, Extent : Moderate, A : First Floor Mechanical Ro		\$459,500 sted: 100%	1	\$11,200	
Convector/Radiator		0-2 \$52,500 ming, Extent : Moderate, Are : Throughout, Malfunctionin			1	\$31,700	
Fan Coil Unit/Heat	Location On Extend	0-2 \$318,100 ming, Extent: Moderate, Are : Throughout, Malfucntionin ed Life, Extent: Moderate, A : Dormitories And Other Loo	g Steam rea Affeo	Traps	1	\$68,600	
ir Conditioning							
Energy Source Electricity	100%		2042	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	2%		2026	\$105,900	2	\$400	
	R-22 Refri Location	gerant, Extent : Light, Area A : Roof	ffected :	100%			
No Component	98%						

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

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

Asset #: 2026

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$202,400		
Exhaust Fans							
Interior	5%	2026	\$116,300	2	\$600		
Roof	95%	2021	\$1,030,900	2	\$10,600		
	On Extended Life, Extent : M	Ioderate, Area Affecte	d : 100%				
	Location: Roof						
Plumbing							
H/C Water Piping							
Galvanized Steel		5573,600 2031	* *	1			
	Other Observation, Extent:		ed : 5%				
	Location: 7 Lower Dormi	-					
	Explanation: Repiping Of	Bathrooms In Progres	SS				
HW Heat Exchanger							
Steam Fired	100%	2052	* *	4	\$53,800		
	Recent Replace Evident, Ext						
	Location : Steam Driven In	istantaneous Water He	eater				
Sanitary Piping							
Cast Iron		8956,700 LIFE	* *	1			
	Corroded, Extent: Moderate						
	Location : Dormitory Toile	et Rooms Rotted Out T	oilet Chair Carri	iers			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100%	2026	\$99,700	4	\$7,700		
Sewage Ejector(s)							
Electric	100%	2026	\$188,200	4	\$14,400		
Fixtures							
Generic	100%						
	Leaking Connections, Exten		ed : 100%				
	Location : Dormitory Toile						
	Obsolete Fixtures, Extent : S		100%				
	Location : Throughout Do	rmitory Toilet Rooms					
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent:	-					
	Location: 2 Units 1st To 3rd Floor, 1 Unit 1st To 2nd Floor						
	Explanation: 3 Units						
Fire Suppression							
Standpipe							
Generic	100%	2036	* *	1-5	\$183,000		
Sprinkler							
No Component	90%						
Generic	10%	2036	* *	1-2	\$10,200		
Chemical System							

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

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

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

Asset #: 2026

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Address : RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.280 / 13662 Yr Built/Renovated : 1940 / 2011
Area Sq Ft : 3,600 Project Type : CORRECTION

Date of Survey : 29-Dec-2014 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$47,900	
Total	\$47,900	
Importance Code A	\$47,900	
Total	\$47,900	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,000			\$7,500
Interior Architecture	\$9,900		\$100	\$100
Electrical	\$200	\$200	\$300	\$200
Mechanical	\$300	\$100	\$6,000	\$100
Total	\$33,400	\$300	\$6,400	\$8,000
Importance Code A	\$23,200		\$200	\$7,600
Importance Code B	\$6,400	\$300	\$6,200	\$400
Importance Code C	\$3,800			
Total	\$33,400	\$300	\$6,400	\$8,000



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

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

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

Asset #: 13662

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	100/ 37	<b>#16300</b>	LIBB	ale ale	_	Φ2 000	
Cast in Place Concrete	10% Now	\$16,300	LIFE	**	5	\$3,800	
	Broken/Missing Eleme Location: Above Th						
	Cracking/Crumbling,						
	Location: Upper Wo						
	Exposed Reinforcement						
	Location : Upper We			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Masonry: Brick	55% Now	\$47,900	LIFE	* *	5	\$4,100	
Masomy. Brick	Cracking/Crumbling,			cted : 10%	3	ψ+,100	
	Location : Corners		, 33				
	Jnt Mortar Miss/Erod	, Extent : Moderai	te, Area Affe	ected : 25%			
	Location : Through	put					
	Vertical Cracks, Exter	nt : Light, Area Af	fected : 2%				
	Location : South Fa	cade					
Metal Panel	20%		2052	* *	5-10	\$10,300	
	Staining/Discoloring,	_	ea Affected	: 25%			
	Location : Througho	put					
Metal Sect. OHD	15% Now	\$6,800	2031	* *	5	\$1,800	
	Other Observation, E.		a Affected :	25%			
	Location: South / E						
	Explanation : Corro Deteriorated	ded Jambs And Li	ntels Above	All Overhead L	oors, Se	verely	
Windows							
Aluminum	100%		2048	* *	5	\$600	
Roof	1000/		2024	* *	10	Φζ 000	
Single Ply Membrane	100%		2034	* *	10	\$6,800	
Interior Floors							
Cast in Place Concrete	75% Now	\$6,000	LIFE	* *	5	\$6,500	
Cust in I face Concrete	Cracking/Crumbling,			cted : 20%	J	ψο,500	
	Location : Apparatu		, 33				
Quarry Tile	5%		2031	* *	5	\$300	
Vinyl Tile	20%		2034	* *	3	\$400	
Interior Walls						•	
Ceramic Tile	2%		2039	* *	5		
Concrete Masonry Unit	58%		LIFE	* *	5	\$500	
Gypsum Board	10%		LIFE	* *	5	\$100	
Plaster	5% Now	\$100	LIFE	**	5		
	Paint Peeling, Extent Location: Througho	put					
	Water Penetration, Ex Location : East Wal		Affected : 2	2%			
SGFT/Glazed Masonry	25% Now	\$3,700	LIFE	* *			
SOF I/Olazed Masolli y							

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

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

Asset #: 13662

Architecture	Current l	Repair Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior						
Ceilings						
Exposed Concrete	75%	LIFE	* *	5	\$500	
Gypsum Board	25%	LIFE	* *	5	\$1,200	

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2052	* *	5	\$100	
		ervation, Extent : Moderate, A : Electrical Room	Area Affe	ected : 100%			
	Explanati	ion: One 200 Amperes Main	Disconn	ect Switch			
Raceway							
Conduit	100%		2052	* *	1		
Panelboards							
Molded Case Bkrs	5%		2048	* *	5		
Molded Case Bkrs	95%		2048	* *	5	\$100	
Wiring							
Thermoplastic	100%		2052	* *	1		
Motor Controllers							
Locally Mounted	100%		2043	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	100%		2034	* *	10	\$3,300	
	-	And Fixtures, Extent: Moder	ate, Are	a Affected : 100%			
	Location	: Throughout The Building					
Egress Lighting							
Emergency, Service	60%		2034	* *	1		
Exit, Service	40%		2034	* *	1		
Exterior Lighting							
HID	100%		2034	* *	10		
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2036	* *	1-3	\$2,200	

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

Heating

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

Asset #: 13662

Mechanical	Current Repair Future Replacem			ment Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source Plant Campus Steam / PRV	40%	2036	* *	1			
	Other Observation, Extent : Light, Area Location : Throughout		: 100%				
	Explanation : Steam From Power Ho						
Electricity	60%	2046	* *	1			
Conversion Equipment	2007	202-	<b>.</b>	_	4.2.0.0		
Heat Pump Air Sourced	30%	2027	\$6,600	2	\$300		
	Other Observation, Extent: Light, Area Location: Trailer Section	а Ађестеа	: 00%				
	Explanation: 3 Package Units						
Radiant Heater	30%	2031	* *	2	\$500		
Radiant Heater	Other Observation, Extent : Light, Area		: 30%	2	Ψ300		
	Location : Trailer Section						
	Explanation: 8 Electrical Radiant He	eaters					
No Component	40%	A CC . 1	00/				
	Other Observation, Extent: Light, Area Location:	а Ађестеа	: 0%				
	Explanation: Low Pressure Steam Pi	rovided Fr	om Adiacent Ruile	lina			
Distribution	Explanation . Low I ressure Steam I i	ovided 17	от најасет Вин	ung			
Central Plant Steam	40%	2026	\$26,300	4	\$100		
Piping/Pmp	60%						
No Component Terminal Devices	0070						
Fan Coil Unit/Heat	40%	2026	\$23,300	1	\$500		
Induction Unit	30%	2035	**	1	\$400		
No Component	30%	2000		-	Ψ.00		
Air Conditioning							
Energy Source							
Electricity	60%	2042	* *	1			
No Component	40%						
Conversion Equipment	2007	2027	ф10. <b>2</b> 00	2	<b>#100</b>		
Heat Pump Air Sourced	30%	2027	\$19,200	2	\$100		
	R-22 Refrigerant, Extent: Light, Area L Location: 3 Package Units, Trailer S		30%				
W.' . 1 / W. 11 T			¢4.100	1			
Window/Wall Unit No Component	30% 40%	2024	\$4,100	1			
Plumbing	4070						
H/C Water Piping							
Brass/Copper	100%	2036	* *	1			
Water Heater							
Electric	100%	2021	\$5,700	4			
	Other Observation, Extent: Light, Area	a Affected	: 100%				
	Location: Closet						
	Explanation: 1-40 Gallon Unit						

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

Asset #: 13662

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

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Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Address : 15-15 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.030 / 2025 Yr Built/Renovated : 1969 / 2005

Area Sq Ft : 469,815 Project Type : CORRECTION

Date of Survey : 22-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2097042

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$12,781,800	\$57,892,500
Interior Architecture	\$6,104,000	\$4,215,600
Electrical	\$13,598,000	\$7,520,200
Mechanical	\$423,900	\$7,357,800
Total	\$32,907,700	\$76,986,200
Importance Code A	\$12,781,800	\$58,119,000
Importance Code B	\$19,688,900	\$18,782,000
Importance Code C	\$437,100	\$85,200
Total	\$32,907,700	\$76,986,200

Total	\$295,100	\$125,300	\$236,700	\$426,600
Importance Code C	\$27,300			
Importance Code B	\$149,200	\$112,600	\$194,700	\$413,900
Importance Code A	\$118,600	\$12,700	\$42,000	\$12,700
Total	\$295,100	\$125,300	\$236,700	\$426,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$62,000	\$50,300	\$96,500	\$69,500
Electrical	\$77,500	\$63,200	\$82,900	\$45,100
Interior Architecture	\$41,100		\$17,200	\$300,100
Exterior Architecture	\$102,600		\$28,200	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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Asset #: 2025

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$240,600	
Masonry: Brick		Now	\$3,628,500	LIFE	* *	5	\$312,800	
		_	ents, Extent : Ligh	t, Area Ą	ffected : 2%			
			t Loading Dock.					
	_	_	Extent : Moderate	, Area Aj	ffected: 15%			
	Location:	_		A CC	. 1 150/			
			, Extent : Light, A					
			ds Between All Ho					
	_		d, Extent : Moderd ds Between All Ho					
			as Beiween Att Ho nt : Light, Area Af					
			u . Ligni, Area A <u>j</u> Wall Of Clinic.	ecieu. 2				
			xtent : Moderate, 1	Area Affe	cted : 10%			
			evation Between A					
			xtent : Light, Area					
	Location:		_	55				
		_	Cavity Walls					
Metal Panel	5%			2036	* *	5-10	\$165,400	
Pre-Cast Concrete		Now	\$2,446,300	LIFE	* *	5	\$312,800	1
	Misaligned/	Bulging, I	Extent : Severe, Ar		ed : 35%			
	Location:	Spandrel	s Above Windows					
	Open Joints,	Extent:	Severe, Area Affed	ted : 25%	%			
	Location:							
	Caulking De Location :		d, Extent : Light, A out	rea Affe	cted : 20%			
		_	Extent : Moderate	, Area A	ffected : 20%			
	_	_	rance Facade.					
Windows								
Aluminum	17%	Now	\$124,200	2034	* *	5	\$15,400	
	Air Infiltrati	on, Exten	t : Light, Area Aff	ected : 29	%			
	Location:	Main Co	rridor East Side.					
	_		ked, Extent : Light	, Area A <u>f</u>	fected : 2%			
			rridor East Side.					
	_		d, Extent : Modera					
			out Courtyard Are		en Housing Units			
Metal/Detention Type	80%		\$2,767,000	2026	\$55,339,900	5	\$264,300	
	_		ked, Extent : Mode	rate, Are	ea Affected : 15%			
			rea, Throughout					
			Extent: Severe, A	rea Affec	cted : 100%			
	Location:			4.00	1 250/			
	-		nt : Moderate, Are					
					rious Locations Th	roughoui	г.	
			xtent : Light, Area	АЈЈестеа	: 2%0			
36 . 17		тиаке Ат	rea, Corridors	2022		10	<b>D2.1.22</b>	
Metal Louvers	3%			2029	* *	10	\$34,000	

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Asset #: 2025

Architecture	Current R	epair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Parapets							
Metal Panel	10% Now	\$30,900	2036	* *	5	\$4,000	
	Broken/Missing Eleme Location: North Bui			ea Affected : 15%			
Metal Rail	25% Now	\$13,400	2031	* *	5	\$37,000	
	Corrosion/Rusting, Ex Location : Various L			eted : 25%			
Metal: Cage/Fence	30%		2031	* *	5-10	\$48,400	
Pre-Cast Concrete	35%		LIFE	* *	5	\$45,900	
Roof							
Built-Up (BUR)	75% Now Blisters, Extent: Mode Location: Througho	ut		**			1
	Air/Water Blisters, Ext Location : Various L			ted : 10%			
	Debris on Roof, Extend Location: Througho						
	Grvl/Blst Miss/Disp, E Location: Througho		Area Affe	ected : 35%			
	Ponding, Extent : Mod Location : Various L						
	Water Penetration, Extent : Severe, Area Affected : 20% Location : Upper North And East Corridors, Building 3 At Roof Penetrations, Buildings 2/4 Stairwells, Roof Hatch						
Modified Bitumen	20% Now Drains Clogged, Exter Location: Over Kitc		2026 fected : 1	\$1,218,900			
Single Ply Membrane	5% Now Blisters, Extent: Seven			* *			
Interior	Location : Administr	atıon, Stepped Ro	of Near C	Outdoor Seating A	rea		

Interior

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Asset #: 2025

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior	•			•				
Floors								
Carpet	2%			2022	\$270,500	3	\$22,000	
Cast in Place Concrete	18%	Now	\$99,200	LIFE	* *	5	\$217,000	
			xtent : Moderate, A nent Below Kitcher		ected : 5%			
Quarry Tile	2%			2039	* *	5	\$16,500	
Terrazzo	25%	Now	\$615,700	LIFE	* *	5	\$107,600	
	Horizontal	Cracks, E.	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Through	out Main Corridor	And Bui	lding Entrance Are	ea.		
Traffic Topping	3%			2026	\$394,300	5	\$20,700	
Vinyl Tile	35%	Now	\$945,900	2026	\$3,153,200	3	\$72,300	
·	Location	: Through	ents, Extent : Seve out.		Affected: 15%			
			xtent : Moderate, A	Area Affe	ected : 10%			
			out Housing Units	A CC . 1	100/			
	Location		: Moderate, Area out Housing Units		: 10%			
Vinyl Tile 9" X 9"	10%			2021	\$1,167,100	3	\$20,700	
Wood		Now	\$349,500	2041	* *	5	\$25,800	
		led, Extent : Gymnasi	: Moderate, Area um	Affected	: 20%			
Interior Walls								
Cast in Place Concrete		Now	\$74,000	LIFE	* *			
			xtent : Light, Area t North Wall Mech					
Ceramic Tile	5%			2029	* *	5	\$30,400	
Concrete Masonry Unit	35%	Now	\$181,900	LIFE	* *	5	\$85,200	
	Diagonal C	Cracks, Ext	ent : Light, Area A	Affected :	1%			
	Location	: Basemen	t Mechanical Spac	ce.				
			nt : Light, Area A <u>f</u> t Mechanical Spac		1%			
Glass: Single Pane	3%			LIFE	* *	5	\$13,700	
Gypsum Board	5%	Now	\$12,100	LIFE	* *	5	\$18,300	
71	Water Pen	etration, E	xtent : Light, Area rvice Room.		: 5%		,	
Masonry: Brick	13%			LIFE	* *			
Metal: Cage/Fence	8%			LIFE	* *			
SGFT/Glazed Masonry	20%	Now	\$181,200	LIFE	* *			
501 1/Sid20d ivid50illy	Broken/Mi.	ssing Elem	ents, Extent : Ligh A Side Shower.		ffected : 1%			
Steel Plate	6%			LIFE	* *	5	\$21,900	

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Asset #: 2025

Architecture		Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$64,300	2031	* *	5	\$51,700	
	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: Pharmac	y Administration S	Second F	loor.			
Exposed Concrete	40%	Now	\$1,363,700	LIFE	* *	5	\$34,400	
•	Cracking/0	Crumbling,	Extent : Light, Are	ea Affect	ed : 1%			
	Location	: Main Co	rridor.					
	Exposed R	einforceme	nt, Extent : Moder	ate, Arec	a Affected : 15%			
	Location	: Electrica	l Main Service Ro	om Unde	er Loading Dock. T	Chrougho	ut Basement	
	Spalling, E	Extent : Ligi	ht, Area Affected :	10%	_	_		
	-	_	rridor And Baseme					
	Water Pen	etration, E	xtent : Severe, Are	a Affecte	d:5%			
	Location	: Below Ki	tchen Soup Kettle	Area.				
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	30%	Now	\$1,061,500	LIFE	* *	5	\$206,700	
	Corrosion	Rusting, E.	xtent : Moderate, A		ected : 10%	_	+,	
		_			Various Locations	Through	out.	
			Extent : Moderate,			Ü		
		: Through		33				
Plaster	10%			LIFE	* *	5	\$34,400	

Electrical	Current Repair	Future	e Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
nder 600 Volts										
Service Equipment										
Fused Disc Sw	70%	2026	\$158,600	5	\$1,400					
	Other Observation, Extent: Moderate, A	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room									
	Explanation: One 4000 Amperes And	One 500	0 Amperes Main L	isconnec	ct Switch					
Fused Disc Sw	30%	2026	\$68,000	5	\$600					
	Other Observation, Extent: Moderate, A	Area Affe	. ,		4000					
	Location : Electrical Room									
	Explanation: One 1200 Amperes Main	n Disconi	nect Switch For Er	nergency	,					
Transformers	7									
Dry Type	60%	2024	\$264,000	5	\$1,000					
y -yF-	Other Observation, Extent : Moderate, A	Area Affe	. ,		4-,000					
	Location : Electrical Room	33								
	Explanation : One 1500 Kva And One	1000 Kva	a 480hv-208/120lv	Supply						
Dry Type	40%	2024	\$176,000	5	\$700					
Diy Type	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Mechanical Room And Electrical Closets									
	Explanation: Mechanical Room And Electrical Closers  Explanation: Different Ratings 480hv-208/120lv Supply									

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Asset # : 2025

Electrical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•			•				•
Switchgear / Switchboard								
Fused Disc Sw	40%			2026	\$375,800	5	\$800	
Molded Case Bkrs	60%			2026	\$563,700	5	\$7,400	
Raceway								
Conduit	95%			2026	\$1,068,800	1		
Conduit	5%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2025	\$103,400	5	\$1,100	
Fused Disc Sw	5%			2042	* *	5	\$500	
Molded Case Bkrs	85%			2025	\$879,300	5	\$10,500	
Wiring								
Braided Cloth	65%		\$1,126,600	2051	* *	1		
		-	nt : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out					
Thermoplastic	30%			2026	\$520,000	1		
Thermoplastic	5%			2046	* *	1		
Motor Controllers								
Locally Mounted	30%			2024	\$168,900	5	\$1,000	
Motor Control Center	70%			2024	\$1,430,300	5	\$9,000	
Ground								
Grounding Devices								
Generic	100%		\$18,300	LIFE	* *	5	\$6,900	
			xtent : Severe, Are	a Affecte	ed : 100%			
		: Basemen						
	Explana	tion : Corre	oded					
Stand-by Power								
Transfer Switches	000/			2024	<b>#242 100</b>	1	Ø117 COO	
Automatic	80%			2024	\$242,100	1	\$115,600	
Automatic	20%			2039	* *	1	\$28,900	
Generators	000/			2022	Φ1 001 100	1	Ø1.47.600	
Diesel	80%			2022	\$1,881,100	1	\$145,600	
			Extent : Moderate, A	Area Affe	ectea : 100%			
			t And Outside					
		tion : Four	000 KW					
Diesel	20%			2035	**	1	\$36,400	
			xtent : Moderate, 1	Area Affe	ected : 100%			
			Floor - Kitchen					
D	Explana	tion : One 3	SOU KW					
Batteries	000/			2010	<b>#2.200</b>	-	<b>#12.000</b>	
Lead/Acid	80%			2019	\$2,300	5	\$13,900	
Lead/Acid	20%			2020	\$600	5	\$3,500	

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

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

Asset #: 2025

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage	100/			_	4.000	
Day Tank	10%	2042	* *	5	\$6,800	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Generator Room					
Б. Т. І	Explanation : One 275 Gallons	2025	<b>#20</b> (00		Ф <b>27</b> 200	
Day Tank	40%	2025	\$20,600	5	\$27,300	
Main Tank	50%	2029		5	\$5,400	
	Other Observation, Extent : Moderate, Location : Outside	Area Affe	ectea : 100%			
	Explanation: One 5,000 Gallon Tan	ı.				
Lighting	Explanation . One 3,000 Gation Tuni					
Interior Lighting						
Fluorescent	40%	2034	* *	10	\$135,100	
2.40.1.00.010	Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: Using T-8 Lamps		ected : 100%	10	<b>4100,</b> 100	
El.,,,,,,,,,,	58%	2021	\$6.740.000	10	¢105 000	
Fluorescent	Other Observation, Extent : Moderate, Location : Throughout	2021 Area Affe	\$6,749,800 ected : 100%	10	\$195,900	
	Explanation: Using T-12 Lamps					
HID	2%	2021	\$34,700	10	\$200	
Egress Lighting						
Emergency, Service	20%	2034	* *	1		
Emergency, Service	40%	2021	\$139,300	1		
Exit, Service	40%	2021	\$94,400	1		
Exterior Lighting	1000/	2021	Φ <b>2</b> 410 000	1.0	<b>#1.400</b>	
HID	100%	2021	\$3,410,900	10	\$1,400	
Alarm						
Security System	500/					
No Component Generic	50% 50%	2026	¢1 266 200	1	¢07 700	
Fire/Smoke Detection	30%	2026	\$1,366,200	1	\$87,700	
Under Construction	100%					

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

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

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

Asset #: 2025

Mechanical	Current Repair			Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	70%			2034	* *	4	\$12,700	
Central Plant Steam	30%			2036	* *	4	\$8,200	
Piping/Pmp								
Terminal Devices	200/	3.7	<b>455</b> 000	2026	<b>#2 505 100</b>		D 61 700	
Air Handler		Now	\$55,900	2026	\$2,797,100	1	\$61,500	
			: Moderate, Area A	Affected .	: 40%			
	Location							
Convector/Radiator	70%			2024	\$2,484,800	1	\$83,300	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment				205:	<b>.</b>	_	<b></b>	
Reciprocating	2%			2021	\$112,600	1	\$3,400	
Compr/Chiller	0.1 01			A CC .	1 1000/			
			Extent : Light, Area	Affectea	1: 100%			
		ı : Basemer						
			s Auditorium Only					
Window/Wall Unit	15%			2021	\$207,300	1		
No Component	83%							
Distribution					di di			
CW & CHW Wtr	2%			2036	* *	4	\$500	
Pipe/Pump	000/							
No Component	98%							
Terminal Devices	20/			2026	Φ <b>2</b> 7.200	1	Φ4.C00	
Air Handler/Cool/Ht	2%			2026	\$25,300	1	\$4,600	
No Component	98%							
Heat Rejection	20/			2021	¢12.200	2	Ø5 100	
Dry Cooler	2%			2021	\$12,300	2	\$5,100	
No Component	98%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2.5	¢205 200	
Exhaust Fans	100%			LIFE		2-5	\$205,300	
Exnaust Fans Interior	20%			2031	* *	2	\$2,300	
Roof	20% 80%		\$17,600	2026		2	\$2,300 \$7,200	
KUUI			\$17,000 at, Area Affected : I		\$880,700	2	\$ /,200	
		xieni : Lign 1 : Fan Cov		00/0				
Plumbing	Locuioi	I un COV	s					
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger	100/0			2030		1		
Steam Fired	100%			2026	\$1,055,900	4	\$36,400	
Sanitary Piping	100/0			2020	ψ1,022,300	-	φυσιτου	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			בווב		1		
Cast Iron	100%			LIFE	* *	1		
Vota: All component rengire \$ astir								

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

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

Asset #: 2025

Mechanical	Current Repair		Future Replacement			Ma			
System Component Type		Fail Date Esti (Years)	mated Cost	Year FY	Estimate	d Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing									
Sump Pump(s)									
Non-Submersible	100%			2031		* *	4	\$14,900	
			: Light, Area A	ffected	: 100%				
	Location :								
	Explanatio	on : Duplex Un	its In Several A	reas					
Sewage Ejector(s)									
Compressed Air	100%			2036		* *	4	\$7,100	
	=		tent : Light, Are	ea Affec	cted : 20%				
_	Location :	Basement							
Backflow Preventer									
Generic	100%			2031		* *	1	\$22,600	
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE		* *			
	Other Obser Location :		: Light, Area A	ffected	: 100%				
	Explanatio	on : 2 Units Ba	sement To 2nd	Floor,	<u> 1 Uni</u> t Bas	ement T	o 1st Flo	or	
Fire Suppression									
Standpipe									
Generic	100%			2036		* *	1-5	\$185,700	
Sprinkler		· · · · · · · · · · · · · · · · · · ·							
No Component	50%								
Generic	50%			2036		* *	1-2	\$51,600	
			: Light, Area A	ffected	: 20%				
	Location:	Kitchen							
	Explanatio	on : Ansul Syste	em Serves Cook	king Are	eas				
Chemical System						<del></del>	· <del></del>		
Generic	100%			2021		\$3,700	1-3	\$3,700	

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

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES GEORGE R. VIERNO CENTER GRVC

Address : 09-09 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 23-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,945,700	\$968,000
Interior Architecture	\$1,993,100	\$3,291,600
Electrical	\$7,070,000	\$10,768,000
Mechanical	\$2,463,900	\$5,822,200
Total	\$14,472,700	\$20,849,800
Importance Code A	\$2,945,700	\$968,000
Importance Code B	\$11,430,300	\$19,721,000
Importance Code C	\$96,700	\$160,800
Total	\$14,472,700	\$20,849,800

Importance Code C  Total	\$22,300			
Importance Code B	\$138,500	\$84,300	\$121,500	\$105,200
Importance Code A	\$12,200	\$6,900	\$7,500	\$6,900
Total	\$173,000	\$91,200	\$129,000	\$112,100
Mechanical	\$58,000	\$46,400	\$71,900	\$49,400
Electrical	\$69,100	\$44,800	\$57,100	\$44,800
Interior Architecture	\$45,100			\$18,000
Exterior Architecture	\$900			
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 4127

Architecture	Current Repair			Futur	e Replacement	M		
System Component Type		Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	0-2	\$1,236,600	LIFE	* *	5	\$97,600	
			Extent : Modera	te, Area	Affected : 20%			
		Throughou						
Metal Panel	70%		\$1,008,000	2036	* *	5	\$683,300	
		-	ts, Extent : Ligh		, ,			
				_	Dock, Throughou	ıt		
		_	ent : Moderate, A	Area Affe	cted : 15%			
		Throughou						
	-		nt : Moderate, A	rea Affec	cted : 15%			
	Location :	Throughou	t					
Windows	-0.			•••	ata ata	_	44.000	
Aluminum	5%			2034	* *	5	\$1,800	
Metal/Detention Type	95%			2036	* *	5	\$125,000	
Parapets	100/			LIPE	* *	-	<b>#0.700</b>	
Concrete Masonry Unit	10%	NI.	¢150.700	LIFE	* *	5	\$9,700	
Metal Panel		Now	\$158,700	2046		5	\$41,500	
		eierioraiea, Parapet Ca	Extent : Light, A pps	геа Аујес	ciea : 5%			
Metal: Cage/Fence	30%			2031	* *	5-10	\$199,300	
No Component	35%							
Roof								
Single Ply Membrane	100%	Now	\$363,600	2031	* *			
	-		Extent : Severe, .	Area Aff	ected : 5%			
			r Connections					
			Extent: Severe,		fected : 20%			
			cations Through					
	_	_	xtent : Light, Are					
			thead Roof Lead		=			
			ent : Severe, Area					
	Location :	Expansion	Joints, Corridor	Connect	tions			

Interior

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

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

Asset #: 4127

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Floors								
Cast in Place Concrete		Now	\$74,000	LIFE	* *	5	\$404,900	
			xtent : Moderate, A					
	Location	: Various	Locations In The M	1echanic	al Space			
Quarry Tile	2%	2-4	\$22,700	2039	* *	5	\$6,200	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Food Sei	vice Area					
Raised Access Floor	3%	Now	\$584,700	2041	* *	5	\$23,100	
	Loose/Dela	m Surface	, Extent : Moderat	e, Area A	Affected : 20%			
	Location	: All Deter	ntion Control Room	n Spaces				
			xtent : Severe, Are		ed : 100%			
	Location	: All Deter	ition Control Room	n Spaces				
	Explanati	on : Worn	Surface.					
Traffic Topping	15%			2031	* *	5	\$77,100	
	Other Obse	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Day Roo	ms, Bathrooms					
	Explanati	on: Epox	y Coating					
Vinyl Tile	35%	0-2	\$705,900	2026	\$2,353,200	3	\$54,000	
	Broken/Mis	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	: Various	Locations Through	out				
	Worn/Erod	ed, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Through	out					
Interior Walls								
Ceramic Tile	8%			2039	* *	5	\$44,700	
Concrete Masonry Unit	72%			LIFE	* *	5	\$160,800	
Glass: Single Pane	3%	0-2	\$96,700	LIFE	* *	5	\$12,600	
			xtent : Severe, Are	a Affecte	ed: 20%			
			Room Spaces					
		on : Glass	Cloudy, Scratched					
Gypsum Board	8%			LIFE	* *	5	\$26,800	
Metal Security Bars	7%			LIFE	* *			
Plywood/Hardboard	2%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In		Now	\$64,000	2039	* *	5	\$20,600	
		_	ents, Extent : Ligh		ffected : 25%			
			Rooms Throughout					
	_	_	Extent : Moderate	_	ffected : 25%			
		: Control I	Rooms Throughout					
Exposed Concrete	25%			LIFE	* *	5	\$16,100	
Metal Panel	65%	2-4	\$429,100	LIFE	* *	5	\$334,200	
			Extent : Moderate,	Area Af	fected : 15%			
		: Through						
			xtent : Moderate, A					
	I a a a ti a t	. Main Co	rridor Connection:	. C	sion Loints			

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

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

Asset #: 4127

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment					_		
Fused Disc Sw	100%		2036	**	5	\$1,200	
		servation, Extent : Mod	lerate, Area Affe	cted : 100%			
		: Electrical Room	Constratora Davida	@ 2000 A I	Z 1.		
Transformers	Explana	tion : 2- Main Service	Switches Ratea (	@ 2000 Amperes E	tacn		
Dry Type	100%		2031	* *	5	\$1,000	
Dry Type		servation, Extent : Mod		cted · 100%	3	\$1,000	
		ı : Electrical Room	erate, mea mye	. 100/0			
		tion : 3- 45 Kva, 480/2	08/120 Volts				
Switchgear / Switchboard	1	· · · · · · · · · · · · · · · · · · ·					
Fused Disc Sw	100%		2036	* *	5	\$1,200	
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Fused Disc Sw	5%		2034	* *	5	\$300	
Molded Case Bkrs	95%		2034	* *	5	\$6,900	
Wiring							
Thermoplastic	100%		2036	* *	1		
Motor Controllers	100/		2021	* *	_	<b>#200</b>	
Locally Mounted	10%		2031	**	5	\$200	
Motor Control Center	90%		2031		5	\$6,700	
Ground Grounding Devices							
Generic	100%		LIFE	* *	5	\$4,000	
Stand-by Power	10070		LII L			ψ+,000	
Transfer Switches							
Automatic	100%		2031	* *	1	\$84,600	
Generators							
Diesel	100%		2029	* *	1	\$106,400	
	Other Ob.	servation, Extent : Mod	lerate, Area Affe	cted : 100%			
		ı : Mechanical / Gener					
	Explana	tion : 2- Diesel Genset	Rated @ 1100k	w Each.			
Batteries	1000/		2010	ΦΦ 000	_	#10 <b>2</b> 00	
Lead/Acid	100%		2019	\$2,900	5	\$10,200	
Fuel Storage	50%		2034	* *	5	¢25 500	
Day Tank		servation, Extent : Mod			5	\$25,500	
		servation, Extent : Mod 1 : Mechanical / Gener	. 55	cieu . 10070			
		tion : 275 Gallon Capa		th Generators			
Main Tank	50%		2041	* *	5	\$4,000	
iviani Tank		servation, Extent : Mod			J	\$ <del>4</del> ,000	
		ı : Outside	, 111 eu 1195 e	c.ca . 100/0			
		i . Guisiae tion : 8000 Gallon Cap	pacity				
	p	cood Ganon Cap					

