The City of New York
Department of Correction
Department of Juvenile Justice

Asset Information Management System (AIMS) Report

Fiscal Year 2004

The City of New York

Asset Information Management System (AIMS)

Condition and Maintenance Schedules For
Major Portions of the City's
Fixed Assets and Infrastructure

Fiscal Year 2004

Table of Contents

Page

Background 1

Report Context and Items Excluded from the Study 1

Report Organization 3

Report Schedules 3

Capital and Expense Designations 3

Projected Repair Years 3

Priorities for Repair, Replacement and Major Maintenance 4

Condition Information 4

Professional Certification 4

Exhibits

A - Component Priorities Codes for Repair, Replacement, and Major Maintenance .. A1

B - Technical Notes and Project Methodology B1

Asset Definition

Criteria for Survey Selection

Repair, Replacement, and Major Maintenance

Cost Estimating

Quantity Estimating and Model Procedures

Average Cost Methods

Life Cycle Projections

Major Maintenance

Component Observations

Special Systems and Reports

C - Legend for Individual Survey Report C1

Legend

Background

The November 1988 amendments to the City Charter (Sec. 1110-a) included a requirement that the City compile an inventory of the major portions of its physical plant. Major portions of the physical plant are defined by the Charter to include all assets or asset systems with a replacement cost of ten million dollars or greater, and a useful life in excess of ten years. The Charter amendments also require each agency to assess the condition of their assets and prepare maintenance schedules for those assets. The condition assessments and the maintenance schedules are required to be published each year.

Assets leased to the Transit Authority, the New York City Water Finance Authority and to certain other public benefit corporations are excluded from the above Charter reporting requirements. Excluded also are all properties owned by the City as a result of in-rem proceedings. For the City University, only assets of the Community Colleges are included. Table A provides a Citywide breakdown of assets by classes.

The City Charter requires that a report be issued on an annual basis. The Office of Management and Budget has overall responsibility for the delivery of this yearly publication. This year building surveys were performed by The Department of Design and Construction. Bridge surveys were performed by Washington Group International and their subconsultants. The Department of Transportation continued to survey the City's streets and highways using a 10-point assessment system.

Detailed condition reports and maintenance schedules (i.e. Agency Reports) were provided to agencies for their review and approval. This executive report summarizes all cost data from the agency condition and report schedules. A separate document (i.e. Agency Reconciliation) will be published in the Spring of 2004 to illustrate the comparison of funding recommended in this report with agencies' planned capital and expense activities.

Report Context and Items Excluded from Study

While the study is comprehensive, consistent with previous reports, a number of items and considerations were excluded from the condition review and cost estimates. They were not considered directly related to the structural integrity of the asset as defined by the Charter. These include but are not limited to:

- Most equipment (electronic, fixed and movable)
- Special operating systems within assets
- Aesthetic considerations or special design elements
- Landscaping and outdoor elements
- Statuary or ornamental edifices

- Components not readily observable or accessible by field engineers
- Fire alarm and security systems
- Handicapped access requirements
- Information obtained through testing or probing
- Asbestos, lead paint, and other hazardous material identification and removal
- Programmatic needs not related to structural integrity
- Efficiency improvements
- Swing space costs/phasing costs, or premium time costs
- Components deficient in code or local law compliance but which do not impact on the integrity of the asset
- Assets known to be scheduled for near-term total replacement

It should be noted that in surveying piers and bulkheads, underwater surveys were not carried out. Therefore the condition reports for piers and bulkheads do not include those potential repairs that can only be determined by underwater surveys. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB.

The report continues to reflect changes in the asset inventory every year. At the beginning of this survey year, each agency was requested to provide any additions, deletions or changes to the inventory of assets through new construction, acquisition, sale or demolition.

The asset condition and maintenance schedule report is not a budget document, but rather a broad, unrestrained analysis of a subset of general needs. It serves as a planning tool in addressing overall citywide funding requirements. The report does not attempt in any manner to balance the City's asset and infrastructure requirements against other important City needs, nor does it attempt to make any funding recommendations between the needs of different agencies. There is a general prioritization presented within individual assets to indicate to agencies the relative importance of various repairs and maintenance items to the preservation of the assets.

Due to the complexity of the analysis, the large scale of the project, the amount of estimation required, and the necessary methodology constraints, there are inherent limitations to the level of accuracy possible at the detailed asset and component level.

In this context it should be noted that the actual cost for a project may vary substantially from the amount estimated in this report when a detailed scope of work and cost estimate is completed. Agencies will not be restricted to any asset specific number contained in the reports when planning and developing their budget requests. It is further understood that there will be work items (i.e., programmatic) excluded from this study which may require additional expenditures.

Report Organization

Report Schedules

This publication contains two major summaries: CITYWIDE SUMMARY SCHEDULES and AGENCY SUMMARY SCHEDULES.

Capital and Expense Designations

Repairs, replacement and major maintenance costs are all presented at the detailed component level in the Agency Reports. Repairs are defined as reconstruction or renovation. For convenience and citywide reporting purposes, this report presents the cost categories by their appropriate expense budget and capital budget classification. The rules for classifying individual items are as follows:

Cost Item	***Budget Classification***
Repairs greater than $35,000 AND remaining component life of 5 years or greater Replacements greater than $35,000 Major Maintenance programs greater than $35,000 at the component type level	Capital
Repairs less than $35,000 OR remaining component life less than 5 years Replacements less than $35,000 Major Maintenance programs less than $35,000 at the component type level	Expense

Projected Repair Years

- Expense Budget - Items of need are shown over the next four years
- Capital Budget - Items of need are shown over the next ten years grouped by periods of four and six years

It should be noted that for reporting purposes all asset repairs are presented in the funding need for FY 2005. This in essence reflects the amounts estimated to "catch up" and bring all assets to a "state of good repair". In reality, even if funding was available to do everything, it would be beyond the ability of City agencies to plan, design, and implement the work within a single year. The actual work, which can be funded, will operationally have to be spread out over a number of years.

Priorities for Repair, Replacement and Major Maintenance

In the citywide report, component repair, replacement and major maintenance are assigned a priority A, B, C or D rating. Each component has been assigned a priority related to its relative importance to the structural integrity of the assets. For example, architectural exterior components of buildings (i.e. roofs, parapets, exterior walls and windows) are classified as key components and receive higher priorities than architectural interior components because of their relative importance in maintaining structural integrity of the assets. (See Exhibit A)

Condition Information

The summary maintenance schedules presented in this citywide executive report represent the maintenance requirements developed from the condition surveys of individual assets. Actual condition data on any particular asset is contained in the Agency Reports. A typical example of an Agency Report and a detailed discussion of the project methodology are included in the technical notes of this report. (See Exhibits B, C)

Professional Certification

The Charter requires a statement by a registered Professional Engineer (PE) or Registered Architect (RA) regarding the reasonableness of the repair/replacement and maintenance schedules for each agency's assets. Certifications are provided by the Office of Management and Budget, the Department of Design and Construction, the Department of Transportation, and Washington Infrastructure Services.

Table A
Citywide Asset Classes by Agency

New York, Brooklyn, Queens Public Libraries	
Libraries	24
Department of Education	
Primary Schools	758
Intermediate/Junior High Schools	198
High Schools	140
Administrative Buildings	15
City University	
Community College Buildings	82
Police Department	
Precinct Houses	78
Police Buildings Non-Precinct	18
Fire Department	
Fire Department Buildings	20
Administration for Children's Services	
Administrative Buildings	1
Shelters	2
Non-Shelters	2
Day Care Center	5
Department of Homeless Services	
Shelters	60
Department of Correction	
Rikers Island Facilities	32
Correction Facilities	6
Human Resources Administration	
Shelters	11
Non-Shelters	11
Department of Cultural Affairs	
Museum/Gallery Facilities	64
Cultural Facilities	215
Department of Juvenile Justice	
Juvenile Justice Buildings	3
Department of Small Business Services	
Museum/Gallery Facilities	3
Terminals/Markets	81
Piers/Bulkheads	88
Parking Garages	1
Court Buildings	1
Shelters	1
Department of Health & Mental Hygiene	
Clinics	18
Health and Hospitals Corporation	
Hospital Buildings	112
Department of Sanitation	
Transfer Stations	20
Vehicle Maint./Storage Facilities	38
Incinerators	3
Fresh Kills Facilities	18
Piers/Bulkheads	19
Department of Transportation	
Bridge/Waterways	37
Highway Bridge and Tunnels	67
Highway Facilities	42
Streets and Arterials (miles)	6,500
Pier Facilities	5
Parking Garages	10
Traffic Signal Systems	1
Street Lighting Systems	1
Ferry Terminal Facilities	12
Piers/Bulkheads	13
Ferries	7
Department of Parks and Recreation	
Large Park Facilities	209
Major Park Facilities	119
Regional Park Facilities	311
Stadium Facilities	6
Vehicle Maint./Storage Facilities	7
Piers/Bulkheads	55
Department of Citywide Administrative Services	
Court Buildings	21
Piers/Bulkheads	31
Police Buildings Non-Precinct	1
Public Office Buildings	22
Terminals/Markets	4

Exhibits A - C

A. Component Priority Codes for Repair, Replacement and Major Maintenance

B. Technical Notes and Project Methodology

C. Legend for Individual Survey Report

Exhibit A
Component Priorities Codes for Repair, Replacement and Major Maintenance

Exhibit A
Component Priorities Codes for Repair, Replacement and Major Maintenance

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
1.1.1	Architecture	Exterior	Exterior Walls	A
1.1.2	Architecture	Exterior	Windows	A
1.1.3	Architecture	Exterior	Parapets	A
1.1.4	Architecture	Exterior	Roof	A
1.2.5	Architecture	Interior	Floors	C
1.2.6	Architecture	Interior	Interior Walls	C
1.2.7	Architecture	Interior	Ceiling	B
2.1.1	Electrical	Over 600 volts	Service Equipment	B
2.1.2	Electrical	Over 600 volts	Transformers	B
2.1.3	Electrical	Over 600 volts	Switchgear	B
2.1.4	Electrical	Over 600 volts	Feeders	B
2.1.5	Electrical	Over 600 volts	Raceway	B
2.2.1	Electrical	Under 600 Volts	Service Equipment	B
2.2.2	Electrical	Under 600 Volts	Transformers	B
2.2.3	Electrical	Under 600 Volts	Switchgear	B
2.2.5	Electrical	Under 600 Volts	Raceway	B
2.2.6	Electrical	Under 600 Volts	Panelboards	B
2.2.7	Electrical	Under 600 Volts	Wiring	B
2.2.8	Electrical	Under 600 Volts	Motor Controllers	B
2.3.11	Electrical	Ground	Grounding Devices	B
2.4.9	Electrical	Stand-by Power	Transfer Switches	B
2.4.12	Electrical	Stand-by Power	Generators	B
2.4.13	Electrical	Stand-by Power	Batteries	B
2.5.10	Electrical	Lighting	General Lighting	B
2.6.15	Electrical	Lightning Protection	Arresters	B
3.1.1	Mechanical	Heating	Energy Source	B
3.1.2	Mechanical	Heating	Conversion Equipment	B
3.1.3	Mechanical	Heating	Distribution	B
3.1.4	Mechanical	Heating	Terminal Devices	B
3.2.1	Mechanical	Air Conditioning	Energy Source	B
3.2.2	Mechanical	Air Conditioning	Conversion Equipment	B
3.2.3	Mechanical	Air Conditioning	Distribution	B
3.2.4	Mechanical	Air Conditioning	Terminal Devices	B
3.2.5	Mechanical	Air Conditioning	Heat Rejection	B
3.3.3	Mechanical	Ventilation	Distribution	B
3.3.6	Mechanical	Ventilation	Exhaust Fans	B
3.4.7	Mechanical	Plumbing	H/C Water Piping	B
3.4.8	Mechanical	Plumbing	Hot Water Heater	B
3.4.9	Mechanical	Plumbing	HW Heating Exchanger	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
3.4.10	Mechanical	Plumbing	Sanitary Piping	B
3.4.11	Mechanical	Plumbing	Storm Drain Piping	B
3.4.12	Mechanical	Plumbing	Sump Pump(s)	B
3.4.13	Mechanical	Plumbing	Pool Filter/Treatment	B
3.4.14	Mechanical	Plumbing	Non-Water Piping	B
3.4.15	Mechanical	Plumbing	Sewage Ejector(s)	B
4.1.2	Piers	Structural	Deck	A
4.1.3	Piers	Structural	Deck Surface	C
4.1.5	Piers	Structural	Firewalls	C
4.1.6	Piers	Structural	Pile Caps	A
4.1.7	Piers	Structural	Piles and Bracing	A
4.2.1	Piers	Fender	Buffer	B
4.2.4	Piers	Fender	Facing	B
4.2.8	Piers	Fender	Wales and Chocks	B
4.2.9	Piers	Fender	Piles	B
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping	C
5.1.6	Bulkheads	Structural	Gravity Wall	A
5.1.7	Bulkheads	Structural	Pile Supported Wall	A
5.1.9	Bulkheads	Structural	Piles and Bracing	A
5.1.10	Bulkheads	Structural	Rip Rap	C
5.1.11	Bulkheads	Structural	Sheet Piles	A
5.1.13	Bulkheads	Structural	Wales	A
5.2.5	Bulkheads	Backfill	Fill	B
5.2.12	Bulkheads	Backfill	Surface	B
5.3.2	Bulkheads	Fender	Buffer	B
5.3.4	Bulkheads	Fender	Facing	B
5.3.8	Bulkheads	Fender	Piles	B
5.3.14	Bulkheads	Fender	Wales and Chocks	B
6.1.1	Bridges	Abutments	Bridge Seat&pedestals	A
6.1.7	Bridges	Abutments	Backwall	C
6.1.9	Bridges	Abutments	Brngs,Ancr blts,Pads	A
6.1.17	Bridges	Abutments	Joint with Deck	B
6.1.20	Bridges	Abutments	Mat (scour & erosion)	B
6.1.24	Bridges	Abutments	Pedestals	A
6.1.31	Bridges	Abutments	Stem (breastwall)	B
6.1.32	Bridges	Abutments	Walls	A
6.2.20	Bridges	Wingwalls	Mat (scour & erosion)	C
6.2.32	Bridges	Wingwalls	Walls	C
6.3.8	Bridges	Stream Channel	Bank Protection	C
6.3.20	Bridges	Stream Channel	Mat (scour & erosion)	A
6.3.44	Bridges	Stream Channel	Pier Protection	B
6.4.4	Bridges	Approaches	Pavement	C
6.4.11	Bridges	Approaches	Curbs	A