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 #: 4127

Electrical	Current Repa	ir Futu	re Replacement	M	laintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2026	\$8,250,700	10	\$239,400	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
	Location : Throughout T	The Building				
HID	5%	2026	\$64,700	10	\$400	
Egress Lighting						
Emergency, Service	50%	2026	\$129,900	1		
Exit, Service	50%	2026	\$88,000	1		
Exterior Lighting						
HID	100%	2026	\$1,995,200	10	\$800	
Alarm						
Security System						
Generic	100%	2021	\$1,598,300	1	\$102,600	
	Other Observation, Exten	t : Moderate, Area Aff	ected : 100%			
	Location : Throughout T	The Building				
	Explanation: CCTV S	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2021	\$5,471,700	1-3	\$169,400	
	Other Observation, Exten	t : Moderate, Area Aff	ected : 100%			
	Location : Throughout T	The Building				
	Explanation : Alarm Bel	ls, Manual Pull Statio	ns And Smoke Dete	ectors		

echanical		Current Repai	r	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
eating								
Energy Source								
Plant Campus Steam / PRV	99%			2036	* *	1		
Natural Gas	1%			2046	* *	1		
Conversion Equipment								
Furnace	1%			2026	\$11,700	1	\$1,400	
	Location	ervation, Extent : Roof ion : 2 Roof Mo	g .	Affected	: 100%			
Heat Exchanger, Plate & Frame	50%	Now	\$7,100	2029	* *	1	\$61,100	
	Other Obs	ervation, Extent	: Moderate, A	Area Affe	ected : 5%			
	Location	: Mechanical R	oom J					
	Explana	ion : Insulation	Damaged Or	Missing				
Pres. Reducing Valve/LP Steam	49%			2029	* *	5	\$8,000	
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$38,600	2034	* *	4	\$13,500	
	Corroded,	Extent: Modera	ate, Area Affe	cted : 5%	6			
	Location	: Upper Level I	n Mechanical	Room J				

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

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

Asset #: 4127

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
Heating								
Terminal Devices								
Air Handler	60%		2026	\$4,174,800	1	\$102,000		
Convector/Radiator	3% Now	\$1,600	2031	* *	1	\$2,400		
		Extent: Moderate,	Area Affe	cted: 1%				
		Location: Throughout  Explanation: Convector Air Holes Painted Shut Restricting Air Flow						
C		ivector Air Holes Pa		it Restricting Air F		#22 000		
Convector/Radiator	37%		2031	T T	1	\$32,800		
Air Conditioning								
Energy Source	100%		2042	* *	1			
Electricity Conversion Equipment	10070		2042		1			
Conversion Equipment Reciprocating	10%		2036	* *	1	\$12,800		
Compr/Chiller	1070		2030		1	\$12,000		
Compil Cimici	Recent Installation,	Extent : Light, Area	ı Affected	: 100%				
	Location : 1st Flo		33					
Window/Wall Unit	5%		2021	\$51,600	1			
No Component	85%		2021	ψ51,000	•			
Distribution	0270							
Ductwork/Diffusers	10%		LIFE	* *	2	\$35,800		
No Component	90%							
Terminal Devices								
Air Handler/Dir	10%		2026	\$83,000	1			
Expansion								
No Component	90%							
Heat Rejection								
Air Cooled Condenser	10%		2026	\$15,000	2	\$19,100		
Unit	000/							
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	100% Now	\$91,200	LIFE	* *	2-5	\$153,200		
Ductwork/Diffusers		Extent : Moderate, A		cted : 10%	2-3	\$133,200		
	Location : Showe		ii ca rijje	. 1070				
Exhaust Fans								
Interior	60%		2026	\$1,056,300	2	\$5,100		
Roof	40%		2026	\$328,600	2	\$3,400		
Plumbing						4-,		
H/C Water Piping								
Brass/Copper	100% Now	\$73,800	2036	* *	1			
**	Broken, Extent : Me	oderate, Area Affecte	ed : 2%					
	Location : Variou	s Mixing Valves						
		Extent : Light, Area	Affected	: 100%				
	Location : Mecha							
	Explanation : Trip	plex Booster Pump N	lot Opera	ıtional				

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

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

Asset #: 4127

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
HW Heat Exchanger							
Steam Fired	100% Now	\$15,800	2036	* *	4	\$27,200	
	Leak Evident, Extent		Affected :	2%			
	Location : Piping (	Connections					
Sanitary Piping							
Cast Iron	100% Now	\$2,172,900	LIFE	* *	1		
	Broken, Extent: Sev						
	Location : Various	Locations Under S	lab				
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2026	\$75,400	4	\$5,800	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$138,600	
Sprinkler							
No Component	15%						
Generic	85%		2036	**	1-2	\$65,400	
Fire Pump							
Generic	100%		2029	**	1	\$51,300	

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

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Address : 14-14 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.050 / 2027 Yr Built/Renovated : 1933 / 2003

Area Sq Ft : 405,852 Project Type : CORRECTION

Date of Survey : 03-Feb-2015 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$19,513,400	\$843,900
Interior Architecture	\$3,594,100	\$4,629,300
Electrical	\$12,102,300	\$15,569,900
Mechanical	\$8,902,200	\$2,071,700
Total	\$44,112,000	\$23,114,800
Importance Code A	\$19,513,400	\$1,070,500
Importance Code B	\$24,094,700	\$21,939,200
Importance Code C	\$504,000	\$105,100
Total	\$44,112,000	\$23,114,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$14,900		\$29,800	\$25,600
Electrical	\$90,100	\$57,000	\$60,300	\$51,700
Mechanical	\$30,900	\$20,600	\$52,000	\$40,600
Total	\$135,900	\$77,500	\$142,100	\$117,900
Importance Code A	\$9,400		\$900	
Importance Code B	\$126,400	\$77,500	\$141,200	\$117,900
Importance Code C				
Total	\$135,900	\$77,500	\$142,100	\$117,900



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

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

Asset #: 2027

rchitecture	Cur	rent Repair	Futur	e Replacement	M	aintenance	
stem Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cast in Place Concrete	Location : D M Other Observat Location : But	bling, Extent : Severe, A Mechanical Area And So ion, Extent : Severe, Are	outh Side. ea Affecte		5	\$166,300	
Masonry: Brick	Location: Ma Vegetation Gro Location: Ou Vertical Cracks	W \$4,098,900 EFrod, Extent: Modera in Entrance Facade And wth, Extent: Moderate, tside Kitchen And Outsi Extent: Moderate, Arc rious Locations Through	d Various Area Affe de-Emerg ea Affecte	Locations Throug cted : 10% ency Generator C		\$353,300 Facades.	
Masonry: Limestone	_	w \$87,300 Elements, Extent : Ligh- rious Window Sills And	-	-	5 et.	\$6,200	
Metal/Glass Curt Wall	Location : At a Deteriorated Fi	w \$634,100 ing, Extent: Moderate, 2 Day Room Stairs nish, Extent: Moderate Day Room Stairs			5	\$39,000	
Windows	200000000000000000000000000000000000000	suj ricom sium					
Metal/Detention Type	60%		2036	* *	5	\$342,400	
Metal/Detention Type	Location : Adr Corrosion/Rusti Location : Van Glazing Broken	2 \$14,341,500 Extent: Moderate, Area ninistration Area ing, Extent: Moderate, Arious Lintels Above Win /Cracked, Extent: Mode itors Area And Kitchen	Area Affeo dows, Vis	cted : 50% itors Area, Kitchei	5	\$114,100	
Parapets Not Accessible	100%						
Roof Not Accessible	100%						

Interior

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

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

Asset #: 2027

Type Total (Years) FY (Yrs)	Architecture	Current Repair	Future Replacement	Mai	intenance	
Cast in Place Concrete   30% Now \$285,600   LIFE	Component			•	Estimated Cost	Priority
Cast in Place Concrete   30% Now \$285,600   LIFE						
Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: Auditorium, Commissary, 7th Block Area Uneven Substrate, Extent: Severe, Area Affected: 20% Location: Auditorium, Commissary, 7th Block Area Other Observation, Extent: Moderate, Area Affected: 20% Location: Basement Explanation: Ground Water  Cast in Place Concrete    S%   Now   \$23,800   LIFE   ** * 5   \$52,100		200/ NI \$295 (00	TIDD **	5	¢212.500	
Location : Auditorium, Commissary, 7th Block Area Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Auditorium, Commissary, 7th Block Area Other Observation, Extent : Moderate, Area Affected : 20% Location : Basement Explanation : Ground Water  Cast in Place Concrete  5% Now \$23,800 LIFE ** 5 \$52,100 Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Kitchen And Storage Areas Uneven Surface, Extent : Severe, Area Affected : 10% Location : D Mechanical Area  Ceramic Tile  5% Now \$88,700 2029 ** 5 \$11,900 Worn/Eroded, Extent : Light, Area Affected : 10% Location : Toilet Rooms.  Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100 Broken/Missing Elements, Extent : Severe, Area Affected : 25% Location : Kitchen Area Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Kitchen Area Water Penetration, Extent : Moderate, Area Affected : 20% Location : Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200 Horizontal Cracks, Extent : Moderate, Area Affected : 30%	Cast in Place Concrete			3	\$312,300	
Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Auditorium, Commissary, 7th Block Area Other Observation, Extent : Moderate, Area Affected : 20% Location : Basement Explanation : Ground Water  Cast in Place Concrete  Sown Now \$23,800 LIFE ** 5 \$52,100 Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Kitchen And Storage Areas Uneven Surface, Extent : Severe, Area Affected : 10% Location : D Mechanical Area  Ceramic Tile  Sown Now \$88,700 2029 ** 5 \$11,900 Worn/Eroded, Extent : Light, Area Affected : 10% Location : Toilet Rooms.  Quarry Tile  Proken/Missing Elements, Extent : Severe, Area Affected : 25% Location : Kitchen Area Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Kitchen Area Water Penetration, Extent : Moderate, Area Affected : 20% Location : Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200 Horizontal Cracks, Extent : Moderate, Area Affected : 30%		_				
Location : Auditorium, Commissary, 7th Block Area Other Observation, Extent : Moderate, Area Affected : 20% Location : Basement Explanation : Ground Water  Cast in Place Concrete  5% Now \$23,800 LIFE ** 5 \$52,100 Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Kitchen And Storage Areas Uneven Surface, Extent : Severe, Area Affected : 10% Location : D Mechanical Area  Ceramic Tile  5% Now \$88,700 2029 ** 5 \$11,900 Worn/Eroded, Extent : Light, Area Affected : 10% Location : Toilet Rooms.  Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100 Broken/Missing Elements, Extent : Severe, Area Affected : 25% Location : Kitchen Area Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Kitchen Area Water Penetration, Extent : Moderate, Area Affected : 20% Location : Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200 Horizontal Cracks, Extent : Moderate, Area Affected : 30%						
Cast in Place Concrete  Cast in Place Concrete  Cast in Place Concrete  S% Now \$23,800 LIFE ** 5 \$52,100  Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen And Storage Areas Uneven Surface, Extent: Severe, Area Affected: 10% Location: D Mechanical Area  Ceramic Tile  S% Now \$88,700 2029 ** 5 \$11,900  Worn/Eroded, Extent: Light, Area Affected: 10% Location: Toilet Rooms.  Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100  Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Kitchen Area  Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen Area  Water Penetration, Extent: Moderate, Area Affected: 20% Location: Kitchen Area  Water Penetration, Extent: Moderate, Area Affected: 20% Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent: Moderate, Area Affected: 30%			• •			
Cast in Place Concrete    Explanation: Ground Water		-				
Cast in Place Concrete  5% Now \$23,800 LIFE ** 5 \$52,100  Cracking/Crumbling, Extent : Moderate, Area Affected : 50%  Location : Kitchen And Storage Areas  Uneven Surface, Extent : Severe, Area Affected : 10%  Location : D Mechanical Area  Ceramic Tile  5% Now \$88,700 2029 ** 5 \$11,900  Worn/Eroded, Extent : Light, Area Affected : 10%  Location : Toilet Rooms.  Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100  Broken/Missing Elements, Extent : Severe, Area Affected : 25%  Location : Kitchen Area  Cracking/Crumbling, Extent : Moderate, Area Affected : 50%  Location : Kitchen Area  Water Penetration, Extent : Moderate, Area Affected : 20%  Location : Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent : Moderate, Area Affected : 30%			30			
Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen And Storage Areas Uneven Surface, Extent: Severe, Area Affected: 10% Location: D Mechanical Area  Ceramic Tile  5% Now \$88,700 2029 ** 5 \$11,900 Worn/Eroded, Extent: Light, Area Affected: 10% Location: Toilet Rooms.  Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100 Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Kitchen Area Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen Area Water Penetration, Extent: Moderate, Area Affected: 20% Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200 Horizontal Cracks, Extent: Moderate, Area Affected: 30%		Explanation: Ground Water				
Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen And Storage Areas Uneven Surface, Extent: Severe, Area Affected: 10% Location: D Mechanical Area  Ceramic Tile  5% Now \$88,700 2029 ** 5 \$11,900 Worn/Eroded, Extent: Light, Area Affected: 10% Location: Toilet Rooms.  Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100  Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Kitchen Area Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen Area Water Penetration, Extent: Moderate, Area Affected: 20% Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200 Horizontal Cracks, Extent: Moderate, Area Affected: 30%	Cast in Place Concrete	5% Now \$23,800	LIFE **	5	\$52,100	
Uneven Surface, Extent: Severe, Area Affected: 10% Location: D Mechanical Area  Ceramic Tile  5% Now \$88,700 2029 ** 5 \$11,900 Worn/Eroded, Extent: Light, Area Affected: 10% Location: Toilet Rooms.  Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100 Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Kitchen Area Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen Area Water Penetration, Extent: Moderate, Area Affected: 20% Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200 Horizontal Cracks, Extent: Moderate, Area Affected: 30%		Cracking/Crumbling, Extent: Moderate	, Area Affected : 50%		·	
Ceramic Tile		Location : Kitchen And Storage Areas				
Ceramic Tile  5% Now \$88,700 2029 *** 5 \$11,900  Worn/Eroded, Extent: Light, Area Affected: 10%  Location: Toilet Rooms.  Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100  Broken/Missing Elements, Extent: Severe, Area Affected: 25%  Location: Kitchen Area  Cracking/Crumbling, Extent: Moderate, Area Affected: 50%  Location: Kitchen Area  Water Penetration, Extent: Moderate, Area Affected: 20%  Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent: Moderate, Area Affected: 30%		Uneven Surface, Extent : Severe, Area A	Affected : 10%			
Worn/Eroded, Extent: Light, Area Affected: 10% Location: Toilet Rooms.  Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100  Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Kitchen Area  Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen Area  Water Penetration, Extent: Moderate, Area Affected: 20% Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent: Moderate, Area Affected: 30%		Location : D Mechanical Area				
Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100  Broken/Missing Elements, Extent: Severe, Area Affected: 25%  Location: Kitchen Area  Cracking/Crumbling, Extent: Moderate, Area Affected: 50%  Location: Kitchen Area  Water Penetration, Extent: Moderate, Area Affected: 20%  Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent: Moderate, Area Affected: 30%	Ceramic Tile	. ,		5	\$11,900	
Quarry Tile  2% Now \$526,100 2046 ** 5 \$7,100  Broken/Missing Elements, Extent: Severe, Area Affected: 25%  Location: Kitchen Area  Cracking/Crumbling, Extent: Moderate, Area Affected: 50%  Location: Kitchen Area  Water Penetration, Extent: Moderate, Area Affected: 20%  Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent: Moderate, Area Affected: 30%			cted : 10%			
Broken/Missing Elements, Extent: Severe, Area Affected: 25% Location: Kitchen Area Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen Area Water Penetration, Extent: Moderate, Area Affected: 20% Location: Kitchen Area  Terrazzo 10% Now \$425,500 LIFE ** 5 \$37,200 Horizontal Cracks, Extent: Moderate, Area Affected: 30%						
Location: Kitchen Area  Cracking/Crumbling, Extent: Moderate, Area Affected: 50%  Location: Kitchen Area  Water Penetration, Extent: Moderate, Area Affected: 20%  Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent: Moderate, Area Affected: 30%	Quarry Tile			5	\$7,100	
Cracking/Crumbling, Extent: Moderate, Area Affected: 50% Location: Kitchen Area Water Penetration, Extent: Moderate, Area Affected: 20% Location: Kitchen Area  Terrazzo 10% Now \$425,500 LIFE ** 5 \$37,200 Horizontal Cracks, Extent: Moderate, Area Affected: 30%			re, Area Affected : 25%			
Location: Kitchen Area  Water Penetration, Extent: Moderate, Area Affected: 20%  Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent: Moderate, Area Affected: 30%			1 500/			
Water Penetration, Extent: Moderate, Area Affected: 20% Location: Kitchen Area  Terrazzo  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent: Moderate, Area Affected: 30%			, Area Affected : 50%			
Terrazzo Location : Kitchen Area  10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent : Moderate, Area Affected : 30%			Arna Affastad , 200/			
Terrazzo 10% Now \$425,500 LIFE ** 5 \$37,200  Horizontal Cracks, Extent: Moderate, Area Affected: 30%			Area Affeciea . 20%			
Horizontal Cracks, Extent: Moderate, Area Affected: 30%	Т		1100 **		\$27.200	
	Terrazzo		LIFE	3	\$37,200	
Zeetmen 1 varieta Zeetmen 1 mengnem						
Traffic Topping 5% 2026 \$567,700 5 \$29,800	Traffic Topping			5	\$20.800	
Vinyl Tile 43% Now \$334,600 2026 \$3,346,500 3 \$76,800	11 0					
Cracking/Crumbling, Extent: Severe, Area Affected: 40%	v myr rne			5	Ψ70,000	
Location: Auditorium, Corridor(s) And Various Locations Throughout Building.				ghout Buil	lding.	
Uneven Substrate, Extent : Severe, Area Affected : 15%				O	Ü	
Location : Corridor(s), Return Search Area In 7th Block, Auditorium				ium		

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

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

Asset #: 2027

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	•			•				
Interior Walls								
Concrete Masonry Unit	Broken/M Location Diagonal Location Misaligne Location	a: Dressing Cracks, Exi a: Dressing d/Bulging, a: Dressing	\$224,400 ents, Extent : Seve Rooms Behind Au tent : Severe, Area Rooms Behind Au Extent : Severe, Ar Rooms Behind Au	ditorium Affected ditorium ea Affect ditorium	: 2% ed : 2%	5	\$105,100	
			nt : Moderate, Are					
			Locations Through					
Glass: Special Gauge	5%		<b>0.1.60.1.00</b>	LIFE	* *	1	44.5.000	
Plaster	Location Cracking/	issing Elem ı : Auditorii Crumbling,	\$162,100 ents, Extent : Seve um And First Floor Extent : Moderate um And First Floor	Gun Ar , Area A	senal. ffected : 10%	5	\$15,800	
SGFT/Glazed Masonry	20%			LIFE	* *			
SGFT/Glazed Masonry	15% Staining/L	4+	\$117,400 Extent : Moderate k	LIFE	* * ffected : 10%			
Ceilings								
AcousTileConcealSpLn	5%			2031	* *	5	\$29,800	
AcousTileConcealSpLn	5%			2039	* *	5	\$29,800	
Exposed Concrete	30%			LIFE	* *	5	\$22,300	
Exposed Concrete	5%	Now	\$73,600	LIFE	* *	5	\$3,700	
	Location Water Per	: Visitors	Extent : Moderate Corridor And Mec xtent : Moderate, A Corridor	hanical A	rea Block 7			
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	20% Deformed Location Staining/I	Now /Dented, Ex i : Kitchen. Discoloring,	\$611,300 tent : Moderate, A Extent : Moderate And Throughout C	LIFE rea Affec , Area A		5	\$119,000	
Plaster	10%			LIFE	* *	5	\$29,800	
Plaster	20% Broken/M Location	Now issing Elem i : 7th Block	\$720,800 ents, Extent : Seve k, Commissary, Gu	LIFE re, Area n Arsena	l, Visiting Area Ar	5	\$59,500	
	Location Water Pen Location	n : 7th Block netration, E n : 7th Block	Extent: Moderate k And Visitors Area xtent: Severe, Are k, Block Ia (Currea out Building.	ı a Affecte	d : 25%	Visiting	Area And Various	

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

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

Asset #: 2027

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: Two 3000 Amperes M Inmates			
Transformers				
Dry Type	100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: No Ratings Available	2024 \$30,400 e, Area Affected : 100%	5 \$1,500	
Switchgear / Switchboard Fused Disc Sw	100%	2026 \$939,500	5 \$1,700	
Raceway	1000/			
Conduit	100%	2026 \$1,125,100	) 1	
Panelboards Fused Disc Sw	10%	2025 \$103,400	5 \$900	
Molded Case Bkrs	90%	2025 \$103,400 2025 \$931,000		
Wiring	7070	2023 \$731,000	3 \$7,000	
Braided Cloth	70% 2-4 \$1,213,300 Insulation Aged, Extent : Moderate, A Location : Throughout		· 1	
Thermoplastic	30%	2026 \$520,000	) 1	
Motor Controllers		•		
Locally Mounted	30%	2024	5 \$800	
Motor Control Center	70%	2024 \$1,430,300	5 \$7,700	
Ground				
Grounding Devices Generic	100% 2-4 \$18,300 Other Observation, Extent: Moderate Location: Water Main Explanation: Corroded		5 \$6,000	
Stand-by Power				
Transfer Switches Automatic	100%	2024 \$259,400	1 \$124,900	
Generators Diesel	100% Other Observation, Extent: Moderate Location: Generator Room - Outsid Explanation: Two 720 Kw		1 \$157,200	
Batteries				
Lead/Acid	100%	2019 \$2,900	5 \$15,000	
Fuel Storage Main Tank	100% Other Observation, Extent : Moderate Location : Outside	2029 * * r, Area Affected : 100%	5 \$9,300	
	Explanation: One 2,500 Gallons			

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

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

Asset #: 2027

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	97%	2026	\$9,751,600	10	\$283,000	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Throughout The Building					
	Explanation: Using T-12 Lamp	os .				
HID	3%	2021	\$44,900	10	\$300	
Egress Lighting						
Emergency, Service	60%	2021	\$180,500	1		
Exit, Service	40%	2021	\$81,500	1		
Exterior Lighting						
HID	100%	2021	\$2,946,600	10	\$1,200	
Alarm						
Security System						
No Component	50%					
Generic	50%	2021	\$1,180,200	1	\$75,800	
Fire/Smoke Detection						
No Component	30%					
Generic, Analog	70%	2021	\$5,656,500	1-3	\$175,100	
	Not in Service, Extent: Severe, A	rea Affected : 1	00%			
	Location: Throughout The Buil	lding				

<b>l</b> echanical	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	t Cycle Estimated Cos (Yrs)	t Priority
eating Energy Source Plant Campus Steam / PRV	100%	2036 **	* 1	
	Other Observation, Extent: Severe, Are Location: Throughout			
	Explanation: No Access For Survey - Survey - Steam May Be Shut Off	· Data Shown In This Repo	ort Is From March 2011	
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2029 **	* 5 \$18,900	1
	Other Observation, Extent: Severe, Are Location: Throughout	ea Affected : 100%		
	Explanation : Entire Building Is Unoc Systems May Have Deteriorated Furth	1	litions Inside - Mechanical	
Distribution Central Plant Steam Piping/Pmp	100% Now \$2,908,200	2036 **	* 4 \$15,700	1
	Corroded, Extent : Severe, Area Affecte Location : Throughout	ed : 100%		
	Leak Evident, Extent : Severe, Area Affo Location : Throughout	ected : 60%		

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

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

Asset #: 2027

Mechanical		Current Repair			e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices								
Air Handler	40%			2021	\$3,221,700	1	\$78,700	
Convector/Radiator	60%			2024	\$1,839,900	1	\$61,600	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
No Component	95%							
Not Accessible	5%							
Terminal Devices								
No Component	95%							
Not Accessible	5%							
Heat Rejection								
No Component	95%							
Not Accessible	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$177,400	
Exhaust Fans								
Interior	60%			2021	\$1,222,700	2	\$5,800	
Not Accessible	40%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$1,508,000	2039	* *	1		
	Corroded,	Extent: Se	evere, Area Affecte	d: 100%	Ó			
	Location	: Through	out					
HW Heat Exchanger								
Steam Fired	100%			2046	* *	4	\$31,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$111,400	4	\$8,600	
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t Mechanical Roor	ns				
	Explana	tion : Duple	ex Units					
Sewage Ejector(s)		-						
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$160,400	
Sprinkler	10070						\$100,100	
No Component	95%							
Generic	5%			2036	* *	1-2	\$4,500	
Generic	370			2030		1-4	φ <del>+</del> ,500	

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

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

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

Asset #: 2027

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Fire Pump				
Not Accessible	100%			
Chemical System				
Not Accessible	100%			

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Address : 16-16 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.110 / 2554 Yr Built/Renovated : 2002 /

Area Sq Ft : 28,838 Project Type : CORRECTION

Date of Survey : 14-Jan-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$329,900	\$380,500
Interior Architecture	\$103,800	\$85,000
Mechanical		\$45,700
Total	\$433,700	\$511,200
Importance Code A	\$329,900	\$380,500
Importance Code B		\$130,700
Importance Code C	\$103,800	
Total	\$433,700	\$511,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,400		\$24,900	
Interior Architecture	\$16,700			\$500
Electrical	\$5,600	\$8,100	\$13,800	\$7,000
Mechanical	\$6,700	\$3,800	\$4,400	\$8,100
Total	\$33,300	\$11,900	\$43,100	\$15,600
Importance Code A	\$5,800	\$1,400	\$26,400	\$1,400
Importance Code B	\$27,600	\$10,500	\$16,700	\$14,100
Importance Code C				
Total	\$33,300	\$11,900	\$43,100	\$15,600



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

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

Asset #: 2554

nitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
m 'omponent Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
or								
xterior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$8,700	
Metal Panel	82%			2046	* *	5-10	\$523,200	
Metal Sect. OHD	3%			2039	* *	5	\$8,700	
Vindows	050/	2.4	¢126,000	2042	* *	-	¢7.000	
Aluminum	95% Deteriorate	2-4	\$126,000 Extent : Light, Ared	2042		5	\$7,800	
			eling Throughout B		a . 2570			
_	5%	. I ami I e	eung Inroughour I		* *	10	¢5 100	
Metal Louvers oof	3%			2035		10	\$5,100	
ooi Built-Up (BUR)	15%			2031	* *	10	\$24,900	
Metal Panel		Now	\$61,200	2031	* *	10	\$24,900	
			d, Extent : Modera		Affacted : 3%			
			g Above Metal Doo			ı a		
						ig		
			xtent : Moderate, A g Above Metal Doo			10		
or	Locuiton	. Overnan	g Above Meiui Doc	ors wher	e ii meeis buitain	18		
loors								
Cast in Place Concrete	90%	Now	\$15,500	LIFE	* *	5	\$85,000	
			xtent : Moderate, A		cted : 5%	J	ψου,σσσ	
			rage Door Entranc					
Vinyl Tile	10%			2031	* *	3	\$2,200	
nterior Walls								
Concrete Masonry Unit	100%	Now	\$103,800	LIFE	* *	5	\$19,400	
	Diagonal C	Cracks, Ext	tent : Moderate, Ar	ea Affec	ted : 5%		,	
	Location	: Mechani	cal Room / Stairwe	ell				
eilings								
AcousTileSusp.Lay-In	5%	Now	\$700	2039	* *	5	\$1,100	
	Broken/Mis	ssing Elem	ents, Extent : Light	t, Area A	ffected : 2%			
	Location	: Control I	Room.					
	Staining/Di	iscoloring,	Extent : Light, Are	ea Affect	ed : 2%			
S	_	: Control I	_					
S	Location							
S Exposed Concrete	Location 10%			LIFE	* *	5	\$700	
	Broken/Mis Location Staining/Di	ssing Elem : Control I iscoloring,	ents, Extent : Light Room. Extent : Light, Are	t, Area A	ffected : 2%	5		\$1,100

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

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

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

Asset #: 2554

Electrical	Current Repair	epair Future Repla		placement Ma		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent : Moderate, Location : Electrical Room			5	\$100	
G'+ 1 / G'+ 11 1	Explanation: 75 Kva, 45 Kva, 30 Kva	a, 480/208	3/120 Volts			
Switchgear / Switchboard Molded Case Bkrs	100%	2046	**	5	\$800	
Raceway Conduit	100%	2046	* *	1		
Panelboards Molded Case Bkrs	100%	2042	* *	5	\$800	
Wiring Thermoplastic	100%	2046	* *	1		
Motor Controllers Locally Mounted	100%	2039	* *	5	\$200	
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$400	
Stand-by Power Transfer Switches Automatic	100%	2039	* *	1	\$8,900	
Generators Diesel	100% Other Observation, Extent : Moderate, Location : Generator Room	2035 Area Affe		1	\$11,200	
Batteries	Explanation: Emergency Generator I	Katea @ 3	555 <b>K</b> W			
Lead/Acid	100%	2020	\$2,900	5	\$1,100	
Fuel Storage Day Tank	50% Other Observation, Extent: Moderate, Location: Generator Room			5	\$2,700	
Main Tank	Explanation: No Available Nameplat 50% Other Observation, Extent: Moderate, Location: Underground Explanation: 25000 Rated Capacity	2054	**	5	\$400	
Lighting Interior Lighting						
Fluorescent	30% T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	2031 erate, Ared	* * a Affected : 100%	10	\$7,900	
HID	70%	2031	* *	10	\$700	
Egress Lighting Emergency, Service	50%	2031	* *	1		
Exit, Service	50%	2031	* *	1		

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

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

Asset #: 2554

Electrical	Current Repair	Future Rep	lacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Exterior Lighting						
HID	100%	2031	* *	10	\$100	
Alarm						
Security System						
Generic	100%	2031	* *	1	\$10,800	
	Other Observation, Extent : Moderate	e, Area Affected :	100%			
	Location: Throughout The Building	7				
	Explanation: CCTV Surveillance	? Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$18,300	
	Other Observation, Extent: Moderate	e, Area Affected :	100%			
	Location: Throughout The Building	?				
	Explanation : Strobe Lights, Manua	l Pull Stations, S	moke Detect	ors, Horn	is And Alarm Bells	

Mechanical		Current Re	pair	Future Replacement		М		
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Furnace	100%			2031	* *	1	\$14,300	
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
No Component	90%							
Not Accessible	10%							
Terminal Devices								
Air Handler/Dir	10%			2031	* *	1		
Expansion								
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2031	* *	2	\$2,000	
No Component	90%							
/entilation								
Distribution								
Ductwork/Diffusers	25%	Now	\$2,400	LIFE	* *	2-5	\$4,000	
		Extent : Mod : Warehouse	lerate, Area Affe ?	cted : 2%	ó			
No Component	75%							
Exhaust Fans								
Interior	15%			2031	* *	2	\$100	
Roof	40%			2031	* *	2	\$400	
No Component	45%					_	<b>4.00</b>	
lumbing	.270							

Plumbing

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

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

Asset #: 2554

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2046	* *	1		
Water Heater							
Electric	100%		2025	\$45,700	4	\$200	
	Other Obse	rvation, Extent : Light, Area	Affected	: 100%			
	Location .	: Closet					
	Explanati	on : 1- 40 Gallon Unit					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2034	* *	1	\$1,800	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2052	* *	1-5	\$15,100	
Sprinkler						·	
Generic	100%		2052	* *	1-2	\$8,100	
Fire Pump							
Generic	100%		2039	* *	1	\$5,400	

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

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

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Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES NORTH FACILITY, OBCC 300 CELL ANX

Address : 16-16 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.063 / 4248 Yr Built/Renovated : 1994 /

Area Sq Ft : 79,197 Project Type : CORRECTION

Date of Survey : 05-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,559,800	\$270,200
Interior Architecture	\$398,600	\$256,700
Electrical		\$1,087,900
Mechanical		\$1,664,800
Total	\$1,958,500	\$3,279,700
Importance Code A	\$1,559,800	\$270,200
Importance Code B	\$273,600	\$2,950,900
Importance Code C	\$125,000	\$58,600
Total	\$1,958,500	\$3,279,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$24,900			
Interior Architecture	\$20,100	\$3,000	\$11,100	
Electrical	\$21,200	\$12,000	\$17,000	\$12,200
Mechanical	\$15,900	\$8,900	\$50,900	\$17,000
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$92,000	\$33,700	\$88,800	\$39,100
Importance Code A	\$27,300		\$300	
Importance Code B	\$64,700	\$33,700	\$88,600	\$39,100
Importance Code C				
Total	\$92,000	\$33,700	\$88,800	\$39,100



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

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

Asset #: 4248

Architecture		Current F	Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls Metal Panel	Broken/M Location Corrosion Location	n : South Fa /Rusting, E n : South An	\$85,900 ents, Extent : Ligh ecade. xtent : Light, Area ed West Facades. Extent : Light, Ar	Affected	! : 10%	5	\$232,900	
		a : All Faca						
Windows Metal/Detention Type	Broken/M		\$781,400 ents, Extent : Mod s And Various Loc		* * rea Affected : 10% broughout	5	\$37,300	
Parapets	200411071		5 111th 7 th 10 th 20 t		eugneun			
Metal Rail			\$24,900 Extent : Moderate, out	2039 Area Af	* * fected : 35%	5	\$17,300	
Roof								
IRMA/Protected Membrane	Broken/M			2036 lerate, Ai	* * rea Affected : 25%			
	Grvl/Blst	i : Through Miss/Disp, . i : Various .	Extent : Moderate,	Area Af	fected : 30%			
		/Displaced, i : Through	Extent : Moderate out	e, Area A	Affected : 30%			
			xtent : Moderate, A rridor, Mechanica		ected : 25% And Various Other	Location	us.	
terior Floors								
Cast in Place Concrete	Horizonta Location Paint Pee	ı : Mechani ling, Extent	\$17,800 xtent : Moderate, A cal Electrical Spac : Light, Area Affe cal Electrical Spac	ce. cted : 5%		5	\$38,900	
Ceramic Tile	5%		<del>-</del>	2035	* *	5	\$5,900	
Raised Access Floor	5% Loose/Del Location	Now am Surface a: Housing	\$140,400 s, Extent: Severe, A Control Rooms.	2029 Area Affe		5	\$11,100	
			s, Extent : Severe, A Control Rooms	Area Affe	ected : 40%			
Terrazzo	60%			LIFE	* *	5	\$55,600	
Traffic Topping	15%			2031	* *	5	\$22,200	

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

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

Asset #: 4248

Architecture		Current F	Repair Future R		e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	65%	Now	\$125,000	LIFE	* *	5	\$58,600	
		racks, Exter : Stairwell	nt : Light, Area Afj s	fected : 5	5%			
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Security Bars	5%			LIFE	* *			
Steel Plate	25%			LIFE	* *	5	\$33,800	
Ceilings								
Exposed Concrete	20%			LIFE	* *	5	\$3,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%	Now	\$2,300	LIFE	* *	5	\$7,400	
	Broken/Missing Elements, Extent: Light, Area Affected: 2% Location: Maintenance Department Hallway.							
Metal Panel	70%	Now	\$133,200	LIFE	* *	5	\$103,700	
	Corrosion	Rusting, E.	xtent : Light, Area	Affected	: 10%			
	Location: Bathrooms, Corridors							
			xtent : Light, Area	Affected	: 5%			
			To Fifth Floor Ele					

Electrical	Current Repair	Future Replacement	N	laintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2036 **	3	\$300			
	Other Observation, Extent: Modera	ite, Area Affected : 100%					
	Location: Outside						
	Explanation: One 600 Amperes M	ain Disconnect Switch					
Transformers							
Dry Type	100%	2031 **	3	\$600			
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Outside						
	Explanation: One 1,000 Kva 4160	0pri - 480/277 Sec					
Feeders							
Cable	100%	2034 **	1				
Raceway							
Conduit	100%	2036 **	1				
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2036 **	5	\$400			
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: One 2500 Amperes A	And One 1600 AAmperes mps	Main Dis	connect Switch			

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

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

Asset #: 4248

Electrical	Current Repair	Current Repair Future Replace		М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		-				
Transformers						
Dry Type	100%	2031	**	5	\$300	
	Other Observation, Extent: Moderat	te, Area Affecte	ed : 100%			
	Location: Electrical Closet					
G'4-1/ G'4-111	Explanation: Two 30 Kva					
Switchgear / Switchboard Molded Case Bkrs	100%	2036	* *	5	\$2,100	
	100%	2030		5	\$2,100	
Raceway Conduit	100%	2036	* *	1		
Panelboards	10070	2030		1		
Fused Disc Sw	10%	2034	* *	5	\$200	
Molded Case Bkrs	90%	2034	* *	5	\$1,900	
Wiring	7070	2037		<u> </u>	\$1,900	
Thermoplastic	100%	2036	* *	1		
Motor Controllers	100/0	2030		1		
Locally Mounted	100%	2031	* *	5	\$500	
Ground	10070	2031			Ψ200	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,200	
Stand-by Power					* ,	
Transfer Switches						
Automatic	100%	2031	* *	1	\$24,400	
Generators					•	
Diesel	100%	2029	* *	1	\$30,700	
	Other Observation, Extent : Moderat	te, Area Affecte	ed : 100%			
	Location: Outside					
	Explanation: One 720 Kw					
Batteries						
Lead/Acid	100%	2019	\$2,900	5	\$2,900	
Fuel Storage						
Day Tank	50%	2034	* *	5	\$7,300	
	Other Observation, Extent : Moderat	te, Area Affecte	ed: 100%			
	Location : At Outside Generator					
	Explanation: One 275 Gallons					
Main Tank	50%	2041	* *	5	\$1,200	
	Other Observation, Extent : Moderat	te, Area Affecte	ed: 100%			
	Location : Outside					
	Explanation: 10,000 Gallons					
Lighting						
Interior Lighting	000/	2024	* *	1.0	0.57.400	
Fluorescent	90%	2034		10	\$65,400	
	Other Observation, Extent: Moderat		ea: 100%			
	Location: Throughout The Building	g				
	Explanation: T-8 Lamps	2025	<b>4.0.50</b>	1.0	<b>*</b> * * * * * * * * * * * * * * * * * *	
HID	5%	2026	\$18,600	10	\$100	
Incandescent	5%	2026	\$125,100	2	\$100	

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

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

Asset #: 4248

Electrical	Current Repair Future Replacement		M				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	80%		2034	* *	1		
Exit, Service	20%		2026	\$10,100	1		
Exterior Lighting							
HID	100%		2026	\$575,000	10	\$200	
Lightning Protection							
Arresters/Cabling							
Generic	100%		2041	* *	5	\$2,300	
Alarm							
Security System							
No Component	30%						
Generic	70%		2026	\$322,400	1	\$20,700	
Fire/Smoke Detection							
Generic, Digital	100%		2036	* *	1-3	\$48,800	

Mechanical		Current Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2029	* *	5	\$4,700	
Distribution Central Plant Steam Piping/Pmp	100%		2046	**	4	\$3,900	
Terminal Devices							
Air Handler	80%		2026	\$1,604,200	1	\$39,200	
Convector/Radiator	20%		2039	* *	1	\$5,100	
Air Conditioning Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	2%		2027	\$60,700	2	\$100	
No Component	98%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$103,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$44,200	

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

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

Asset #: 4248

Mechanical		Current Repair Futu		e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation							
Exhaust Fans							
Interior	20%		2031	* *	2	\$500	
Roof	80%	2-4 \$3,800	2031	* *	2	\$1,600	
		ning, Extent : Light, Area Aj		<b>3</b> %			
	Location	: Roof - 2 Of 39 Units Defec	tive				
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2046	* *	1		
	•	alfunctioning, Extent : Mode					
	Location	: Second Floor Mechanical	Equipmer	nt Room			
HW Heat Exchanger							
Steam Fired	100%		2046	* *	4	\$7,800	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2026	\$21,700	4	\$1,700	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Area	ı Affected	! : 100%			
	Location						
	Explanati	ion: 2 Units					
Fire Suppression							
Standpipe							
Generic	100%		2046	* *	1-5	\$41,400	
Sprinkler							
No Component	50%						
Generic	50%		2046	* *	1-2	\$11,100	
Fire Pump						<u>.</u>	
Generic	100%		2029	* *	1	\$14,800	

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES NORTH FACILITY, OBCC 500 CELL ANX

Address : 16-16 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.065 / 4249 Yr Built/Renovated : 1994 /

Area Sq Ft : 136,605 Project Type : CORRECTION

Date of Survey : 05-Jan-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,166,600	\$532,300
Interior Architecture	\$820,000	\$428,300
Electrical		\$7,283,400
Mechanical	\$287,500	\$3,458,700
Total	\$2,274,100	\$11,702,800
Importance Code A	\$1,166,600	\$532,300
Importance Code B	\$1,107,500	\$11,076,000
Importance Code C		\$94,500
Total	\$2,274,100	\$11,702,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$15,400			
Interior Architecture	\$31,100		\$19,200	
Electrical	\$34,500	\$23,300	\$26,700	\$21,000
Mechanical	\$25,500	\$23,000	\$46,700	\$25,500
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$156,000	\$95,600	\$141,900	\$95,800
Importance Code A	\$18,700		\$400	
Importance Code B	\$106,100	\$95,600	\$141,500	\$95,800
Importance Code C	\$31,100			
Total	\$156,000	\$95,600	\$141,900	\$95,800



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

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

Asset #: 4249

Architecture	Current Repair Future Replacement			M			
ystem Component Type		Date Estimated Cos ars)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls					_		
Metal Panel	100% No	. ,		* *	5	\$478,900	
	-	ed, Extent : Moderate,					
		rridor Connecting Cer					
	· ·	oring, Extent : Modera			udh o aad E	'anadaa	
XX7' 1	Location : No.	rthwest Facades And \	various Loc	ations On The Soi	uineasi F	acaaes.	
Windows Matal/Datantian Tyma	100% No	\$550 000	2036	* *	5	¢52 400	
Metal/Detention Type		w \$558,800 Extent : Moderate, Ar			5	\$53,400	
	Location : Thi		еи Ајјестеи	. 15/0			
		Elements, Extent: Mo	nderate Ar	ea Affected · 2%			
	_	in Corridor And Vario					
		/Cracked, Extent : Mo					
	Location : Co.		,				
Parapets							
Metal Rail	100% No	w \$15,400	2031	* *	5	\$21,400	
	Deteriorated Fi	nish, Extent : Light, A	rea Affecte	d: 15%			
	Location: The	oughout					
Roof							
Built-Up (BUR)	100% No	+ - ,		* *			
		: Moderate, Area Affe					
		ntral Core Rooftop An			out.		
		Disp, Extent : Moderat	te, Area Aff	ected : 35%			
	Location : All	-		1.00/			
	_	Flashings, Extent : Mo	oderate, Ar	ea Affected : 10%			
		Bulkhead Door	1 200	,			
		t : Moderate, Area Affa			T1		
		er Southwest Housing ion, Extent : Moderate			Inrougi	ioui.	
		on, Extent : Moaerate in Corridor, Control I			Through	hout	
torior	Locuiton . Ma	in corridor, control 1	tooms Ana	various Locations	Through	ioui.	
terior Floors							
Cast in Place Concrete	45% No	w \$184,000	LIFE	* *	5	\$201,300	
		cks, Extent : Moderate		cted : 15%	5	Ψ201,200	
		oughout Basement.	. 55				
	Water Penetrati	ion, Extent : Moderate	, Area Affe	cted : 10%			
		chanical Room Floor			rough To	Floor Below.	
Raised Access Floor	5% No	w \$242,200	2029	* *	5	\$19,200	
		ırface, Extent : Severe		cted : 50%	_	+ - · · · · · · ·	
		All Housing Control R					
Terrazzo	35%		LIFE	* *	5	\$55,900	
					_	+55,500	

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

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

Asset #: 4249

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete	45%			LIFE	* *			
Concrete Masonry Unit	23%			LIFE	* *	5	\$43,500	
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Panel	3%			LIFE	* *			
Metal: Cage/Fence	6%			LIFE	* *			
Steel Plate	18%	Now	\$31,100	LIFE	* *	5	\$51,000	
	Corrosion	Rusting, E.	xtent : Light, Area	Affected	: 1%			
	Location	: Exposed	Steel On Perimete	r Walls I	n Stair Shafts.			
Ceilings								
Exposed Concrete	47%			LIFE	* *	5	\$15,000	
Exposed Struc: Steel	8%			LIFE	* *			
Metal Panel	30%	Now	\$393,800	LIFE	* *	5	\$76,700	
		issing Elem : Control I	ents, Extent : Mod Rooms.	erate, Ar	rea Affected : 10%			
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location: Control Rooms							
	Water Penetration, Extent: Moderate, Area Affected: 10%							
	Location	: Control	Rooms.					
Plaster	15%			LIFE	* *	5	\$19,200	
	Other Observation, Extent: Light, Area Affected: 100%							
			ommon Areas In C	00				
	Explana	tion : Sprav	ed Coating					

lectrical	Current Repair	lepair Future Replacement			Maintenance		
estem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ver 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2036	* *	3	\$400		
	Other Observation, Extent: Moderate,	Area Affected : 1	00%				
	Location : Electrical Room						
	Explanation: One 600 Amperes Main	n Disconnect Swit	ch				
Transformers							
Dry Type	100%	2031	* *	3	\$1,000		
, J1	Other Observation, Extent: Moderate,	Area Affected : 1	00%				
	Location : Electrical Room						
	Explanation : One 2000 Kva 4160pri	- 480/277sec					
Feeders	•						
Cable	100%	2034	* *	1			
Raceway							
Conduit	100%	2036	* *	1			

Under 600 Volts

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

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

Asset #: 4249

Electrical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2036	* *	5	\$600		
	Other Observation, Extent: Moderate, A						
	Location : Electrical Room And Gener						
	Explanation: One 2500 Amperes And	Two160	0 Amperes Main D	isconnec	t Switch		
Transformers				_			
Dry Type	100%	2031	**	5	\$500		
	Other Observation, Extent: Moderate, A		ected : 100%				
	Location: Electrical And Generator R						
	Explanation : Two 75 Kva 480pri - 20	8/120sec					
Switchgear / Switchboard	1000/	2026	* *	-	<b>#2</b> (00		
Molded Case Bkrs	100%	2036	T T	5	\$3,600		
Raceway	1000/	2026	* *	1			
Conduit	100%	2036		1			
Panelboards Fused Disc Sw	10%	2024	* *	_	£200		
	90%	2034 2034	* *	5	\$300 \$3,200		
Molded Case Bkrs	90%	2034		5	\$3,200		
Wiring Thermoplastic	100%	2036	* *	1			
Motor Controllers	100%	2030		1			
Locally Mounted	100%	2031	* *	5	\$900		
Ground	10076	2031		3	\$900		
Grounding Devices							
Generic Generic	100%	LIFE	* *	5	\$2,000		
Stand-by Power	10070	DII E			Ψ2,000		
Transfer Switches							
Automatic	100%	2031	* *	1	\$42,000		
Generators	10070	2001			ψ : <b>=</b> ,000		
Diesel	100%	2029	* *	1	\$52,900		
	Other Observation, Extent : Moderate, A		ected : 100%		4 %		
	Location: Mechanical Room						
	Explanation: Two 1100 Kw						
Batteries							
Lead/Acid	100%	2019	\$2,900	5	\$5,100		
Fuel Storage							
Day Tank	50%	2034	* *	5	\$12,700		
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%				
	Location: Generator Room						
	Explanation: Two 275 Gallons						
Main Tank	50%	2041	* *	5	\$2,000		
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%				
	Location: Underground						
	Explanation: Using Two 2,500 Gallon	ı					

Lighting

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

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

Asset #: 4249

Electrical	Current Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	65%	2026	\$2,806,200	10	\$81,400	
	Other Observation, Extent : Moder	, 33	cted : 100%			
	Location : Throughout The Buildi	ng				
	Explanation: T-12 Lamps					
Fluorescent	30%	2034	* *	10	\$37,600	
	T-8 Lamps And Fixtures, Extent: M.					
	Location : Throughout The Buildi	ng				
HID	5%	2026	\$32,100	10	\$200	
Egress Lighting						
Emergency, Service	10%	2034	* *	1		
Emergency, Service	70%	2026	\$90,400	1		
Exit, Service	20%	2026	\$17,500	1		
Exterior Lighting						
HID	100%	2026	\$991,800	10	\$400	
Lightning Protection						
Arresters/Cabling						
Generic	100%	2041	* *	5	\$4,000	
Alarm						
Security System						
No Component	30%					
Generic	70%	2026	\$556,200	1	\$35,700	
Fire/Smoke Detection						
Generic, Analog	100%	2026	\$2,719,900	1-3	\$84,200	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	0-2	\$3,300	2029	* *	5	\$4,100	
	Leak Evid	ent, Extent	: Light, Area Affec	ted : 100	%			
	Location	: First Flo	or Mechanical Eq	uipment l	Room			
Distribution Central Plant Steam Piping/Pmp	100%			2046	* *	4	\$6,700	
Terminal Devices Air Handler	100%			2026	\$3,458,700	1	\$84,500	
Air Conditioning Energy Source								
Electricity	100%			2042	* *	1		

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

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

Asset #: 4249

Current Repair		Futur	Replacement	М	aintenance		
% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
2%		2031	* *	1	\$1,300		
98%							
20/		2021	ate ate				
2%		2031	* *	1			
000/							
98%							
20/		2021	* *	2	¢1 000		
2%		2031		2	\$1,900		
000/							
70/0							
100%		LIFE	* *	2-5	\$76,200		
10070		LII L			Ψ70,200		
80%		2031	* *	2	\$3 300		
			* *				
					*		
100% 0-2	\$91,700	2046	* *	1			
Pump(s) Malfunctionin	g, Extent : Severe	, Area Ą	ffected : 65%				
Location: First Floo	r Mechanical Roo	om, 2 Of	3 Defective Pumps	S			
Other Observation, Ext	tent : Light, Area	Affected	: 100%				
Location: Basement							
Explanation: Triplex	Booster Pumps						
50% Now	\$195,900	2056	* *	4	\$6,800		
Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	-	iipment F	Room, 1 Of 2 Defe	ctive Inst	anteous Hot		
	er						
50%		2036	* *	4	\$10,100		
1000/			ala -t-				
	36.1 . 4 . 4			1			
				r:			
Location: Observed	On Basement Leve	el, Leaks	Originate On Up	per Flooi	rs		
1000/		LIEE	* *	1			
100%		LIFE	* *	1			
1000/		2021	* *	4	¢4.200		
100%		2031	<i>*</i> *	4	\$4,300		
1000/		2021	<b>ታ</b> ታ	1	<b>40.400</b>		
100%		2031		1	\$8,400		
Other Observation F.	Other Observation, Extent: Light, Area Affected: 50%						
	_		: 50%				
Location : First Floor	r Mechanical Roo	om		'unnlo			
	r Mechanical Roo	om		Supply			
	% of Total (Years)  2%  98%  2%  98%  2%  98%  100%  80%  20%  100%  100%  100%  100 O-2  Pump(s) Malfunctionin  Location: First Floo  Other Observation, Ext.  Location: Basement  Explanation: Triplex  50% Now  Unit Inoperable, Exten  Location: First Floo  Water Heat Exchange  50%  100%  Leak Evident, Extent:  Location: Observed  100%  100%	2% 98%  2% 98%  2% 98%  100%  100%  80% 20%  100%  100%  100%  100 O-2 \$91,700  Pump(s) Malfunctioning, Extent: Severe Location: First Floor Mechanical Roc Other Observation, Extent: Light, Area Location: Basement Explanation: Triplex Booster Pumps  50% Now \$195,900  Unit Inoperable, Extent: Moderate, Area Location: First Floor Mechanical Equivater Heat Exchanger 50%  100%  Leak Evident, Extent: Moderate, Area A Location: Observed On Basement Lev 100%  100%	Year FY   Years   Year FY   Year Total   Years   Year FY	No	No	No of   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   C	

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

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

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

Asset #: 4249

Mechanical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: 2 Units B To 5, 3 U	Inits 1 To 5				
	Explanation: 5 Units					
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$71,400	
Sprinkler						
Generic	100%	2046	* *	1-2	\$38,300	
Fire Pump						
Generic	100%	2029	* *	1	\$25,500	

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)

Address : 15-00 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 22-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,4,6,7

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$5,458,000	\$800,700
Interior Architecture	\$1,174,200	\$1,508,900
Electrical	\$674,100	\$1,171,400
Mechanical		\$1,909,600
Total	\$7,306,200	\$5,390,600
Importance Code A	\$5,458,000	\$836,200
Importance Code B	\$1,584,600	\$4,516,700
Importance Code C	\$263,700	\$37,700
Total	\$7,306,200	\$5,390,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$31,800			
Interior Architecture	\$55,100		\$6,500	\$7,300
Electrical	\$61,600	\$11,700	\$23,700	\$12,400
Mechanical	\$49,000	\$12,400	\$46,800	\$9,800
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$211,200	\$37,900	\$90,800	\$43,400
Importance Code A	\$34,400		\$700	
Importance Code B	\$144,200	\$37,900	\$90,100	\$43,400
Importance Code C	\$32,700			
Total	\$211,200	\$37,900	\$90,800	\$43,400



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

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

Asset #: 2029

rchitecture	Current Repair	Future Replacement	nt Maintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior						
Exterior Walls Cast in Place Concrete	5% Now \$69,400  Broken/Missing Elements, Extent: Mod Location: Window Sills	LIFE ** derate, Area Affected : 5%	5	\$32,000		
	Worn/Eroded, Extent : Moderate, Area Location : Window Sills					
Masonry: Brick	85% Now \$1,263,200 Repointing Failure, Extent: Moderate, Location: 3rd, 4th And 6th Floors - A	==	5	\$108,900		
Metal Panel	8% Now \$14,200 Deformed/Dented, Extent: Severe, Are Location: Female Locker Room	2036 * * * ea Affected : 10%	5	\$19,200		
Metal: Cage/Fence	2% 0-2 \$5,600 Corrosion/Rusting, Extent: Moderate, Location: Exterior Egress Stairs. St. Other Observation, Extent: Severe, Ar Location: Roof Over Stairs Explanation: Water Penetration	air Pan And Support Beams	5	\$5,600		
Windows Metal/Detention Type	60% Now \$1,719,200 Air Infiltration, Extent: Severe, Area A Location: Various Locations Throug Broken/Missing Elements, Extent: Mod Location: Throughout Thermally Inefficient, Extent: Severe, Location: Throughout Unit Inoperable, Extent: Severe, Area Location: Throughout	chout. derate, Area Affected : 20% Area Affected : 100%	5	\$41,100		
Metal/Detention Type	40% Now \$2,292,300  Air Infiltration, Extent: Moderate, Are Location: Various Locations  Thermally Inefficient, Extent: Severe, Location: Throughout  Other Observation, Extent: Light, Are Location: Throughout  Explanation: Fixed Windows	Area Affected : 100%	5	\$27,400		
Parapets					<u> </u>	
Masonry: Brick Metal Panel	50% 15% Now \$10,400	LIFE ** 2046 **	5 5	\$4,700 \$2,700		
	Seams Open/Split, Extent: Moderate, A Location: 6th Floor Roof, 7th Floor					

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

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

Asset #: 2029

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Roof	(50/ Name #42 200	2026 0421.700				
Built-Up (BUR)	65% Now \$42,200 Grvl/Blst Miss/Disp, Extent : Moderate Location : Throughout	2026 \$421,700 , Area Affected : 15%				
	Miss/Damaged Flashings, Extent : Mod Location : 6th Floor Roof	ou de la company				
	Water Penetration, Extent : Moderate, Location : At Pitch Pockets					
Modified Bitumen	10% Now \$1,700 Water Penetration, Extent: Moderate, Location: Above Day Rooms On Nor	==				
Single Ply Membrane	25% Now \$35,700 Ponding, Extent : Moderate, Area Affect Location : 7th Floor Roof				1	
	Water Penetration, Extent : Severe, Are Location : Female Locker Room And					
nterior						
Floors Cast in Place Concrete	10% Now \$13,000 Horizontal Cracks, Extent : Light, Area Location : Basement	LIFE ** Affected: 5%	5	\$28,500		
Ceramic Tile	5% Now \$48,600 Cracking/Crumbling, Extent: Moderat Location: At Detention Area Shower.	==	5	\$3,300		
Terrazzo	25% Now \$291,500 Cracking/Crumbling, Extent: Moderat Location: All Floors And At Expansi Horizontal Cracks, Extent: Moderate, Location: Various Locations Throug	LIFE ** e, Area Affected : 20% on Joints Area Affected : 20%	5	\$25,500		
Traffic Topping	15% Now \$9,300 Worn/Eroded, Extent : Moderate, Area Location : Detention Dormitory Show	==	5	\$12,200		
Vinyl Tile	45% Now \$479,800 Broken/Missing Elements, Extent: Mod Location: Area 3b, First Floor Infirm Worn/Eroded, Extent: Moderate, Area Location: Throughout	nary, Staff Area	3	\$22,000		

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

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

Asset #: 2029

Architecture		Current l	Repair	Future Replacement		M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Interior Walls								
Ceramic Tile		Now	\$62,500	2029	* *	5	\$11,800	
		-	ients, Extent : Ligh					
	Location	: Detentio	n Area Showers Ar	ıd Varioi	us Locations Throu	ghout		
Concrete Masonry Unit	40%	Now	\$201,200	LIFE	* *	5	\$37,700	
•			ients, Extent : Ligh					
			tion Showers And					
	Diagonal	Cracks, Ex	tent : Light, Area A	ffected :	5%			
	Location	: Basemer	ıt Walls					
Glass: Single Pane	4%			LIFE	* *	5	\$7,100	
C	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 10%			
	Location	: Through	out / Control Room	ıs				
Metal Security Bars	10%			LIFE	* *			
Plaster		Now	\$32,700	LIFE	* *	5	\$12,700	
			, Extent : Moderate		ffected : 20%		,,,,,,,	
			ries And Staircase					
	Water Pen	etration, E	Extent : Light, Area	Affected	: 10%			
	Location	: At Vario	us Dormitories					
SGFT/Glazed Masonry	18%			LIFE	* *			
	_	issing Elen	ients, Extent : Mod		ea Affected : 20%			
		: Basemer			55			
Ceilings								
AcousTileSusp.Lay-In	10%			2031	* *	5	\$13,000	
Exposed Concrete	25%			LIFE	* *	5	\$5,100	
•	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: All Cells						
	Explana	tion : Cells	On Floors 2-3 Are	Reporte	ed To Be Cast-in-pl	ace Con	crete	
Metal Panel	10%			LIFE	* *	5	\$16,300	
Plaster	55%	Now	\$90,500	LIFE	* *	5	\$44,800	
	Cracking/	Crumbling,	, Extent : Moderate	, Area A	ffected : 100%			
	Location	: Mental I	Health 1 And 2, Thi	rd Floor	Showers			

Electrical	Current Repair	Future	Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2026	\$35,600	5	\$200			
	Other Observation, Extent: Moderate, A Location: Electrical Room	30						
	Explanation: Main Service Switch Ra	ted @ 120	1					
Molded Case Bkrs	50%	2036	* *	5	\$1,100			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Electrical Room							
	Explanation: Main Service Switch Ra	ted @ 500	Amperes					

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

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

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

Asset #: 2029

	Current F	Repair	Futur	Future Replacement Maintenance			
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
					5	\$200	
			Area Affe	ected : 100%			
	tion : 150 <b>K</b>	Xva, 480/208/120 V	<i>'olts</i>				
			2024	\$15,200	5	\$200	
			Area Affe	ected : 100%			
Explana	tion : 37.5 I	Kva And 75 Kva, 4	80/208/1	20 Volts			
				· ·			
50%			2036	* *	5	\$1,100	
				<b>.</b>			
				· ·	1		
15%			2036	* *	1		
				. ,			
70%			2025	\$120,700	5	\$1,600	
		***		ate at			
					1		
	-		a Affecte	ed : 100%			
	: Through	out					
					1		
20%			2046	* *	1		
			2039	* *			
			2024	\$149,000	5	\$1,700	
10%			2039	* *			
1000/	0.2	<b>#10.200</b>	LIEE	ماد ماد	-	01.200	
					5	\$1,300	
			Area Affe	ected : 100%			
Explana	tion : Corre	oded					
1000/			2021	* *	1	¢26 000	
100%			2031	n. w	1	\$26,800	
F00/							
30%							
1000/			2024	* *	10	\$70,000	
	And Fire	res Frient · Mada			10	\$ /9,900	
i-o lamb.	CHUL ELXIII.	res, Exterti , MOde	uue. Are	и лиестей. 100%			
	Some	% of Total (Years)  50%  Other Observation, E Location: Electrical Explanation: 150 K 50%  Other Observation, E Location: Electrical Explanation: 37.5 K 50% 50%  85% 15%  10% 2-4 Insulation Aged, Exter Location: Throught 70% 20%  20% 70% 10%  100%  100%  50% 50%  50% 50%  100%	Total (Years)  50%  Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: 150 Kva, 480/208/120 V 50%  Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: 37.5 Kva And 75 Kva, 4  50% 50%  85% 15% 25% 70%  10% 2-4 \$29,600 Insulation Aged, Extent: Moderate, Are Location: Throughout 70% 20%  20% 70%  100% 50%  100% 50% 50% 50% 50%	Sof   Fail Date   Estimated Cost   Year   FY	Solution	No of   Fail Date Estimated Cost   Year   Estimated Cost   Cycle   Total   (Years)   Estimated Cost   FY   Estimated Cost   Cycle   Cycle	No of   Fail Date Estimated Cost   Year   Estimated Cost   Cycle   C

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

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

Asset #: 2029

Electrical	Current I	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	50%		2021	\$41,200	1		
Exit, Service	20%		2021	\$11,200	1		
Exit, Service	30%		2031	* *	1		
Exterior Lighting							
HID	100%		2021	\$632,900	10	\$300	
Alarm							
Security System							
Generic	100%		2026	\$507,000	1	\$32,600	
	Other Observation, E	Extent : Moderate, Ar	ea Affe	ected : 100%			
	Location: Through	out The Building					
	Explanation: CCT	V Surveillance Came	ras				
Fire/Smoke Detection							
Generic, Digital	100%		2034	* *	1-3	\$55,300	
	Other Observation, E	Extent : Moderate, Ar	ea Affe	ected : 100%			
	Location: Through	out The Building					
	Explanation: Strob	e Lights, Smoke Dete	ectors,	Manual Pull Statio	ons, Horn	s And Alarm Bells	

Mechanical	Cur	Current Repair		e Replacement	Maintenance			
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
Plant Campus Steam /	100%		2036	* *	1			
PRV								
Conversion Equipment								
Pres. Reducing	100%		2029	* *	5	\$5,200		
Valve/LP Steam								
Distribution								
Hot Wtr Piping/Pump	10%		2042	* *	4	\$400		
Central Plant Steam	90%		2036	* *	4	\$5,800		
Piping/Pmp								
Terminal Devices								
Air Handler	5%		2031	* *	1	\$2,700		
Convector/Radiator	50%		2031	* *	1	\$14,100		
Fan Coil Unit/Heat	45%		2026	\$1,057,800	1	\$12,700		
Air Conditioning								
Energy Source								
Electricity	100%		2042	* *	1			

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

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

Asset #: 2029

lechanical	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
r Conditioning								
Conversion Equipment								
Interior Pkg Unit -	5%			2024	\$293,400	2	\$300	
Cooling	100/			2026	* *			
Split Unit	10%	. 11	T . 1 . A	2036				
	Recent Ins Location	tallation, Extent . : Roof	: Light, Area	Ађестеа	: 100%			
Window/Wall Unit	5%			2021	\$16,400	1		
No Component	80%			2021	Ψ10,100	•		
entilation	0070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,600	
Exhaust Fans							·	
Interior	100%			2026	\$558,400	2	\$2,700	
umbing								
H/C Water Piping								
Brass/Copper		Now	\$23,400	2036	* *	1		
		Extent : Modera	te, Area Affe	cted : 259	%			
	Location	: Water Main						
HW Heat Exchanger	<b>5</b> 00/			• • • • •			4.200	
Steam Fired	50%		T. T. A	2046	**	4	\$4,300	
		ervation, Extent :	Light, Area	Affected	: 100%			
		: Basement	11		T - D 1 II ( I	<b>1</b>	Wid. Comme	
	Expianai Tanks	ion : Instantaneo	us neaters i	nsiaitea 1	To Replace Heat E	xcnange	rs wiin Siorage	
Steam Fired	50%			2036	* *	4	\$6,500	
Steam Fried		ervation, Extent :	· Light Area		. 100%	4	\$0,500	
		: Laundry Area	_		. 10070			
		ion : Multiple He			Storage Tanks			
Sanitary Piping	2.q terrer		Ziteriana,		nortage Tanna			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$16,400	LIFE	* *	1		
	Broken, E	ctent : Severe, Ar	ea Affected :	50%				
	Location	: Roof Drain Pip	oing					
Sump Pump(s)								
Non-Submersible	100%			2036	* *	4	\$2,800	
	Recent Ins	tallation, Extent .	: Light, Area	Affected	: 100%			
	Location	: Basement						
	Other Obs	ervation, Extent :	Light, Area	Affected	: 100%			
	Location	: Basement						
	Explana	ion : 2 Duplex Se	ets					
Fixtures	100%							
Generic								

Vertical Transport

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

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

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

Asset #: 2029

Mechanical	Current Repair	Future Re	placement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected : 10	0%			
	Location: 1 Unit Baseme	nt To 7th Floor, 1 Unit 1s	t To 6th Floor			
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$44,000	
Sprinkler						
No Component	90%					
Generic	10%	2056	* *	1-2	\$2,400	
Fire Pump						
Generic	100%	2035	* *	1	\$16,300	
Chemical System				•		•
Generic	100%	2021	\$3,700	1-3	\$3,700	

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

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

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Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX