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
6.4.13	Bridges	Approaches	Embankment	C
6.4.16	Bridges	Approaches	Guide Railing	A
6.4.20	Bridges	Approaches	Mat (scour & erosion)	A
6.4.30	Bridges	Approaches	Sidewalks/Fascias	C
6.5.2	Bridges	Piers	Cap Beam	A
6.5.5	Bridges	Piers	Pier,Columns	B
6.5.6	Bridges	Piers	Stem,Solid Pier	B
6.5.9	Bridges	Piers	Brngs,Ancr blts,Pads	A
6.5.14	Bridges	Piers	Footings	B
6.5.20	Bridges	Piers	Mat (scour & erosion)	A
6.5.24	Bridges	Piers	Pedestals	B
6.6.11	Bridges	Deck Elements	Curbs	A
6.6.15	Bridges	Deck Elements	Gratings	A
6.6.16	Bridges	Deck Elements	Guide Railing	A
6.6.21	Bridges	Deck Elements	Median	A
6.6.22	Bridges	Deck Elements	Mono Deck Surface	C
6.6.28	Bridges	Deck Elements	Railings/Parapets	A
6.6.30	Bridges	Deck Elements	Sidewalks/Fascias	C
6.6.33	Bridges	Deck Elements	Wearing Surface	C
6.7.12	Bridges	Superstructure	Deck,Structural	A
6.7.18	Bridges	Superstructure	Joints	C
6.7.27	Bridges	Superstructure	Primary Member	A
6.7.29	Bridges	Superstructure	Secondary Member	B
6.7.50	Bridges	Superstructure	Vertical Lift Tower	A
6.8.45	Bridges	Movable bridges	Swing Span Truss	A
6.8.46	Bridges	Movable bridges	Swing Span Pivot Pier	A
6.8.47	Bridges	Movable bridges	Bascule Span	A
6.8.48	Bridges	Movable bridges	Bascule Span Pier	A
6.8.49	Bridges	Movable bridges	Vertical Lift Span	A
6.8.50	Bridges	Movable bridges	Vertical Lift Tower	A
6.8.51	Bridges	Movable bridges	Vertical Lift Pier	A
9.1.1	Park Wall	Wall	Coping	A
9.1.2	Park Wall	Wall	Wall/Fence	B
9.1.3	Park Wall	Wall	Base	C
10.1.2	Boardwalks	Superstructure	Deck	A
10.1.3	Boardwalks	Superstructure	Railing	C
10.2.4	Boardwalks	Substructure	Beams	A
10.2.5	Boardwalks	Substructure	Piers	A
10.2.6	Boardwalks	Substructure	Girders	A
10.2.7	Boardwalks	Substructure	Underside Enclosure	A
12.1.5	Bridge-Electrical	Communication Electrical	Communications	B
12.1.18	Bridge-Electrical	Communication Electrical	Intercom	B
12.1.38	Bridge-Electrical	Communication Electrical	Telephone	B
12.1.50	Bridge-Electrical	Communication Electrical	Jack	B
12.2.6	Bridge-Electrical	Control System Electrical	Computer	B
12.2.8	Bridge-Electrical	Control System Electrical	Control Console	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
12.2.9	Bridge-Electrical	Control System Electrical	Control Devices	B
12.2.10	Bridge-Electrical	Control System Electrical	Disconnect Switch	B
12.2.22	Bridge-Electrical	Control System Electrical	Limit Switch	B
12.2.23	Bridge-Electrical	Control System Electrical	Local Starter	B
12.3.25	Bridge-Electrical	Drive	Machinery Brake	B
12.3.27	Bridge-Electrical	Drive	Motor Brake	B
12.3.33	Bridge-Electrical	Drive	Span Lock Motor	B
12.3.47	Bridge-Electrical	Drive	Wedge Motor	B
12.4.24	Bridge-Electrical	Electric Power	MCC	B
12.4.28	Bridge-Electrical	Electric Power	PanelBoard	B
12.4.31	Bridge-Electrical	Electric Power	Service Equipment	B
12.4.43	Bridge-Electrical	Electric Power	Transfer Switch	B
12.4.44	Bridge-Electrical	Electric Power	Transformer	B
12.4.51	Bridge-Electrical	Electric Power	Heating	B
12.4.54	Bridge-Electrical	Electric Power	Dist Equip/Motor Cont.	B
12.5.19	Bridge-Electrical	Exterior Lighting	Lighting Contractor	B
12.5.20	Bridge-Electrical	Exterior Lighting	Lighting Fixture	B
12.5.30	Bridge-Electrical	Exterior Lighting	Pole	B
12.5.34	Bridge-Electrical	Exterior Lighting	Spot Lighting	B
12.6.17	Bridge-Electrical	Ground/Lightning Protection	Ground Wire	B
12.7.11	Bridge-Electrical	Interior Lighting	Exit Lighting	B
12.7.20	Bridge-Electrical	Interior Lighting	Lighting Fixture	B
12.7.49	Bridge-Electrical	Interior Lighting	Wiring Device	B
12.8.1	Bridge-Electrical	Navigation Lighting	Air Beacon	B
12.8.12	Bridge-Electrical	Navigation Lighting	Fender Lighting	B
12.8.29	Bridge-Electrical	Navigation Lighting	Pier Lighting	B
12.8.32	Bridge-Electrical	Navigation Lighting	Span Lighting	B
12.9.44	Bridge-Electrical	Power Over 600V	Transformer	B
12.10.3	Bridge-Electrical	Raceway	Box	B
12.10.4	Bridge-Electrical	Raceway	Collector Ring	B
12.10.5	Bridge-Electrical	Raceway	Communications	B
12.10.7	Bridge-Electrical	Raceway	Conduit	B
12.10.35	Bridge-Electrical	Raceway	Submarine Ctrl Cable	B
12.10.36	Bridge-Electrical	Raceway	Submarine Power Cable	B
12.10.45	Bridge-Electrical	Raceway	Trough	B
12.10.48	Bridge-Electrical	Raceway	Wires	B
12.10.52	Bridge-Electrical	Raceway	Wiring	B
12.11.26	Bridge-Electrical	Span Lock	Motor	B
12.12.13	Bridge-Electrical	Stand-by Power	Generator	B
12.12.43	Bridge-Electrical	Stand-by Power	Transfer Switch	B
12.13.2	Bridge-Electrical	Traffic System Electrical	Barrier Gate Ltg	B
12.13.39	Bridge-Electrical	Traffic System Electrical	Traffic Gate Ltg	B
12.13.40	Bridge-Electrical	Traffic System Electrical	Traffic Gong	B
12.13.41	Bridge-Electrical	Traffic System Electrical	Traffic Sign	B
12.13.42	Bridge-Electrical	Traffic System Electrical	Traffic Signal	B
12.14.53	Bridge-Electrical	Lighting	Lighting Devices	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
13.1.7	Bridge-Mechanical	Bascule	Counter Weight	B
13.1.9	Bridge-Mechanical	Bascule	Emergency Drive	B
13.1.12	Bridge-Mechanical	Bascule	Fuel tanks	B
13.1.13	Bridge-Mechanical	Bascule	Houses	B
13.1.14	Bridge-Mechanical	Bascule	Lock bars	B
13.1.15	Bridge-Mechanical	Bascule	Main Drive System	B
13.1.16	Bridge-Mechanical	Bascule	Rack	B
13.1.20	Bridge-Mechanical	Bascule	Structural Bearings	B
13.1.22	Bridge-Mechanical	Bascule	Track	B
13.1.23	Bridge-Mechanical	Bascule	Traffic Devices	B
13.1.24	Bridge-Mechanical	Bascule	Trunnion	B
13.2.3	Bridge-Mechanical	Retractile	Carriage	B
13.2.9	Bridge-Mechanical	Retractile	Emergency Drive	B
13.2.12	Bridge-Mechanical	Retractile	Fuel tanks	B
13.2.13	Bridge-Mechanical	Retractile	Houses	B
13.2.15	Bridge-Mechanical	Retractile	Main Drive System	B
13.2.17	Bridge-Mechanical	Retractile	Rails	B
13.2.18	Bridge-Mechanical	Retractile	Ropes	B
13.2.20	Bridge-Mechanical	Retractile	Structural Bearings	B
13.2.23	Bridge-Mechanical	Retractile	Traffic Devices	B
13.3.10	Bridge-Mechanical	Swing	End Lift	B
13.3.4	Bridge-Mechanical	Swing	Center Latch	B
13.3.6	Bridge-Mechanical	Swing	Center Pivot	B
13.3.9	Bridge-Mechanical	Swing	Emergency Drive	B
13.3.12	Bridge-Mechanical	Swing	Fuel Tanks	B
13.3.13	Bridge-Mechanical	Swing	Houses	B
13.3.15	Bridge-Mechanical	Swing	Main Drive System	B
13.3.16	Bridge-Mechanical	Swing	Rack	B
13.3.20	Bridge-Mechanical	Swing	Structural Bearings	B
13.3.23	Bridge-Mechanical	Swing	Traffic Devices	B
13.4.1	Bridge-Mechanical	Vertical Lift	Buffers	B
13.4.2	Bridge-Mechanical	Vertical Lift	CTRWT Ropes&Guides	B
13.4.7	Bridge-Mechanical	Vertical Lift	Counter Weight	B
13.4.8	Bridge-Mechanical	Vertical Lift	Elevators	B
13.4.9	Bridge-Mechanical	Vertical Lift	Emergency Drive	B
13.4.11	Bridge-Mechanical	Vertical Lift	End Locks	B
13.4.13	Bridge-Mechanical	Vertical Lift	Houses	B
13.4.15	Bridge-Mechanical	Vertical Lift	Main Drive System	B
13.4.19	Bridge-Mechanical	Vertical Lift	Sheaves	B
13.4.20	Bridge-Mechanical	Vertical Lift	Structural Bearings	B
13.4.21	Bridge-Mechanical	Vertical Lift	Towers	B
13.4.23	Bridge-Mechanical	Vertical Lift	Traffic Devices	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
16.1.1	Park Bridges	Abutments	Bridge Seat&pedestals	A
16.1.7	Park Bridges	Abutments	Backwall	C
16.1.9	Park Bridges	Abutments	Brngs,Ancr blts,Pads	A
16.1.14	Park Bridges	Abutments	Footings	B
16.1.17	Park Bridges	Abutments	Joint with deck	B
16.1.20	Park Bridges	Abutments	Mat (scour & erosion)	B
16.1.24	Park Bridges	Abutments	Pedestals	A
16.1.25	Park Bridges	Abutments	Piles	A
16.1.31	Park Bridges	Abutments	Stem (breastwall)	B
16.1.32	Park Bridges	Abutments	Walls	A
16.2.14	Park Bridges	Wingwalls	Footings	C
16.2.20	Park Bridges	Wingwalls	Mat (scour & erosion)	C
16.2.25	Park Bridges	Wingwalls	Piles	C
16.2.32	Park Bridges	Wingwalls	Walls	C
16.3.8	Park Bridges	Stream Channel	Bank Protection	C
16.3.20	Park Bridges	Stream Channel	Mat (scour & erosion)	A
16.3.44	Park Bridges	Stream Channel	Pier Protection	B
16.4.4	Park Bridges	Approaches	Pavement	C
16.4.11	Park Bridges	Approaches	Curbs	A
16.4.13	Park Bridges	Approaches	Embankment	C
16.4.16	Park Bridges	Approaches	Guide Railing	A
16.4.20	Park Bridges	Approaches	Mat (scour & erosion)	A
16.4.23	Park Bridges	Approaches	Pavement base	C
16.4.30	Park Bridges	Approaches	Sidewalks/Fascias	C
16.5.2	Park Bridges	Piers	Cap beam	A
16.5.5	Park Bridges	Piers	Pier, Columns	B
16.5.6	Park Bridges	Piers	Stem,Solid pier	B
16.5.9	Park Bridges	Piers	Brngs,Ancr blts,Pads	A
16.5.14	Park Bridges	Piers	Footings	B
16.5.20	Park Bridges	Piers	Mat (scour & erosion)	A
16.6.11	Park Bridges	Deck Elements	Curbs	A
16.6.15	Park Bridges	Deck Elements	Gratings	A
16.6.16	Park Bridges	Deck Elements	Guide Railing	A
16.6.21	Park Bridges	Deck Elements	Median	A
16.6.22	Park Bridges	Deck Elements	Mono Deck Surface	C
16.6.28	Park Bridges	Deck Elements	Railings/Parapets	A
16.6.30	Park Bridges	Deck Elements	Sidewalks/Fascias	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	C
16.7.12	Park Bridges	Superstructure	Deck,Structural	A
16.7.18	Park Bridges	Superstructure	Joints	C
16.7.27	Park Bridges	Superstructure	Primary Member	A
16.7.29	Park Bridges	Superstructure	Secondary Member	B

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
	Rikers Island	Electrical		A
	Rikers Island	Gas Mains		B
	Rikers Island	Sanitary System		B
	Rikers Island	Underground Steam Tunnel		B
	Rikers Island	Storm System		B
	Rikers Island	Domestic/Fire Water System		B
	Brooklyn Bridge			A
	Manhattan Bridge			A
	Williamsburg Bridge			A
	Queensboro Bridge			A
	Street Lighting System			A
	Traffic Signal System			A
	Streets and Highways	Arterial Streets		A
	Streets and Highways	Primary Streets		B
	Streets and Highways	Secondary Streets		B
	Streets and Highways	Local Streets		C
	Streets and Highways	Step Streets		D
	Park Utilities	Electrical		A
	Park Utilities	Water and Sewers		B
	Park Streets and Roads			D
	Ferries	Capital Repairs		A
	Ferries	Major Maintenance		A

Exhibit B
Technical Notes and Project Methodology

Exhibit B
Technical Notes and Project Methodology

Asset Definition

In single structure assets, the sub-asset and the asset are synonymous. In the agency reports, an "asset" generally has a one-to-one correspondence with a unique structure and has an individual Program Number. In some instances, the initial "asset" was defined as an organizational unit which provided a common service, but consists of numerous individual structures. An example of this would be Bellevue Hospital which is considered to be the "asset", but which has several significant individual structures. Bellevue Hospital is numbered as the "asset" and individual buildings are numbered as "sub-assets". Bridges with individual Bridge Identification Numbers are also considered separate sub-assets. Actual surveying, costing and reporting always occur at the sub-asset level.