Address : HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

 Program / Asset #
 : DOC0001.500 / 14636
 Yr Built/Renovated
 : 1935 / 1985

 Area Sq Ft
 : 78,100
 Project Type
 : CORRECTION

Date of Survey : 22-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : Lot : BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$4,225,800	\$1,067,200
Interior Architecture	\$274,400	\$475,900
Electrical	\$1,993,600	\$1,305,900
Mechanical		\$1,160,100
Total	\$6,493,700	\$4,009,100
Importance Code A	\$4,225,800	\$1,067,200
Importance Code B	\$2,268,000	\$2,941,900
Total	\$6,493,700	\$4,009,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$31,800			
Interior Architecture	\$111,700		\$1,600	\$2,700
Electrical	\$10,300	\$9,800	\$8,800	\$10,300
Mechanical	\$8,000	\$8,700	\$28,400	\$6,800
Total	\$161,800	\$18,600	\$38,900	\$19,800
Importance Code A	\$34,200			
Importance Code B	\$70,500	\$18,600	\$38,900	\$19,800
Importance Code C	\$57,100			
Total	\$161,800	\$18,600	\$38,900	\$19,800



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

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

Asset #: 14636

chitecture	Current F	lepair	Future	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Exterior Walls							
Cast in Place Concrete	15% Now	\$30,200	LIFE	* *	5	\$69,600	
	Exposed Reinforceme Location : East Fac	_	Area Affe	cted : 2%			
Exposed Struc: Steel	5%		LIFE	* *	5	\$14,500	
Masonry: Brick	80% Now	\$430,700	LIFE	* *	5	\$74,200	
	Broken/Missing Elem Location : All Facad	_	, Area A <u>f</u>	fected : 10%			
	Jnt Mortar Miss/Erod	, Extent : Moderate	e, Area A	ffected : 25%			
	Location : All Facad						
	Vegetation Growth, E		Affected	: 10%			
	Location : North Fa	cade					
Windows							
Metal/Detention Type	95% Now Air Infiltration, Exten Location: Through		2036 fected : 6	**	5	\$28,500	
	Broken/Missing Elem Location: Various I	ents, Extent : Mode		ea Affected : 10%			
	Thermally Inefficient, Location: Through		Area Af	fected : 35%			
	Unit Inoperable, Exte Location : Through		ı Affecte	d : 35%			
Steel	5% Now Broken/Missing Elem- Location: Gymnasi	_	2034 , Area Af	* * ffected : 5%	5	\$5,100	
Parapets							
Metal Rail	10%		2031	* *	5-10		
No Component	90%						
Roof							
Single Ply Membrane	70%		2026	\$751,700	10	\$116,200	
Single Ply Membrane	20% Now	\$214,800	2036	* *			
-	Water Penetration, E	ctent : Severe, Area	Affected	l : 25%			
	Location : Dormitor	y 4, Various Locati	ions				
		•					

Interior

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

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

Asset #: 14636

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete		Now	\$15,100	LIFE	* *	5	\$33,000	
			xtent : Moderate, A ium And Dormitori		cted : 20%			
Ceramic Tile	10%	Now	\$16,100	2029	* *	5	\$2,200	
		-	ents, Extent : Mod ry Showers Throug		rea Affected : 20%			
Sheet Vinyl/Rubber	5%			2026	\$123,100	5	\$3,200	
Vinyl Tile	50%	Now	\$176,400	2026	\$352,800	3	\$8,100	
		ssing Elem : Through	ents, Extent : Mod	erate, Ar	ea Affected : 30%			
		_	oui : Severe, Area Affo	acted . 6	0%			
		: Through		eciea. O	070			
Interior Walls								
Concrete Masonry Unit		Now	\$29,100	LIFE	* *	5	\$13,600	
		Cracks, E.: Dormito	xtent : Moderate, A ry 3	Area Affe	ected : 10%			
Glass: Single Pane	5%	Now	\$28,100	LIFE	* *	5	\$1,800	
	-	oken/Crac : Through	ked, Extent : Mode out	erate, Are	ea Affected : 35%			
Gypsum Board	10%			LIFE	* *	5	\$2,900	
Masonry: Brick	5%			LIFE	* *			
Metal Security Bars	5%			LIFE	* *			
Plywood/Hardboard	5%			LIFE	* *			
Ceilings	200/	3.7	<b>#10.100</b>	2021	* *	_	Φ.C. <b>5</b> 00	
AcousTileSusp.Lay-In		Now	\$10,100	2031		5	\$6,500	
	Location	: Control	Extent : Moderate Room And Clinic	e, Area A				
<b>Exposed Concrete</b>	_	Now	\$13,400	LIFE	* *	5	\$300	
	_	_	Extent : Moderate out Gymnasium	e, Area A	ffected : 30%			
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	15%			LIFE	* *	5	\$8,100	
Plaster	45%	Now	\$98,000	LIFE	* *	5	\$12,100	
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 25%			
					ocations Througho	ut		
			, Extent : Moderat	e, Area A	Affected : 25%			
	Location	: Dormito	ries 1 And 2					

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway Conduit	100%	2026	\$190,400	1		

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

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

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

Asset #: 14636

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
Inder 600 Volts									
Panelboards									
Molded Case Bkrs	100%			2025	\$129,300	5	\$2,100		
Wiring			*** -**						
Braided Cloth	30%	2-4	\$88,700	2051	**	1			
		_	ent : Moderate, Are	a Affecte	ed: 100%				
		: Through	out The Building						
Thermoplastic	70%			2036	* *	1			
tand-by Power									
Transfer Switches	1000/			2021	* *	1	<b>#24</b> 000		
Automatic	100%			2031	* *	1	\$24,000		
Generators	1000/								
Not Accessible	100%								
Batteries Not Accessible	100%								
	100%								
Fuel Storage Not Accessible	100%								
ighting	10070								
Interior Lighting									
Fluorescent	75%			2021	\$1,851,200	10	\$53,700		
raorescent		os And Fixi	tures, Extent : Mod				ψ33,700		
	-		out The Building	Í	33				
Fluorescent	25%			2034	* *	10	\$17,900		
Tuoreseem		s And Fixtu	res, Extent : Mode		a Affected : 100%	10	Ψ17,500		
	-	: Dormito		,	<i>JJ</i>				
Egress Lighting									
Emergency, Battery	50%			2026	\$101,300	10	\$9,400		
Exit, Service	50%			2026	\$25,000	1			
Exterior Lighting					•				
HID	100%			2026	\$567,000	10	\$200		
.larm									
Security System									
No Component	30%								
Generic	70%			2026	\$318,000	1	\$20,400		
			Extent : Moderate, A	Area Affe	ected : 100%				
		: Dormito	-						
	Explana	tion: CC'	TV Surveillance C	ameras					
Fire/Smoke Detection	4000:			2621			<b>4.0. 6.0.</b>		
Generic, Digital	100%	. =		2034	* *	1-3	\$49,600		
			Extent : Moderate, A	Area Affe	ected : 100%				
		_	out The Building	. 11.0 .	g 1 5		4 141 5		
	Explana	tion : Strob	e Lights, Manual F	'ull Statio	ons, Smoke Detecto	ors, Horn	is And Alarm Bells		

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

#### Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 #: 14636

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2029	* *	5	\$4,600	
Distribution Central Plant Steam Piping/Pmp	100%	2036	* *	4	\$5,800	
Terminal Devices						
Convector/Radiator	50%	2031	**	1	\$12,600	
Fan Coil Unit/Heat	50%	2026	\$1,053,000	1	\$12,600	
Air Conditioning						
Energy Source	1000/	2024	* *			
Electricity	100%	2034	* *	1		
Conversion Equipment No Component Not Accessible	80% 20%					
Not Accessible	Other Observation, Extent Location: Roof	: Light, Area Affected	: 0%			
	Explanation : No Roof Ac	cess				
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2	\$20,300	
No Component	80%					
Terminal Devices						
Fan Coil - 2 Pipe	20%	2026	\$107,000	1	\$5,000	
No Component	80%					
Heat Rejection						
No Component	80%					
Not Accessible	20%					
	Other Observation, Extent Location: Roof		: 0%			
	Explanation : No Roof Ac	cess				
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$43,600	
Exhaust Fans						
Not Accessible	100% Other Observation, Extent Location: Roof	: Light, Area Affected	: 0%			
	Explanation : No Roof Ac	cess				
Plumbing						
H/C Water Piping Galvanized Steel	100%	2031	* *	1		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		

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

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

Asset #: 14636

Mechanical	Cı	urrent Repair	Fu	uture	Replacement	Ma	aintenance	
System Component Type		il Date Estimate Vears)	d Cost Ye		Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%		LII	FΕ	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%		203	36	* *	1-5	\$39,400	
Sprinkler								
No Component	20%							
Generic	80%		203	36	* *	1-2	\$17,500	

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

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Address : 16-16 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.060 / 2028 Yr Built/Renovated : 1985 /

Area Sq Ft : 265,049 Project Type : CORRECTION

Date of Survey : 05-Jan-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$9,108,200	\$544,000		
Interior Architecture	\$2,129,200	\$3,533,100		
Electrical	\$5,130,300	\$11,105,200		
Mechanical	\$550,100	\$3,224,600		
Total	\$16,917,800	\$18,406,900		
Importance Code A	\$9,546,900	\$695,100		
Importance Code B	\$7,207,000	\$17,606,300		
Importance Code C	\$163,900	\$105,600		
Total	\$16,917,800	\$18,406,900		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022	
Exterior Architecture	\$6,700				
Interior Architecture	\$29,200		\$14,900	\$17,400	
Electrical	\$52,200	\$45,700	\$92,800	\$43,700	
Mechanical	\$23,200	\$45,000	\$63,600	\$42,200	
Total	\$111,300	\$90,700	\$171,300	\$103,200	
Importance Code A	\$6,700	\$8,400	\$9,200	\$8,400	
Importance Code B	\$104,600	\$82,400	\$162,100	\$94,800	
Importance Code C					
Total	\$111,300	\$90,700	\$171,300	\$103,200	



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

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

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

Asset #: 2028

rchitecture	Current Repair		Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	100/ 37	<b>0124 400</b>	LIEE	* *	_	<b>#114.000</b>	
Cast in Place Concrete	10% Now		LIFE		5	\$114,800	
	Expansion Int Failure, Extent : Severe, Area Affected : 15%  Location : At Corridor Connections						
	Vegetation Growth, Extent: Moderate, Area Affected: 10%						
	Location: Between Kitchen And Lower Housing Block Buildings.						
Concrete Masonry Unit	3%		LIFE	* *	5	\$4,300	
Metal Panel	87% Now	\$276,100	2036	* *	5	\$374,400	
	-	g, Extent : Moderate, A					
	• •	r Corridor Stair Towe		uth Side Of North	Mechani	cal Electrical	
		ary, Courtyard Throu, , Extent : Moderate, A	_	eted · 10%			
	-	ving Area, Dormitory					
		ı, Extent : Moderate, A		_			
	Location: East	Facade Walls, Buildin	ng 1/3, 5/7	7 2nd Floor			
Windows							
Metal/Detention Type	97% Now		2036	* *	5	\$54,900	
	Air Infiltration, E. Location: Thro	xtent : Moderate, Arec Ighout	a Affected	l : 50%			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 10%						
	Location: Main Corridor And Various Locations Throughout.						
	Unit Inoperable, I	Extent : Moderate, Are	ea Affecte	d: 40%			
		dor(s), Dormitory Are					
	Water Penetration Location: Corre	n, Extent : Moderate, A dor(s)	Area Affe	cted : 20%			
Metal Louvers	3%		2029	* *	10	\$5,800	
Parapets							
Metal Panel	93% Now	+ · · /	2036	**	5	\$5,000	1
		lements, Extent : Seve ormitories 1/3, 5/7	re, Area I	Affected: 20%			
		g, Extent : Light, Area	Affected	. 20%			
	Location : Thro	,	Пусстей	. 2070			
	Deformed/Dented, Extent: Moderate, Area Affected: 5%						
	Location : West		33				
		Extent : Moderate, A	rea Affec	ted : 20%			
	Location : At Co	ping Throughout					
Metal: Cage/Fence	7%		2039	* *	5-10	\$1,500	

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

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

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

Asset #: 2028

Architecture	Current Repair		Future Replacement		M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year l FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Roof								
Metal Panel		Now	\$8,057,000	2039	* *			
		_	xtent : Moderate, 1					
	Location: Over Generator Room, Control Rooms, 2nd Floor Dorms And Various Stair							
	Locations Throughout  Deformed Danted Extent: Moderate Area Affected: 20%							
	Deformed/Dented, Extent: Moderate, Area Affected: 20%  Location: Over Generator Room, Control Rooms, 2nd Floor Dorms And Various Stair							
	Location: Over Generator Room, Control Rooms, 2nd Floor Dorms And Various Stair Locations Throughout							
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%							
	Location: Perimeter Gutters Throughout							
	Seams Ope	en/Split, Ex	ctent : Moderate, A	rea Affecte	ed : 25%			
	Location: Throughout							
	Water Pen	etration, E	xtent : Moderate, A	Area Affect	ed : 20%			
			nerator Room, Coi	trol Room	s, 2nd Floor Dor	rms And	Various Stair	
	Locations Throughout							
			Extent : Moderate, A		ted : 100%			
			er Gutters Through					
	-		ı Water Being Deto Remove Debris	iined In O	verhanging Soffii	ts Becaus	e Of Debris In	
terior	Guilers.	Unable 10	Kemove Debris					
Floors								
Cast in Place Concrete	20%	Now	\$158,600	LIFE	* *	5	\$173,600	
2 112 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			xtent : Moderate, A		ed : 15%	-	4-1-,000	
	Location : Mechanical Room, Commissary							
	Misaligned/Bulging, Extent: Moderate, Area Affected: 10%							
	_	: Commis						
Ceramic Tile	5%			2029	* *	5	\$19,800	
Quarry Tile	5%			2031	* *	5	\$29,800	
Raised Access Floor	5%	Now	\$188,000	2029	* *	5	\$37,200	
	Loose/Delam Surface, Extent: Moderate, Area Affected: 35%							
	Location: Control Rooms Throughout							
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 15%							
	Location: Control Rooms Throughout							
Terrazzo	25%			LIFE	* *	5	\$77,500	
Traffic Topping	5%	Now	\$47,300	2026	\$473,000	5	\$12,400	
Tumb Topping			Extent : Moderate			Ü	Ψ1 <b>=</b> ,	
	Location : At Kitchen And Dormitory Bathrooms							
Vinyl Tile		Now	\$453,900	2026	\$2,269,600	3	\$52,100	
	Broken/Missing Elements, Extent: Severe, Area Affected: 10%							
	Location: Throughout							
	Cracking/Crumbling, Extent: Severe, Area Affected: 20%							
	Location: Corridor/ Building Connections, Loading Areas, Control Rooms							
	Worn/Eroded, Extent: Moderate, Area Affected: 30%							
	Location: Throughout							
	Locuiton	. Intough	Oni .					

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

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

Asset #: 2028

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$105,600	
Glass: Single Pane	3%	Now	\$122,000	LIFE	* *	5	\$7,900	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15% Location : Control Rooms							
	Other Observation, Extent : Severe, Area Affected : 25%							
	Location	: Control I	Rooms					
	Explanat	ion : Glazi	ng Cloudy/scratch	ed				
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	4%			LIFE	* *	5	\$8,400	
Metal Security Bars	5%			LIFE	* *			
Plaster	3%			LIFE	* *	5	\$3,200	
SGFT/Glazed Masonry	8%	Now	\$41,900	LIFE	* *			
-	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Dormitor	ry Bathrooms					
Ceilings								
AcousTileConcealSpLn		Now	\$98,700	2031	* *	5	\$19,800	
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location: Corridor Near Dormitories 1 And 2 And Adjacent To Commissary.							
	_		tent : Light, Area A Adjacent To Com		2%			
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 5%			
			_		And Corridor Adj	acent To	Law Library.	
Exposed Struc: Steel	7%			LIFE	* *		-	
Gypsum Board		Now	\$19,300	LIFE	* *	5	\$24,800	
Syptom Doura	_		xtent : Light, Area		: 10%	C	Ψ= .,σσσ	
	Location: Basement, Below Inmate Showers.							
Metal Panel	80%	0-2	\$1,018,800	LIFE	* *	5	\$396,700	
Wictai I and					cted: 35%	3	ψ370,700	
	Corrosion/Rusting, Extent: Moderate, Area Affected: 35% Location: Throughout Dormitories And Corridors							
	Water Penetration, Extent: Moderate, Area Affected: 5%							
			of Gymnasium.					

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

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

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

Asset #: 2028

Electrical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts							
Transformers							
Dry Type	100%		2031	* *	3	\$1,900	
		on, Extent : Moderate, .	Area Affe	ected : 100%			
	Location : Out.		400.00				
<del></del>	Explanation : 0	One 1,000 Kva 4160pri	- 480/27	7 Sec			
Feeders	1000/		2024	* *			
Cable	100%		2034	* *	1		
Raceway	1000/		2026	* *			
Conduit	100%		2036	* *	1		
Under 600 Volts							
Service Equipment Fused Disc Sw	1000/		2026	ф1 <b>51</b> 000	-	Φ1 100	
Fused Disc Sw	100%	on, Extent : Moderate, .	2026	\$151,000	5	\$1,100	
	Location : Elec		Area Ajje	ciea : 100%			
			in Diasam	mant Chuital			
Transformers	Explanation : 1	Two 2000 Amperes Mai	n Discon	neci Swiich			
Dry Type	100%		2024	\$30,400	5	\$1,000	
Dry Type		on, Extent : Moderate, .			3	\$1,000	
		etrical And Mechanical		cieu . 10070			
		One 112 Kva And Two .		80hv - 208/120hv			
Switchgear / Switchboard	Explanation . C	me 112 Kva ma 1 wo .	30 Kva 40	3011 - 200/12011			
Fused Disc Sw	70%		2026	\$460,300	5	\$800	
Fused Disc Sw	30%		2036	**	5	\$300	
Raceway	3070		2030			Ψ300	
Conduit	90%		2026	\$675,100	1		
Conduit	10%		2036	**	1		
Panelboards	1070		2030				
Fused Disc Sw	10%		2025	\$69,000	5	\$600	
Molded Case Bkrs	65%		2025	\$448,300	5	\$4,500	
Molded Case Bkrs	20%		2034	**	5	\$1,400	
Molded Case Bkrs	5%		2051	* *	5	\$300	
Wiring	570		2001			Ψ200	
Thermoplastic	85%		2026	\$982,200	1		
Thermoplastic	10%		2036	**	1		
Thermoplastic	5%		2056	* *	1		
Motor Controllers	570		2000		*		
Motor Control Center	75%		2024	\$1,021,600	5	\$5,400	
Motor Control Center	20%		2024	\$272,400	5	\$1,400	
Variable Frequency	5%		2046	**	-	¥2,.00	
Drive	2.75						
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$3,900	
Stand-by Power							
Transfer Switches							
Automatic	100%		2024	\$129,700	1	\$81,600	
Automatic	100%		2024	\$129,700	1	\$81,000	

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

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

Asset #: 2028

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators						
Diesel	100%	2022	\$1,007,700	1	\$102,600	
	Other Observation, Extent : Moderat	te, Area Affe	cted : 100%			
	Location: Outside					
	Explanation : One 900 Kw					
Batteries	1000/	2021	Ф2 000	_	ΦΩ ΩΩΩ	
Lead/Acid	100%	2021	\$2,900	5	\$9,800	
Fuel Storage	1000/	2029	* *	-	¢7.000	
Main Tank	100% Other Observation, Extent: Moderat			5	\$7,800	
	Location : Outside					
	Explanation: One 5,000 Gallons					
Lighting	Explanation . One 5,000 Gations					
Interior Lighting						
Fluorescent	80%	2026	\$6,701,100	10	\$194,500	
	Other Observation, Extent: Moderat Location: Throughout The Buildin		cted : 100%			
	Explanation: T-12 Lamps					
Fluorescent	10%	2034	* *	10	\$24,300	
	T-8 Lamps And Fixtures, Extent : Mo Location : Hallways	oderate, Ared	a Affected : 100%			
HID	5%	2021	\$62,400	10	\$400	
Incandescent	5%	2021	\$418,800	2	\$300	
Egress Lighting						
Emergency, Service	70%	2021	\$175,500	1		
Emergency, Service	10%	2034	* *	1		
Exit, Service	20%	2021	\$34,000	1		
	Not Functioning, Extent : Moderate, Location : Corridor	Area Affecte	ed : 100%			
Exterior Lighting						
HID	100%	2021	\$1,924,300	10	\$800	
Alarm						
Security System						
Generic	100%	2021	\$1,541,500	1	\$99,000	
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$163,300	

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

Heating

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

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

Asset #: 2028

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2036	* *	1		
•			xtent : Light, Area					
			or Mechanical Eq	•			~	
	Explanar Regulato		Pressure Steam En	ters Build	ding - There Are N	o Low P	ressure Steam	
Conversion Equipment	1000/	0.2	£429.700	2041	* *	1	Ф <b>75</b> 200	
Heat Exchanger, Plate & Frame	100%	0-2	\$438,700	2041		1	\$75,300	
•			extent : Severe, Are					
			or Mechanical Equ	-		a audina D	otubia o Oa	
	Replacer		ı 10 Hot water He	at Excna	ngers Will Soon Re	equire Ke	etubing Or	
Distribution	перисе	il criti						
Hot Wtr Piping/Pump	50%			2034	* *	4	\$4,200	
Central Plant Steam	50%			2036	* *	4	\$6,300	
Piping/Pmp								
Terminal Devices								
Air Handler	50%			2026	\$2,141,800	1	\$52,300	
Convector/Radiator	50%			2031	* *	1	\$27,300	
Air Conditioning								
Energy Source								
Electricity	5%			2042	* *	1		
Steam/HW System	95%			2036	* *	1		
Conversion Equipment	1.00/			2020	* *	1	Ø10 <b>20</b> 0	
Absorption Chiller/Steam/HW	10%			2039	ጥ ጥ	1	\$18,300	
			Extent : Light, Area or Mechanical Equ					
N. C		. Tusi Tu	от меснатса Еді	ліртені 1	Koom			
No Component	90%							
Distribution CW & CHW Wtr	10%			2052	* *	4	\$1,300	
Pipe/Pump	Dagget Inc	tallation E	Extent : Light, Area	Affected	. 1000/			
_			xtent : Lignt, Area or Mechenical Eqi					
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2026	\$34,200	1	\$10,500	
No Component	90%							
Heat Rejection								
Water Cooling Tower	10%			2024	\$11,600	2	\$17,000	
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,300	
Ductwork/Diffusers	100/0			LIFE	•	4-3	φ2 <del>4</del> ,300	

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

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

Asset #: 2028

Mechanical	Current Repair	Future R	eplacement	Maintenance					
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Ventilation									
Exhaust Fans									
Interior	80%	2026	\$867,000	2	\$4,100				
Roof	20%	2026	\$101,200	2	\$1,000				
Plumbing									
H/C Water Piping									
Brass/Copper	100%	2046	* *	1					
	Other Observation, Extent : Li	ght, Area Affected : 5	%						
	Location: Basement								
	Explanation: Recently Instal	led Ionization System	!						
HW Heat Exchanger	1000/	2052	* *	4	Φ25 100				
Steam Fired	100%	2052		4	\$25,100				
	Recent Installation, Extent: Li	0							
G : P: :	Location: First Floor Mecha	пісаі Едиіртепі коо	om						
Sanitary Piping Cast Iron	1000/ N ¢1	11.500 LIEE	* *	1					
Cast Iron	100% Now \$1 Leak Evident, Extent : Modera	11,500 LIFE		1					
	Location : Piping Serving Sh								
Ct D D'	Locuiton . 1 tping Serving Sn	owers At various Loc	anons						
Storm Drain Piping Cast Iron	100%	LIFE	* *	1					
Cast Iron				1					
	Other Observation, Extent : Light, Area Affected : 100% Location : Perimeter Of Building								
	Explanation : Leaders And Gutters								
Sump Pump(s)	Explanation : Leaders That G	uners							
Non-Submersible	100%	2026	\$72,800	4	\$5,600				
Troil Submersione	Other Observation, Extent : Li			•	ψ5,000				
	Location: Basement	5,							
	Explanation: Duplex Unit								
Backflow Preventer	• •								
Generic	100%	2034	* *	1	\$16,200				
Fixtures					•				
Generic	100%								
Fire Suppression									
Standpipe									
Generic	100%	2046	* *	1-5	\$88,500				
Sprinkler									
No Component	60%								
Generic	40%	2046	* *	1-2	\$19,000				
Fire Pump									
Generic	100%	2029	* *	1	\$31,600				

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

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

Page: 150

#### Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES POWERHOUSE

Address : 16-16 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.090 / 2030 Yr Built/Renovated : 1931 / 1999

Area Sq Ft : 40,450 Project Type : CORRECTION

Date of Survey : 29-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,896,600	\$1,187,000
Interior Architecture	\$901,000	\$296,100
Electrical	\$1,128,800	\$1,956,800
Mechanical	\$974,800	\$2,392,500
Total	\$4,901,300	\$5,832,400
Importance Code A	\$2,113,500	\$3,355,900
Importance Code B	\$2,621,700	\$2,476,600
Importance Code C	\$166,100	
Total	\$4,901,300	\$5,832,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,900		\$26,500	
Interior Architecture	\$36,400		\$1,600	
Electrical	\$11,700	\$6,800	\$25,200	\$4,800
Mechanical	\$49,200	\$6,300	\$7,500	\$4,100
Total	\$134,200	\$13,100	\$60,800	\$8,900
Importance Code A	\$36,900	\$4,000	\$31,100	\$4,000
Importance Code B	\$60,900	\$9,100	\$29,700	\$4,900
Importance Code C	\$36,400			
Total	\$134,200	\$13,100	\$60,800	\$8,900



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

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

Asset #: 2030

Architecture	Current Repair		Futur	e Replacement	M				
ystem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls									
Cast in Place Concrete	10%	Now	\$153,400	LIFE	* *	5	\$70,700		
		-	s, Extent : Ligh	it, Area A	ffected : 5%				
		: West Facad							
	_		: Moderate, A	rea Affec	ted : 10%				
	Location : South Facade								
	Caulking Deteriorated, Extent: Moderate, Area Affected: 2%								
	Location: West Facade								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : South Facade								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location	: South Facad	le						
Concrete Masonry Unit	5%			LIFE	* *	5	\$4,400		
Masonry: Brick	20%			LIFE	* *	5	\$28,300		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location	: Throughout							
Masonry: Brick	53%	Now	\$869,600	LIFE	* *	5	\$75,000		
•	Cracking/	Crumbling, Ex	tent : Severe, A	rea Affe	cted : 10%				
	Location : North Facade - Spandrels At Windows								
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location	: Throughout							
	Patching Evident, Extent: Moderate, Area Affected: 40%								
	Location: Throughout								
	Repointing Failure, Extent : Severe, Area Affected : 5%								
	Location : East Facade At Hoppers								
	Spalling, Extent : Severe, Area Affected : 15%								
	Location	: North And E	East Facades -	1968 Wir	ıg				
Metal Panel	10%			2046	* *	5-10	\$97,200		
Metal Coiling Doors		Now	\$15,400	2039	* *	5	\$4,400		
2			nt : Light, Area		: 5%		. ,		
	Location	: East Facade	?						

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

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

Asset #: 2030

rchitecture	Current Repair	Future Replacement	M	aintenance			
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior							
Windows	50/ N	2041					
Metal Louvers	5% Now \$19,400	2041 **					
	Other Observation, Extent : Severe, Are	ea Affected: 100%					
	Location : All Louvers						
G. 1	Explanation: Inoperable	2021		<b></b>			
Steel	95% Now \$647,200	2051 **	5	\$40,300			
	Air Infiltration, Extent: Severe, Area A	ffected: 100%					
	Location: Throughout	1 A A A					
	Broken/Missing Elements, Extent: Mod						
	Location: Various Locations Through						
	Deteriorated Finish, Extent: Moderate,	, Area Affectea : 55%					
	Location: 1968 Wing	augta Auga Affactad . 50/					
	Glazing Broken/Cracked, Extent: Mode Location: 1968 Wing	erate, Area Affectea : 5%					
	Thermally Inefficient, Extent: Moderat	a Arag Affactad , 500/					
	Location: 1968 Wing	e, Area Affectea . 50%					
	Water Penetration, Extent: Moderate, A	Area Affected . 8%					
	Location: East Wall - Engine Room (.						
Parapets	Location : East Watt Engine Room (	In Electrical Boxes)					
Metal Rail	10%	2024	5-10				
	Corrosion/Rusting, Extent: Moderate, A		3 10				
	Location: Throughout	Treating cerear ( ) e / v					
No Component	90%						
Roof	9070						
Modified Bitumen	85% Now \$181,300	2031 **					
Wiodiffed Bitamen	Blisters, Extent: Moderate, Area Affect						
	Location: Throughout						
	Patching Evident, Extent : Moderate, A	rea Affected : 15%					
	Location: Throughout	<i>JJ</i>					
	Seams Open/Split, Extent : Moderate, A	rea Affected : 10%					
	Location : North Edge Of 1968 Additi	==					
	Water Penetration, Extent : Severe, Are	ea Affected : 10%					
	Location : At Fresh Air Intake / Roof						
Single Ply Membrane	10% Now \$2,100	2031 **					
angle 1 ly memerune	Drains Clogged, Extent : Moderate, Are						
	Location : Throughout	30					
	Gut/DS Non Func/Miss, Extent : Moder	ate, Area Affected : 40%					
	Location : Throughout						
	Ponding, Extent : Moderate, Area Affec	rted : 10%					
	Location : Throghout						
	Other Observation, Extent : Light, Area Affected : 2%						
	Location : Over Pressure Reducing Valve Room						
	Explanation: Membrane Partially Me		ak				
Skylight, Metal/Glass	5% Now \$45,100	2026 \$902,100					
<i>y 6</i> ,	Water Penetration, Extent: Severe, Are						
	Location: Throughout						

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

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

Asset #: 2030

Architecture	Current Repair Future			Replacement	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors Cast in Place Concrete	95% Now Cracking/Crumbling,				5	\$296,100	
	Location : Second Le	evel Boiler Room					
Vinyl Tile	5% Worn/Eroded, Extent: Location: Througho		2021 fected : 259	\$116,500	3	\$2,700	
Interior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Througho		LIFE c, Area Aff	* * ected : 40%			
Concrete Masonry Unit	10% Now Diagonal Cracks, Exte		LIFE rea Affecte	* * d : 5%	5	\$1,800	
Masonry: Brick	50% Now Cracking/Crumbling, Location: South Side		LIFE , Area Aff	* * ected : 10%			
	Vertical Cracks, Exten Location : South Eas Water Penetration, Ex Location : Engine Ro	t Pier - 2nd Floor tent : Moderate, A	r. At Uppe	er Floor Window	Spandrei	's	
Plaster	10% Water Penetration, Ex Location: Througho		LIFE Area Affec	* * ted : 5%	5	\$1,300	
SGFT/Glazed Masonry	25% Diagonal Cracks, Exte Location: Engine Re Staining/Discoloring, Location: Througho	oom Extent : Moderate					
Ceilings							
AcousTileConcealSpLn Exposed Concrete	5% 35% Now Exposed Reinforcemen Location: South Fire Paint Peeling, Extent: Location: Througho	e Floor / At Hopp · Severe, Area Aff	ers ected : 70	%	5 5	\$1,300 \$1,200	
	Water Penetration, Ex Location: Througho Other Observation, Ex Location: Under Bo Explanation: Partia	ut tent : Severe, Are iler Five Which Is	a Affected s No Longo	: 2%			
Exposed Struc: Steel	60% 4+ Corrosion/Rusting, Ex Location: Througho	\$256,400 tent : Moderate, A	LIFE	* * ted : 10%			

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

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

Asset #: 2030

% of Fail Date Estimated Cost	Year Estir	nated Cost	Cycle	Estimated Cost	
Total (Years)	FY		(Yrs)	<b>Estimated Cost</b>	Priority
1000/		di di			
			3	\$100	
	Area Affected :	100%			
	D:	.:4 -1.			
Explanation : One 600 Amperes Main	Disconnect Sw	ritch			
1000/	2021	* *	2	\$200	
			3	\$300	
	тей пусстей.	100/0			
	- 480/277 Sec				
Explanation : 3000/1000 Kva 1100pit	100/277 500				
100%	2034	* *	1		
100%	2036	* *	1		
100%	2036	* *	5	\$1,100	
Other Observation, Extent: Moderate, A	Area Affected :	100%			
Location : Electrical Room					
Explanation: Two 400 Amperes Main	Disconnect Sw	vitch			
			5	\$100	
	Area Affected :	100%			
		-	5	\$100	
	Area Affected :	100%			
Explanation : Six Diferrent Ratings					
600/	2026	Φ <b>5</b> 0 <b>5 2</b> 00	_	<b>#100</b>	
		-		\$100	
			3		
	, Area Affected	: 100%			
	rea Affected .	1000%			
	ген Аујестен : 1	100/0			
Location : meetanteut Noom					
80%	2026 \$	51,029,100	1		
	Location: Outside Explanation: One 600 Amperes Main  100% Other Observation, Extent: Moderate, Location: Outside Explanation: 3000/4000 Kva 4160pri  100%  100%  100%  Cother Observation, Extent: Moderate, Location: Electrical Room Explanation: Two 400 Amperes Main  50% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: Two 500 Kva 480/277h  50% Other Observation, Extent: Moderate, Location: Throughout The Building Explanation: Six Diferrent Ratings  60% 20% 20% 20% 2-4 \$235,100 Obsolete Equipment, Extent: Moderate Location: Electrical Room.	Other Observation, Extent: Moderate, Area Affected: Location: Outside Explanation: One 600 Amperes Main Disconnect Sw  100% 2031 Other Observation, Extent: Moderate, Area Affected: Location: Outside Explanation: 3000/4000 Kva 4160pri - 480/277 Sec  100% 2034  100% 2036  100% 2036  100% 2036  Other Observation, Extent: Moderate, Area Affected: Location: Electrical Room Explanation: Two 400 Amperes Main Disconnect Sw  50% 2031 Other Observation, Extent: Moderate, Area Affected: Location: Electrical Room Explanation: Two 500 Kva 480/277hv-208/120lv 50% 2024 Other Observation, Extent: Moderate, Area Affected: Location: Throughout The Building Explanation: Six Diferrent Ratings  60% 2026 20% 2052 20% 2-4 \$235,100 2056 Obsolete Equipment, Extent: Moderate, Area Affected: Location: Electrical Room. On Extended Life, Extent: Moderate, Area Affected: Location: Electrical Room.	Dither Observation, Extent: Moderate, Area Affected: 100%   Location: Outside   Explanation: One 600 Amperes Main Disconnect Switch	Other Observation, Extent: Moderate, Area Affected: 100%           Location: Outside         Explanation: One 600 Amperes Main Disconnect Switch           100%         2031         ** 3           Other Observation, Extent: Moderate, Area Affected: 100%         Location: Outside           Explanation: 3000/4000 Kva 4160pri - 480/277 Sec         ** 1           100%         2034         ** 1           100%         2036         ** 5           Other Observation, Extent: Moderate, Area Affected: 100%         Location: Electrical Room           Explanation: Two 400 Amperes Main Disconnect Switch         50%           50%         2031         ** 5           Other Observation, Extent: Moderate, Area Affected: 100%         Location: Electrical Room           Explanation: Two 500 Kva 480/277hv-208/120lv         5           50%         2024         \$43,400         5           Other Observation, Extent: Moderate, Area Affected: 100%         Location: Throughout The Building         Explanation: Six Diferrent Ratings           60%         2026         \$705,200         5           20%         2052         ** 5           20%         2052         ** 5           20%         2052         * 5           20%         2-4         \$235,100         2056	Other Observation, Extent: Moderate, Area Affected: 100%           Location: Outside           Explanation: One 600 Amperes Main Disconnect Switch           100%         2031         ** 3         \$300           Other Observation, Extent: Moderate, Area Affected: 100%         Location: 0utside         Explanation: 3000/4000 Kva 4160pri - 480/277 Sec           100%         2034         ** 1           100%         2036         ** 5         \$1,100           Other Observation, Extent: Moderate, Area Affected: 100%         Location: Electrical Room         Explanation: Two 400 Amperes Main Disconnect Switch           50%         2031         ** 5         \$100           Other Observation, Extent: Moderate, Area Affected: 100%         Location: Electrical Room         Explanation: Two 500 Kva 480/277hv-208/120lv           50%         2024         \$43,400         5         \$100           Other Observation, Extent: Moderate, Area Affected: 100%         Location: Throughout The Building         Explanation: Six Diferent Ratings           60%         2026         \$705,200         5         \$100           20%         2-4         \$235,100         2056         * 5         5           20%         2-4         \$235,100         2056         * 5         5           20%         2-4

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

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

Asset #: 2030

Electrical	Current Repair		Futur	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2034	* *	5	\$100	
Fused Knife Sw	5%	2-4	\$8,000	2051	* *	5		
			Extent: Moderate,	Area Aj	ffected : 100%			
		: First Flo						
		-	tent : Moderate, A	rea Affec	eted : 100%			
	Location	: Through	out					
Molded Case Bkrs	65%			2025	\$103,900	5	\$700	
Molded Case Bkrs	20%			2034	* *	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$67,900	2051	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out					
Thermoplastic	70%			2036	* *	1		
Motor Controllers								
Locally Mounted	5%			2024	\$3,600	5		
Locally Mounted	5%			2031	**	5		
Motor Control Center	90%			2031	* *	5	\$1,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$12,400	
Generators								
Diesel	100%			2035	* *	1	\$15,700	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: First Flo	oor					
	Explana	ion : Two	1250 Kw					
Batteries								
Lead/Acid	100%			2020	\$2,900	5	\$1,500	
Fuel Storage								
Day Tank	50%			2042	* *	5	\$3,800	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: First Flo	oor					
	Explana	ion : Two	100 Gallons					
Main Tank	50%			2041	* *	5	\$600	
		ervation, E	Extent : Moderate, A		ected : 100%			
		: Undergr						
		_	20,000 Gallons					
Lighting	T							

Lighting

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

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

Asset #: 2030

Electrical	Current Repair		Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	55%	2021	\$432,300	10	\$20,400	
	Other Observation, Extent: Modera	ate, Area Affect	ted : 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Fluorescent	5%	2034	* *	10	\$1,900	
	T-8 Lamps And Fixtures, Extent : M					
	Location : Throughout The Buildi	ng				
HID	30%	2021		10	\$400	
Incandescent	10%	2021	\$99,800	2	\$100	
Egress Lighting						
Emergency, Service	100%	2026	\$75,300	1		
Exterior Lighting						
HID	100%	2021	\$293,700	10	\$100	
Lightning Protection						
Arresters/Cabling						
Generic	100%	2029	* *	5	\$1,200	

echanical	Current Rep	oair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ating							
Energy Source Interruptible Gas/Dual	100%		2046	* *	1		
Fuel	Other Observation, Exte	ont Light Anga	Affaatad	. 1009/			
	Location: North End	0 .	Ајјестеи	. 100%			
	Explanation: 6-40,00		Tanks F	or #2 Fuel With L	eak Dete	ction System	
Conversion Equipment	Explanation: 0 10,00	o Gunon Burneu	1 cirics 1	or #21 uet Will E	can Dete	etion system	
Steam Boiler	100% Now Other Observation, Exte		2024 a Affected	\$2,168,800 d: 15%	1	\$36,100	
	Explanation : 8 Boiler Extensive Problems	s, Providing Stee	am To Aa	ljacent Facilities -	Unit #5	Is Off Line With	
Distribution							
Central Plant Steam Piping/Pmp	100% Now	\$595,100	2036	* *	4	\$2,000	
1 5 1	Malfunctioning, Extent	Severe, Area Aj	fected : .	10%			
	Location : Vacuum Pu	mps, Water Trea	tment Sy	stem And Water F	Feeding V	alves, Various	
	Locations	16.1		1 100/			
	Steam Traps Faulty, Ext		Area Affe	ected: 10%			
<del></del>	Location : Various Lo	canons					
Terminal Devices	1000/						
Under Construction	100%						

Air Conditioning

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

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

Asset #: 2030

Mechanical	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ir Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	2%			2026	\$11,800	2	\$100	
5 - 5 - 5 - 5	R-134a Re Location		Extent : Light, Ared	ı Affected	d : 2%			
No Component	98%							
entilation Tentilation								
Distribution								
Ductwork/Diffusers	Broken, E	Now xtent : Seve : All Louv	\$162,900 ere, Area Affected : res	LIFE 20%	* *	2-5	\$22,600	
Exhaust Fans								
Interior	Not in Ser	Now vice, Exten	\$31,900 t : Severe, Area Aff Locations	2026 Tected : 7	\$159,500 75%	2	\$700	
Roof	_		\$6,000 t : Severe, Area Afj	2026 ected : 2	\$30,200	2	\$200	
lumbing								
H/C Water Piping								
Brass/Copper	30%			2046	* *	1		
Galvanized Steel	70%			2031	* *	1		
Water Heater								
Electric			Extent : Light, Area or Locker Room	2024 Affected	\$64,200 !: 100%	4	\$400	
	Explanai	tion : 1 Uni	it					
HW Heat Exchanger Steam Fired	100%			2052	* *	4	\$6,000	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	Not in Ser		\$11,100 t : Severe, Area Aff		**	4	\$900	
	On Extend	led Life, Ex	Locations In Basen tent : Severe, Area Locations In Basen	Affected	! : 100%			
Backflow Preventer								
No Component	50%							
Generic Fixtures	50%			2031	* *	1	\$1,200	
Generic	100%							

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

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION

Address : 18-01 HAZEN ST.

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.300 / 14554 Yr Built/Renovated : 2011 /

Area Sq Ft : 277,788 Project Type : CORRECTION

Date of Survey : 16-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,4,5

Block : 2605 Lot : 40 BIN : 2830817

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$204,500	\$1,285,300
Interior Architecture		\$1,311,900
Electrical		\$254,800
Mechanical	\$36,300	\$105,200
Total	\$240,800	\$2,957,100
Importance Code A	\$204,500	\$1,285,300
Importance Code B	\$36,300	\$1,477,300
Importance Code C		\$194,500
Total	\$240,800	\$2,957,100

Expense	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	<b># 42 400</b>			<b></b>
Interior Architecture	\$43,400			\$4,200
Electrical	\$40,600	\$40,400	\$66,600	\$40,600
Mechanical	\$45,400	\$63,600	\$153,200	\$51,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$149,200	\$123,700	\$239,500	\$116,100
Importance Code A	\$11,000	\$7,200	\$7,500	\$6,900
Importance Code B	\$138,200	\$116,600	\$232,000	\$109,200
Importance Code C				
Total	\$149,200	\$123,700	\$239,500	\$116,100



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

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

Asset #: 14554

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	* *	5	\$839,400	
Masonry: Brick Cavity	3%			LIFE	* *	5	\$7,700	
Pre-Cast Concrete	32%			LIFE	* *	5	\$268,600	
Windows								
Metal/Detention Type	100%			2052	* *	5	\$77,400	
Parapets								
Cast in Place Concrete	100%			LIFE	* *	5	\$138,500	
Roof								
Single Ply Membrane	100%	0-2	\$165,800	2034	* *			
		-	, Extent : Moderate	e, Area A	ffected : 20%			
		: Through						
	_		oderate, Area Affec		6			
			r And 1st Floor Ro	-				
			xtent : Light, Area	Affected	: 100%			
		: Through						
			xtent : Light, Area	Affected	: 10%			
	Location	: 5th Floo	r, East Facade					
terior								
Floors	000/					_	<b>4-4-</b> (0.0	
Cast in Place Concrete	80%			LIFE	**	5	\$727,600	
			Extent : Light, Area	Affected	: 85%			
		: Through						
		tion : Epox	y Coating					
Traffic Topping	12%			2034	* *	5	\$62,400	
			Extent : Light, Area	Affected	: 100%			
		: Housing						
		tion : Grou	p Spaces					
Vinyl Tile	8%			2034	* *	3	\$16,600	
Interior Walls						_		
Concrete Masonry Unit	70%			LIFE	* *	5	\$194,500	
Glass: Single Pane	4%			LIFE	* *	5	\$20,800	
Metal Security Bars	4%			LIFE	* *			
Metal: Cage/Fence	4%			LIFE	* *			
SGFT/Glazed Masonry	18%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2043	* *	5	\$41,600	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board		Now	\$8,100	LIFE	* *	5	\$26,000	
			xtent : Moderate, A		cted : 2%			
	Location	: Mechani	cal Corridor, 5th I	Floor				
Metal Panel	75%			LIFE	* *	5	\$389,800	

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

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

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

Asset #: 14554

Electrical	Current Repair	Future Replacement	N		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Moder Location : Electrical Room Explanation : One 600 Amperes M	-	3	\$900	
Transformers Dry Type	100% Other Observation, Extent : Moder Location : Electrical Room Explanation : One 2500 Kva 4160	-	3	\$2,000	
Feeders Cable	100%	2051 **	1		
Raceway Conduit	100%	2056 **	1		
Under 600 Volts Service Equipment Air Circuit Breaker	50% Other Observation, Extent : Moder Location : Electrical And Genera Explanation : Two 4000 Amperes	tor Room	5 mergenc	\$700 y	
Fused Disc Sw	50% Other Observation, Extent: Moder Location: Electrical Room Explanation: Two 4000 Amperes		5	\$600	
Transformers Dry Type	100%  Other Observation, Extent: Moder, Location: Electrical Closet, Mec. Explanation: One 112 Kva, Four	2046 ** ate, Area Affected : 100% hanical And Electrical Room	5	\$1,000	
Switchgear / Switchboard	Experimenton: One 112 11va, 1 our	20 11,411,44 1,70 12 11,44 10011,	200,120		
Fused Disc Sw Molded Case Bkrs	90% 10%	2056 ** 2056 **	5 5	\$1,100 \$700	
Raceway Conduit Panelboards	100%	2056 **	1		
Fused Disc Sw Molded Case Bkrs	10% 90%	2051 ** 2051 **	5 5	\$600 \$6,600	
Wiring Thermoplastic	100%	2056 **	1		
Motor Controllers Locally Mounted Motor Control Center Variable Frequency Drive	10% 80% 10%	2046 ** 2046 ** 2046 **	5 5	\$200 \$6,100	
Ground Grounding Devices Generic	100%	LIFE **	5	\$4,100	

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

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

Asset #: 14554

Electrical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2046	* *	1	\$85,500	
Generators	1000/	20.41	* *		<b>#10</b> ₹ <b>60</b> 0	
Diesel	100%	2041		1	\$107,600	
	Other Observation, Extent : Moderate Location : Generator Room	, Area Affecte	ea: 100%			
	Explanation : Two 2000 Kw					
Batteries	Explanation . 1wo 2000 Kw					
Lead/Acid	100%	2021	\$2,900	5	\$10,300	
Fuel Storage	10070	2021	Ψ2,700		Ψ10,500	
Day Tank	2%	2051	* *	5	\$1,000	
Day Tunk	Other Observation, Extent : Moderate		ed : 100%	5	Ψ1,000	
	Location: Generator Room	33				
	Explanation: One 275 Gallons For	Both Generat	ors			
Main Tank	98%	2066	* *	5	\$8,000	
	Other Observation, Extent : Moderate		ed : 100%	-	+ - ,	
	Location: Underground					
	Explanation: One 10,000 Gallons					
Lighting						
Interior Lighting						
Fluorescent	95%	2036	* *	10	\$242,000	
	T-8 Lamps And Fixtures, Extent: Mod		ffected : 100%			
	Location: Throughout The Building					
Fluorescent	5%	2036	* *	10	\$12,700	
	Compact Fluorescent Light, Extent: M Location: Throughout The Building		a Affected : 100	)%		
Egress Lighting						
Emergency, Service	70%	2036	* *	1		
Exit, Service	30%	2036	* *	1		
Exterior Lighting						
HID	100%	2036	* *	10	\$900	
Alarm						
Security System	500/					
No Component	50%	2026	* *		Ø51 000	
Generic	50%	2036	* *	1	\$51,900	
Fire/Smoke Detection	1000/	2026	* *	1.2	¢171 200	
Generic, Digital	100%	2036	* *	1-3	\$171,200	

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2036	* *	1		

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

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

Asset #: 14554

	Current Repair	Futur	e Replacement	Maintenance		
% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
50%		2039	* *	1	\$68,700	
50%		2039	* *	5	\$8,200	
		2048 2052	* *	4 4	\$15,400 \$5,100	
		2034 Affected	* * ' : 100%	1	\$171,800	
	_	55				
		Rooftop	Air Handlers With	ı Reheat	Coils In The	
1000/		2048	* *	1		
10070		2046		1		
100%		2034	* *	2	\$17,000	
		Affected	: 100%			
Explana	tion : 4 Packaged Rooftop Air	Conditio	oning Units			
100%		LIFF	* *	2	\$361,400	
10070		LII L			ψ301,400	
100%		LIFE	* *	2-5	\$154,900	
100%		2034	* *	2	\$8,500	
_						_
1000/		2056	* *	1		
100%		2030		1		
		2052	* *			
	_		: 100%			
Explana	tion : Instanteous Steam To H	ot Water	Heat Exchangers			
100%		LIFE	* *	1		
1000/		LIEE	* *	1		
100%		LIFE	T T	I		
100%		2034	* *	1	\$17,000	
	100% 100% 100% 100% 100% 100% 100% 100%	% of Total (Years)  50%  50%  75% 25%  100%  Other Observation, Extent: Light, Area Location: Throughout Explanation: Steam Pre Heat Coils In Discharge Air Ductwork  100%  Other Observation, Extent: Light, Area Location: Rooftop Explanation: 4 Packaged Rooftop Air  100%	% of Fail Date Estimated Cost Total (Years)   Year FY     50%   2039     50%   2039     75%   2048     25%   2052     100%   2034     Other Observation, Extent : Light, Area Affected Location : Throughout     Explanation : Steam Pre Heat Coils In Rooftop Discharge Air Ductwork     100%   2048     100%   2034     Other Observation, Extent : Light, Area Affected Location : Rooftop     Explanation : 4 Packaged Rooftop Air Condition     100%   LIFE     100%   LIFE     100%   2034     100%   2034     100%   2056     100%   2052     Other Observation, Extent : Light, Area Affected Location : First Floor Mechanical Room     Explanation : Instanteous Steam To Hot Water     100%   LIFE     100%   LIFE	Sof   Fail Date   Estimated Cost   FY   Estimated Cost   Fotal   Vears   FY   Estimated Cost   FY   Solution   Solution	Year   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)	Note

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

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

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

Asset #: 14554

Mechanical	Current Repair	Future Replac	ement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Vertical Transport							
Elevators							
Gearless Traction	100%	LIFE	* *				
	Other Observation, Extent : Lig	ht, Area Affected : 100%					
	Location: Throughout						
	Explanation: 4 Units						
Fire Suppression							
Standpipe							
Generic	100%	2056	* *	1-5	\$140,100		
Sprinkler							
Generic	100%	2056	* *	1-2	\$77,800		
Fire Pump							
Generic	100%	2039	* *	1	\$51,900		

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

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Address : 11-11 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 10-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2097042

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$33,250,100	\$5,440,600		
Interior Architecture	\$5,231,800	\$2,746,600		
Electrical	\$1,977,800	\$4,611,900		
Mechanical	\$4,314,200	\$7,002,700		
Total	\$44,774,000	\$19,801,900		
Importance Code A	\$33,365,100	\$5,667,200		
Importance Code B	\$10,798,600	\$13,783,000		
Importance Code C	\$610,300	\$351,700		
Total	\$44,774,000	\$19,801,900		

Total	\$212,500	\$154,900	\$245,500	\$145,800
Importance Code B	\$193,600	\$144,000	\$200,500	\$134,800
Importance Code A	\$18,900	\$11,000	\$45,000	\$11,000
Total	\$212,500	\$154,900	\$245,500	\$145,800
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Mechanical	\$98,500	\$59,700	\$113,600	\$56,400
Electrical	\$57,900	\$47,300	\$51,200	\$41,400
Interior Architecture	\$14,900	\$12,400	\$12,400	\$12,400
Exterior Architecture	\$5,700		\$32,800	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 2046

chitecture	Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Cement-Fiber Panel	5% 4+	\$39,400	2026	\$394,500			
	Staining/Discoloring			ffected : 25%			
	Location : Main En						
Masonry: Brick Cavity	95% Now	\$3,968,000	LIFE	**	5	\$550,500	
	Diagonal Cracks, Ex						
	Location: West Fac	-	•				
	Expansion Int Failur Location : All Faca						
	Rusting Masonry Sup						
	Location : At Winde		іе, Агеи І	njjecieu . 5070			
Windows	200000000000000000000000000000000000000						
Aluminum	20% Now	\$3,518,000	2051	* *	5	\$21,800	
	Air Infiltration, Exter			l : 40%		, ,	
	Location : Through	out					
	Broken/Missing Elem	ients, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location : Through	out Basement And	Corridor	S			
	Glazing Clouded, Ex	tent : Moderate, Ai	ea Affect	ed : 15%			
	Location: Various	Locations Through	out				
Metal/Detention Type	75% 0-2	\$24,992,000	2046	* *	5	\$298,400	
	Air Infiltration, Exter	-	-	85%			
	Location : Through	out Housing Areas					
	Glazing Broken/Crac						
	Location: Various		-				
	Thermally Inefficient Location: Through			cted : 85%			
	Unit Inoperable, Exte	_		40%			
	Location: Through			1070			
Metal Louvers	5%		2029	* *	10	\$68,200	
Parapets	570		2027		10	Ψ00,200	
Metal Rail	95%		2039	* *	5-10	\$430,800	
	Deformed/Dented, Ex	xtent : Moderate, A	rea Affec	rted : 15%		+ ,	
	Location : At Main		==				
Metal: Cage/Fence	5%		2039	* *	5-10	\$9,700	
2	Other Observation, E	Extent : Light, Area	Affected	: 100%		. ,	
	Location: West Fa	cade					
	Explanation: Barb	ed Wire Fencing					

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

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

Asset #: 2046

Architecture	Current F	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Exterior										
Roof										
IRMA/Protected Membrane	5%		2031	* *	10	\$32,800				
	Other Observation, E. Location : Kitchen I	Roof	Affected :	100%						
	Explanation : Aspha	alt Pavers								
Single Ply Membrane	95% Now	\$402,800	2026	\$4,028,000						
	Blisters, Extent: Moderate, Area Affected: 20%									
	Location : Through									
	Ponding, Extent: Lig									
	Location: Roof Adj	_								
	Water Penetration, E.			: 15%						
. , <del>.</del>	Location : Gymnasi	um, Ciassrooms -	49, 30, 31							
Interior Floors										
Cast in Place Concrete	10% Now	\$265,400	LIFE	* *	5	\$145,200				
Cast in Place Concrete	Horizontal Cracks, E.			ted · 20%	3	\$173,200				
	Location : Mechanic				s Throug	hout First Floor				
	Other Observation, E.				3 1111 OUS	noui I trst I toor.				
	Location : Mechanic			. 2070						
	Explanation : Comp			Water From San	itary Lin	e Break				
Ceramic Tile	5% Now	\$61,800	2035	**	5	\$16,600				
Ceranne The	Broken/Missing Elem	·		a Affected : 10%	J	\$10,000				
	Location : Staff Toil									
Quarry Tile	3%		2039	* *	5	\$29,900				
Terrazzo	40% Now	\$1,186,400	LIFE	* *	5	\$207,400				
1 011 02220					·	Ψ=07,.00				
	Horizontal Cracks, Extent : Moderate, Area Affected : 15% Location : Throughout Main Corridors, Lobby On First Floor									
	Location : Through									
Traffic Topping			s, Lobby C		5	\$83,000				
Traffic Topping Vinyl Tile	10%		2031	On First Floor  **	5	\$83,000 \$37,300				
Vinyl Tile	10% 15%	out Main Corridor	2031 2026	On First Floor	3	\$37,300				
	10% 15% 15% Now	out Main Corridor \$2,108,300	2031 2026 2036	# * \$1,627,400 * *		· ·				
Vinyl Tile	10% 15%	s2,108,300 sents, Extent: Mod	2031 2026 2036 erate, Are	** \$1,627,400 ** a Affected: 25%	3	\$37,300				
Vinyl Tile	10% 15% 15% Now Broken/Missing Elem	s2,108,300 sents, Extent: Mod Rooms, Aid Station	2031 2026 2036 2036 erate, Are	n First Floor  ** \$1,627,400  ** a Affected: 25% ont Corridor	3	\$37,300				
Vinyl Tile	10% 15% 15% Now Broken/Missing Elem Location: Control I	\$2,108,300 ents, Extent: Mod Rooms, Aid Station : Severe, Area Aff	2031 2026 2036 2036 erate, Are as, Baseme ected: 759	** \$1,627,400  ** a Affected: 25% ont Corridor	3	\$37,300				
Vinyl Tile	10% 15% Now Broken/Missing Elem Location: Control I Worn/Eroded, Extent	\$2,108,300 ents, Extent: Mod Rooms, Aid Station : Severe, Area Aff	2031 2026 2036 2036 erate, Are as, Baseme ected: 759	** \$1,627,400  ** a Affected: 25% ont Corridor	3	\$37,300				

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

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

Asset #: 2046

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior Interior Walls									
Concrete Masonry Unit	85%	Now	\$531,900	LIFE	* *	5	\$249,100		
,	Diagonal	Cracks, Ext	ent : Light, Area A		2%		, , , , ,		
	Location	: Various	Locations In The M	1echanic	al And Electrical <mark>I</mark>	Rooms			
Gypsum Board	10%			LIFE	* *	5	\$44,000		
SGFT/Glazed Masonry	3%			LIFE	* *		. ,		
Wood	2%	Now	\$78,400	LIFE	* *	5	\$58,600		
	Misaligne	d/Bulging, I	Extent : Moderate,	Area Aff	fected : 10%				
	Location	: Chapel V	Vall - From Steam	Leak					
Ceilings									
AcousTile,Adhered	5%		\$237,300	2039	* *	5	\$16,600		
	_		Extent : Moderate, t, Various Locatio						
							#124.500		
AcousTileConcealSpLn		Now	\$154,800	2031	**	5	\$124,500		
			ents, Extent : Ligh v, Waiting Area	t, Area Ą	ffected : 5%				
Exposed Concrete	30%	Now	\$246,300	LIFE	* *	5	\$31,100		
1		Crumbling, : Electrica	Extent : Light, Are		ed : 5%		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
		Extent : Lig : Water M	ht, Area Affected : eter Room	2%					
Fiber Board	5%			2031	* *				
Metal Panel	30%	Now	\$319,600	LIFE	* *	5	\$248,900		
	Deformed/Dented, Extent : Moderate, Area Affected : 60%								
	Location	: Gymnasi	um						
	Staining/L	Discoloring,	Extent : Moderate	e, Area Aj	ffected : 20%				
	Location	: Through	out Corridors						

lectrical	Current Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2026	\$226,600	5	\$2,400		
	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation: Two 4000a Main Disc	connect Swi	itch				
Transformers							
Dry Type	100%	2024	\$30,400	5	\$2,100		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation : One 225 Kva 480/277	pri - 208/1	20 Sec				
Switchgear / Switchboard							
Fused Disc Sw	50%	2026	\$469,700	5	\$1,200		
Fused Disc Sw	50%	2036	* *	5	\$1,200		

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

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

Asset #: 2046

Electrical		Current Repair	Futu	e Replacement	M	aintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts										
Raceway										
Conduit	80%		2026	\$900,100	1					
Conduit	20%		2036	* *	1					
Panelboards										
Fused Disc Sw	10%		2025	\$103,400	5	\$1,300				
Molded Case Bkrs	70%		2025	\$724,100	5	\$10,400				
Molded Case Bkrs	20%		2034	* *	5	\$3,000				
Wiring	000/		2026	<b>#1.20</b> 6.600						
Thermoplastic	80%		2026	\$1,386,600	1					
Thermoplastic	20%		2036	* *	1					
Motor Controllers	100/		2024	¢44.700	-	<b>0.400</b>				
Locally Mounted	10%		2024	\$44,700	5	\$400				
Motor Control Center	90%		2024	\$594,000	5	\$13,900				
Ground										
Grounding Devices	100%		LIFE	* *	5	\$8,300				
Generic	10070		LIFE		3	\$6,300				
tand-by Power Transfer Switches										
Automatic	100%		2031	* *	1	\$174,100				
Generators	10070		2031		1	ψ174,100				
Diesel	35%		2029	* *	1	\$76,700				
Biesei		ervation. Extent : Moderate.		ected : 100%		Ψ70,700				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room Outside									
	Explana	tion : One 800 Kw For Mod 2	And 4							
Diesel	35%		2029	* *	1	\$76,700				
Biesei		ervation, Extent : Moderate, .		ected : 100%		Ψ70,700				
		: Generator Room Outside								
		tion : One 1000 Kw For Mod	1 And 3							
Diesel		Now \$806,200	2041	* *	1	\$59,200				
Diesei		ervation, Extent : Moderate, .		ected : 100%	1	\$37,200				
		: Basement	1,00,11,50							
	Explanation : One 700 Kw For Main Building									
Batteries			8							
Lead/Acid	100%		2019	\$2,900	5	\$21,000				
Fuel Storage				<del>+-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>		<del>+,</del>				
Main Tank	100%		2041	* *	5	\$13,000				
<del></del>		ervation, Extent : Moderate, .		ected : 100%	-	<i>+10</i> ,000				
	Location: Outside And Basement									
		tion : Two 4000 Gallons And	One 275	Gallons						

Lighting

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

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

Asset #: 2046

Electrical	Current Re	pair Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	55%	2031	* *	10	\$223,700	
	Other Observation, Ext	ent : Moderate, Area Affe				
	Location: Throughou	t The Building				
	Explanation: T-12 La	ımps				
Fluorescent	40%	2036	* *	10	\$162,700	
	T-8 Lamps And Fixture					
	Location: Throughou	t The Building				
HID	5%	2021	\$104,400	10	\$700	
Egress Lighting						
Emergency, Service	50%	2021	\$209,700	1		
Emergency, Service	10%	2036	* *	1		
Exit, Service	35%	2021	\$99,400	1		
Exit, Service	5%	2036	* *	1		
Exterior Lighting						
HID	5%	2021	\$205,400	10	\$100	
No Component	95%					
Alarm						
Security System						
No Component	90%					
Generic	10%	2021	\$329,100	1	\$21,100	
Fire/Smoke Detection						
Under Construction	100%					

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2036	* *	1		
Conversion Equipment	500/	Now	\$115,000	2029	* *	1	\$98,700	
Heat Exchanger, Plate & Frame	3070	NOW	\$115,000	2029		1	\$90,700	
	Corroded,	Extent : M	oderate, Area Affe	cted : 70	%			
	Location	: Basemen	t Steam Room					
Pres. Reducing Valve/LP Steam	50%	Now	\$13,200	2029	* *	5	\$6,600	
	Leak Evide	ent, Extent	: Severe, Area Affe	cted : 5%	6			
	Location	: Basemen	t Steam Room (me	r-46)				
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted: 3%			
	Location	: Basemen	t Steam Room					
	Explanat	ion : Insul	ation Damaged Or	Missing				

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

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

Asset #: 2046

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Distribution Hot Wtr Piping/Pump		: Severe, Area Affecte	2042 ed : 100%	**	4	\$21,900	
	Location : Throw Repairs In Progre Location : Steam	ess, Extent : Light, Are	ea Affecte	d : 30%			
	Location : Vario	n, Extent : Moderate, ous Mechanical Room everal Hot Water Pum	s				
Terminal Devices	Ехрининон . Бе	verai Hoi Waiei I un	ps Out O	Service			
Air Handler	19%		2026	\$2,133,400	1	\$52,100	
Air Handler	1%		2036	**	1	\$2,700	
	Recent Replace E Location : Clini	vident, Extent : Light, c Units	Area Affe	ected : 100%			
Convector/Radiator	Location: Thro	n, Extent : Light, Arec			1 Now	\$2,600	
Convector/Radiator	78%	onvector hir Hotes I t	2031	**	1	\$111,700	
Air Conditioning	7870		2031		1	\$111,700	
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
Centrifugal, Elec Chille		nt, Extent : Light, Are	2041 a Affected	* * l : 100%	1	\$48,000	
		n, Extent : Light, Ared	ı Affected	: 100%			
Exterior Pkg Unit - Cooling	20%		2026	\$1,293,300	2	\$5,400	
- -	R-22 Refrigerant, Location : Roof	Extent : Light, Area A	Affected :	100%			
	Other Observation	n, Extent : Light, Ared	ı Affected	: 100%			
	Location: Roof						
		erves Control Areas					
No Component	70%						
Distribution CW & CHW Wtr	10%		2052	* *	4	\$3,300	
Pipe/Pump No Component	90%						
Terminal Devices	2070						
Air Handler/Cool/Ht	10%		2026	\$268,700	1	\$27,400	
No Component	90%						
Heat Rejection	100/		205=	400.000	_	<b></b>	
Water Cooling Tower	10%		2027	\$90,900	2	\$44,600	
No Component	90%						

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

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

Asset #: 2046

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$247,300	
Exhaust Fans								
Interior	20%			2026	\$568,200	2	\$2,700	
Roof		Now	\$106,100	2026	\$1,060,600	2	\$8,700	
			re, Area Affected :	10%				
	Location	: Roof						
Plumbing								
H/C Water Piping	1000/			2026	* *	1		
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger	000/	NT.	<b>#22</b> 000	2026	Φ1 144 500	4	#20.500	
Steam Fired		Now	\$22,900	2026	\$1,144,500	4	\$39,500	
		ervanon, E : Basemen	xtent : Light, Area	Affectea	: 1%			
				1	D			
		non : o Uni	ts, One Needs Circ		Pump Kepair **		<b></b>	
Steam Fired	10%			2052		4	\$6,600	
			xtent : Light, Area	Affected	1: 100%			
		: Basemen		T71	•			
G ': P' '	Explana	tion: 2 Inst	antaneous Units S	erve Kitc	rhen			
Sanitary Piping	1000/	N	\$2.506.500	LIEE	* *	1		
Cast Iron		Now Extent : Se	\$3,506,500 evere, Area Affecte	LIFE		1		
			t And Under Floor		)			
			: Severe, Area Affe		00%			
		: Kitchen		сией . 20	7/0			
Ct D D'	Locuitor	. Kuchen I	iping					
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LIFE		1		
Non-Submersible	100%			2021	\$155,300	4	\$12,000	
	10070			2021	\$133,300	4	\$12,000	
Sewage Ejector(s) Compressed Air	100%	Now	\$9,500	2026	\$189,900	4	\$5,700	
Compressed An			a9,500 nt : Moderate, Are			4	\$3,700	
	-	: Basemen		a rijjecie	u . 10070			
Fixtures	2000000	· · · · · · · · · · · · · · · · · · ·	•					
Generic	100%							
Vertical Transport	100/0							
Elevators								
Geared Traction	90%			LIFE	* *			
<b></b>		ervation, E	xtent : Light, Area		! : 100%			
			t To 2nd Floor	55				
		tion : 8 Uni						
Hydraulic	10%			LIFE	* *			
11) diadile		ervation. F.	xtent : Light, Area		! : 100%			
			t To 1st Floor	JJ - 212 W	<del>-</del>			
			ight Elevator					
Eira Cunnyaggian	<sub>T</sub>		0					