Criteria for Survey Selection

The decision criteria below have been developed and generally followed in determining sub-assets to receive an engineering survey:

- Assets meeting the Charter criteria which had a previous survey conducted four years ago.
- Sub-assets appraised at greater than $1 million regardless of size
- Sub-assets valued at greater than $250,000 and greater in size than 10,000 sq. ft.
- Other sub-assets used as an "average cost" group.
- Special requests from agencies.

Repair, Replacement and Major Maintenance

Repairs, replacements and "major maintenance" costs are all presented at the detailed component level in the maintenance schedules. Repairs are defined as reconstruction or renovation.

Cost Estimating

In order to have a consistent, standard methodology, all costs were developed on a contracted-out basis adjusted for work in the NYC public sector. Costs were developed for individual component repairs/replacements. Costs presented are considered all-inclusive (i.e. labor, materials, equipment, design, construction management, overhead and profit). The data obtained by the field survey teams and by the estimators was combined in a project computer database. This database was used to generate the

asset cost data. Actual work, when performed by an agency may be on a different basis or packaged in a different manner. Future work, performed on a large scale (i.e., major rehabilitation or modernization), may include other logical work items that are not specifically cited in the agency reports as currently needing major repair or replacement.

Quantity Estimating and Modeling Procedures

A team of professional construction cost estimators utilized asset plans and other reports to conduct a quantity take-off of selected components in typical assets. This data was used to develop models for calculating the replacement cost of those components in place. When plans were not available, it was necessary for the estimators to visit the site with a field survey team or to have a field survey team obtain quantities when they were at that specific site. It was not practical or cost effective to measure each asset to determine the quantities of the various components and types contained. To address this issue the cost estimating team developed hundreds of models for which they generated detailed quantity relationships. Assets were then assigned models to which they were similar in size and type. Unique assets and recent additions to the inventory generally became their own models.

Average Cost Methods

Average cost methods are used for small assets where an average cost per square foot, within a project type, is computed for repair in the next fiscal year. Replacement and maintenance costs are calculated on an annual basis over a ten-year period.

Life Cycle Projections

The engineers have developed a typical life cycle for each component type based on industry standards and engineering judgment. These were previously shared with each agency and have subsequently been updated to better reflect City practices. The component life cycles, along with survey assessment, are used in the report to estimate the likely point in time that a component may need replacement.

Major Maintenance

Major Maintenance as presented in the report has a specific meaning to meet the requirements of the Charter. With the exception of bridges, major maintenance is defined as those activities that should be performed at intervals of at least one year or greater and that are required to maintain the useful life and integrity of the component. Major maintenance, as here defined, does not generally include the more frequent annual and on-going normal preventive maintenance activities that should regularly occur as part of a good overall maintenance program. Major maintenance activities are generally large in scope and, depending on the agency, may often be the type of work that would be contracted-out. Major maintenance for bridges was treated differently from all other assets and does include items that are of a preventive

nature. Such activities as cleaning and debris removal are large-scale identifiable items that should not only occur regularly, but would also have a direct impact on the structural integrity of the bridge over time. Major maintenance includes all the items recommended by the project engineers as well as the full preventive maintenance program that was outlined in the bridge engineering report to the City, prepared by the Consortium of New York Engineering Schools, generally known as the "Consortium Report."

Major Maintenance Programming:

The recommended date for the start of each maintenance program was developed with consideration of engineering judgment, recommended practice, observed conditions, repairs/replacements, and general practicality. The decision rules, which apply, are as follows:

- If a repair is called for, maintenance starts in the next cycle.
- If two or more observations are rated severe, maintenance starts in the next fiscal year.
- If the replacement year is within five years of the current fiscal year, maintenance starts in the next fiscal year.
- When a component's standard life is the life of the asset, maintenance begins the next fiscal year after a new survey.
- If no repair is needed and less than two observations are rated severe for a component type whose life is the life of the asset, maintenance starts in the next cycle.
- If no repair is needed and maintenance does not start in the next fiscal year, then the maintenance start year is calculated from the year of replacement back to the present, using the maintenance cycle as an interval.
- If replacement year coincides with the maintenance start year, then no maintenance accrues.

Major Maintenance Costing:

Generally, the major maintenance programs are priced as a cost per square foot times either the area of the component or area serviced by the component. However, for a number of components, the first step in the maintenance program is to conduct a detailed survey of the component to precisely determine its condition and specific maintenance needs. The cycle frequency of the maintenance survey is much shorter than the actual maintenance cycle, thus it is presumed that the maintenance effort is not required for the whole area of the component in each cycle, but will be required for some portion of the component. As a result, the maintenance program of a certain component (i.e. repointing of exterior wall) may happen more than one time in the ten-year projection to maintain different portions of the component.

Note on City Vessels Maintenance:

The City's major vessels owned by DOT require regular maintenance in order to satisfy U.S. Coast Guard, other regulatory agencies, and operating requirements. Such costs and tasks have been identified by the agency and are included in this report.

Component Observations

Component observations are meant to qualify the repair and replacement needs of the component, i.e. describing the deficiencies and locations where they occur. Even when there is no repair called for, surveyors have the ability to record observations in the field to better describe the condition of the component type and the extent of its severity.

Special Systems and Reports

There are a number of special systems and situations within a few agencies that required unique treatment and which did not readily fit within the format of the standard agency report. These assets were treated separately and were reported on in a number of different modes as appropriate to the situation. The methodology required in such cases was sometimes different than the general approach for most assets described in this report. Each of the special reports outlines how the assets were assessed and the resulting cost factors calculated.

The four East River Bridges (i.e., Brooklyn, Manhattan, Williamsburg, Queensboro) are updated yearly based on the agency's Ten Year Plan to bring them up to a state of good repair. Maintenance needs for DOT's Street Lighting and Traffic Signal Systems have been updated yearly to reflect the latest contract information available from the Agency. Streets and Highways are assessed each year based on a reinspection by DOT. Annual maintenance and repair costs for DOT's marine vessels and DOC's underground utilities were provided by the respective agencies.

Exhibit C
Legend for Individual Survey Report

Exhibit C
Legend For Individual Survey Report

Print Date: [a] AGENCY [b] – Fiscal Year [c] Page: [d]

Asset Name: [1]
Address: [2]
Borough: [3] Agency's Number: [8]
Program/Asset #: [4] Yr Built/Renovated: [9]
Area Sq Ft: [5] Project Type: [10]
Date of Survey: [6] Landmark Status: [11]
Areas Surveyed: [7]

Header

a.	Print Date:	Date of report printing
b.	Agency:	Name of agency being reported
c.	Fiscal Year:	Fiscal year of report creation
d.	Page:	Page number of agency report
1.	Asset Name:	The asset name/description
2.	Address:	Self explanatory
3.	Borough:	Self explanatory
4.	Program/Asset #:	The unique number assigned to every sub-asset in the study
5.	Area Sq Ft:	The gross square feet of the asset. Some unique assets (i.e., piers and bulkheads) may also have a second measurement such as linear feet or linear feet fender.
6.	Date of Survey:	Date of last survey
7.	Areas Surveyed:	Sub-basement, basement, and roof are indicated if surveyed. The floors surveyed are indicated by floor number (applicable to buildings only). The codes ATT and PH are used to indicate attic and penthouse.

Print Date: [a] AGENCY [b] – Fiscal Year [c] Page: [d]

Asset Name: [1]
Address: [2]
Borough: [3]
Program/Asset #: [4]
Area Sq Ft: [5]
Date of Survey: [6]
Areas Surveyed: [7]

Agency's Number: [8]
Yr Built/Renovated: [9]
Project Type: [10]
Landmark Status: [11]

Header (continued)

8. Agency's Number: For cross reference, the internal number within the agency

9. Yr Built/Renovated: Year of construction and last major renovation or addition

10. Project Type: NYC Capital Budget designation

11. Landmark Status: Whether the asset is associated with a landmark designation:

I – Interior Landmark

E – Exterior Landmark

H – Historical Landmark District

B – Interior and Exterior Landmark

C – Exterior Landmark in Historical District

D – Interior, Exterior Landmark in Historical District

N – Not a Landmark

Discipline [1]		Current Repair		Future Replacement		Maintenance		
System [2]								
Component Type	% of [3] Total	Fail Date [4] (Years)	Estimated [5] Cost	Year [6] FY	Estimated [7] Cost	Cycle [8] (Yrs)	Estimated [9] Cost	Priority [10] Code

1. Discipline: The name of the discipline being evaluated (i.e. architectural, electrical, mechanical). Some agencies may have additional unique assets, which for the purposes of this report are treated as "disciplines" (i.e. piers, bulkheads, bridges).

2. System: The system that is being rated

Component: The component of the system

Type: The primary type(s) of material or equipment

3. % of Total: The percentage of the total component that is represented by the type.

4. Fail Date (Years): Indicates the component rating as follows:

Now: The Component has failed or is inoperative at the time of the survey.

0-2: It is predicted, based solely on observation, that the component may fail or cease to operate within two years of the survey.

2-4: It is predicted, based solely on observation, that the component may fail or cease to function within a period of two to four years after the survey.

4+: It is predicted, based solely on observation, that the component may fail or cease to function beyond four years after the survey.

5. Estimated Cost: The costed dollar amount estimated to fix a component rated as failed or needing a repair.

Discipline [1]	Current Repair			Future Replacement		Maintenance		
System [2]								
Component Type	% of [3] Total	Fail Date [4] (Years)	Estimated [5] Cost	Year [6] FY	Estimated [7] Cost	Cycle [8] (Yrs)	Estimated [9] Cost	Priority [10] Code

6. Year FY: The estimated fiscal year in which component is projected to need replacement based on standard life, condition as of the last survey, and estimate of % of life remaining; with the assumption that recommended repairs and maintenance activities are performed. Some "life" components are expected to last for the life of the asset and are not normally replaced.

7. Estimated Cost: The estimated cost in current dollars to replace the component. Items with a replacement date of "life" are not costed and are shown as **. Only components that have replacement dates projected within the next ten years are shown as cost items.

8. Cycle (Yrs): The recommended cycle at which the major maintenance program should be performed.

9. Estimated Cost: The estimated maintenance cost over a ten year period, (in current dollars), as calculated on a standard contracting basis.

10. Priority Code: An assigned code of A, B, C, or D which generally reflects the relative importance of the component to the structural integrity of the asset.

Observations

System [1] Component Type	Observation [2] Location [3]	Extent [4]	Area Affected [5]

1. System, Component, Type: Same as previous report sections.

2. Observation: Observation made by surveyor regarding components of the Asset.

3. Location: Location is given as needed for an observation.

4. Extent: Light, Medium, or Severe.

5. Area Affected: Extent of observed condition expressed as a percentage of the component or component type.

DEPARTMENT OF CORRECTION

Program / Asset #	Borough	Page #
BUILDINGS		
CORRECTION		
DOC0004.000 / 2032	BRONX	1
Name : BRONX HOUSE OF DETENTION FOR MEN		
DOC0003.000 / 129	BROOKLYN	6
Name : BROOKLYN HOUSE OF DETENTION		
DOC0009.000 / 2013	MANHATTAN	11
Name : MANHATTAN HOUSE OF DETENTION NORTH TOWER		
DOC0005.000 / 2033	MANHATTAN	16
Name : MANHATTAN HOUSE OF DETENTION SOUTH TOWER		
DOC0006.000 / 2034	QUEENS	21
Name : QUEENS HOUSE OF DETENTION		
DOC0001.182 / 4246	BRONX	26
Name : RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)		
DOC0001.183 / 4245	BRONX	30
Name : RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)		
DOC0001.020 / 2046	BRONX	34
Name : RIKERS ISLAND FACILITIES ADOLESCENT RECEPTION DETEN. CTR.		
DOC0001.010 / 2045	BRONX	39
Name : RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)		
DOC0001.110 / 2554	BRONX	46
Name : RIKERS ISLAND FACILITIES CENTRAL STORE HOUSE		
DOC0001.040 / 2026	BRONX	51
Name : RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)		
DOC0001.030 / 2025	BRONX	57
Name : RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER		
DOC0001.180 / 4127	BRONX	63
Name : RIKERS ISLAND FACILITIES GEORGE R. VIERNO CENTER GRVC		
DOC0001.050 / 2027	BRONX	68
Name : RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)		
DOC0001.063 / 4248	BRONX	75
Name : RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX		
DOC0001.065 / 4249	BRONX	80
Name : RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX		
DOC0001.080 / 2029	BRONX	85
Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)		
DOC0001.060 / 2028	BRONX	90
Name : RIKERS ISLAND FACILITIES OTIS BANTUM CORREC.CENTER (OBCC)		
DOC0001.090 / 2030	BRONX	96
Name : RIKERS ISLAND FACILITIES POWERHOUSE		