Fire Suppression

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

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

Asset #: 2046

echanical	Current Repair	Future Repl	Future Replacement		Maintenance	
vstem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
e Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$223,600	
Sprinkler						
No Component	85%					
Generic	15%	2036	* *	1-2	\$18,600	
	Other Observation, Extent : Ligh	t, Area Affected : 15%				
	Location : Kitchen					
	Explanation : Ansul System Ser	ves Cooking Areas.				
Fire Pump						
Generic	100%	2029	* *	1	\$82,800	
Chemical System		_				•
Generic	100%	2024	\$3,700	1-3	\$3,700	

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

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

Page: 173

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

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

Address : 19-19 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.070 / 2792 Yr Built/Renovated : 1988 / 2006

Area Sq Ft : 300,745 Project Type : CORRECTION

Date of Survey : 15-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2109477

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$2,739,600	\$4,859,600		
Interior Architecture	\$2,113,800	\$3,321,800		
Electrical	\$1,498,700	\$6,518,500		
Mechanical		\$4,058,200		
Total	\$6,352,100	\$18,758,200		
Importance Code A	\$2,739,600	\$5,010,700		
Importance Code B	\$3,612,500	\$13,632,500		
Importance Code C		\$115,000		
Total	\$6.352,100	\$18.758.200		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$28,400		\$1,400	
Interior Architecture	\$14,800	\$30,000		\$17,400
Electrical	\$38,500	\$32,300	\$43,400	\$28,800
Mechanical	\$40,400	\$41,300	\$71,000	\$46,500
Total	\$122,000	\$103,500	\$115,800	\$92,700
Importance Code A	\$35,400	\$4,700	\$6,800	\$4,700
Importance Code B	\$86,600	\$68,800	\$109,000	\$87,900
Importance Code C		\$30,000		
Total	\$122,000	\$103,500	\$115,800	\$92,700



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

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

Asset #: 2792

	Current Repair Future Replacement			e Replacement	nent Maintenance		
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
• • • • •		#4 <b>**</b>				<b></b>	
Caulking L Location Staining/Da Location Vegetation	Deteriorated : Throughd iscoloring, : Courtyar Growth, E	d, Extent : Modera out Extent : Moderate d Perimeter, At Do Extent : Moderate, 2	te, Area , Area A ownspout Area Affe	Affected : 15%  ffected : 30%  ts Throughout	5	\$48,800	
Broken/Mis Location Deformed/A Location Staining/De	ssing Elem : Metal Fa Dented, Ex : Througho iscoloring,	ents, Extent : Ligh sscia On Exterior I stent : Light, Area I out Extent : Moderate	t, Area A Recreatio Affected .	ffected : 10% n Courtyard Wal : 20% ffected : 15%	3	\$341,800	
Water Pene	etration, E	xtent : Moderate, A	rea Affe		• 5	\$900	
95%			2036	* *	<b>5</b>	\$121,900	
Corrosion/ Location	Rusting, E.: : Through	out		cted : 20%	5	\$3,600	
Location	: Through	out And Mechanic	ıl Bulkhe	ead (J Location)			
10% 30%			2031	* *	5-10	\$2,400	
Location	: Through	out		15%	)		
Location Gut/DS No Location	: Trough E n Func/Mi : Various I	Behind Parapets - 2 ss, Extent : Moder Locations Through	? Story B ate, Area out Faci	uildings 1-4, 9-10 Affected : 40% lity	5		
	30% Caulking E Location Staining/D Location Vegetation Location Deformed/Location Staining/D Location Staining/D Location Staining/D Location  5% Water Pend Location 10% 30%  97% Adhesion F Location Drains Clo Location Gut/DS No Location Water Pend	30% Now Caulking Deteriorated Location: Throughd Staining/Discoloring, Location: Courtyan Vegetation Growth, Election: North Fail Town Now Broken/Missing Elem Location: Metal Fail Deformed/Dented, Ext Location: Throughd Staining/Discoloring, Location: East Face  5% Now Water Penetration, E. Location: Window 95%  60% Now Corrosion/Rusting, E. Location: Throughd Loose/Miss Fasteners Location: Throughd 10% 30%  97% Now Adhesion Failure, Ext Location: Trough Election: Trough Electi	30% Now \$1,237,000 Caulking Deteriorated, Extent: Moderate Location: Throughout Staining/Discoloring, Extent: Moderate, I Location: North Facades Throughout  Town Now \$504,200 Broken/Missing Elements, Extent: Light, Location: Metal Fascia On Exterior I Location: Metal Fascia On Exterior I Deformed/Dented, Extent: Light, Area I Location: Throughout Staining/Discoloring, Extent: Moderate Location: East Facade And At All Dor  5% Now \$28,400 Water Penetration, Extent: Moderate, I Location: Window Heads Throughout 95%  60% Now \$55,800 Corrosion/Rusting, Extent: Moderate, I Location: Throughout Loose/Miss Fasteners, Extent: Moderate, I Location: Throughout Loose/Miss Fasteners, Extent: Light, Area I Location: Throughout And Mechanica 10% 30%  97% Now \$881,600 Adhesion Failure, Extent: Light, Area I Location: Throughout Drains Clogged, Extent: Severe, Area I Location: Trough Behind Parapets - 2 Gut/DS Non Func/Miss, Extent: Moderate, I Location: Various Locations Through Water Penetration, Extent: Moderate, I Location: Various Locations Through Water Penetration, Extent: Moderate, I Location: Various Locations Through Water Penetration, Extent: Moderate, I Location: Various Locations Through Water Penetration, Extent: Moderate, I Location: Various Locations Through	30% Now \$1,237,000 LIFE Caulking Deteriorated, Extent: Moderate, Area Location: Throughout Staining/Discoloring, Extent: Moderate, Area A Location: Courtyard Perimeter, At Downspout Vegetation Growth, Extent: Moderate, Area Affe Location: North Facades Throughout  70% Now \$504,200 2036 Broken/Missing Elements, Extent: Light, Area Affected: Location: Metal Fascia On Exterior Recreation Deformed/Dented, Extent: Light, Area Affected: Location: Throughout Staining/Discoloring, Extent: Moderate, Area A Location: East Facade And At All Downspouts  5% Now \$28,400 2034 Water Penetration, Extent: Moderate, Area Affe Location: Window Heads Throughout  95% 2036  60% Now \$55,800 2036 Corrosion/Rusting, Extent: Moderate, Area Affe Location: Throughout Loose/Miss Fasteners, Extent: Moderate, Area Affe Location: Throughout And Mechanical Bulkhe 10% 2031 30%  97% Now \$881,600 2026 Adhesion Failure, Extent: Light, Area Affected: Location: Trough Behind Parapets - 2 Story B Gut/DS Non Func/Miss, Extent: Moderate, Area Location: Various Locations Throughout Faci Water Penetration, Extent: Moderate, Area Location: Various Locations Throughout Faci Water Penetration, Extent: Moderate, Area Location: Various Locations Throughout Faci Water Penetration, Extent: Moderate, Area Location: Various Locations Throughout Faci Water Penetration, Extent: Moderate, Area Location: Various Locations Throughout Faci	30% Now \$1,237,000 LIFE **  Caulking Deteriorated, Extent: Moderate, Area Affected: 15% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 30% Location: Courtyard Perimeter, At Downspouts Throughout Vegetation Growth, Extent: Moderate, Area Affected: 20% Location: North Facades Throughout  70% Now \$504,200 2036 **  Broken/Missing Elements, Extent: Light, Area Affected: 20% Location: Metal Fascia On Exterior Recreation Courtyard Wall Deformed/Dented, Extent: Light, Area Affected: 20% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 15% Location: East Facade And At All Downspouts  5% Now \$28,400 2034 **  Water Penetration, Extent: Moderate, Area Affected: 15% Location: Window Heads Throughout  95% 2036 **  60% Now \$55,800 2036 **  Corrosion/Rusting, Extent: Moderate, Area Affected: 20% Location: Throughout  Loose/Miss Fasteners, Extent: Moderate, Area Affected: 20% Location: Throughout  Loose/Miss Fasteners, Extent: Moderate, Area Affected: 20% Location: Throughout And Mechanical Bulkhead (J Location)  10% 2031 **  97% Now \$881,600 2026 \$4,408,000 Adhesion Failure, Extent: Light, Area Affected: 15% Location: Throughout  Drains Clogged, Extent: Severe, Area Affected: 35%	30% Now \$1,237,000 LIFE ** 5 Caulking Deteriorated, Extent: Moderate, Area Affected: 15% Location: Throughout Staining/Discoloring, Extent: Moderate, Area Affected: 20% Location: North Facades Throughout Vegetation Growth, Extent: Moderate, Area Affected: 20% Location: North Facades Throughout  70% Now \$504,200 2036 ** 5 Broken/Missing Elements, Extent: Light, Area Affected: 20% Location: Metal Fascia On Exterior Recreation Courtyard Walls Deformed/Dented, Extent: Light, Area Affected: 20% Location: Throughout  Staining/Discoloring, Extent: Moderate, Area Affected: 15% Location: East Facade And At All Downspouts  5% Now \$28,400 2034 ** 5 Water Penetration, Extent: Moderate, Area Affected: 15% Location: Window Heads Throughout  95% 2036 ** 5  60% Now \$55,800 2036 ** 5  Corrosion/Rusting, Extent: Moderate, Area Affected: 20% Location: Throughout Loose/Miss Fasteners, Extent: Moderate, Area Affected: 20% Location: Throughout Loose/Miss Fasteners, Extent: Moderate, Area Affected: 20% Location: Throughout Dose/Miss Fasteners, Extent: Moderate, Area Affected: 20% Location: Throughout And Mechanical Bulkhead (J Location)  10% 2031 ** 5-10  30%  97% Now \$881,600 2026 \$4,408,000  Adhesion Failure, Extent: Light, Area Affected: 35% Location: Throughout Drains Clogged, Extent: Severe, Area Affected: 35% Location: Trough Behind Parapets - 2 Story Buildings 1-4, 9-16 Gut/DS Non Func/Miss, Extent: Moderate, Area Affected: 40% Location: Various Locations Throughout Facility Water Penetration, Extent: Moderate, Area Affected: 15% Location: Various Locations Throughout Facility Water Penetration, Extent: Moderate, Area Affected: 15%	Soft   Total   Cycle   (Years)   Statimated Cost   Total   Cycle   (Years)   Statimated Cost   Cycle   (Years)   Statimated Cost   Cycle   (Years)   Statimated Cost   Stati

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 #: 2792

Architecture		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete		Now	\$317,300	LIFE	* *	5	\$347,100	
	_	_	Extent: Moderate	-	ffected : 15%			
	Location	ı : Mechani	cal Rooms, Corrid	ors				
Cast in Place Concrete	8%			LIFE	* *	5	\$69,400	
Ceramic Tile	10%	Now	\$147,800	2029	* *	5	\$19,800	
	_	_	Extent: Moderate	-	-			
	Location	: Women's	Housing Shower I	Facilities	,			
Quarry Tile	2%	Now	\$43,800	2031	* *	5	\$6,000	
•	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Kitchen						
Traffic Topping	5%	Now	\$236,500	2026	\$473,000	5	\$12,400	
	-		Extent : Severe, Ar				¥,·••	
	Location	: Mess Ha	ll Kitchen	00				
Vinyl Tile	30%	Now	\$583,600	2026	\$1,945,300	3	\$44,600	
v myr The			Extent : Severe, A			5	Ψ11,000	
	_	_	rs Thoroughout					
			tent : Light, Area A	Affected :	20%			
	_	: Through	_	33				
	Uneven Substrate, Extent : Severe, Area Affected : 15%							
	Location: At Housing / Central Corridor Connections							
	Water Penetration, Extent: Severe, Area Affected: 5%							
	Location: Connecting Tunnel Near J Mechanical Room							
			: Moderate, Area					
		: Through						
Vinyl Tile	5%			2034	* *	3	\$9,900	
v myr The	_	place Evide	ent. Extent : Light.		ected : 100%	5	ψ,,,,ου	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : 1st Floor Program Areas							
Interior Walls			0					
Ceramic Tile	15%			2035	* *	5	\$59,900	
			it, Extent : Light, A		cted : 50%	="	, 0	
			Housing Area Bath					
Concrete Masonry Unit	72%			LIFE	* *	5	\$115,000	
Glass: Single Pane	3%			LIFE	* *	5	\$9,000	
Gypsum Board	5%			LIFE	* *	5	\$12,000	
Metal Security Bars	5%			LIFE	* *	=	,	

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

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

Asset #: 2792

Architecture	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
nterior									
Ceilings									
AcousTile,Adhered	10% Now	\$70,900	2031	* *	5	\$19,800			
	Worn/Eroded, Extent : Location : Througho		Affected .	: 25%					
AcousTileSusp.Lay-In	10% Now	\$12,300	2031	* *	5	\$19,800			
1 3	Water Penetration, Ex			: 2%		. ,			
	Location: Where 5,	6, 7 Control Ceili	ng Meets	The Main Corrido	or				
Exposed Struc: Steel	5%		LIFE	* *					
Gypsum Board	20% Now	\$77,100	LIFE	* *	5	\$99,200			
	Broken/Missing Elements, Extent: Severe, Area Affected: 5%								
	Location: Main Corridor/ Connection Tunnel, Outside Of J Mechanical								
	Recent Installation, Extent : Light, Area Affected : 2%								
	Location : Chapel								
Metal Panel	50% Now	\$636,700	LIFE	* *	5	\$247,900			
	Corrosion/Rusting, Extent: Moderate, Area Affected: 15%								
	Location: East Corridor, Buildings 5-7, Building 9/11								
	Staining/Discoloring, Extent: Severe, Area Affected: 90%								
	Location: Throughout								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Between H	Buildings 2-4 / 1-3	}						
Metal Panel	5%		LIFE	* *	5	\$24,800			

ectrical	Current Repair	Future Re	eplacement	Maintenance					
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2026	\$151,000	5	\$1,300				
	Other Observation, Extent: Modera	te, Area Affected	! : 100%						
	Location: Electrical Room								
	Explanation: Six 1600 Amperes M	lain Disconect Sv	witch						
Transformers									
Dry Type	100%	2024	\$30,400	5	\$1,100				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Electrical Closet, Electr	rical And Mechai	nical Room						
	Explanation: Five 75 Kva, Four 3	0 Kva, Three 45	Kva And Four	15 Kva 4	480hv-208/120lv				
Switchgear / Switchboard									
Fused Disc Sw	60%	2026	\$394,600	5	\$800				
Fused Disc Sw	10%	2056	* *	5	\$100				
Molded Case Bkrs	30%	2026	\$197,300	5	\$2,400				
Raceway									
Conduit	95%	2026	\$712,600	1					
Conduit	5%	2056	* *	1					
	Recent Installation, Extent: Light, A	rea Affected : 5%	%						
	Location : Throughout								

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

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

Asset #: 2792

Electrical	Current Repair	Current Repair Future Replac			aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Panelboards						
Molded Case Bkrs	90%	2025	\$620,700	5	\$7,100	
Molded Case Bkrs	10%	2051	* *	5	\$800	
	Recent Installation, Extent : Light, Are Location : Throughout	ea Affected	: 5%			
Wiring						
Thermoplastic	95%	2026	\$1,097,700	1		
Thermoplastic	5%	2056	* *	1		
	Recent Installation, Extent : Light, Are Location : Throughout	ea Affected	: 5%			
Motor Controllers						
Locally Mounted	10%	2024	\$143,800	5	\$200	
Motor Control Center	55%	2024	\$749,200	5	\$4,500	
Motor Control Center	30%	2039	* *	5	\$2,500	
Variable Frequency Drive	5%	2046	* *			
	Recent Installation, Extent : Light, Are Location : Throughout	ea Affected	: 5%			
Ground	Zeetimen 1 1 m engment					
Grounding Devices						
Generic	100%	LIFE	* *	5	\$4,400	
Stand-by Power						
Transfer Switches						
Automatic	100%	2031	* *	1	\$92,500	
Generators						
Diesel	100%	2029	* *	1	\$116,500	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : First Floor					
<del></del>	Explanation: Two 800 Kw					
Batteries				_		
Lead/Acid	100%	2021	\$2,900	5	\$11,100	
	Recent Installation, Extent : Light, Are	ea Affected	: 100%			
	Location : First Floor					
Fuel Storage						
Day Tank	20%	2034	* *	5	\$11,200	
	Other Observation, Extent : Light, Are Location : First Floor	a Affected	: 100%			
	Explanation: One 250 Gallons For I	Both Gener	cators			
Main Tank	80%	2041	* *	5	\$7,100	
iviain Tank	80% Other Observation, Extent: Light, Are			3	\$7,100	
	e e	и Ајјестеа	. 10070			
	Location: Underground					
	Explanation: 10,000 Gallons					

Lighting

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

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

Asset #: 2792

Electrical	Current Re	pair Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	75%	2031	* *	10	\$206,900	
	Other Observation, Ext Location : Throughou Explanation : Using T		ected : 100%			
Fluorescent	20%	2036	* *	10	\$55,200	
	T-8 Lamps And Fixture Location : Clinic And	s, Extent : Moderate, Are Nursery Room	a Affected : 100%			
HID	5%	2026	\$70,800	10	\$500	
Egress Lighting						
Emergency, Service	50%	2026	\$142,200	1		
Emergency, Service	10%	2036	* *	1		
Exit, Service	35%	2021	\$67,400	1		
Exit, Service	5%	2036	* *	1		
Exterior Lighting						
HID	100%	2026	\$2,183,500	10	\$900	
Alarm						
Security System						
No Component	30%					
Generic	70%	2021	\$1,224,400	1	\$78,600	
Fire/Smoke Detection						
<b>Under Construction</b>	100%					

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating								
Energy Source								
Plant Campus Steam /	100%			2036	* *	1		
PRV								
Conversion Equipment								
Heat Exchanger, Plate &	50%			2029	* *	1	\$47,500	
Frame								
Pres. Reducing	50%	0-2	\$2,300	2029	* *	5	\$2,900	
Valve/LP Steam								
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 2%			
	Location	: Steam Pr	essure Reducing S	tation				
	Explanat	ion : Insula	ation Damaged Or	Missing				
Distribution								
Hot Wtr Piping/Pump	100%			2034	* *	4	\$9,500	

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

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

Asset #: 2792

Mechanical	Current Repair		Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
eating									
Terminal Devices	400/		2026	#1 044 <b>2</b> 00	1	Φ47.500			
Air Handler	40%		2026	\$1,944,200 * *	1	\$47,500			
Air Handler Convector/Radiator	10% 4% Now	\$1,500	2031 2031	* *	1 1	\$11,900 \$2,200			
Convector/Radiator	Other Observation,				1	\$2,200			
	Location: Through	-	Ајјестеи	. 1/0					
		vector Air Holes Pa	inted Shi	ut Restricting Air F	Flow				
Convector/Radiator	46%	, , , , , , , , , , , , , , , , , , , ,	2031	**	1	\$28,500			
ir Conditioning	1070		2031			Ψ20,200			
Energy Source									
Electricity	100%		2034	* *	1				
Conversion Equipment									
Int Pkg Unit -	5%		2024	\$324,600	2	\$600			
Heating/Cooling									
	Other Observation,		Affected	! : 100%					
	Location : Main M								
	Explanation : Inter Area And Cafeterio	rior Packaged Air C a	Condition	ing Equipment Ser	ves The I	Kitchen, Visitor's			
Reciprocating Compr/Chiller	10%		2026	\$293,400	1	\$8,900			
•	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : B And J Mechanical Rooms								
	Other Observation, Location: B And J	Extent : Light, Area Mechanical Rooms		! : 100%					
	Explanation : Wate Administrative Off	er Cooled Chillers S ice	Serve Ma	le Staff Locker Roo	om, Swite	ch Gear Room And			
Reciprocating Compr/Chiller	10%		2031	* *	1	\$8,900			
•	Other Observation,	Extent : Light, Area	Affected	! : 10%					
	Location: Court Y	ard Near 9, 10, 11 a	And 12 Q	Quad					
	Explanation : Air ( Equipment	Cooled Chiller Serv	es The 9,	10, 11 And 12 Qua	ad Air H	andling			
Ext Pkg Unit - Heating/Cooling	10%		2031	* *	2	\$1,200			
	R-22 Refrigerant, Ex Location : Roof Of	xtent : Light, Area A <sup>c</sup> New Clinic / Pharr		100%					
No Component	65%								
Distribution	<u> </u>								
CW & CHW Wtr	10%		2046	* *	4	\$900			
Pipe/Pump									
No Component	90%								
Terminal Devices							_		
Air Handler/Cool/Ht	10%		2031	* *	1	\$11,900			
Fan Coil - 2 Pipe	5%		2026	\$115,100	1	\$3,100			
No Component	85%								

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

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

Asset #: 2792

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	10%			2026	\$65,800	2	\$13,400	
Water Cooling Tower	10%			2027	\$45,900	2	\$19,300	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$107,000	
Exhaust Fans								
Interior	75%			2026	\$922,300	2	\$4,400	
Roof		Now	\$2,900	2026	\$143,500	2	\$1,200	
	Malfunction Location	_	nt : Light, Area Aff	ected : 2	%			
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2036	* *	1		
Galvanized Steel	80%			2031	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2036	* *	4	\$28,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2026	\$156,000	4	\$12,000	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Through	out					
	Explana	tion : Not L	Directly Observed					
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$100,400	
Sprinkler								
No Component	50%							
Generic	50%			2046	* *	1-2	\$26,900	
Fire Pump								
Generic	100%			2029	* *	1	\$35,900	
Chemical System								
Generic								

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Address : 14-12 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 03-Feb-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$411,600	\$378,100
Interior Architecture	\$220,900	\$141,800
Electrical		\$105,000
Mechanical		\$191,200
Total	\$632,500	\$816,100
Importance Code A	\$411,600	\$378,100
Importance Code B	\$220,900	\$387,500
Importance Code C		\$50,600
Total	\$632,500	\$816,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$49,600		\$1,700	
Interior Architecture	\$15,800		\$12,400	\$12,400
Electrical	\$1,700	\$4,400	\$1,600	\$1,500
Mechanical	\$1,100	\$1,100	\$1,800	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$72,200	\$9,400	\$21,500	\$19,200
Importance Code A	\$50,000	\$400	\$2,200	\$400
Importance Code B	\$22,200	\$9,000	\$19,300	\$18,700
Total	\$72,200	\$9,400	\$21,500	\$19,200



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

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

Asset #: 4129

Architecture		Current R	epair	Futur	e Replaceme	nt	М	aintenance	
ystem Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated C	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior									
Exterior Walls									
Cast in Place Concrete		Now	\$19,000	LIFE		* *	5	\$17,500	
		_	ents, Extent : Light			,	· a		
			Fire Exit Stair Foo Stair Hanging In T	-	sconnected Fr	om L	.ower Sta	ur Rail Posts	
	0		Extent : Moderate		ffected : 5%				
	Location :	_		, 11, 00, 12,	geerea . e , o				
Metal Panel	77%			2046		* *	5-10	\$370,400	
Metal Panel	10%	Now	\$19,400	2046		* *	5	\$13,100	
Wetter I tiller			ctent : Moderate, A		cted : 10%		3	Ψ13,100	
			or Fire Exit Stairc						
Metal: Cage/Fence	3%			2039		* *	5	\$9,200	
ivicui. Cugo/i chec	_	rvation. E.	xtent : Light, Area		! : 100%		3	Ψ,200	
			eter Windows	33					
			ctive Grilles						
Weathering Steel	5%	Now	\$45,100	LIFE		* *	1		
Windows									
Aluminum	100%		\$156,800	2034		* *	5	\$3,200	
	Ctrwt/Balnc Not Funct, Extent: Severe, Area Affected: 30%								
	Location: Throughout								
	-		nt : Severe, Area A	ffected :	20%				
	Location .	· Office Ar	eas						
Parapets	• • • • •			• • • • •		ala ala	_	4.00	
Metal Panel	20%		<b>4.5</b>	2046		* *	5	\$3,400	
Metal: Cage/Fence	80%		\$6,700	2031	. 1 100/	* *	5	\$11,300	
		_	ctent : Moderate, A	rea Affe	cted : 10%				
D C	Location .	Inrougno	рит						
Roof	100%			2034		* *	5	¢217.400	
Spray-on Foam		lace Evide	nt Frient · Light		ected · 100%	•	5	\$217,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%  Location : Roof Surface								
			ace xtent : Moderate, A	rea Affa	ected · 100%				
	Location :			cu 11jje	u. 100/0				
	Explanati	_							
terior	2pianan								

Interior

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

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

Asset #: 4129

Architecture	Cur	rent Repair		Futur	e Replacement	M	aintenance	
ystem Component Type		Date Estim ars)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Carpet	10%			2025	\$271,400	3	\$22,100	
	Recent Replace Location : Off		ent : Light,	Area Affe	ected : 100%			
Ceramic Tile	5% No	W	\$10,300	2029	* *	5	\$2,800	
	Worn/Eroded, E Location : Tot				6			
Raised Access Floor	20%			2039	* *	5	\$83,000	
Sheet Vinyl/Rubber	15%			2031	* *	5	\$24,900	
Vinyl Tile	50% No	W	\$90,400	2031	* *	3	\$20,700	
	Location : At Worn/Eroded, E Location : The	Extent : Mode			10%			
Interior Walls	1000/			LIEE	* *	_	Φ50 (00	
Gypsum Board	100%			LIFE	~ ~	5	\$50,600	
Ceilings AcousTileSusp.Lay-In	90% No Broken/Missing Location : Per Misaligned/Bul Location : 2nd Staining/Discol Location : Add Other Observat	Elements, E. sonnel Roon ging, Extent : I Floor Office oring, Extent ninistration,	n And Open Moderate, e : Light, Ar Kitchen An	Admin. A Area Aff ea Affecte ad Locker	Areas Pected : 15% Ped : 35% Room Areas	5	\$49,800	
	Location: The Explanation:	oughout			. 2070			
Gypsum Board	10%		<i>y</i>	LIFE	* *	5	\$13,800	

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts						
Transformers						
Dry Type	100%	2031	* *	3	\$100	
	Other Observation, Extent: Moderate,	, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 300 Kva 4160hv-	480/277lv Supp	ply			
Feeders						
Cable	100%	2034	* *	1		
Raceway						
Conduit	100%	2036	* *	1		

Under 600 Volts

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

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

Asset #: 4129

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Jnder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2036	* *	5	\$200	
	Other Observation, Extent : Moder		100%			
	Location: Electrical Rooms - Inst		16.	ъ.	G	
T	Explanation: Two 2,000 Amperes	s And One 1600 Am	peres Main	Disconne	ect Switch	
Transformers Dry Type	100%	2031	* *	5		
Dry Type	Other Observation, Extent: Moder		100%	3		
	Location : Electrical Room - Outs		100/0			
	Explanation: Two 112.5 Kva 480					
Switchgear / Switchboard		200, 1200				
Molded Case Bkrs	100%	2036	* *	5	\$200	
Raceway						
Conduit	70%	2036	* *	1		
Conduit	30%	2052	* *	1		
Panelboards						
Fused Disc Sw	5%	2034	* *	5		
Molded Case Bkrs	65%	2034	* *	5	\$100	
Molded Case Bkrs	30%	2048	* *	5	\$100	
Wiring						
Thermoplastic	70%	2036	* *	1		
Thermoplastic	30%	2052	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$100	
Fround						
Grounding Devices	1000/					
Not Accessible	100%					
tand-by Power Transfer Switches						
Automatic	100%	2039	* *	1	\$2,600	
Generators	10070	2037		1	\$2,000	
Diesel	100%	2035	* *	1	\$3,300	
Dieser	Other Observation, Extent: Moder		100%		ψ3,500	
	Location : Outside	,,,,				
	Explanation : No Access For Rati	ngs				
Batteries	<u>*</u>					
Lead/Acid	100%	2020	\$2,900	5	\$300	
Fuel Storage						
Main Tank	100%	2054	* *	5	\$200	
	Other Observation, Extent: Light, A	Area Affected : 1009	%			
	Location : Outside					
	Explanation: One 650 Gallons					

Lighting

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

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

Asset #: 4129

Electrical	Current Rep	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2034	* *	10	\$2,300	
	T-8 Lamps And Fixtures	, Extent : Moderate, Are	ea Affected : 100%			
	Location: Fisrt Floor					
Fluorescent	65%	2026	\$105,000	10	\$5,000	
	Other Observation, Exte	nt : Moderate, Area Aff	ected : 100%			
	Location: Throughout					
	Explanation: Using T-	12 Lamps				
Fluorescent	5%	2034	* *	10	\$400	
	Compact Fluorescent Li	ght, Extent : Moderate,	Area Affected : 100	%		
	Location : Throughout	The Building				
Egress Lighting						
Emergency, Service	20%	2034	* *	1		
Emergency, Service	40%	2026	\$3,200	1		
Exit, LED	5%	2061	* *	1		
Exit, Service	35%	2026	\$800	1		
Alarm						
Security System						
Generic	100%	2031	* *	1	\$3,100	
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$5,300	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2036	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%		2029	* *	1	\$4,200	
Distribution							
Hot Wtr Piping/Pump	100%		2034	* *	4	\$400	
Terminal Devices							
Air Handler	90%		2026	\$191,200	1	\$4,700	
Convector/Radiator	10%		2031	* *	1	\$300	
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%		2031	* *	2	\$500	
_	Recent Ins Location	tallation, Extent : Light, Area : Roof	Affected	l : 100%			

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

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

Asset #: 4129

Mechanical	Current Repair	Future F	Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Distribution						
Under Construction	100%					
Heat Rejection						
Under Construction	100%					
Ventilation						
Distribution	1000/		de de		<b>4. -</b> 00	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,700	
Exhaust Fans			de de	_		
Roof	90%	2031	* *	2	\$200	
Wall Unit	10%	2034	* *	2		
Plumbing						
H/C Water Piping	1000/	2016	ale ale			
Brass/Copper	100%	2046	* *	1		
Water Heater	1000/	•••	442.200		4400	
Electric	100%	2024	\$13,300	4	\$100	
	Other Observation, Extent:	Light, Area Affected:	100%			
	Location: 1st Floor					
	Explanation: 1-30 Gallor	ı Unit				
Sanitary Piping	1000/	LIPP	* *			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIPP	* *			
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	1000/	2021	* *		0.500	
Generic	100%	2031	* *	1	\$500	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	1000/	TIPE	* *			
Hydraulic	100%	LIFE				
	Other Observation, Extent : Location : 1st To 2nd Floo		100%			
		or				
F' G	Explanation: 1 Unit					
Fire Suppression Sprinkler						
No Component	80%					
Generic	20%	2056	* *	1-2	\$500	
	Other Observation, Extent : Location : 1st Floor		100%			
	Explanation : Clean Agent	t System Reina Installer	d To Protect Con	nmunica	tion Fauipment	

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

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

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Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Address : 17-17 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.100 / 2031 Yr Built/Renovated : 1964 /

Area Sq Ft : 73,895 Project Type : CORRECTION

Date of Survey : 30-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$975,100	\$1,499,800
Interior Architecture	\$1,537,500	\$157,300
Electrical	\$2,737,800	\$301,300
Mechanical	\$651,900	\$579,300
Total	\$5,902,300	\$2,537,700
Importance Code A	\$975,100	\$1,971,400
Importance Code B	\$4,639,200	\$566,300
Importance Code C	\$288,000	
Total	\$5,902,300	\$2,537,700

EXPENSE Exterior Architecture	<b>FY 2019</b> \$8,000	FY 2020	<b>FY 2021</b> \$800	FY 2022
Interior Architecture	\$65,200		\$20,000	
Electrical	\$5,600	\$5,100	\$7,200	\$4,100
Mechanical	\$52,100	\$4,500	\$56,000	\$4,500
Total	\$130,900	\$9,600	\$84,000	\$8,600
Importance Code A	\$31,600		\$2,400	
Importance Code B	\$99,300	\$9,600	\$81,700	\$8,600
Importance Code C				
Total	\$130,900	\$9,600	\$84,000	\$8,600