DEPARTMENT OF CORRECTION

Program / Asset #	Borough	Page #
DOC0001.070 / 2792	BRONX	102
Name : RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC		
DOC0001.200 / 4129	BRONX	107
Name : RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING		
DOC0001.100 / 2031	BRONX	111
Name : RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE		
DOC0001.160 / 2864	BRONX	116
Name : RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER		
DOC0001.150 / 2865	BRONX	119
Name : RIKERS ISLAND FACILITIES WEST FACILITY		

PIERS

CORRECTION

DOC0001.144 / 1837	BRONX	123
Name : RIKERS ISLAND FACILITIES CONCRETE PIER		
DOC0001.143 / 1836	BRONX	125
Name : RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE		
DOC0001.146 / 1839	BRONX	127
Name : RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS		
DOC0001.220 / 13474	BRONX	129
Name : RIKERS ISLAND FACILITIES TIMBER TRESTLE		

BULKHEADS

CORRECTION

DOC0011.000 / 13476	BRONX	131
Name : DOC BARGE BULKHEAD BULKHEAD/ GRAVITY WALL		
DOC0001.147 / 4161	BRONX	133
Name : RIKERS ISLAND FACILITIES BULKHEAD BEHIND CONCRETE WHARF		
DOC0001.230 / 13475	BRONX	135
Name : RIKERS ISLAND FACILITIES GRAVITY WALL		
DOC0001.210 / 13473	BRONX	137
Name : RIKERS ISLAND FACILITIES RIP-RAP		

OTHERS

CORRECTION

DOC0001.WATER / 4275	BRONX	139
Name : RIKERS ISLAND DOMESTIC/FIRE WATER SERVICE		
DOC0001.ELECT / 4278	BRONX	139
Name : RIKERS ISLAND ELECTRICAL		
DOC0001.GAS00 / 4279	BRONX	139
Name : RIKERS ISLAND GAS MAINS		
DOC0001.SANIT / 4276	BRONX	139
Name : RIKERS ISLAND SANITARY SYSTEM		

DEPARTMENT OF CORRECTION

Program / Asset #	Borough	Page #
DOC0001.STORM / 4277	BRONX	139
Name : RIKERS ISLAND STORM SYSTEM		
DOC0001.STEAM / 4280	BRONX	139
Name : RIKERS ISLAND UNDERGROUND STEAM TUNNEL		

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Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name	**: BRONX HOUSE OF DETENTION FOR MEN**		
Address	**: 653 RIVER AVENUE**		
Borough	**: BRONX**	**Agency's Number**	**: N/A**
Program / Asset #	**: DOC0004.000 / 2032**	**Yr Built/Renovated**	**: 1963 /**
Area Sq Ft	**: 193,491**	**Project Type**	**: CORRECTION**
Date of Survey	**: 29-Dec-1999**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Basement, Roof, Floors 1,3,6,7,8**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$2,251,800	$591,400
Interior Architecture	$571,800	$597,500
Electrical	$735,800	$690,300
Mechanical	$250,700	$371,300
Total	**$3,810,100**	**$2,250,500**
Priority A	$2,251,800	$591,400
Priority B	$986,500	$1,109,800
Priority C	$571,800	$549,200
Total	**$3,810,100**	**$2,250,500**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$29,900	$700		$27,200
Interior Architecture		$4,100		
Electrical	$2,000	$83,300	$3,300	$72,500
Mechanical	$50,000	$21,000	$49,000	$31,600
Elevators/Escalators	$31,600	$31,600	$31,600	$31,600
Total	**$113,500**	**$140,800**	**$83,800**	**$162,800**
Priority A	$29,900	$700		$27,200
Priority B	$83,600	$136,000	$83,800	$135,600
Priority C		$4,100		
Total	**$113,500**	**$140,800**	**$83,800**	**$162,800**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
BRONX HOUSE OF DETENTION FOR MEN
Asset # : 2032

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$4,600	A
Glazed Ceramic Panel	5%			LIFE	* *	3-5	$43,100	A
Masonry: Brick	85%			LIFE	* *	5	$227,200	A
Masonry: Granite	5%			LIFE	* *	3-5	$45,800	A
Windows								
Aluminum	5%			2019	* *	5	$5,400	A
Metal/Detention Type	45%			2024	* *	5	$137,200	A
Steel	50%			2007	$2,159,700	5	$108,200	A
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Parapets								
Masonry: Brick	90%	2-4	$29,800	LIFE	* *	3	$10,000	A
Cracking/Crumbling, Extent : Light, Area Affected : 20% *Location : North and South wings.*								
Metal Rail	10%			2020	* *	3	$400	A
Roof								
Built-Up (BUR)	20%			2016	* *			A
Built-Up (BUR)	23%	2-4	$38,000	2021	* *			A
Worn/Eroded, Extent : Moderate, Area Affected : 55% *Location : 8th.floor roof,kitchen and gymn area.*								
Paver: Asphalt	55%			2014	$172,900	5	$9,000	A
Skylight, Metal/Glass	2%			2021	* *	3	$2,100	A
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	$43,200	C
Quarry Tile	5%			2016	* *	5	$8,200	C
Terrazzo	15%			LIFE	* *	8	$23,900	C
Vinyl Tile	15%	2-4	$254,800	2051	* *	5	$3,000	C
Worn/Eroded, Extent : Moderate, Area Affected : 55% *Location : Offices*								
Wood	5%			2014	$188,900	5	$14,400	C
Interior Walls								
Concr Masonry Unit	25%			LIFE	* *	5	$11,000	C
Masonry: Brick	20%			LIFE	* *	5	$28,300	C
Metal Security Bars	40%			2031	* *	5	$634,200	C
Plaster	10%			LIFE	* *	5	$5,800	C
SGFT/Glazed Masonry	5%			LIFE	* *			C

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
BRONX HOUSE OF DETENTION FOR MEN
Asset # : 2032

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2014	$48,200	5	$1,900	B
Linear Metal	70%			LIFE	* *			B
Plaster	25%			LIFE	* *	5	$6,400	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2011	$28,800	5	$11,800	B
Switchgear								
Molded Case Bkrs	100%			2011	$92,100	3-5	$10,100	B
Raceway								
Conduit	100%			2011	$118,800			B
Panelboards								
Molded Case Bkrs	100%			2010	$119,600	3	$8,000	B
Wiring								
Thermoplastic	100%			2011	$134,400			B
Motor Controllers								
Locally Mounted	100%			2009	$225,300	5	$7,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2009	$9,600	3-5	$6,500	B
Generators								
Diesel	100%			2007	$64,800	5	$1,200	B
Batteries								
Nickel Cadium	100%			2005	$600			B
Lighting								
General Lighting								
Exit	5%			2006	$3,800	2	$1,600	B
Fluorescent	85%			2006	$600,400	2	$316,100	B
Incandescent	10%			2006	$70,600	2	$37,200	B

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

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
BRONX HOUSE OF DETENTION FOR MEN
Asset # : 2032

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil	100%			2021	* *	4	$6,800	B
Conversion Equipment								
Steam Boiler	100%			2016	* *	3	$50,000	B
Distribution								
Steam Piping/Pump	100%			2021	* *	3	$18,900	B
Terminal Devices								
Air Handler	20%			2011	$146,400			B
Convector/Radiator	80%			2016	* *	2	$73,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	* *	5	$1,300	B
Conversion Equipment								
Ext Pkg Unit - Cool	10%			2014	$62,700			B
No Component	90%							D
Heat Rejection								
Remote Air Cond	100%			2016	* *			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$117,100	B
Exhaust Fans								
Interior	80%			2011	$120,100	3-10	$54,300	B
Roof	20%			2011	$17,900	2-10	$14,100	B
Plumbing								
H/C Water Piping								
Single Type	100%	Now	$250,700	2016	* *	3-5	$23,700	B
Leak Evident, Extent : Severe, Area Affected : 40%								
Location : Various Locations								
Hot Water Heater								
Single Type	100%	Now	$31,600	2016	* *	3-5	$27,000	B
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
HW Heat Exchanger								
Single Type	100%			2014	$42,100			B
Sanitary Piping								
Single Type	100%			2021	* *			B
Storm Drain Piping								
Single Type	100%			2021	* *			B
Sump Pump(s)								
Single Type	100%			2009	$9,100	4	$2,000	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
BRONX HOUSE OF DETENTION FOR MEN
Asset # : 2032

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Non-Water Piping								
Single Type	100%			2031	* *	3	$2,300	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name	**: BROOKLYN HOUSE OF DETENTION**		
Address	**: 275 ATLANTIC AVENUE**		
Borough	**: BROOKLYN**	**Agency's Number**	**: N/A**
Program / Asset #	**: DOC0003.000 / 129**	**Yr Built/Renovated**	**: 1957 / 2002**
Area Sq Ft	**: 161,765**	**Project Type**	**: CORRECTION**
Date of Survey	**: 20-Jun-2002**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Basement, Sub Basement, Roof, Floors 1,3,5,7,11**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$4,134,700	$273,900
Electrical		$481,100
Mechanical		$125,500
Total	**$4,134,700**	**$880,500**
Priority A	$4,134,700	$273,900
Priority B		$606,600
Total	**$4,134,700**	**$880,500**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$3,900	$1,400	$200	$35,800
Interior Architecture		$16,400		$14,000
Electrical	$8,100	$76,800		$66,900
Mechanical	$54,800	$3,100	$37,500	$25,200
Elevators/Escalators	$65,100	$65,100	$65,100	$65,100
Total	**$132,000**	**$162,800**	**$102,900**	**$207,000**
Priority A	$3,900	$1,400	$200	$35,800
Priority B	$128,100	$150,400	$102,700	$157,300
Priority C		$10,900		$14,000
Total	**$132,000**	**$162,800**	**$102,900**	**$207,000**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
BROOKLYN HOUSE OF DETENTION
Asset # : 129

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Glazed Ceramic Panel	10%			LIFE	* *	3-5	$74,600	A
Masonry: Brick	70%			LIFE	* *	5	$162,100	A
Granite Panels	7%			LIFE	* *	3-5	$55,600	A
Recent Construction, Extent : Moderate, Area Affected : 100%								
Under Construction	13%							D
Windows								
Glass Block	15%	Now	$167,000	LIFE	* *	5	$7,400	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25% *Location : North Facade,South Facade* *Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%* *Location : North Facade,South Facade*								
Metal/Detention Type	85%	Now	$3,967,700	2026	* *	5	$111,700	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 20% *Deteriorated Finish, Extent : Moderate, Area Affected : 50%* *Caulking Deteriorated, Extent : Moderate, Area Affected : 50%*								
Parapets								
Masonry: Brick	60%	Now	$3,100	LIFE	* *	3	$4,200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35% *Location : Coping*								
Metal: Cage/Fence	25%			2013	$2,800	3	$600	A
Under Construction	15%							D
Roof								
Metal Panel	5%			2030	* *	5	$1,700	A
Recent Replace Evident, Extent : Moderate, Area Affected : 100%								
Modified Bitumen	10%			2021	* *			A
Recent Replace Evident, Extent : Moderate, Area Affected : 100%								
Paver: Asphalt	15%			2016	* *	5	$1,500	A
Single Ply Membrane	42%			2018	* *			A
Skylight, Metal/Glass	3%			2033	* *	3	$2,000	A
Under Construction	25%							D
Interior								
Floors								
Cast in Place Concrete	40%			LIFE	* *	5	$24,100	C
Ceramic Tile	5%			2041	* *	5	$8,100	C
Quarry Tile	10%			2026	* *	5	$13,800	C
Terrazzo	25%			LIFE	* *	8	$33,300	C
Vinyl Tile	15%			2028	* *	5	$5,100	C
Under Construction	5%							D

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

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

Architecture

System / Component / Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Interior								
Interior Walls								
Concr Masonry Unit	15%			LIFE	* *	5	$5,500	C
Glass: Special Gauge	10%			2033	* *	5	$22,800	C
Metal Panel	5%			LIFE	* *	5	$2,400	C
Plaster	15%			LIFE	* *	5	$7,300	C
SGFT/Glazed Masonry	50%			LIFE	* *			C
Under Construction	5%							D
Ceilings								
AcousTileConcealSpLn	35%			2016	* *	5	$10,900	B
Exposed Concrete	45%			LIFE	* *			B
Metal Panel	5%			LIFE	* *	5	$2,200	B
Plaster	10%			LIFE	* *	5	$2,100	B
Under Construction	5%							D

Electrical

System / Component / Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2026	* *	5	$16,300	B
Switchgear								
Fused Disc Sw	20%			2033	* *	3-5	$1,400	B
Molded Case Bkrs	80%			2023	* *	3-5	$6,700	B
Raceway								
Conduit	100%			2013	$118,800			B
Panelboards								
Molded Case Bkrs	100%			2012	$99,700	3	$6,700	B
Wiring								
Thermoplastic	100%			2013	$134,400			B
Motor Controllers								
Locally Mounted	70%			2011	$128,200	5	$4,200	B
Motor Control Center	30%			2026	* *	5	$1,800	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	$6,600	2033	* *			B
Corroded, Extent : Moderate, Area Affected : 80%								
Stand-by Power								
Transfer Switches								
Automatic	100%			2018	* *	3-5	$5,400	B