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

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

Asset #: 2031

chitecture	Current Repair Future Replacement Mai					laintenance		
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior	•							•
Exterior Walls								
Masonry: Brick	Corrosion Location Jnt Mortan Location Spalling, H	: South For Miss/Eroo : North For Extent: Mo	\$608,800 xtent : Moderate, A cade At Masonry S l, Extent : Light, A acade, Throughout derate, Area Affec	Supports rea Affec	Throughout eted: 20%	5	\$52,500	
	Vertical C		out nt : Moderate, Are Floor Wall At East		ed : 5%			
Metal Coiling Doors	Corrosion	_	\$95,400 xtent : Light, Area Locations Through		**	5	\$27,300	
Windows								
Steel	Air Infiltra Location	: Through				5	\$40,500	
	Location Unit Inope Location	: Various erable, Exte : Officers	xtent : Light, Area Lintel Locations Ti nt : Moderate, Are Locker Room xtent : Moderate, A	iroughoi a Affecte	ıt Garage ed : 25%			
	Weather S		g, Extent : Modera	te, Area	Affected : 50%			
Parapets	Location	. Officers	Locker Room					
Masonry: Brick	70%			LIFE	* *	5	\$3,100	
Metal Panel	10% Other Obs Location	ervation, E : Through tion : Copin		2046	* * ! : 100%	5	\$1,700	
Metal Rail	20% Corrosion	Now	\$4,500 xtent : Light, Area	2039 Affected	**	5	\$6,200	
Roof								
Built-Up (BUR)	Blisters, E Location Water Pen	: Various . etration, E	\$140,700 lerate, Area Affect Locations Through xtent: Moderate, A	out Rooj Area Affe	c ected : 10%	And 2	ud Eloon Comidon	
		: various mmunicatio	_	oui Incll	шту Өйгйде эрас	es Ana 2	nd Floor Corridor	
Metal Panel	2%	Now etration, E	\$3,500 xtent : Severe, Are	2039 a Affecte	* * d : 15%			

Interior

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

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

Asset #: 2031

Architecture	Current Re	epair	Future R	eplacement	М	Maintenance		
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Floors								
Cast in Place Concrete	65% Now Horizontal Cracks, Ext Location: Tire Shop Water Penetration, Ext Location: Mechanics	And Various Loc tent : Light, Area s Shop M-3 And V	ations Throi Affected : 1 /arious Loca	ighout 0% itions In Garag	5 e Service			
Ceramic Tile	5% Now Broken/Missing Elemen Location: Mens Toild Worn/Eroded, Extent: Location: Throughou	et And Shower Fo Moderate, Area	acilities		5	\$2,800		
Raised Access Floor	5%		2029	* *	5	\$20,700		
Vinyl Tile	25%		2021	\$452,000	3	\$10,400		
Interior Walls Concrete Masonry Unit	80% 2-4 Diagonal Cracks, Externation: Room M-3 Horizontal Cracks, Externation: Perimeter Vertical Cracks, Externation: Room M-3 Water Penetration, Ext Location: From Low	8, Perimeter Wall tent : Moderate, A Walls t : Moderate, Are B And Various Loc tent : Moderate, A	s Area Affected a Affected : cations Thro	1 : 20% 20% pughout	5	\$27,000		
Gypsum Board	10%		LIFE	* *	5	\$5,100		
Metal: Cage/Fence	10%		LIFE	* *				
Ceilings								
AcousTileSusp.Lay-In	15%		2031	* *	5	\$16,600		
AcousTileSusp.Lay-In	15%		2031	* *	5	\$16,600		
Exposed Concrete	10% Now Cracking/Crumbling, H Location: Radio Sho Staining/Discoloring, H Location: Radio Sho	p Extent : Light, Arc			5	\$1,700		
Exposed Struc: Steel	50% Now Corrosion/Rusting, Ext Location: Mens Lock	ker Room And Va			o North	Wall In Service		
	Area Of Garage Abov	ve winaows						

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

Under 600 Volts

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

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

Asset #: 2031

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Service Equipment						
Fused Disc Sw	100% Other Observation, Extent: Modera Location: Electrical Room Explanation: One 400 Amperes, C Switch			5 Amperes	\$300  S Main Disconnect	
Transformers Dry Type	100% Other Observation, Extent : Modera Location : Electrical Room Explanation : One 400 Kva And O			5 201v	\$300	
Switchgear / Switchboard	Explanation . One 100 Rva Inta O	ne soo nva i	00/2//11/ 200/12	.011		
Fused Disc Sw	100%	2026	\$93,900	5	\$300	
Raceway					· · · · ·	
Conduit	100%	2026	\$18,000	1		
Panelboards						
Molded Case Bkrs	100%	2025	\$57,500	5	\$1,900	
Wiring Thermoplastic	100%	2026	\$39,300	1		
Motor Controllers				_		
Locally Mounted	100%	2024	\$110,600	5	\$500	
Ground Grounding Devices Not Accessible	100%					
Stand-by Power						
Transfer Switches						
Manual	100% Other Observation, Extent: Light, A Location: Outside Explanation: Missing Rating Tag	2026 Area Affected	\$17,100 : 100%	5	\$300	
Lighting						
Interior Lighting	(00/	2021	<b>#107.700</b>	10	0.40.700	
Fluorescent	60% Other Observation, Extent: Modera Location: Throughout The Buildir Explanation: T-12 Lamps		\$186,600 cted: 100%	10	\$40,700	
HID	40%	2021	\$464,400	10	\$1,000	
Egress Lighting			<b></b>	_		
Exit, Service	80%	2021	\$30,700	1		
Exit, Service	20%	2021	\$7,700	1		
Exterior Lighting HID	100%	2021	\$536,500	10	\$200	
Lightning Protection						
Arresters/Cabling Generic	100%	2029	* *	5	\$2,200	
Alarm	10070	2023		5	Ψ2,200	

Alarm

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

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

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

Asset #: 2031

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm Fire/Smoke Detection						
Generic, Analog	100%	2021	\$1,471,300	1-3	\$45,500	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source Plant Campus Steam / PRV	80%			2036	* *	1			
Electricity	20%			2036	* *	1			
Conversion Equipment									
Radiant Heater	Not in Ser Location	: Various	\$23,600 t : Severe, Area Afj Offices Extent : Light, Area			2	\$5,500		
	Location	: Office Ar	rea						
	Explana	tion : 40 El	ectrical Radiants						
Not Accessible	80%								
Distribution Hot Wtr Piping/Pump	Corroded,	Now Extent : Se	\$16,600 evere, Area Affecte out	2034 d : 10%	* *	4	\$2,900		
No Component	20%								
Terminal Devices									
Unit Heater - Steam	80%			2021	\$380,500	4	\$5,400		
No Component	20%								
Air Conditioning									
Energy Source									
Electricity	100%			2042	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	10%			2026	\$107,700	2	\$500		
coomig	-	gerant, Ext	tent : Light, Area A On Roof	ffected :	10%				
Window/Wall Unit	10%		-	2021	\$27,700	1			
No Component	80%				<i>\$21,100</i>	-			
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,200		
Exhaust Fans									
Interior	20%			2021	\$94,700	2	\$500		
Roof		Now	\$8,800	2021	\$176,700	2	\$1,400		
	Location	: Roof	Extent : Moderate, 1	Area Affe	ected : 5%				
	Explana	tion : 4 Far	n Covers Missing						

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

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

Asset #: 2031

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	70%	2036	* *	1		
Galvanized Steel	30%	2031	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$37,300	
Sprinkler						
Generic	100%	2036	* *	1-2	\$20,700	
Chemical System						
Dry	100%	2021	\$3,600	1-3	\$3,600	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Outside Gas	Refill Stations				
	Explanation: 2 Sets					

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Address : RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.160 / 2864 Yr Built/Renovated : 1991 /

Area Sq Ft : 12,104 Project Type : CORRECTION

Date of Survey : 05-Feb-2015 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN : 2109479

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$345,100	\$120,200
Interior Architecture		\$74,000
Electrical	\$241,000	\$540,800
Mechanical	\$802,700	
Total	\$1,388,800	\$735,100
Importance Code A	\$345,100	\$120,200
Importance Code B	\$1,043,700	\$614,800
Total	\$1,388,800	\$735,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$3,700	
Interior Architecture	\$22,300	\$500	\$9,500	\$600
Electrical	\$1,700	\$1,500	\$2,100	\$1,500
Mechanical	\$26,700	\$2,200	\$22,800	\$2,200
Total	\$50,700	\$4,200	\$38,100	\$4,200
Importance Code A	\$24,800		\$4,600	
Importance Code B	\$25,900	\$3,700	\$33,500	\$4,200
Importance Code C		\$500		
Total	\$50,700	\$4,200	\$38,100	\$4,200



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

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

Asset #: 2864

Architecture	Current Repair	Future	Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior							
Exterior Walls	1000/	2016	ate ate	<b>7.1</b> 0	<b>#165.200</b>		
Metal Panel	100%	2046	* *	5-10	\$165,300		
Windows Metal/Detention Type	100%	2046	* *	5	\$5,000		
Parapets	1000/	2046	* *	~	Φ2 400		
Metal Panel	100% Other Observation, Extent: Light,	2046		5	\$2,400		
	Location: Around Perimeter	Area Ajjeciea .	100%				
	Explanation: Metal Panel Soffit.	s / Overhanos					
Roof	Explanation . Metal Funct Soffia	37 Overhangs					
Skylight, Plastic	3%	2039	* *	1			
Spray-on Foam	97% Now \$300,0		* *	5	\$28,500		
1 7	Blisters, Extent : Moderate, Area	Affected : 20%					
	Location: Various Locations Th	roughout					
	Ponding, Extent : Moderate, Area						
	Location: Various Locations Th	_					
	Punct/Tear/Impact Damage, Exter	it : Moderate, A	rea Affected : 5%				
	Location: Center Of Roof	4 66	1 1000/				
	Other Observation, Extent: Model	rate, Area Affec	ted : 100%				
	Location: Throughout						
Interior	Explanation: Snow Present						
Floors							
Cast in Place Concrete	5%	LIFE	* *	5	\$2,000		
	Cracking/Crumbling, Extent: Mod		ected : 25%	-	<del>,</del>		
	Location: Bathrooms/Locker R	ooms					
Sheet Vinyl/Rubber	70%	2031	* *	5	\$19,000		
3	Worn/Eroded, Extent : Moderate, A		15%		* - 7		
	Location: Throughout						
Vinyl Tile	25% Now \$14,8	300 2026	\$74,000	3	\$1,700		
Ž	Broken/Missing Elements, Extent:		a Affected : 20%				
	Location : Throughout Office Ar	eas					
	Worn/Eroded, Extent : Moderate,	Area Affected :	35%				
	Location: Throughout Office Are	eas And Locker	Room				
Interior Walls				_			
Ceramic Tile	5%	2035	**	5	\$1,000		
Gypsum Board	95%	LIFE	**	5	\$11,400		
	Other Observation, Extent: Light,	Area Affected :	100%				
	Location: Throughout Walls	and Tuna Day -1	'a				
	Explanation: Fiberglass Reinfor	cea 1 ype Panel	S				

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

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

Asset #: 2864

Architecture	Current Re	pair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	95% Now	\$7,500	2039	* *	5	\$10,500	
	Water Penetration, Ext	ent : Moderate, A	Area Affe	cted : 5%			
	Location : Kitchen, Lo	ocker Room And	Office - 0	Cashier 1 And 2 S <sub>I</sub>	расе		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Throughou	t Ceilings					
	Explanation : Fibergl	ass Reinforced I	Panels.				
Plywood/Hardboard	5%		2046	* *	1		

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2036	* *	5	\$300	
	Other Observation, Extent : Mo	oderate, Area Affected : .	100%			
	Location : Electrical Room					
	Explanation : Main Service L	Disconnect Switch Rated	@ 400 Amp	peres		
Transformers				_		
Dry Type	100%	2031	**	5		
	Other Observation, Extent : Mo	oderate, Area Affected : .	100%			
	Location : Electrical Room					
	Explanation: 75 Kva, 45 Kva	ı, 480/208/120 Volts				
Switchgear / Switchboard	1000/	2026	* *	-	<b>#200</b>	
Molded Case Bkrs	100%	2036	~ ~ ~	5	\$300	
Raceway	1000/	2026	* *	1		
Conduit	100%	2036	* *	1		
Panelboards	1000/	2024	* *	-	<b>#200</b>	
Molded Case Bkrs	100%	2034	* *	5	\$300	
Wiring	1000/	2026	* *	1		
Thermoplastic	100%	2036	* *	1		
Ground						
Grounding Devices	1000/	LIEE	* *	-	<b>#200</b>	
Generic	100%	LIFE		5	\$200	
Stand-by Power						
Transfer Switches	100%	2031	* *	1	¢2.700	
Automatic	100%	2031		1	\$3,700	
Generators	1000/					
Not Accessible	100%					
Batteries	1000/					
Not Accessible	100%					
Fuel Storage	1000/					
Not Accessible	100%					

Lighting

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

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

Asset #: 2864

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	100%		2026	\$382,500	10	\$11,100	
	T-12 Lamps And Fix	tures, Extent : Mod	erate, Ar	ea Affected : 100%	ó		
	Location : Through	out The Building					
Egress Lighting							
Emergency, Service	50%		2026	\$5,700	1		
Exit, Service	50%		2026	\$3,900	1		
Exterior Lighting							
HID	100%		2026	\$87,900	10		
Alarm							
Security System							
Generic	100%		2026	\$70,400	1	\$4,500	
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Through	out The Building					
	Explanation: C C	TV Surveillance C	ameras				
Fire/Smoke Detection							
Generic, Digital	100%		2021	\$241,000	1-3	\$7,500	
_	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Through	out The Building					
	Explanation: Strol	be Lights, Manual F	ull Stati	ons, Horns And Ald	ırm Bells	S	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%	2-4	\$24,800	2031	* *	2	\$3,000	
	On Extend	ed Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location	: Roof						
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Roof						
	Explanat	ion : 3 Roc	of Top Units					
Terminal Devices	<u>-</u>		-					
Air Handler	100%			2021	\$306,500	1	\$7,500	
	On Extend	ed Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location			55				
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		

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

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

Asset #: 2864

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Conversion Equipment						
Heat Pump Air Sourced		2020	\$215,600	2	\$700	
	On Extended Life, Exten	==	ted : 100%			
	Location: 3 Rtus, Roop		1000/			
	R-22 Refrigerant, Extent	: Light, Area Affected :	100%			
	Location : Roof					
Terminal Devices	1000/	•	<b>**</b> ********		<b>4= -</b> 00	
Air Handler/Cool/Ht	100%	2021	\$244,400	1	\$7,500	
Ventilation						
Distribution	1000/	LIDE	* *	2.5	Ø 6 <b>7</b> 00	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,700	
Exhaust Fans	1000/	2021	Φ2.C 200	2	<b>#</b> 400	
Roof	100%	2021	\$36,200	2	\$400	
Plumbing						
H/C Water Piping Brass/Copper	100%	2036	* *	1		
Water Heater	10070	2030		1		
Electric	100%	2021	\$19,200	4	\$100	
Electric	Other Observation, Exte			4	\$100	
	Location : Female Loc		. 100/0			
	Explanation: 1 Unit					
Sanitary Piping	Experiment 1 Citi					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	EHE				
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2031	* *	1	\$700	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2036	* *	1-2	\$3,400	

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

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES WEST FACILITY

Address : 16-06 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001.150 / 2865 Yr Built/Renovated : 1993 / 1998

Area Sq Ft : 202,636 Project Type : CORRECTION

Date of Survey : 05-Feb-2015 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$18,786,200	\$3,396,300		
Interior Architecture	\$3,032,400	\$6,883,100		
Electrical	\$1,178,500	\$9,656,100		
Mechanical	\$20,822,800	\$3,623,100		
Total	\$43,820,000	\$23,558,600		
Importance Code A	\$19,201,700	\$3,396,300		
Importance Code B	\$24,618,300	\$19,724,800		
Importance Code C		\$437,500		
Total	\$43,820,000	\$23,558,600		

Total	\$115,500	\$68,700	\$99,600	\$123,100
Importance Code B	\$115,500	\$56,100	\$99,200	\$110,600
Importance Code A		\$12,500	\$400	\$12,500
Total	\$115,500	\$68,700	\$99,600	\$123,100
Mechanical	\$59,500	\$35,700	\$62,400	\$35,700
Electrical	\$46,800	\$33,000	\$37,200	\$36,800
Interior Architecture	\$9,200			\$50,600
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 2865

* *  ffected : 40%  ales : 25% ales 100%  terior Sheathin  * *	(Yrs) 5	\$1,046,400 Finished Floor To \$2,557,800	Priority
ffected : 40% iles : 25% iles 100% terior Sheathin	ng From	Finished Floor To	
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	5-10	\$2,557,800	
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	5	\$58,700	
	5	\$1.42.700	
	3	\$142,700	
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ed : 25%			
	10	\$288,300	
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	3	\$288,300	
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Interior

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

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

Asset #: 2865

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$161,200	
Sheet Vinyl/Rubber	35%			2031	* *	5	\$386,800	
Vinyl Tile	45%		\$1,083,800	2026	\$5,418,800	3	\$124,300	
		_	ents, Extent : Mod ration And Variou				Iodules	
			: Moderate, Area		-			
			s, Offices And Lob					
Vinyl Tile	10%			2034	* *	3	\$36,800	
,			ent, Extent : Light,	Area Aff	ected : 100%		420,000	
		-	Locations Through					
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$97,200	
Gypsum Board	60%			LIFE	* *	5	\$291,700	
	Location	: Through	Extent : Light, Area out Eglass Reinforced F		! : 100%			
Metal Security Bars	10%			LIFE	* *			
Steel Plate	10%			LIFE	* *	5	\$48,600	
Ceilings								
AcousTileSusp.Lay-In	Water Per Location Other Obs Location	a: Various servation, E a: Through	\$1,185,700 Extent: Moderate, A Locations Through Extent: Light, Area out cglass Reinforced H	out Mod Affected	ules	5	\$165,800	
C D1					* *	-	¢120 100	
Gypsum Board	_	Now netration, E	\$214,900 Extent : Moderate, A	LIFE Area Affe		5	\$138,100	
	Location	: Various	Administrative Loc	cations T	hroughout All Mod	dules		
Gypsum Board			ent, Extent : Light, Locations	LIFE Area Aff	* * ected : 100%	5	\$92,100	
Metal Panel	Corrosion	Now /Rusting, E a : Through	\$354,700 Extent : Moderate, A out	LIFE Area Affe	* * ected : 20%	5	\$276,300	

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

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

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

Asset #: 2865

Electrical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Transformers							
Dry Type	100%		2031	* *	5	\$700	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Electrical Room	0.440.77				
	Explanat	ion : 45 Kva, 30 Kva 480/20	8/120 Voi	lts			
Switchgear / Switchboard	1000/		2026	* *	-	¢000	
Fused Disc Sw	100%		2036	7. 7.	5	\$900	
Raceway Conduit	100%		2036	* *	1		
Panelboards	10076		2030		1		
Fused Disc Sw	5%		2034	* *	5	\$200	
Molded Case Bkrs	95%		2034	* *	5	\$5,100	
Wiring	93/0		2034			\$3,100	
Thermoplastic	100%		2036	* *	1		
Motor Controllers	10070		2030		-		
Locally Mounted	100%		2024	\$1,438,300	5	\$1,400	
Ground	10070			<b>\$1,.00,000</b>		Ψ1,.00	
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches							
Automatic	100%		2031	* *	1	\$62,300	
Generators							
Diesel	100%		2029	* *	1	\$78,500	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Generator Rooms					
<del></del>	Explanat	ion : 8- Emergency Generate	or Set Rat	ted @ 1150 Kw Ead	ch		
Batteries	1000/		2010	Φ2 000	-	Φ7.500	
Lead/Acid	100%		2019	\$2,900	5	\$7,500	
Fuel Storage	1000/		2041	* *	-	Φ	
Main Tank	100%	ervation, Extent : Moderate,	2041		5	\$6,000	
		ervanon, Exiem . Moderaie, : Outside	Агеи Ајје	eciea . 100%			
		. Ouisiae ion : 8- Main Tanks, 5000 G	tallons Po	etad Canacity			
Lighting	Елрини	ion . 6- Main Tanks, 5000 G	anons Ra	ней Сириспу			
Interior Lighting							
Fluorescent	100%		2026	\$6,403,900	10	\$185,900	
1101000000		os And Fixtures, Extent : Mod				\$ 100,000	
	-	: Throughout The Building	*	20			
Egress Lighting							
Emergency, Service	48%		2026	\$92,000	1		
Emergency, Battery	2%		2026	\$10,500	10	\$1,000	
	50%		2026	\$64,900	1	+ )	
Exit, Service	3070		2020	ΨΟΤ,ΣΟΟ			
Exit, Service Exterior Lighting	3070		2020	ψ04,500	1		

Alarm

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

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

Asset #: 2865

Electrical	Current Repair	Future Rep	placement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2021	\$1,178,500	1	\$75,700	
	Other Observation, Extent: Moderate	, Area Affected	: 100%			
	Location: Inside And Outside					
	Explanation: CCTV Surveillance Co	ımeras				
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$128,700	
	Other Observation, Extent: Moderate	, Area Affected	: 100%			
	Location: Throughout The Building					
	Explanation : Alarm Bells, Horns, St	robe Lights, Mo	anual Pull Sta	tions An	d Smoke Detectors	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2020	\$415,500	2	\$62,700	
			Extent : Light, Area	Affected	: 100%			
	Location	: Through	out					
	Explana	tion : Appre	oximately 60 Units	,				
Terminal Devices								
Fan Coil Unit/Heat	100%			2021	\$5,464,400	1	\$65,400	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2020	\$3,609,900	2	\$12,400	
	R-22 Refr	igerant, Ext	tent : Light, Area A	Affected :	100%			
	Location	: Roofs An	nd Side Walls					
Terminal Devices								
Fan Coil - 4 Pipe	100%			2021	\$8,542,700	1	\$65,400	
Heat Rejection								
Dry Cooler	100%			2021	\$1,984,200	2	\$141,100	
Ventilation								
Distribution								
Ductwork/Diffusers	20%	Now	\$13,400	LIFE	* *	2-5	\$22,600	
	Insul. Det	eriorating,	Extent : Moderate	Area Af	fected : 10%			
	Location	: Exterior	Ducts					
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$90,400	
Exhaust Fans								
Roof	80%			2021	\$484,600	2	\$5,000	
No Component	20%				. ,		. ,	
Plumbing								

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

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

Asset #: 2865

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater						
Electric	100%	2021	\$321,400	4	\$1,200	
	Other Observation, Extent : Light, Area	Affected .	: 100%			
	Location: Throughout					
	Explanation: 120 Gallon Units In Mo	st Modula	ır Units And Sprui	ıgs		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Plastic/PVC	100%	2031	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2026	\$3,572,900	1-2	\$56,800	

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

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

Address : #1 HALLECK STREET @ EAST RIVER

Borough : BRONX Agency's Number : V.C.B.C.

Program / Asset # : DOC0010.000 / 2866 Yr Built/Renovated : 1989 / 2011

Area Sq Ft : 310,000 Project Type : CORRECTION

Date of Survey : 12-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,5

Block : 2780 Lot : 73 BIN : 2101256

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$772,300	\$948,500
Interior Architecture	\$7,066,300	\$2,564,700
Electrical	\$3,078,200	\$6,102,900
Mechanical	\$10,908,800	\$9,118,200
Total	\$21,825,700	\$18,734,300
Importance Code A	\$772,300	\$2,960,400
Importance Code B	\$17,886,300	\$15,302,100
Importance Code C	\$3,167,100	\$471,800
Total	\$21,825,700	\$18,734,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture			\$25,300	\$65,200
Electrical	\$33,100	\$40,000	\$51,600	\$84,700
Mechanical	\$159,900	\$123,100	\$199,900	\$135,500
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$217,700	\$187,800	\$301,400	\$310,000
Importance Code A	\$30,700	\$30,700	\$30,700	\$31,400
Importance Code B	\$187,000	\$157,100	\$270,700	\$278,600
Importance Code C				
Total	\$217,700	\$187,800	\$301,400	\$310,000



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

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

Asset #: 2866

Architecture		Current R	epair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Metal Panel	100%		\$121,200	2047	**	5	\$614,600	
	_		Extent : Severe, Ar			d D	G . 1G .	
		_			/alkway / Entry Pa	ith Pasy	Control Gate	
		-	ent : Moderate, Ar	ea Affec	tea : 100%			
		: Througho	rui xtent : Moderate, 1	lrag Affa	acted + 100%			
		: Througho		теи Аује	eciea . 10070			
				n - Stee	l Plates Welded To	aether		
Windows	Влринин	011. 11115 1	Ship Construction	n Sicci	i i idies weided io	gemer		
Metal/Detention Type	98%			2037	* *	5	\$309,600	
Metal Louvers	2%			2036	* *	10	\$10,800	
Parapets								
Metal Rail	100%	Now	\$138,300	2040	* *	5	\$179,100	
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%							
	Location	: Througho	put					
Roof								
Metal Panel		Now	\$181,700	2040	* *			
	Corrosion/Rusting, Extent: Moderate, Area Affected: 10%							
	Location : 4th Floor Deck And Throughout Other Observation, Extent : Moderate, Area Affected : 100%							
				Area Affe	ected : 100%			
		: Througho		11 D :	. 10. 10 0			
		on : Inis C	omponent Is Actu		nted Steel Surfaces **		Φ10.700	
Skylight, Metal/Glass	2%	NT.	¢177 200	2047	**	10	\$10,500	
Traffic Topping	_	Now	\$176,300 Extent : Severe, A	2037				
	_	_	Exieni . Severe, A Recreation Area	геи Ајјес	nea . 2576			
			ss, Extent : Moder	ate Arec	Affected · 25%			
		: Recreatio		116, 11160	i Tijjeciea . 2570			
				Area Aff	Sected · 100%			
	Recent Replace Evident, Extent : Light, Area Affected : 100%  Location : Outdoor Recreation Area							
				Area Aff	ected : 20%			
	Vegetation Growth, Extent : Moderate, Area Affected : 20%  Location : Throughout							
	Water Penetration, Extent: Moderate, Area Affected: 10%							
	Location: Over 3ab And 3bb Cells							
	Worn/Erod	ed, Extent	: Severe, Area Aff	ected : 5	0%			
	Location	: Outdoor	Recreation Area					
	Other Obse	ervation, E	ctent : Moderate, A	Area Affe	ected : 100%			
	Location	: Outdoor	Recreation Area					
	Explanati	on : Steel I	Deck Is Covered V	ith Dex-	-o-tex Type Coatin	Q		

Interior

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

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

### Asset #: 2866

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior Floors							
Quarry Tile	2%		2032	* *	5	\$13,500	
Raised Access Floor	3%		2036	* *	5	\$50,600	
Sheet Vinyl/Rubber	3% Now Punct/Tear/Impact D Location: Kitchen	\$600,200 Jamage, Extent : Se	2037 evere, Arc	* * ea Affected : 30%	5	\$10,100	
Steel Plate	45% Now Corrosion/Rusting, E Location: Boiler R				1 dors		
Traffic Topping	3% Now Cracking/Crumbling, Location: Gymnas,		2037 rea Affec	* * cted : 25%	5	\$8,400	
Vinyl Tile	44% Now Broken/Missing Elen Location: School A	And Library			3	\$74,100	
	Cracking/Crumbling, Location: Corridor Worn/Eroded, Extent Location: Corridor	rs, School, Law Lib : Moderate, Area	orary	-			
Interior Walls							
Fiberglass Panel	3%		LIFE	* *			
Glass: Single Pane	3%		LIFE	* *	5	\$21,100	
Metal Security Bars	10% Now	\$2,397,300	LIFE	* *			
	Unit Inoperable, Extended Location: Cell Doc				Electrical	Malfunction	
Steel Plate	84% Now	\$769,700	LIFE	**	5	\$471,800	
Steel I late	Corrosion/Rusting, E			ected : 20%	3	ψ-71,000	
	Location : Corridor				sets, Kitc	hen	
Ceilings							
AcousTileSusp.Lay-In	15%		2032	* *	5	\$67,400	
Exposed Struc: Steel	20%		LIFE	* *			
Metal Panel	35% Now	\$539,800	LIFE	* *	5	\$196,600	
	Deteriorated Finish,		Area Af	fected : 50%			
	Location: Through Staining/Discoloring Location: Through	, Extent : Moderate	e, Area Ą	ffected : 50%			
Metal Panel	30% Water Penetration, E Location: Cells 3a	Extent : Moderate, A	LIFE Area Affe	* * ected : 10%	5	\$168,500	
	Other Observation, E Location : Inmate O	Extent : Moderate, A Cells					
	Explanation: This	Component Is Actu	ally Stee	l Plates.			