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2016	* *	5	$1,000	B
Batteries								
Lead/Acid	100%			2005	$600			B
Lighting								
General Lighting								
Fluorescent	95%			2018	* *	2	$295,400	B
HID	5%			2018	* *	2	$15,500	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2033	* *	5	$24,500	B
Conversion Equipment								
PRV/L.P. Steam	100%			2022	* *			B
Distribution								
Steam Piping/Pump	100%	Now	$8,000	2023	* *	3	$15,800	B
Leak Evident, Extent : Light, Area Affected : 5%								
Terminal Devices								
Air Handler	80%			2018	* *			B
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Convector/Radiator	20%			2026	* *	2	$15,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	5	$1,100	B
Conversion Equipment								
Int Pkg Unit - Cool	2%			2011	$29,200			B
No Component	98%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$97,900	B
Exhaust Fans								
Interior	100%			2013	$125,500	3-10	$49,100	B
Plumbing								
H/C Water Piping								
Single Type	100%	Now	$26,200	2018	* *	3-5	$19,800	B
Damaged, Extent : Light, Area Affected : 5%								
Location : HOUSE TANK NOT IN SERVICE								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
HW Heat Exchanger								
Single Type	100%			2016	* *			B
Sanitary Piping								
Single Type	100%	Now	$18,200	2023	* *			B
Damaged, Extent : Moderate, Area Affected : 5%								
Location : LEAD BENDS TO WALL MOUNTED FIXTURES BROKEN AND LEAKING								
Storm Drain Piping								
Single Type	100%			2023	* *			B
Sump Pump(s)								
Single Type	100%	Now	$1,800	2011	$9,100	4	$1,300	B
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Sub-Basement								
Non-Water Piping								
Single Type	100%			2023	* *	3	$2,500	B

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

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **MANHATTAN HOUSE OF DETENTION NORTH TOWER**
Address : **138-40 CENTRE STREET**
Borough : **MANHATTAN**
Program / Asset # : **DOC0009.000 / 2013**
Area Sq Ft : **163,072**
Date of Survey : **19-Oct-2000**
Areas Surveyed : **Basement, Roof, Floors 1,3,5,9**

Agency's Number : **N/A**
Yr Built/Renovated : **1989 /**
Project Type : **CORRECTION**
Landmark Status : **NONE**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$275,700	$192,600
Interior Architecture	$66,800	$66,800
Electrical		$535,800
Mechanical		$136,700
Total	**$342,500**	**$931,900**
Priority A	$275,700	$192,600
Priority B		$672,500
Priority C	$66,800	$66,800
Total	**$342,500**	**$931,900**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$300	$600	$4,200	$189,400
Interior Architecture	$13,600	$3,100		
Electrical	$3,100	$59,800	$22,900	$61,900
Mechanical	$71,300		$69,500	$22,000
Elevators/Escalators	$62,200	$62,200	$62,200	$62,200
Total	**$150,400**	**$125,700**	**$158,700**	**$335,500**
Priority A	$300	$600	$4,200	$189,400
Priority B	$136,600	$125,100	$154,500	$146,100
Priority C	$13,600			
Total	**$150,400**	**$125,700**	**$158,700**	**$335,500**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	$2,400	A
Concr Masonry Unit	7%			LIFE	* *	3-5	$46,100	A
Granite Panels	25%	Now	$70,700	LIFE	* *	3-5	$195,900	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 15% Location : AT JUNCTION OF SOUTH WALL AND CONNECTING CORRIDOR TO SOUTH TOWER								
Pre-Cast Concrete	65%			LIFE	* *	3-5	$390,100	A
Windows								
Glass Block	10%			LIFE	* *	5	$4,900	A
Metal/Detention Type	90%			2025	* *	5	$234,200	A
Parapets								
Cast in Place Concrete	40%			LIFE	* *	3	$3,300	A
Concr Masonry Unit	10%			LIFE	* *	3	$700	A
Metal: Cage/Fence	25%			2017	* *	3	$1,000	A
Pre-Cast Concrete	25%			LIFE	* *	3	$700	A
Roof								
IRMA/Protected Membrane	35%			2012	$75,500	5	$8,400	A
Paver: Asphalt	10%			2021	* *	5	$1,200	A
Traffic Topping	55%	Now	$87,900	2022	* *	5	$2,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : MAIN OUTDOOR ACTIVITY AREA Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : MAIN OUTDOOR ACTIVITY AREA								
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	$30,400	C
Ceramic Tile	5%			2040	* *	5	$8,200	C
Quarry Tile	5%			2025	* *	5	$6,900	C
Terrazzo	5%			LIFE	* *	8	$6,700	C
Vinyl Tile	35%			2040	* *	5	$12,000	C
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$19,500	C
Concr Masonry Unit	60%			LIFE	* *	5	$22,300	C
Glass: Single Pane	5%			LIFE	* *	5	$8,400	C
Gypsum Board	5%			LIFE	* *	5	$1,000	C
Metal Security Bars	10%			2032	* *	5	$133,600	C

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2021	* *	5	$3,100	B
AcousTileSusp.Lay-In	10%			2021	* *	5	$3,100	B
Exposed Concrete	60%			LIFE	* *			B
Metal Panel	10%			LIFE	* *	5	$4,300	B
Plaster	10%			LIFE	* *	5	$2,100	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	* *	5	$11,800	B
Transformers								
Dry Type	100%			2017	* *	5	$16,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Explanation : MULTIPLE UNITS OF DIFFERENT SIZES								
Switchgear								
Air Circuit Breaker	30%			2022	* *	3-5	$2,300	B
Molded Case Bkrs	70%			2022	* *	3-5	$5,100	B
Raceway								
Conduit	100%			2022	* *			B
Panelboards								
Molded Case Bkrs	70%			2020	* *	3	$6,300	B
Molded Case Bkrs	30%			2028	* *	3	$2,000	B
Wiring								
Thermoplastic	100%			2022	* *			B
Motor Controllers								
Locally Mounted	20%			2017	* *	5	$1,200	B
Motor Control Center	80%			2017	* *	5	$4,800	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2010	$6,600			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2017	* *	3-5	$6,000	B
Generators								
Diesel	100%			2015	* *	5	$1,000	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Batteries								
Lead/Acid	100%			2005	$600			B
Lighting								
General Lighting								
Exit	5%			2012	$3,200	2	$1,300	B
Fluorescent	90%			2012	$535,800	2	$282,100	B
HID	5%			2012	$20,900	2	$15,700	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2032	* *	5	$24,700	B
Conversion Equipment								
PRV/L.P. Steam	100%			2021	* *			B
Distribution								
Steam Piping/Pump	100%	Now	$8,100	2032	* *	3	$15,900	B
Other Observation, Extent : Light, Area Affected : 5%								
Explanation : INSULATION NEEDS REPAIR								
Terminal Devices								
Air Handler	20%	Now	$6,200	2017	* *			B
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : PNEUMATIC CONTROLS NOT FUNCTIONING								
Convector/Radiator	80%			2025	* *	2	$62,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	5	$1,100	B
Conversion Equipment								
Centrifugal Compr El	80%			2032	* *	5	$1,000	B
Repairs In Progress, Extent : Moderate, Area Affected : 20%								
Location : NEW COMPRESSORS BEING INSTALLED								
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	* *	3-4	$24,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$19,400	2017	* *	4	$9,100	B
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : CONTROLS BEING BYPASSED								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Water Cool Tower	100%			2013	$136,700			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$98,700	B
Exhaust Fans								
Interior	100%			2017	* *	3-10	$57,200	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	* *	3-5	$24,500	B
HW Heat Exchanger								
Single Type	100%	Now	$1,800	2021	* *			B
Leak Evident, Extent : Light, Area Affected : 5%								
Sanitary Piping								
Single Type	100%			2032	* *			B
Storm Drain Piping								
Single Type	100%			2032	* *			B
Sump Pump(s)								
Single Type	100%			2013	$9,100	4	$2,000	B
Non-Water Piping								
Single Type	100%			2032	* *	3	$2,600	B
Not in Service, Extent : Light, Area Affected : 100%								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **MANHATTAN HOUSE OF DETENTION SOUTH TOWER**
Address : **125 WHITE STREET**
Borough : **MANHATTAN**
Program / Asset # : **DOC0005.000 / 2033**
Area Sq Ft : **224,729**
Date of Survey : **19-Oct-2000**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,7,9,11,12**

Agency's Number : **N/A**
Yr Built/Renovated : **1941 /**
Project Type : **CORRECTION**
Landmark Status : **NONE**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$1,730,900	$206,500
Interior Architecture	$92,100	$133,900
Electrical	$64,800	$1,440,200
Mechanical	$49,400	$1,064,300
Total	**$1,937,200**	**$2,844,900**
Priority A	$1,730,900	$206,500
Priority B	$114,200	$2,504,500
Priority C	$92,100	$133,900
Total	**$1,937,200**	**$2,844,900**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$8,500		$7,500	$308,400
Interior Architecture	$44,000		$9,400	
Electrical	$19,800	$84,200	$13,300	$86,200
Mechanical	$60,300	$9,700	$95,700	$12,300
Elevators/Escalators	$88,800	$88,800	$88,800	$88,800
Total	**$221,400**	**$182,700**	**$214,800**	**$495,800**
Priority A	$8,500		$7,500	$308,400
Priority B	$174,400	$182,700	$197,800	$187,300
Priority C	$38,600		$9,400	
Total	**$221,400**	**$182,700**	**$214,800**	**$495,800**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	5%	Now	$929,300	2052	* *	5	$2,600	A
Deformed/Dented, Extent : Moderate, Area Affected : 15% *Location : EAST AND WEST ENTRANCE*								
Staining/Discoloring, Extent : Moderate, Area Affected : 25% *Location : EAST AND WEST TRUCK ENTRANCES*								
Masonry: Limestone	70%	Now	$741,900	LIFE	* *	3-5	$826,900	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% *Location : EAST AND WEST CORNERS*								
Metal Panel	10%			2022	* *	5	$15,000	A
Granite Panels	15%			LIFE	* *	3-5	$169,900	A
Windows								
Aluminum	50%			2028	* *	5	$66,000	A
Glass Block	5%			LIFE	* *	5	$3,500	A
Steel	45%			2015	* *	5	$119,300	A
Parapets								
Metal: Cage/Fence	20%			2017	* *	3	$700	A
Panel/Paver: Limestone	40%	Now	$8,300	LIFE	* *	5	$200	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% *Location : North Facade,East Facade,West Facade*								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5% *Location : North Facade*								
Not Accessible	40%							D
Roof								
Not Accessible	100%							D
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	$41,800	C
Ceramic Tile	5%			2040	* *	5	$11,300	C
Quarry Tile	5%	Now	$33,000	2025	* *	5	$4,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25% *Location : BASEMENT*								
Vinyl Tile	40%			2027	* *	5	$18,900	C
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	5	$26,900	C
Concr Masonry Unit	60%			LIFE	* *	5	$30,700	C
Glass: Single Pane	10%			LIFE	* *	5	$23,000	C
Metal Security Bars	10%			2032	* *	5	$184,100	C

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	25%			2015	* *	5	$10,800	B
Exposed Concrete	15%			LIFE	* *			B
Metal Panel	10%			LIFE	* *	5	$6,000	B
Plaster	50%			LIFE	* *	5	$14,800	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2012	$53,900	5	$16,200	B
Transformers								
Dry Type	100%			2010	$12,300	5	$22,700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Explanation : MULTIPLE UNITS OF DIFFERENT SIZES								
Switchgear								
Fused Disc Sw	80%			2012	$147,300	3-5	$8,000	B
Molded Case Bkrs	20%			2012	$36,800	3-5	$2,000	B
Raceway								
Conduit	50%			2012	$118,800			B
Conduit	50%			2022	* *			B
Panelboards								
Molded Case Bkrs	50%			2020	* *	3	$6,200	B
Molded Case Bkrs	50%			2011	$119,600	3	$6,200	B
Wiring								
Thermoplastic	100%			2022	* *			B
Motor Controllers								
Locally Mounted	20%			2010	$90,100	5	$1,700	B
Motor Control Center	50%			2017	* *	5	$4,100	B
Motor Control Center	30%			2010	$135,200	5	$2,500	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2017	* *			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2010	$9,600	3-5	$7,600	B

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2008	$64,800	5	$1,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Explanation : 2-500KW GENERATORS								
Batteries								
Lead/Acid	100%			2005	$600			B
Lighting								
General Lighting								
Exit	5%			2012	$4,400	2	$1,800	B
Fluorescent	90%			2012	$738,400	2	$388,700	B
HID	5%			2012	$28,900	2	$21,600	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2032	* *	5	$34,000	B
Conversion Equipment								
Heat Exchanger	80%			2015	* *	3	$2,800	B
PRV/L.P. Steam	20%			2015	* *			B
Distribution								
Hot Wtr Piping/Pump	80%	Now	$49,400	2020	* *	3-4	$21,000	B
Not Insulated, Extent : Light, Area Affected : 5%								
Steam Piping/Pump	20%			2022	* *	3	$4,400	B
Terminal Devices								
Air Handler	40%			2012	$340,100			B
Convector/Radiator	60%			2017	* *	2	$64,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	* *	5	$1,500	B
Conversion Equipment								
Centrifugal Compr El	80%			2022	* *	5	$1,400	B
Repairs In Progress, Extent : Moderate, Area Affected : 20%								
Location : NEW COMPRESSORS BEING INSTALLED								
No Component	20%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2022	* *	3-4	$32,500	B

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER
Asset # : 2033

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$26,800	2012	$535,800	4	$12,600	B
Malfunctioning, Extent : Light, Area Affected : 5%								
Location : PNEUMATIC CONTROLS NOT FUNCTIONING								
Heat Rejection								
Water Cool Tower	100%			2010	$188,400			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$136,000	B
Exhaust Fans								
Interior	80%			2017	* *	3-10	$63,100	B
Roof	20%			2012	$20,800	2-10	$16,400	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	* *	3-5	$33,700	B
HW Heat Exchanger								
Single Type	100%			2015	* *			B
Sanitary Piping								
Single Type	100%			2022	* *			B
Storm Drain Piping								
Single Type	100%			2022	* *			B
Sump Pump(s)								
Single Type	100%			2010	$9,100	4	$2,000	B
Non-Water Piping								
Single Type	100%			2022	* *	3	$2,600	B

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Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name	**: QUEENS HOUSE OF DETENTION**		
Address	**: 126-02 82ND AVENUE**		
Borough	**: QUEENS**	**Agency's Number**	**: N/A**
Program / Asset #	**: DOC0006.000 / 2034**	**Yr Built/Renovated**	**: 1960 /**
Area Sq Ft	**: 208,887**	**Project Type**	**: CORRECTION**
Date of Survey	**: 08-Mar-2000**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Basement, Roof, Floors 1,3,5,7,8**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$10,053,000	$441,300
Interior Architecture	$57,100	$159,200
Electrical	$188,200	$1,723,600
Mechanical	$818,400	
Total	**$11,116,700**	**$2,324,000**
Priority A	$10,053,000	$441,300
Priority B	$1,006,600	$1,843,900
Priority C	$57,100	$38,900
Total	**$11,116,700**	**$2,324,000**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$3,200		$800	$18,200
Interior Architecture	$48,600	$2,200		
Electrical	$101,300	$5,600	$80,000	$1,600
Mechanical		$32,600	$37,200	$19,500
Elevators/Escalators	$47,400	$47,400	$47,400	$47,400
Total	**$200,500**	**$87,800**	**$165,400**	**$86,600**
Priority A	$3,200		$800	$18,200
Priority B	$172,700	$85,600	$164,600	$68,400
Priority C	$24,500	$2,200		
Total	**$200,500**	**$87,800**	**$165,400**	**$86,600**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	$99,100	LIFE	* *	5	$28,900	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : AT FREE STANDING WALL ON NORTH SIDE*								
Spalling, Extent : Severe, Area Affected : 25% *Location : AT FREE STANDING WALL ON NORTH SIDE*								
Masonry: Brick	10%	Now	$49,600	LIFE	* *	5	$28,900	A
Diagonal Cracks, Extent : Moderate, Area Affected : 5% *Location : AT PENTHOUSE*								
Horizontal Cracks, Extent : Moderate, Area Affected : 10% *Location : AT PENTHOUSE*								
Masonry: Brick	75%			LIFE	* *	5	$216,400	A
Panel/Paver: Limestone	5%	Now	$91,500	LIFE	* *	3-5	$49,500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% *Location : AT SOUTH EAST CORNER*								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10% *Location : AT SOUTH EAST CORNER*								
Windows								
Aluminum	50%			2019	* *	5	$58,200	A
Metal/Detention Type	50%	4+	$9,741,500	2031	* *	5	$82,300	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% *Location : RECEIVING AREA, KITCHEN, DAY ROOM*								
Parapets								
Masonry: Brick	90%			LIFE	* *	3	$10,800	A
Masonry: Limestone	10%	Now	$3,200	LIFE	* *	3	$1,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 25% *Location : AT COPING*								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% *Location : AT COPING*								

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
QUEENS HOUSE OF DETENTION
Asset # : 2034

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	30%			2019	* *			A
Recent Replace Evident, Extent : Moderate, Area Affected : 100%								
Built-Up (BUR)	40%	Now	$71,300	2021	* *			A
Blisters, Extent : Moderate, Area Affected : 10% *Location : OVER PENTHOUSE AND EIGHT FLOOR* *Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15%* *Location : OVER PENTHOUSE* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : OVER RECEIVING AREA* *Worn/Eroded, Extent : Moderate, Area Affected : 35%* *Location : OVER PENTHOUSE AND RECEIVING AREA*								
Paver: Asphalt	25%			2014	$84,800	5	$4,400	A
Skylight, Plastic	5%			2031	* *	3	$2,400	A
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	$38,900	C
Ceramic Tile	5%			2039	* *	5	$10,500	C
Quarry Tile	8%	Now	$24,500	2016	* *	5	$7,100	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15% *Location : KITCHEN* *Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%* *Location : KITCHEN*								
Terrazzo	20%			LIFE	* *	8	$34,400	C
Vinyl Tile	10%			2026	* *	5	$4,400	C
Wood	7%	Now	$57,100	2026	* *	5	$10,900	C
Dry Rot/Decay, Extent : Moderate, Area Affected : 20% *Location : RECREATION ROOM ON EIGHT FLOOR* *Split/Cracked, Extent : Moderate, Area Affected : 25%* *Location : RECREATION ROOM ON EIGHT FLOOR*								
Interior Walls								
Concr Masonry Unit	15%			LIFE	* *	5	$7,100	C
Plaster	20%			LIFE	* *	5	$12,600	C
SGFT/Glazed Masonry	35%			LIFE	* *			C
Steel Plate	30%			LIFE	* *			C
Ceilings								
AcousTileConcealSpLn	10%	Now	$24,100	2014	$120,300	5	$2,000	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 20% *Location : AT ENTRANCE*								
Exposed Concrete	50%			LIFE	* *			B
Plaster	40%			LIFE	* *	5	$11,000	B

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

Electrical		Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Switchgear									
Air Circuit Breaker	100%				2011	$184,200	3-5	$11,500	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Explanation : MAIN AIR CIRCUIT BREAKER IN THE SWITCHBOARD.									
Raceway									
Conduit	90%				2011	$213,900			B
Conduit	10%				2037	* *			B
Panelboards									
Fused Disc Sw	5%				2033	* *	3	$400	B
Molded Case Bkrs	15%				2019	* *	3	$1,300	B
Molded Case Bkrs	80%				2010	$191,400	3	$6,900	B
Wiring									
Braided Cloth	70%	2-4	$188,200		2036	* *			B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Thermoplastic	10%				2037	* *			B
Thermoplastic	20%				2021	* *			B
Motor Controllers									
Locally Mounted	10%				2016	* *	5	$800	B
Locally Mounted	10%				2009	$45,100	5	$800	B
Locally Mounted	5%	2-4	$22,500		2031	* *	5	$200	B
On Extended Life, Extent : Moderate, Area Affected : 100%									
Motor Control Center	75%				2009	$338,000	5	$5,800	B
Ground									
Grounding Devices									
Not Accessible	100%								D
Stand-by Power									
Transfer Switches									
Automatic	100%				2016	* *	3-5	$7,000	B
Generators									
Diesel	100%				2014	$64,800	5	$1,300	B
Batteries									
Nickel Cadium	100%				2005	$600			B
Lighting									
General Lighting									
Exit	5%				2019	* *	2	$1,700	B
Fluorescent	40%				2011	$305,000	2	$160,600	B
HID	5%				2011	$26,800	2	$20,100	B
Incandescent	50%				2011	$381,300	2	$200,700	B

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

Mechanical System / Component Type	% of Total	Current Repair Fail Date (Years)	Current Repair Estimated Cost	Future Replacement Year FY	Future Replacement Estimated Cost	Maintenance Cycle (Yrs)	Maintenance Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2021	* *	3	$20,400	B
Terminal Devices								
Air Handler	50%			2006	$395,100			B
Convector/Radiator	50%			2016	* *	2	$49,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2027	* *	5	$1,400	B
Conversion Equipment								
Ext Pkg Unit - Cool	15%			2020	* *			B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$166,600	LIFE	* *	2	$126,400	B
Other Observation, Extent : Severe, Area Affected : 20% Location : Basement,1st Floor Explanation : VENTILATION DOES NOT EXIST IN AREAS SUCH AS LOBBY,BASEMENT AND VARIOUS OFFICES								
Exhaust Fans								
Interior	100%			2006	$162,000	3-10	$63,500	B
Plumbing								
H/C Water Piping								
Single Type	100%	0-2	$67,700	2016	* *	3-5	$25,600	B
Corroded, Extent : Moderate, Area Affected : 20%								
Hot Water Heater								
Single Type	100%			2012	$34,100	3-5	$34,000	B
Sanitary Piping								
Single Type	100%			2031	* *			B
Storm Drain Piping								
Single Type	100%			2021	* *			B
Non-Water Piping								
Single Type	100%			2021	* *	3	$2,500	B

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

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)**
Address : **09-09 HAZEN ST., RIKERS ISLAND**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DOC0001.182 / 4246**
Yr Built/Renovated : **1992 / 1992**
Area Sq Ft : **82,625**
Project Type : **CORRECTION**
Date of Survey : **18-Jun-2003**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Floors 1,4,PH**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$371,300	$41,700
Mechanical		$142,100
Total	**$371,300**	**$183,800**
Priority A	$371,300	$41,700
Priority B		$142,100
Total	**$371,300**	**$183,800**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$165,200			$150,400
Interior Architecture	$73,300			
Electrical	$35,600	$1,400	$42,300	
Mechanical	$32,500	$6,700	$18,800	$5,200
Elevators/Escalators	$23,700	$23,700	$23,700	$23,700
Total	**$330,200**	**$31,800**	**$84,800**	**$179,300**
Priority A	$165,200			$150,400
Priority B	$102,900	$31,800	$84,800	$28,900
Priority C	$62,200			
Total	**$330,200**	**$31,800**	**$84,800**	**$179,300**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	3-5	$669,500	A
Windows								
Metal/Detention Type	100%	Now	$329,600	2027	* *	5	$29,500	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Parapets								
Metal Rail	100%			2023	* *	3	$15,600	A
Roof								
Roll Roofing	100%	Now	$14,700	2019	* *			A
Debris Present, Extent : Light, Area Affected : 15%								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 15%								
Explanation : Blisters								
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	* *	5	$54,200	C
Terrazzo	25%			LIFE	* *	8	$39,900	C
Interior Walls								
Concr Masonry Unit	100%			LIFE	* *	5	$30,300	C
Ceilings								
Exposed Concrete	55%			LIFE	* *			B
Metal Panel	25%			LIFE	* *	5	$15,900	B
Plaster	20%			LIFE	* *	5	$6,300	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	$5,100	B
Transformers								
Dry Type	100%			2027	* *	5	$8,300	B
Raceway								
Conduit	100%			2034	* *			B
Panelboards								
Molded Case Bkrs	100%			2030	* *	3	$3,400	B
Wiring								
Thermoplastic	100%			2034	* *			B

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)
Asset # : 4246

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2027	* *	5	$300	B
Motor Control Center	90%			2027	* *	5	$2,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	3-5	$2,800	B
Lighting								
General Lighting								
Exit	5%			2019	* *	2	$800	B
Fluorescent	80%			2019	* *	2	$149,100	B
HID	15%			2019	* *	2	$28,000	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2034	* *	5	$14,700	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	* *			B
Distribution								
Hot Wtr Piping/Pump	100%			2022	* *	3-4	$16,000	B
Terminal Devices								
Air Handler	95%			2019	* *			B
Convector/Radiator	5%			2027	* *	2	$2,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$700	B
Conversion Equipment								
Int Pkg Unit - Cool	5%			2015	* *			B
No Component	95%							D
Heat Rejection								
Air Condenser Unit	100%			2017	* *			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$73,400	B
Exhaust Fans								
Interior	100%			2009	$142,100	3-10	$34,000	B
Plumbing								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** 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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	3-5	$14,500	B
HW Heat Exchanger								
Low Temp	100%			2034	* *			B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B
Sump Pump(s)								
Rigid Piping	100%			2019	* *	4	$1,300	B
Sewage Ejector(s)								
Compressed Air	100%			2024	* *	4	$1,300	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name	**: RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)**		
Address	**: 09-09 HAZEN ST., RIKERS ISLAND**		
Borough	**: BRONX**	**Agency's Number**	**: N/A**
Program / Asset #	**: DOC0001.183 / 4245**	**Yr Built/Renovated**	**: 1992 / 1992**
Area Sq Ft	**: 108,087**	**Project Type**	**: CORRECTION**
Date of Survey	**: 18-Jun-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Basement, Floors 1,2**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$92,900	$92,900
Interior Architecture	$35,400	$35,400
Mechanical		$1,470,200
Total	**$128,300**	**$1,598,500**
Priority A	$92,900	$92,900
Priority B		$1,470,200
Priority C	$35,400	$35,400
Total	**$128,300**	**$1,598,500**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$175,000			$175,000
Interior Architecture	$58,900			
Electrical	$46,500	$1,800	$62,700	$300
Mechanical	$50,700	$8,000	$19,200	$13,400
Elevators/Escalators	$27,600	$27,600	$27,600	$27,600
Total	**$358,700**	**$37,500**	**$109,500**	**$216,400**
Priority A	$175,000			$175,000
Priority B	$139,400	$37,500	$109,500	$41,400
Priority C	$44,300			
Total	**$358,700**	**$37,500**	**$109,500**	**$216,400**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	3-5	$781,900	A
Windows								
Metal/Detention Type	100%			2027	* *	5	$88,400	A
Parapets								
Metal Rail	100%			2023	* *	3	$15,600	A
Roof								
Roll Roofing	100%			2019	* *			A
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	* *	5	$70,900	C
Terrazzo	25%			LIFE	* *	8	$52,200	C
Interior Walls								
Concr Masonry Unit	100%			LIFE	* *	5	$36,500	C
Ceilings								
Exposed Concrete	55%			LIFE	* *			B
Metal Panel	25%			LIFE	* *	5	$20,800	B
Plaster	20%			LIFE	* *	5	$8,200	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5	$4,600	B
Transformers								
Dry Type	100%			2027	* *	5	$10,900	B
Feeders								
Not Accessible	100%							D
Raceway								
Conduit	100%			2034	* *			B
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	$6,600	B
Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Located In Bldg Substation.								
Transformers								
Dry Type	100%			2027	* *	5	$10,900	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2034	* *	3-5	$4,800	B
Raceway								
Conduit	100%			2034	* *			B
Panelboards								
Molded Case Bkrs	100%			2030	* *	3	$4,500	B
Wiring								
Thermoplastic	100%			2034	* *			B
Motor Controllers								
Locally Mounted	10%			2027	* *	5	$400	B
Motor Control Center	90%			2027	* *	5	$3,600	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2027	* *			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	3-5	$3,600	B
Generators								
Diesel	100%			2023	* *	5	$700	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : TWO GENERATORS PRESENT; ONE SERVICES 200 BED UNIT.								
Batteries								
Lead/Acid	100%			2007	$1,100			B
Lighting								
General Lighting								
Exit	5%			2019	* *	2	$1,000	B
Fluorescent	80%			2019	* *	2	$195,100	B
HID	15%			2019	* *	2	$36,600	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2034	* *	5	$19,200	B
Conversion Equipment								
PRV/L.P. Steam	100%			2023	* *			B
Distribution								
Hot Wtr Piping/Pump	100%			2030	* *	3-4	$20,900	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	90%			2014	$816,000			B
Fan Coil Unit/Heat	10%			2014	$251,800	4	$1,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$900	B
Conversion Equipment								
Int Pkg Unit - Cool	10%			2012	$216,500			B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	100%			2017	* *			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$96,000	B
Exhaust Fans								
Interior	100%			2014	$185,900	3-10	$44,500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$25,100	2024	* *	3-5	$15,600	B
Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement								
HW Heat Exchanger								
Low Temp	100%			2034	* *			B
Sanitary Piping								
Cast Iron	100%			2034	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B
Sump Pump(s)								
Rigid Piping	100%			2014	$17,200	4	$2,000	B