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

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

Asset #: 2866

Electrical	Current Repair	Future Re	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2027	\$40,400	5	\$800	
	Other Observation, Extent : Mode		: 100%			
	Location: Generator Room In T					
	Explanation: 2 Main Service Pro		-			
Fused Disc Sw	50%	2027	\$40,400	5	\$700	
	Other Observation, Extent: Mode		: 100%			
	Location : Con Edison Electrica					
·	Explanation: 2 Main Service Di	sconnect Switches I	Rated @ 4000	Ampere	s.	
Transformers	1000/	2027	<b>4.6 4.</b> 0 <b>5.</b> 0 <b>5.</b> 0 <b>5.</b> 0 <b>5.0 5.0</b>	_	<b>.</b>	
Dry Type	100%	2025	\$16,200	5	\$1,100	
	Other Observation, Extent : Mode	rate, Area Affected	: 100%			
	Location: Outside					
~	Explanation : 2- 2500kva, 480/20	08/120 Volts				
Switchgear / Switchboard	1000/	2027	<b>#251 600</b>	~	ФО <b>2</b> 00	
Molded Case Bkrs	100%	2027	\$351,600	5	\$8,200	
Raceway	1000/	2027	¢401.000	1		
Conduit	100%	2027	\$401,000	1		
Panelboards	50/	2026	¢10.400	-	¢400	
Fused Disc Sw	5%	2026	\$18,400	5	\$400	
Molded Case Bkrs	95%	2026	\$350,200	5	\$7,800	
Wiring	100%	2027	\$617.700	1		
Thermoplastic  Motor Controllers	100%	2027	\$617,700	1		
	5%	2025	\$29,400	5	\$100	
Locally Mounted  Motor Control Center	95%	2025	\$38,400	5 5		
	9370	2023	\$691,800	3	\$8,000	
Grounding Davises						
Grounding Devices Not Accessible	100%					
Stand-by Power	10070					
Transfer Switches						
Automatic	100%	2025	\$92,400	1	\$95,400	
Generators	10070	2020	Ψ>2,100	-	Ψ, σ, 100	
Diesel	100%	2023	\$718,300	1	\$120,100	
2.222	Other Observation, Extent : Mode		-	-	Ų1 <b>2</b> 0,100	
	Location : Generator Room	, 33				
	Explanation: 2-2000 Kw Air Sta	rt And 1- 500 Kw I	Electric Start			
Batteries			<u> </u>			
Lead/Acid	100%	2022	\$1,500	5	\$11,500	

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

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

Asset #: 2866

Electrical	Current Repair	Futu	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
tand-by Power	•						
Fuel Storage							
Day Tank	50%	2026	\$11,600	5	\$28,800		
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location: Generator Room						
	Explanation: 2400 And 250 Gallons	Capacity	,				
Main Tank	50%	2030	* *	5	\$4,600		
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location: Bottom Level						
	Explanation: 2-40000 Gallons Capa	city					
ighting							
Interior Lighting							
Fluorescent	50%	2022	\$2,618,600	10	\$142,200		
	Other Observation, Extent: Moderate,	Area Aff	ected : 100%				
	Location: Throughout The Facility						
	Explanation: T-12 Lamps						
Fluorescent	50%	2027	\$2,618,600	10	\$142,200		
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location: Throughout The Facility						
	Explanation: T-8 Lamps						
Egress Lighting							
Emergency, Service	60%	2022	\$94,000	1			
Emergency, Battery	10%	2022	\$43,000	10	\$7,500		
Exit, Service	30%	2022	\$31,800	1			
Exterior Lighting							
HID	15%	2022	\$180,500	10	\$100		
LED	5%	2035	* *				
No Component	80%						
Alarm							
Security System							
Generic	100%	2035	* *	1	\$115,800		
	Other Observation, Extent : Light, Area	Affected	l : 100%				
	Location: Throughout The Facility						
	Explanation: C C T V Surveillance C	Cameras					
Fire/Smoke Detection							
<b>Under Construction</b>	100%						

Mechanical	Current I	Repair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost   Year   FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Fuel Oil No 2	100%	2037	* *	5	\$96,000	

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

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

Asset #: 2866

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•			•	•			
Conversion Equipment Steam Boiler	Location		Extent : Light, Area evel Boiler Room	2025 Affected	\$1,931,100 : 100%	1	\$307,000	
Distribution	Ехрини	ion . 5 Oni						
Central Plant Steam Piping/Pmp	100%	Now	\$1,515,100	2037	* *	4	\$15,300	
	Location	: Through	evere, Area Affecte out nt : Severe, Area A		10%			
	Steam Tra	· · · · · · · · · · · · · · · · · · ·	/arious Locations Extent : Severe, Ar	ea Affecte	ed : 20%			
Terminal Devices Air Handler		0-2 Extent: M : Through	\$398,600 Toderate, Area Affe	2022 cted : 159	\$3,986,100	1	\$163,900	
Unit Heater - Steam	5%			2022	\$53,300	4	\$1,400	
Air Conditioning					<u> </u>		* ,	
Energy Source Electricity	100%			2035	* *	1		
Conversion Equipment Centrifugal,Compressor Turbine	100%			2040	**	1	\$335,500	
		frigerant, I : 6 Sets, R	Extent : Light, Ared oof	a Affectea	l : 100%			
Distribution CW & CHW Wtr Pipe/Pump	100%			2027	\$364,000	4	\$22,900	
Terminal Devices Air Handler/Cool/Ht	100%			2022	\$3,346,600	1	\$191,700	
Heat Rejection  Dry Cooler	100%			2035	* *	2	\$215,900	
Ventilation								
Distribution Ductwork/Diffusers	Corroded,	Now Extent: M : Various	\$137,500 Toderate, Area Affe Areas	LIFE cted: 109	**	2-5	\$172,900	
Exhaust Fans								
Interior	100%			2022	\$1,061,600	2	\$9,500	
Plumbing								
H/C Water Piping Brass/Copper	100%			2027	\$2,224,300	1		

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

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

Asset #: 2866

Mechanical	Current Repair	Future	Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing								
HW Heat Exchanger	1000/ 31 0100	100 2025	* *		# <b>2</b> 0 <b>5</b> 00			
Steam Fired	100% Now \$190	•	* *	4	\$30,700			
	Corroded, Extent : Severe, Area A Location : Various Locations	Affectea : 40%						
	On Extended Life, Extent : Severe	Area Affected:	10%					
	Location: Various Locations	г, лгеи лујестеи .	70/0					
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)			*					
Non-Submersible	100%	2022	\$45,500	4	\$6,500			
Sewage Ejector(s)	1000/	2022	Φ0 <b>7</b> .000	4	#1 <b>2</b> 200			
Electric	100%	2022	\$85,900	4	\$12,300			
Backflow Preventer	1000/	2027	¢75 000	1	\$10,000			
Generic	100% Other Observation Extent : Ligh	2027	\$75,800	1	\$19,000			
	Other Observation, Extent : Light, Area Affected : 100% Location : Pier							
	Explanation: Located On Shore	o						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent : Light							
	Location : (2) B-3 (2) Main D	, ,	!					
	Explanation: 4 Passenger, 1 Fi	reight						
ire Suppression								
Standpipe	1000/	2027	¢1 242 (00	1 5	¢156 200			
Generic	100%	2027	\$1,243,600	1-5	\$156,300			
Sprinkler Generic	100%	2027	\$2,921,900	1-2	\$86,800			
Fire Pump	10076	2027	\$2,921,900	1-2	\$60,600			
Generic	100%	2023	\$192,100	1	\$57,900			
Chemical System	10070	2023	Ψ172,100	1	Ψ37,700			
Generic	100%	2022	\$2,000	1-3	\$4,000			
o thickly	Other Observation, Extent : Light				Ψ1,000			
	Location : Kitchen	55						
	Explanation: 1 Set							

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

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

Page: 211

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : BAIN CORRECTIONAL CENTER BARGE PIER

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 : 29-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2780 Lot : 73 BIN :

#### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$600		\$2,300	
Total	\$600		\$2,300	
Importance Code A				
Importance Code B	\$600			
Importance Code C			\$2,300	
Total	\$600		\$2,300	



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

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

### DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE PIER

Asset #: 14102

Piers		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Deck							
Concrete	50%		LIFE	* *	5	\$3,900	
Not Accessible	50%						
Deck Surface							
Asphalt	100%		2036	* *	5	\$4,600	
	Cracking, I	Extent : Light, Area Affec	ted : 5%				
	Location	: Throughout					
Pile Caps							
Concrete	100%		LIFE	* *	5	\$300	
Piles and Bracing							
Steel	50%		LIFE	* *	5	\$31,800	
	Corrosion,	Extent: Light, Area Affe	cted : 20%				
	Location	: At The Top 3 Ft Of The	Piles				
Not Accessible	50%						
Deck Elements							
Railing							
Fencing	5%	4+ \$60	00 2032	* *	3		
_	Missing Pa	art, Extent : Light, Area A	ffected : 50%	6			
	Location	: Fence Fabric Not Conn	ected To Rai	ls At North End O	fAsset		
No Component	95%						

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

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

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Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

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 : 13-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Piers	\$915,100	\$35,600
Total	\$915,100	\$35,600
Importance Code A	\$843,400	
Importance Code B	\$71,700	\$35,600
Total	\$915,100	\$35,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$15,900		\$13,000	\$300
Total	\$15,900		\$13,000	\$300
Importance Code A				
Importance Code B	\$15,900		\$13,000	\$300
Total	\$15,900		\$13,000	\$300



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

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

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

Asset #: 1837

Piers	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural					
Deck	400/ 0.2 \$415.100	1100 **	_	¢.c 000	
Concrete	40% 0-2 \$415,100 Corrosion of Reinforcement, Extent: Se Location: Underdeck Exposed Reinforcement, Extent: Severe Location: Underdeck Spalling, Extent: Severe, Area Affected	e, Area Affected : 90%	5	\$6,900	
	Location : Underdeck				
Concrete	10% 4+ \$20,800 Cracking, Extent: Moderate, Area Affe Location: Isolated Throughout Topsic Spalling, Extent: Moderate, Area Affec Location: Isolated Throughout Topsic	de ted : 10%	5	\$1,700	
Concrete	20%	LIFE **	5	\$3,400	
Timber	25% Surface Wearing/Scaling, Extent : Ligh Location : Throughout	LIFE ** t, Area Affected : 100%	5	\$9,700	
Not Accessible	5%				
Pile Caps					
Timber	5% Now \$44,900 Broken, Extent : Severe, Area Affected . Location : Pile Cap Ends	LIFE ** : 20%	4	\$3,600	
Timber	10% 4+ \$9,000 Rotting/Splitting, Extent : Moderate, Ar Location : Pile Cap Ends	LIFE ** rea Affected : 20%	4	\$7,200	
Timber	85% Rotting/Splitting, Extent : Light, Area A Location : Throughout	LIFE ** ffected : 20%	4	\$61,400	
Piles and Bracing					
Timber	10% Now \$141,500 Broken, Extent : Severe, Area Affected . Location : Isolated Throughout	LIFE ** : 20%	4-5	\$4,100	
Timber	15% 4+ \$212,200 Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	LIFE * * rea Affected : 30%	4-5	\$6,200	
Timber	25%	LIFE **	4-5	\$10,300	
Not Accessible	50%			•	
Fender					
Facing					
Timber	100% Rotting/Splitting, Extent: Moderate, Ar Location: At Breasting Dolphins Surface Wearing/Scaling, Extent: Ligh		3	\$34,900	
	Location: At Breasting Dolphins In T				

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

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

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

Asset #: 1837

Piers	Current Repai	r Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Fender							
Piles							
Steel	5% 2-4	\$15,900 2036	* *	3-5	\$9,900		
	Corrosion, Extent : Severe, Area Affected : 10%						
	Location: At Breasting Dolphins In Tidal Zone						
Steel	20%	2036	* *	3-5	\$75,100		
	Corrosion, Extent : Light, Area Affected : 50%						
	Location : At Breasting Dolphins Above Water						
	Other Observation, Extent: Moderate, Area Affected: 50%						
	Location : At Breasting I						
	Explanation: Coating Lo	oss					
Timber	15% Now	\$36,100 2036	* *	4	\$3,300		
	Broken, Extent : Severe, Ar						
	Location : At Offshore End Of Pier						
No Component	40%						
Not Accessible	20%						
Deck Elements							
Railing							
Fencing	90%	2025		3			
	Corrosion, Extent : Light, Area Affected : 50%						
	Location: Throughout						
No Component	10%						
Coping/Curb							
Timber	70%	LIFE	* *				
No Component	30%						

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

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

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Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

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 : 13-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

#### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$33,400			
Total	\$33,400			
Importance Code A	\$33,400			
Total	\$33,400			



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

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

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

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

Piers	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Deck							
Concrete	25%		LIFE	* *	5	\$400	
	Cracking, Extent : Lig	ht, Area Affected	: 50%				
	Location: Througho	ut					
Not Accessible	75%						
Pile Caps							
Timber	80% 4+	\$14,500	LIFE	* *	4	\$5,800	
	Rotting/Splitting, Exter	nt : Moderate, Ar	ea Affect	ed : 5%			
	Location : End Of Pi	le Caps					
Timber	15%		LIFE	* *	4	\$1,100	
Timber	5% Now	\$4,500	LIFE	* *	4	\$400	
	Rotting/Splitting, Exter	nt : Severe, Area 1	Affected .	: 50%			
	Location : Along Fac	ce Of Trestle					
Piles and Bracing							
Timber	10% 4+	\$14,300	LIFE	* *	4-5	\$400	
	Rotting/Splitting, Exter	nt : Moderate, Ar	ea Affect	ed : 20%			
	Location : Along Fac	ce Of Trestle					
Timber	60%		LIFE	* *	4-5	\$2,500	
	Rotting/Splitting, Exter	nt : Light, Area A		20%		. ,	
	Location : Above Wa	0 .	~				
Not Accessible	30%						

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Address : RIKERS ISLAND NORTH END, WEST OF MARINA

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 : 14-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Piers	\$442,200	
Total	\$442,200	
Importance Code A	\$442,200	
Total	\$442.200	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$30,000	\$10,800		
Total	\$30,000	\$10,800		
Importance Code A	\$29,000			
Importance Code B	\$1,000	\$8,900		
Importance Code C		\$1,900		
Total	\$30,000	\$10,800		



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

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

# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Piers	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
tructural					
Deck	400/ 0.2 \$176.200	1100 **	5	¢5 200	
Concrete	40% 0-2 \$176,300 Corrosion of Reinforcement, Extent : Se Location : Underdeck North Half Of V Spalling, Extent : Severe, Area Affected Location : Underdeck North Half Of V	evere, Area Affected : 100% Wharf !: 100%	5	\$5,200	
Concrete	15% 4+ \$66,100 Exposed Reinforcement, Extent: Moder Location: Underdeck North Half Of V Other Observation, Extent: Moderate, Location: Underdeck Randomly Thro Explanation: Delaminated Areas	Vharf Area Affected : 50%	5	\$1,900	
Concrete	20%	LIFE **	5	\$2,600	
Not Accessible	25%				
Deck Surface					
Asphalt	50%	2040 **	5	\$3,800	
No Component	50%				
Pile Caps Concrete	35% Cracking, Extent : Light, Area Affected Location : Throughout	LIFE **	5	\$200	
	Discolor & Bleeding, Extent : Light, Ar Location : Throughout	ea Affected : 5%			
Concrete	5% 4+ \$10,400 Spalling, Extent : Moderate, Area Affec Location : Throughout Southern Half		5		
Timber	25% Now \$38,200 Broken, Extent : Severe, Area Affected . Location : At Ends Of Caps	LIFE ** : 40%	4	\$13,600	
Timber	35% 4+ \$53,400 Excess Deflections, Extent: Moderate, Location: Adjacent To Bulkhead Rotting/Splitting, Extent: Moderate, Ar Location: Throughout	-	4	\$19,100	

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

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

# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset #: 13508

Piers	Current Repair	Future Replaceme	nt	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cyc (Yı	cle Estimated Cost rs)	Priority
Structural					
Piles and Bracing					
Steel	5% 4+ \$18,600	LIFE	** 5	\$5,300	
	Corrosion, Extent : Moderate, Area Afj Location : Throughout	fected : 40%			
Steel	25%  Corrosion, Extent: Light, Area Affecte Location: In Splash Zone Missing Coating, Extent: Light, Area A	d : 30%	** 5	\$26,600	
	Location : In Splash Zone				
Timber	20% Now \$72,100 Broken, Extent : Severe, Area Affected Location : Isolated Piles And All Bra		** 4-:	5 \$6,200	
Timber	15%	LIFE	** 4-	5 \$4,700	
	Rotting/Splitting, Extent : Light, Area A Location : Throughout	Affected : 25%			
Timber	15% 4+ \$36,000 Rotting/Splitting, Extent: Moderate, A. Location: Throughout	LIFE rea Affected : 40%	** 4-	5 \$4,700	
Not Accessible	20%				
Fender					
Wales and Chocks					
Timber	95%	2036	** 4	\$20,700	
No Component	5%				
Piles	6007	2026	** 1	<b>46.000</b>	
Timber	60% Rotting/Splitting, Extent : Light, Area A Location : At Tops Of Piles	2036 Affected : 10%	** 4	\$6,000	
No Component	5%				
Not Accessible	35%				
Deck Elements					
Coping/Curb					
Timber	2% 4+ \$1,000 Rotting/Splitting, Extent: Moderate, A. Location: Section 135 Ft From South		* *		
Timber	98%	LIFE	* *		

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

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 : 15-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Piers	\$235,000	
Total	\$235,000	
Importance Code A	\$187,200	
Importance Code B	\$47,700	
Total	\$235,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$19,100			
Total	\$19,100			
Importance Code A				
Importance Code B	\$19,100			
Total	\$19,100			_



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

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

# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER TRESTLE

Piers	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Deck				
Timber	100% Now \$90,600	LIFE **	5 \$2,200	1
	Missing Part, Extent : Severe, Area Aff Location : Entire Structure	ected : 100%		
Pile Caps				
Timber	100% Now \$50,500	LIFE **	4 \$4,100	1
	Missing Part, Extent : Severe, Area Affo Location : Two Original Caps Remain			
D'I ID '	Location . Two Original Caps Kemati	<u>'l</u>		
Piles and Bracing	400/ NI #21,000		4.5 0000	1
Timber	40% Now \$31,800	LIFE	4-5 \$900	1
	Broken, Extent : Severe, Area Affected Location : At End Of Pier	: 30%		
	Missing Pile, Extent : Severe, Area Affe	ected : 50%		
	Location : At End Of Pier			
Timber	60% 2-4 \$14,300	LIFE **	4-5 \$1,400	
	Rotting/Splitting, Extent : Moderate, An Location : Throughout	rea Affected : 50%		
Deck Elements				
Railing				
Timber	100% Now \$19,100	2022 \$47,700		
	Missing Part, Extent : Light, Area Affect	cted : 100%		

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : BAIN CORRECTIONAL CENTER BARGE BULKHEAD

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 : 29-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2780 Lot : 2 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$326,000	
Total	\$326,000	
Importance Code A	\$326,000	
Total	\$326,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$18,400	\$800	\$1,000	\$200
Total	\$18,400	\$800	\$1,000	\$200
Importance Code A				
Importance Code B	\$18,400	\$800	\$1,000	\$200
Total	\$18,400	\$800	\$1,000	\$200



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

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

# DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE BULKHEAD

Bulkheads	С	urrent Repai	r	Future	e Replacement	М	aintenance	
System Component Type		nil Date Esti Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Sheet Piles								
Steel		4+	\$326,000	LIFE	* *			
	Corrosion, Ex Location : S		ate, Area Affe	ected : 25	%			
Not Accessible	55%							
Pile Caps								
Concrete	15%			LIFE	* *	5	\$500	
No Component	85%							
Backfill								
Fill								
Topsoil		Now	\$13,100	2067	* *			
	Other Observ							
			ns On South S	Side, Two	Locations On Eas	st Side O	f Cellular Wall	
	Explanation	: Sinkholes						
Not Accessible	95%							
Surface								
Concrete	2%			2036	* *	5	\$300	
Gravel	5% N	Now	\$5,300	2042	* *	2-5	\$100	
	Other Observ	ation, Extent	: Severe, Are	a Affecte	d: 80%			
	Location : A	At Five Locati	ions Along Th	e Bulkhe	ad			
	Explanation	: Sinkholes,	Loss Of Fill					
Gravel	73%			2036	* *	2-5	\$2,600	
Topsoil	20%			2025	\$13,100	5	\$1,100	

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES GRAVITY WALL

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001,230 / 13475 Yr Built/Renovated :

Linear Ft : 287 Project Type : CORRECTION

Date of Survey : 13-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$747,300	
Total	\$747,300	
Importance Code A	\$747,300	
Total	\$747.300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$39,700	\$300		
Total	\$39,700	\$300		
Importance Code A				
Importance Code B	\$39,700	\$300		
Total	\$39,700	\$300		



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

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

# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES GRAVITY WALL

Bulkheads		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Gravity Wall								
Stone		Now	\$747,300	LIFE	* *	5	\$10,900	
	•		Extent : Severe, Ar ed Portions 30 Ft L			Ft Long	North Of Pier	
Stone	45%			LIFE	* *	5	\$10,900	
Not Accessible	10%							
Backfill Fill								
Topsoil	45%	Now	\$21,400	2067	* *			
		Extent : Sev : At Colla	ere, Area Affected psed Areas	: 50%				
Not Accessible	55%							
Surface								
Asphalt	10%	4+	\$5,000	2042	* *	5	\$200	
		Extent : M : Random	oderate, Area Affeo	cted : 5%	Ó			
Topsoil	45%			2025	\$13,400	5	\$600	
•	Location	: Through						
		, Extent : L : Through	ight, Area Affectea out	l : 10%				
Topsoil	Missing P	Now art, Extent : At Colla	\$13,400 : Severe, Area Affe psed Areas	2027 cted : 50	\$13,400	5	\$300	

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES RIP-RAP

Address : RIKERS ISLAND CIRCUMFERENCE OF ISLAND

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOC0001,210 / 13473 Yr Built/Renovated :

Linear Ft : 17,273 Project Type : CORRECTION

Date of Survey : 15-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$2,521,000	\$1,699,400
Total	\$2,521,000	\$1,699,400
Importance Code B	\$321,900	\$1,611,500
Importance Code C	\$2,199,200	\$87,900
Total	\$2,521,000	\$1,699,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$41,900	\$28,300	\$14,800	\$100
Total	\$41,900	\$28,300	\$14,800	\$100
Importance Code B	\$41,900	\$28,300	\$14,800	\$100
Total	\$41,900	\$28,300	\$14,800	\$100



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

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

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

Bulkheads		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural								
Revetment								
Stone	_	Now	\$2,199,200	LIFE	* *	5	\$15,500	
	_		: Moderate, Area A					
			Throughout; Erosi					
Stone	70%			LIFE	* *	5	\$72,400	
No Component	15%							
Backfill								
Fill								
Topsoil		Now	\$214,500	2055	* *			
			ere, Area Affected					
	Location	: Isolated	Throughout; Sloug	hing Of	Face Above Revetn	nent		
Not Accessible	85%							
Surface								
Asphalt	15%			2036	* *	5	\$29,600	
Topsoil	15%	Now	\$107,400	2025	\$268,500	5	\$6,100	
			ere, Area Affected					
	Location	: Behind I	Revetment Isolated	Through	iout; Erosion Belov	v Buildin	gs 160 And 140	
Topsoil	70%			2025	\$1,252,900	5	\$56,600	
•	Erosion, E	Extent : Lig	ht, Area Affected :	25%				
	Location	: Through	out					
Deck Elements								
Railing								
Fencing	5%	4+	\$18,000	2028	\$90,200	3	\$300	
	Progressi	ng Scour, E	Extent : Moderate, A	Area Affe	ected : 25%			
	Location	: Western	Side Of Island					
Guard Rail	10%	0-2	\$23,900	LIFE	* *			
	Progressi	ıg Scour, E	xtent : Severe, Are	a Affecte	ed : 10%			
	Location	: Five Are	as Along North Sh	ore Tota	ling 500 Ft			
No Component	85%							
	3370							

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD

Address : RIKERS ISLAND NORTH END, INSHORE OF MARINA

Borough : BRONX Agency's Number : N/A

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

Linear Ft : 204 Project Type : CORRECTION

Date of Survey : 14-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$15,500	\$5,300	\$200	
Total	\$15,500	\$5,300	\$200	
Importance Code A				
Importance Code B	\$14,200	\$5,300	\$200	
Importance Code C	\$1,200			
Total	\$15,500	\$5,300	\$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.

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

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

Asset #: 13509

Bulkheads	Current Repair	Future Replacer	nent	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	l Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Coping/Curb	0.507	LIDE	* *	-	<b>#100</b>	
Timber	95% 5% 4+ \$1,200	LIFE LIFE	* *	5 5	\$100	
Timber	5% 4+ \$1,200 Rotting/Splitting, Extent : Moderate, Ar Location : At North End			3		
Sheet Piles						
Steel	50%  Corrosion, Extent: Light, Area Affected Location: At Top Of Sheet Piles  Missing Coating, Extent: Light, Area A		* *			
	Location: At Top Of Sheet Piles Other Observation, Extent: Moderate, Location: Throughout Explanation: Exposed Cut Out Holes					
Not Accessible	50%	TOT THE BUCKS				
Wales	3070					
Steel	100% Corrosion, Extent: Light, Area Affected Location: Throughout Missing Coating, Extent: Light, Area A Location: Throughout		* *	5	\$4,800	
Pile Caps	Lecturen : 1 mongroun					
Concrete	100%	LIFE	* *	5	\$600	
Backfill Fill						
Topsoil	2% Now \$600 Other Observation, Extent: Severe, Are Location: Beneath Deteriorated Cond Explanation: Settlement		* *			
Not Accessible	98%					
Surface						
Asphalt	5% Now \$600 Settlement, Extent : Severe, Area Affecto Location : North End	2036 ed : 15%	* *	5	\$100	
Asphalt	5%	2036	* *	5	\$100	
Concrete	25% 0-2 \$6,000 Cracking, Extent : Severe, Area Affected Location : 130 Ft From South	2040 d : 25%	* *	5	\$300	
Gravel	45%	2036	* *	2-5	\$300	
Gravel	20% Now \$1,200 Settlement, Extent: Moderate, Area Affloration: Adjacent To Bulkhead Other Observation, Extent: Severe, Are Location: South End		* *	2-5	\$100	
	Explanation : Sinkholes Adjacent To I	Dullshoad				

#### Fender

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

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

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

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

Bulkheads	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender						
Piles						
Timber	45%	2036	* *	4	\$3,300	
	Worn, Extent : Light, Area Affected : Location : Throughout	20%				
No Component	10%					
Not Accessible	45%					
Wales and Chocks						
Timber	5% Now \$2,000 Broken, Extent : Severe, Area Affecte Location : Throughout		* *	4	\$600	
Timber	10% 4+ \$3,900	2036	* *	4	\$1,100	
	Displaced Elements, Extent: Modera Location: Along Face Of Bulkhead Worn, Extent: Moderate, Area Affect Location: Throughout	te, Area Affected	: 50%		,,	
Timber	75%	2036	* *	4	\$12,500	
No Component	10%					

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES TIMBER BULKHEAD
Address : RIKERS ISLAND NORTH END, UNDER ASSET 13508

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.147 / 4161 Yr Built/Renovated :

Linear Ft : 231 Project Type : CORRECTION

Date of Survey : 14-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$51,100	\$77,300
Total	\$51,100	\$77,300
Importance Code A	\$51,100	
Importance Code B		\$77,300
Total	\$51,100	\$77,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$4,000		\$1,200	
Total	\$4,000		\$1,200	
Importance Code A Importance Code B Importance Code C	\$4,000		\$1,200	
Total	\$4,000		\$1,200	



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

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

# DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER BULKHEAD

Bulkheads	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Revetment						
Stone	100%	LIFE	* *	5	\$1,400	
Sheet Piles						
Timber		\$51,100 LIFE	* *	4	\$400	
	Rotting/Splitting, Extent : Mo Location : Throughout	derate, Area Affected	d : 20%			
Timber	90%	LIFE	* *	4	\$3,900	
Backfill					•	
Fill						
Not Accessible	100%					
Surface						
Asphalt	90%	2036	* *	5	\$2,400	
	Settlement, Extent : Light, Ar	ea Affected : 30%				
	Location : North Half Of Bi	ılkhead				
Asphalt	10% 2-4	\$4,000 2042	* *	5	\$100	
1	Settlement, Extent: Moderate		)%			
	Location: 30 Ft Long Fron	Southwest Corner				
Fender						
Piles						
Steel	50%	2023	\$77,300	10		
	Corrosion, Extent : Severe, A	rea Affected : 30%				
	Location: Abandoned Sold	ier Piles In Front Of	Sheeting			
No Component	50%					

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

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

Print Date: 13-Oct-2017 **DEPARTMENT OF CORRECTION - FY 2018** 

Asset Name : RIKERS ISLAND FACILITIES MARINA

Address : RIKERS ISLAND NORTH END

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 : 14-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Marinas/Docks	\$106,300	\$138,700
Total	\$106,300	\$138,700
Importance Code A	\$106,300	
Importance Code C		\$138,700
Total	\$106,300	\$138,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Marinas/Docks	\$31,700	\$6,400	\$5,600	\$34,300
Total	\$31,700	\$6,400	\$5,600	\$34,300
Importance Code A	\$27,200	\$4,300	\$2,100	\$34,200
Importance Code B	\$100	\$2,100	\$100	\$100
Importance Code C	\$4,400		\$3,400	
Total	\$31,700	\$6,400	\$5,600	\$34,300



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

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

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

Asset #: 13603

Marinas/Docks	Curr	ent Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways							
Gangways							
Aluminum	100%		2047	* *	1-3	\$7,000	
Floating Docks							
Anchor Piles	500/		2047	* *	2.5	¢12.200	
Steel	50%	nt : Moderate, Area Aff	2047		3-5	\$13,200	
	Location : Spla		eciea . 23	7/0			
	=	, Extent : Light, Area A	ffected ·	25%			
	Location : Spla		ујестей	2370			
Not Accessible	50%						
Fenders	3070						
Vinyl	98%		2025	\$136,000	2	\$16,500	
Vinyl	2% 4+	\$1,100	2025	\$2,800	2	\$300	
,, .		on, Extent : Light, Ared End Of Dock		·	2	φοσο	
Floats/Frames	<u>r</u>						
Concrete	60%		2036	* *	5	\$4,200	
Polyethylene	30% 4+ Waterlogged/Da Location : Sout	maged Floatation, Ext	2032 ent : Mod	* * erate, Area Affecte	1-5 ed: 100%	\$700	
Steel	10% 0-2 Damaged/Missin Location: One	ng Pile Guide, Extent :	2032 Moderate	* * c, Area Affected : 2	5 5%	\$100	
Protective Structure							
Wave Attenuator							
Steel/Timber	60%		2047	* *	5	\$67,800	
Steel/Timber	Location: 2 Ft	nt : Moderate, Area Aff High Band In Splash 2 , Extent : Moderate, Ai	Zone		5	\$5,600	
Not Accessible	30%						
Electrical							
Lighting Fixture							
Incandescent	Location: South	on, Extent : Severe, Ard thwest Corner Of Mari		\$10,400 d: 25%			
	Explanation : T	Two Broken Fixtures					
Incandescent	75%		2021	\$31,100		·	

Electrical/Mech.

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

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

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

Asset #: 13603

Marinas/Docks		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Electrical/Mech.								
Power Supply/Bollards								
Plastic	20%			2025	\$4,800			
Plastic	80%	Now	\$11,500	2025	\$19,200			
	Other Observation, Extent : Severe, Area Affected : 100%							
Location: Four Out Of Five On Floating Docks								

Explanation: Broken

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

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 : 13-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Marinas/Docks	\$3,146,200	\$721,600
Total	\$3,146,200	\$721,600
Importance Code A	\$3,146,200	\$721,600
Total	\$3,146,200	\$721,600

#### **EXPENSE**

Total

Importance Code

Total



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

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

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

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

Marinas/Docks	C	urrent Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		il Date Es Tears)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender								
Facing	1000/	-	<b>4-24</b> (00		<b>4-64</b> (00			
Timber	100% N		\$721,600	2027	\$721,600			
			nt : Severe, Are	a Affecte	d: 100%			
	Location : F							
D''	Explanation	: Missing	Part					
Piles	1000/ 3	T	Ø <b>7.10</b> .100	2022	* *			
Timber	100% N		\$542,100	2032				
			nt : Severe, Are	а Ађесте	a:100%			
	Location : F		ks Broken					
W.1 1.01 1	Explanation	: Broken						
Wales and Chocks	1000/ 3	т	¢101.500	2022	* *			
Timber	100% N		\$101,500	2032				
	Location : F		nt : Severe, Are	а Ајјесте	a : 100%			
	Explanation . F							
Gallows Frames	Explanation	. Missing	ruri					
Tower Frames								
Steel	100%	4+	\$889,400	2036	* *			
Steel		=	nt : Moderate, A		cted : 100%			
	Location : T		ni . Moderdie, i	1164 11996	cieu . 10070			
			d Elements & C	orrrosio	1			
Movable Ramps	2. p.ananon	. Dejiceiei	. Diemems a C		•			
Bearings								
Steel	100% N	low	\$308,600	2042	* *			
5001			nt : Severe, Are		d : 100%			
			mp Collapsed	33				
	Explanation							
Deck and Railing								
Timber Deck on Steel	100% N	low	\$582,800	2042	* *			
	Other Observ	ation, Exte	nt : Severe, Are	a Affecte	d : 100%			
	Location : M	Iovable Ra	mp Collapsed					
	Explanation		-					

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

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

Print Date: 13-Oct-2017 DEPARTMENT OF CORRECTION - FY 2018

Asset Name : RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Address : RIKERS ISLAND NORTH END, WEST OF 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 : 15-Jan-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Marinas/Docks		\$87,900
Total		\$87,900
Importance Code C		\$87,900
Total		\$87,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Marinas/Docks	\$15,900	\$5,000	\$600	\$400
Total	\$15,900	\$5,000	\$600	\$400
Importance Code A	\$7,100	\$1,900	\$600	\$100
Importance Code B	\$2,200	\$1,300	\$100	\$200
Importance Code C	\$6,600	\$1,800		
Total	\$15,900	\$5,000	\$600	\$400



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

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

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

Asset #: 13510

Marinas/Docks	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways						
Deck	4000/		<b>4.7.</b>	_	<b></b>	
Timber	100% Surface Wearing/Scaling, Extent : Ligo Location : Isolated Throughout	2025 ht, Area Ą	\$17,700 ffected : 25%	5	\$500	
Gangways						
Aluminum	90%	2053	* *	1-3	\$4,200	
Aluminum	10% Now \$2,100 Other Observation, Extent: Severe, As Location: At Barge Gangway Interfa		* * ed : 100%	1-3	\$500	
	Explanation : Toe Plate Broken					
Piles and Bracing						
Steel	70% Corrosion, Extent : Light, Area Affecte Location : Splash Zone	2047 ed : 20%	* *	5-10	\$1,000	
	Missing Coating, Extent: Moderate, A Location: Splash Zone	rea Affect	ted : 25%			
Not Accessible	30%					
loating Docks						
Anchor Piles	6007	201-	* *		<b>4.7.2</b> 00	
Steel	60% Corrosion, Extent : Light, Area Affecte Location : At Guide Pad Locations Missing Coating, Extent : Moderate, A Location : At Guide Pad Locations			3-5	\$5,300	
Not Accessible	40%					
Fenders						
Rubber	100%	2025	\$300	1-2	\$200	
Barge				_	** **	
Steel	80% Corrosion, Extent : Light, Area Affecte Location : Splash Zone	2036 ed : 25%	* *	5	\$1,100	
Not Accessible	20%					
rotective Structure						
Pile Cluster						
Timber	40%	2028	\$87,900	4-10	\$29,300	
	Other Observation, Extent : Light, Are Location : At Bottom Wire Ropes Explanation : Corrosion	a Affectea	l : 20%			
Timber	10% 0-2 \$6,600	2031	* *	4	\$900	
Timoot	Loose Wrapping, Extent : Severe, Area Location : At Southwest Cluster		: 100%	- <b>T</b>	\$700	
Not Accessible	50%					
Deck Elements	20,0					

**Deck Elements** 

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

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

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

Marinas/Docks	Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Deck Elements							
Railing							
Aluminum	30%		2026	\$7,100			
Aluminum	30% Now	\$7,100	2027	\$7,100			
	Broken, Extent : Severe,	Area Affected :	100%				
	Location: 12 Ft Of Bro	oken Rail Due T	To Impac	t From Gangway			
Steel	40%		2025	\$24,900			
	Corrosion, Extent : Ligh	Corrosion, Extent: Light, Area Affected: 5%					
	Location: Isolated At Welds And Joints						

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

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

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

### **Project: CORRECTION**

CAPITAL	F	FY 2019 - 2022		FY 2023 - 2028
Special Systems		56,000,000		0
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Special Systems	2,300,000	2,300,000	2,300,000	2,300,000

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
4275	RIKERS ISLAND DOMESTIC/FIRE WATER SERVICE		7,000,000	1,800,000
4276	RIKERS ISLAND SANITARY SYSTEM		14,000,000	2,000,000
4277	RIKERS ISLAND STORM SYSTEM		7,000,000	1,800,000
4278	RIKERS ISLAND ELECTRICAL		14,000,000	1,800,000
4280	RIKERS ISLAND UNDERGROUND STEAM TUNNEL		14,000,000	1,800,000

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

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