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

Print Date : 30-Sep-2003

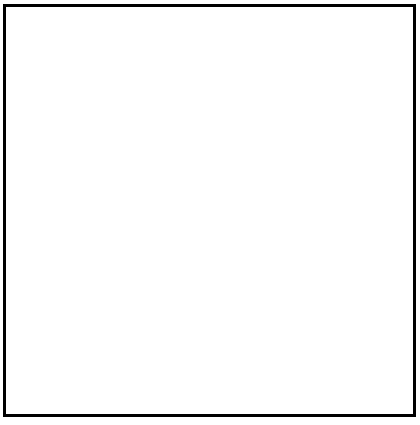
DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **RIKERS ISLAND FACILITIES ADOLESCENT RECEPTION DETEN. CTR.**
Address : **11-11 HAZEN ST., RIKERS ISLAND**
Borough : **BRONX**
Program / Asset # : **DOC0001.020 / 2046**
Area Sq Ft : **565,795**
Date of Survey : **17-Jun-2003**
Areas Surveyed : **Basement, Roof, Floors 1,2**

Agency's Number : **N/A**
Yr Built/Renovated : **1971 / 2003**
Project Type : **CORRECTION**
Landmark Status : **NONE**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$1,297,200	$4,499,000
Interior Architecture	$385,300	$399,000
Electrical		$6,281,400
Mechanical	$3,055,600	$20,991,900
Total	**$4,738,100**	**$32,171,300**
Priority A	$1,297,200	$4,499,000
Priority B	$3,106,800	$27,324,600
Priority C	$334,100	$347,700
Total	**$4,738,100**	**$32,171,300**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$7,200			$7,200
Interior Architecture	$24,000		$21,600	$4,500
Electrical	$6,300	$190,900	$52,400	$193,100
Mechanical	$136,100	$55,200	$96,700	$81,000
Elevators/Escalators	$15,800	$15,800	$15,800	$15,800
Total	**$189,400**	**$262,000**	**$186,400**	**$301,600**
Priority A	$7,200			$7,200
Priority B	$158,100	$262,000	$186,400	$289,900
Priority C	$24,000			$4,500
Total	**$189,400**	**$262,000**	**$186,400**	**$301,600**



Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ADOLESCENT RECEPTION DETEN. CTR.
Asset # : 2046

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cement-Fiber Panel	5%			2024	* *	5	$25,500	A
Staining/Discoloring, Extent : Moderate, Area Affected : 15% Location : Main Entrance								
Masonry: Brick	90%			LIFE	* *	5	$1,474,200	A
Stainless Steel	5%	Now	$257,700	LIFE	* *			A
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20% Location : Coping,Throughout								
Windows								
Aluminum	20%	Now	$143,500	2022	* *	5	$23,000	A
Air Infiltration, Extent : Moderate, Area Affected : 40% Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Corridors								
Metal/Detention Type	80%			2019	* *	5	$520,800	A
Parapets								
Metal Rail	75%			2023	* *	3	$19,100	A
Metal: Cage/Fence	25%			2014	$62,400	3	$9,700	A
Roof								
Single Ply Membrane	100%	Now	$158,900	2014	$3,178,800			A
Debris Present, Extent : Moderate, Area Affected : 25% Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 20% Location : Throughout crossovers.								
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10% Location : Throughout								
Interior								
Floors								
Carpet	2%			2010	$107,000	3	$17,900	C
Cast in Place Concrete	8%			LIFE	* *	5	$31,000	C
Ceramic Tile	5%	Now	$50,100	2042	* *	5	$13,100	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Staff Toilets								
Quarry Tile	3%	Now	$43,300	2019	* *	5	$6,600	C
Water Penetration, Extent : Moderate, Area Affected : 10% Location : KITCHEN								
Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : KITCHEN								
Terrazzo	40%			LIFE	* *	8	$342,700	C
Vinyl Tile	40%			2029	* *	5	$43,700	C
Wood	2%			2029	* *	5	$15,500	C

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ADOLESCENT RECEPTION DETEN. CTR.
Asset # : 2046

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concr Masonry Unit	90%			LIFE	* *	5	$138,700	C
Gypsum Board	10%			LIFE	* *	5	$8,200	C
Ceilings								
AcousTileConcealSpLn	35%			2017	* *	5	$43,200	B
Recent Repair Evident, Extent : Moderate, Area Affected : 20% *Location : Gymnasium*								
Exposed Concrete	35%			LIFE	* *			B
Metal Panel	30%			LIFE	* *	5	$102,500	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2014	$152,800	5	$40,900	B
Transformers								
Dry Type	100%			2027	* *	5	$57,200	B
Switchgear								
Fused Disc Sw	50%			2014	$248,500	3-5	$14,700	B
Fused Disc Sw	50%			2040	* *	3-5	$12,600	B
Recent Installation, Extent : Light, Area Affected : 100% *Location : Electrical Room*								
Raceway								
Conduit	100%			2014	$673,400			B
Panelboards								
Fused Disc Sw	10%			2013	$67,800	3	$2,300	B
Molded Case Bkrs	90%			2013	$610,000	3	$21,000	B
Wiring								
Thermoplastic	100%			2014	$761,800			B
Motor Controllers								
Locally Mounted	10%			2012	$36,200	5	$2,100	B
Motor Control Center	90%			2012	$480,600	5	$18,700	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2012	$12,400			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	* *	3-5	$19,100	B

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ADOLESCENT RECEPTION DETEN. CTR.
Asset # : 2046

Electrical

System / Component Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Stand-by Power								
Generators								
Diesel	100%			2017	* *	5	$3,500	B
Batteries								
Lead/Acid	100%			2005	$1,100			B
Lighting								
General Lighting								
Exit	5%			2014	$19,200	2	$4,200	B
Fluorescent	80%			2014	$2,871,600	2	$800,400	B
HID	15%			2014	$378,800	2	$150,100	B

Mechanical

System / Component Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%	Now	$22,700	2014	$227,500	5	$39,400	B
Leak Evident, Extent : Severe, Area Affected : 20% Location : Basement								
Conversion Equipment								
Heat Exchanger	90%			2010	$132,500	3	$9,800	B
PRV/L.P. Steam	10%	Now	$8,600	2010	$42,800			B
Unit Inoperable, Extent : Severe, Area Affected : 20% Location : Basement								
Distribution								
Hot Wtr Piping/Pump	80%			2013	$2,772,400	3-4	$68,700	B
Steam Piping/Pump	20%			2014	$963,400	3	$13,600	B
Terminal Devices								
Air Handler	20%			2009	$744,000			B
Convector/Radiator	80%			2012	$5,213,000	2	$198,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2022	* *	5	$3,500	B
Conversion Equipment								
Centrifugal Compr El	10%	Now	$37,200	2014	$186,000	5	$200	B
Unit Inoperable, Extent : Severe, Area Affected : 20% Location : Basement								
Reciprocating Compr	10%	Now	$46,800	2010	$234,200	5	$26,100	B
Unit Inoperable, Extent : Severe, Area Affected : 20% Location : Basement								
Under Construction	80%							D

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ADOLESCENT RECEPTION DETEN. CTR.
Asset # : 2046

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%	Now	$674,400	2014	$3,371,900	3-4	$64,500	B
Not in Service, Extent : Severe, Area Affected : 20% *Location : Basement*								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$586,100	2009	$2,930,300	4	$29,200	B
Broken, Extent : Severe, Area Affected : 20% *Location : Basement*								
Heat Rejection								
Remote Air Cond	20%			2009	$824,200			B
Water Cool Tower	80%			2008	$1,584,300			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$393,700	B
Exhaust Fans								
Interior	40%	Now	$61,000	2009	$305,100	3-6	$36,400	B
Noisy/Vibrating, Extent : Severe, Area Affected : 25% *Location : Various Locations*								
Roof	60%	Now	$65,800	2009	$329,200	2-6	$63,900	B
Broken, Extent : Severe, Area Affected : 25% *Location : Roof*								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	* *	3-5	$67,200	B
HW Heat Exchanger								
Low Temp	100%			2014	$214,100			B
Sanitary Piping								
Cast Iron	100%			2014	$1,498,600			B
Storm Drain Piping								
Cast Iron	100%			2014	$963,400			B
Sump Pump(s)								
Rigid Piping	100%			2014	$17,200	4	$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	* *	3	$6,100	B
Sewage Ejector(s)								
Compressed Air	100%			2024	* *	4	$1,300	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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 : **17-Jun-2003**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$7,697,900	$4,948,800
Interior Architecture	$608,200	$380,200
Electrical	$152,400	$5,122,600
Mechanical	$2,572,800	$4,597,200
Total	**$11,031,300**	**$15,048,800**
Priority A	$7,697,900	$4,948,800
Priority B	$2,822,100	$9,719,800
Priority C	$511,300	$380,200
Total	**$11,031,300**	**$15,048,800**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$75,900			$78,000
Interior Architecture	$66,800		$39,800	
Electrical	$6,200	$216,700	$29,000	$213,600
Mechanical	$50,900	$28,700	$135,700	$48,600
Total	**$199,800**	**$245,500**	**$204,500**	**$340,100**
Priority A	$75,900			$78,000
Priority B	$107,100	$245,500	$181,800	$262,200
Priority C	$16,900		$22,700	
Total	**$199,800**	**$245,500**	**$204,500**	**$340,100**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concr Masonry Unit	5%			LIFE	* *	3-5	$273,700	A
Masonry: Brick	80%	Now	$1,705,500	LIFE	* *	5	$1,051,600	A
Diagonal Cracks, Extent : Moderate, Area Affected : 5% *Location : Bulkheads* *Horizontal Cracks, Extent : Moderate, Area Affected : 5%* *Location : Bulkheads, Above Windows* *Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%* *Location : Along Second Floor Windows* *Misaligned/Bulging, Extent : Moderate, Area Affected : 5%* *Location : Bulkheads, Corners*								
Masonry: Brick	5%	Now	$213,200	LIFE	* *	5	$65,700	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10% *Location : Between Building 1 And 2* *Horizontal Cracks, Extent : Severe, Area Affected : 10%* *Location : Room Joining Mechanical Rooms 3 And 4*								
Metal/Glass Curt Wall	2%	0-2	$231,900	2024	* *	3-5	$12,800	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25% *Location : Stairs At Ends Of Day Rooms* *Deteriorated Finish, Extent : Moderate, Area Affected : 50%* *Location : Stairs At Ends Of Day Rooms*								
Metal Panel	5%			2034	* *	5	$29,900	A
Window Wall	3%			2027	* *	6	$14,400	A
Windows								
Metal/Detention Type	67%	2-4	$4,371,700	2019	* *	5	$195,600	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25% *Location : Cell Blocks* *Deteriorated Finish, Extent : Moderate, Area Affected : 50%* *Location : Cell Blocks* *Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%* *Location : Cell Blocks*								
Metal/Detention Type	30%	0-2	$391,500	2027	* *	5	$87,600	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 100% *Location : Administration Area*								
Metal Louvers	3%			2030	* *	5	$107,000	A
Parapets								
Metal Rail	100%			2023	* *	3	$93,300	A

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Single Ply Membrane	100%	Now	$699,000	2014	$3,494,800			A
Blisters, Extent : Moderate, Area Affected : 10% *Location : Administration Area* *Punct/Tear/Impct Dmg, Extent : Severe, Area Affected : 15%* *Location : Building 4* *Vegetation Growth, Extent : Moderate, Area Affected : 10%* *Location : Gym And Commissary* *Water Penetration, Extent : Moderate, Area Affected : 15%* *Location : Building 3 And 4*								
Interior								
Floors								
Carpet	3%			2013	$178,200	3	$22,300	C
Cast in Place Concrete	22%			LIFE	* *	5	$94,600	C
Ceramic Tile	5%	Now	$55,700	2029	* *	5	$14,500	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 100% *Location : Dormitory 1 Top*								
Quarry Tile	5%	Now	$80,000	2019	* *	5	$12,300	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15% *Location : Old Kitchen*								
Terrazzo	20%	Now	$120,400	LIFE	* *	8	$95,100	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 100% *Location : Corridor Near Pharmacy*								
Traffic Topping	5%			2022	* *	5	$18,300	C
Recent Replace Evident, Extent : Moderate, Area Affected : 100% *Location : New Pantries*								
Vinyl Tile	5%			2049	* *	5	$6,100	C
Recent Replace Evident, Extent : Moderate, Area Affected : 100% *Location : Broadway Corridor*								
Vinyl Tile	25%	Now	$47,900	2029	* *	5	$15,200	C
Broken/Missing Elements, Extent : Severe, Area Affected : 25% *Location : Near Room Ot 12* *Uneven Substrate, Extent : Severe, Area Affected : 20%* *Location : Corridor Between Buidings 1 And 2*								
Vinyl Tile	10%			2042	* *	5	$12,100	C

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concr Masonry Unit	65%			LIFE	* *	5	$110,700	C
Concr Masonry Unit	5%	Now	$104,600	LIFE	* *	5	$4,300	C
Diagonal Cracks, Extent : Severe, Area Affected : 10% *Location : Corridors Between Buildings 1 And 2 And Exit E040*								
Plaster	15%			LIFE	* *	5	$33,800	C
SGFT/Glazed Masonry	10%			LIFE	* *			C
SGFT/Glazed Masonry	5%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100% *Location : New Pantries* *Explanation : Recent Replacement Evident*								
Ceilings								
AcousTileSusp.Lay-In	25%			2017	* *	5	$34,200	B
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Pharmacy Corridor*								
Exposed Concrete	20%			LIFE	* *			B
Exposed Concrete	5%	0-2	$96,900	LIFE	* *			B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Corridor Near 4-67 And Various Others, Stair 4-68* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Building 2 Corridors*								
Exposed Struc: Steel	5%			LIFE	* *			B
Metal Panel	5%			LIFE	* *	5	$19,000	B
Metal Panel	5%			LIFE	* *	5	$19,000	B
Recent Replace Evident, Extent : Moderate, Area Affected : 100% *Location : New Pantries*								
Plaster	33%			LIFE	* *	5	$61,900	B
Water Penetration, Extent : Moderate, Area Affected : 100% *Location : Dormitory 1 Top , Cell 16 At Upper 11*								
Under Construction	2%							D

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2014	$137,500	5	$32,000	B
Fused Disc Sw	10%			2040	* *	5	$3,600	B
Transformers								
Dry Type	50%			2012	$11,600	5	$24,900	B
Dry Type	50%			2019	* *	5	$24,900	B

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear								
Fused Disc Sw	50%			2024	* *	3-5	$10,900	B
Molded Case Bkrs	40%			2014	$198,800	3-5	$10,200	B
Molded Case Bkrs	10%			2040	* *	3-5	$2,200	B
Raceway								
Conduit	50%			2024	* *			B
Conduit	50%			2014	$336,700			B
Panelboards								
Fused Disc Sw	15%			2013	$101,700	3	$3,100	B
Molded Case Bkrs	35%			2013	$237,200	3	$7,100	B
Molded Case Bkrs	40%			2022	* *	3	$8,100	B
Molded Case Bkrs	10%			2036	* *	3	$2,000	B
Wiring								
Braided Cloth	20%	2-4	$152,400	2039	* *			B
Other Observation, Extent : Light, Area Affected : 100% Location : . Explanation : Insulation Aged								
Thermoplastic	50%			2014	$380,900			B
Thermoplastic	20%			2024	* *			B
Thermoplastic	10%			2040	* *			B
Motor Controllers								
Locally Mounted	20%			2012	$54,700	5	$3,600	B
Locally Mounted	10%			2031	* *	5	$1,800	B
Motor Control Center	40%			2019	* *	5	$7,200	B
Motor Control Center	30%			2012	$383,000	5	$5,400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	50%			2012	$9,000	3-5	$8,300	B
Automatic	30%			2019	* *	3-5	$5,000	B
Automatic	10%			2031	* *	3-5	$1,700	B
Automatic	10%	Now	$1,800	2034	* *	3-5	$1,100	B
Other Observation, Extent : Light, Area Affected : 100% Location : . Explanation : Not In Service								
Generators								
Diesel	50%			2017	* *	5	$1,500	B
Diesel	40%			2010	$48,900	5	$1,200	B
Diesel	10%			2027	* *	5	$300	B

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Batteries								
Lead/Acid	100%			2007	$1,100			B
Lighting								
General Lighting								
Exit	5%			2014	$21,300	2	$4,700	B
Fluorescent	80%			2014	$3,187,100	2	$888,400	B
Fluorescent	10%			2022	* *	2	$111,100	B
HID	2%			2014	$56,100	2	$22,200	B
HID	3%			2022	* *	2	$33,300	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2024	* *	5	$87,400	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	* *			B
Distribution								
Hot Wtr Piping/Pump	50%	Now	$577,000	2022	* *	3-4	$33,700	B
Leak Evident, Extent : Severe, Area Affected : 25%								
Location : RADIANT PIPING IN FLOORS								
Steam Piping/Pump	40%	Now	$427,700	2024	* *	3	$22,600	B
Leak Evident, Extent : Moderate, Area Affected : 10%								
Location : Condensate Returns								
Under Construction	10%							D
Terminal Devices								
Air Handler	30%	Now	$123,900	2014	$1,238,600			B
Leak Evident, Extent : Severe, Area Affected : 25%								
Location : STEAM COILS								
Convector/Radiator	60%			2019	* *	2	$165,000	B
Fan Coil Unit/Heat	10%			2014	$1,146,500	4	$4,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$3,900	B
Conversion Equipment								
Reciprocating Compr	20%			2017	* *	5	$116,000	B
No Component	80%							D

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	100%			2009	$475,200	2	$76,500	B
Heat Rejection								
Remote Air Cond	100%			2009	$914,800			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$1,321,700	LIFE	* *	2	$349,600	B
Corroded, Extent : Severe, Area Affected : 20% *Location : Throughout*								
Exhaust Fans								
Roof	100%			2014	$608,900	2-10	$211,000	B
Other Observation, Extent : Light, Area Affected : 100% *Explanation : New Units Being Installed*								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$45,700	2024	* *	3-5	$70,800	B
Broken, Extent : Light, Area Affected : 5% *Location : Shut Off Valves*								
HW Heat Exchanger								
Low Temp	100%			2024	* *			B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B
Sump Pump(s)								
Rigid Piping	100%			2009	$17,200	4	$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	* *	3	$6,800	B

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Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **RIKERS ISLAND FACILITIES CENTRAL STORE HOUSE**
Address : **16-16 HAZEN ST., RIKERS ISLAND**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DOC0001.110 / 2554**
Yr Built/Renovated : **1935 /**
Area Sq Ft : **65,785**
Project Type : **CORRECTION**
Date of Survey : **19-Jun-2003**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$5,381,900	$111,500
Interior Architecture	$2,120,800	
Electrical	$277,600	$206,500
Mechanical	$491,100	$1,896,800
Total	**$8,271,400**	**$2,214,700**
Priority A	$5,381,900	$111,500
Priority B	$1,887,300	$2,103,200
Priority C	$1,002,100	
Total	**$8,271,400**	**$2,214,700**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			$7,800	
Interior Architecture	$28,700		$500	
Electrical	$29,700		$33,300	$600
Mechanical		$3,800	$2,200	$4,300
Total	**$58,400**	**$3,800**	**$43,700**	**$4,900**
Priority A			$7,800	
Priority B	$29,700	$3,800	$35,900	$4,900
Priority C	$28,700			
Total	**$58,400**	**$3,800**	**$43,700**	**$4,900**

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL STORE HOUSE
Asset # : 2554

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$163,400	LIFE	* *	5	$2,300	A
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : At Walls Above Windows								
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : At Walls Above Windows								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : At Walls Above Windows								
Cast in Place Concrete	10%	Now	$817,200	LIFE	* *	5	$4,600	A
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Canopies Around Courtyard								
Exposed Reinforcing, Extent : Severe, Area Affected : 100%								
Location : Canopies Around Courtyard								
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Canopies Around Courtyard								
Masonry: Brick	85%	Now	$2,169,800	LIFE	* *	5	$111,500	A
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : East Facade,West Facade,North Facade,South Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : East Facade,West Facade,North Facade,South Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : East Facade,West Facade								
Vertical Cracks, Extent : Severe, Area Affected : 25%								
Location : At Gate And,Throughout								
Windows								
Steel	100%	Now	$1,313,000	2029	* *	5	$17,400	A
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Bent/Warped Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Roof								
Built-Up (BUR)	75%	Now	$918,500	2024	* *			A
Blisters, Extent : Severe, Area Affected : 25%								
Location : Main Roof								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Spray-on Foam	25%			2017	* *	5	$15,600	A
Interior								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL STORE HOUSE
Asset # : 2554

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	40%	Now	$818,600	LIFE	* *	5	$11,500	C
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 40%								
Location : Roof Storage Room, West And North Storage Rooms								
Cast in Place Concrete	60%			LIFE	* *	5	$34,500	C
Interior Walls								
Masonry: Brick	70%			LIFE	* *	5	$22,900	C
SGFT/Glazed Masonry	30%	Now	$183,600	LIFE	* *			C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Storage Room								
Ceilings								
AcousTileSusp.Lay-In	5%			2017	* *	5	$900	B
Exposed Concrete	60%	Now	$310,700	LIFE	* *			B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Electric Storage Room								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Electric Storage Room								
Plaster	35%	Now	$807,900	LIFE	* *	5	$4,400	B
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Roof Storage Room								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Roof Storage Room								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Roof Storage Room								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	2-4	$39,200	2044	* *	5	$3,500	B
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : .								
Explanation : Not In Service								
Transformers								
Dry Type	100%			2012	$23,200	5	$6,600	B
Raceway								
Conduit	75%			2014	$8,200			B
Conduit	25%			2024	* *			B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL STORE HOUSE
Asset # : 2554

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%			2022	* *	3	$500	B
Fused Knife Sw	70%	2-4	$84,500	2039	* *	3	$1,900	B
Obsolete Equipment, Extent : Moderate, Area Affected : 100% *Location : .* *Explanation : Not In Service*								
Molded Case Bkrs	10%			2013	$3,800	3	$300	B
Wiring								
Braided Cloth	80%	2-4	$153,900	2039	* *			B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Thermoplastic	20%			2024	* *			B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Fluorescent	20%			2009	$43,500	2	$29,700	B
HID	5%			2009	$1,800	2	$7,400	B
Incandescent	75%			2009	$163,000	2	$111,300	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2014	$33,700	5	$11,700	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	* *			B
Distribution								
Steam Piping/Pump	100%	Now	$142,900	2024	* *	3	$7,600	B
Leak Evident, Extent : Moderate, Area Affected : 20% *Location : THROUGHOUT* *Recent Replace Evident, Extent : Moderate, Area Affected : 25%* *Location : THROUGHOUT* *Other Observation, Extent : Moderate, Area Affected : 50%* *Location : THROUGHOUT* *Explanation : HALF OF BUILDING HAS BEEN RENOVATED-HALF REMAINS TO BE DONE*								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL STORE HOUSE
Asset # : 2554

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convector/Radiator	20%	Now	$193,300	2034	* *	2	$5,900	B
Leak Evident, Extent : Severe, Area Affected : 100% Location : THROUGHOUT Explanation : HALF OF BUILDING HAS BEEN RENOVATED-HALF REMAINS TO BE DONE Not in Service, Extent : Severe, Area Affected : 100% Location : PERIMETER RADIATORS Explanation : HALF OF BUILDING HAS BEEN RENOVATED-HALF REMAINS TO BE DONE								
Fan Coil Unit/Heat	80%			2014	$1,225,900	4	$5,200	B
Recent Replace Evident, Extent : Moderate, Area Affected : 50% Location : PERIMETER RADIATORS Explanation : HALF OF BUILDING HAS BEEN RENOVATED-HALF REMAINS TO BE DONE								
Ventilation								
Exhaust Fans								
Wall Unit	100%	Now	$154,800	2024	* *			B
Broken, Extent : Severe, Area Affected : 100% Location : 1st Floor Explanation : HALF OF BUILDING HAS BEEN RENOVATED-HALF REMAINS TO BE DONE								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2012	$305,700	3-5	$10,000	B
Hot Water Heater								
Electric	10%			2012	$1,600	3-5	$1,300	B
No Component	90%							D
Sanitary Piping								
Cast Iron	100%			2014	$222,300			B
Storm Drain Piping								
Cast Iron	100%			2014	$142,900			B

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

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)**
Address : **10-10 HAZEN ST., RIKERS ISLAND**
Borough : **BRONX**
Program / Asset # : **DOC0001.040 / 2026**
Area Sq Ft : **362,978**
Date of Survey : **16-Jun-2003**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**
Agency's Number : **N/A**
Yr Built/Renovated : **1964 /**
Project Type : **CORRECTION**
Landmark Status : **NONE**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$19,548,200	$620,500
Interior Architecture	$486,900	$363,600
Electrical	$661,600	$4,428,400
Mechanical	$1,369,000	$3,528,200
Total	**$22,065,700**	**$8,940,700**
Priority A	$19,548,200	$620,500
Priority B	$2,102,000	$7,956,600
Priority C	$415,500	$363,600
Total	**$22,065,700**	**$8,940,700**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$10,900	$4,100		$10,900
Interior Architecture	$51,600		$50,400	
Electrical	$98,200	$62,600	$122,300	$64,300
Mechanical	$41,200	$28,800	$83,000	$55,800
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$209,800**	**$103,400**	**$263,600**	**$138,900**
Priority A	$10,900	$4,100		$10,900
Priority B	$175,000	$99,300	$225,800	$128,000
Priority C	$23,900		$37,800	
Total	**$209,800**	**$103,400**	**$263,600**	**$138,900**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)
Asset # : 2026

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$677,200	LIFE	* *	5	$417,600	A
Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : At Mess Hall Wall								
Horizontal Cracks, Extent : Moderate, Area Affected : 5% Location : Abve Mess Hall, North Dormitory								
Metal Panel	2%			2034	* *	5	$4,000	A
Window Wall	3%			2027	* *	6	$4,800	A
Windows								
Metal/Detention Type	98%	0-2	$18,871,000	2027	* *	5	$203,000	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 35% Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20% Location : At Exit Stairs								
Metal/Detention Type	2%			2031	* *	5	$8,300	A
Recent Replace Evident, Extent : Moderate, Area Affected : 100% Location : At Kitchen								
Parapets								
Masonry: Brick	50%			LIFE	* *	3	$35,400	A
Recent Replace Evident, Extent : Moderate, Area Affected : 100% Location : Throughout								
Metal Rail	50%			2023	* *	3	$8,300	A
Roof								
Built-Up (BUR)	100%			2022	* *			A
Recent Replace Evident, Extent : Moderate, Area Affected : 100% Location : Throughout								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2013	$219,000	3	$27,400	C
Cast in Place Concrete	10%			LIFE	* *	5	$31,700	C
Ceramic Tile	5%			2042	* *	5	$21,400	C
Quarry Tile	5%	Now	$59,000	2019	* *	5	$9,100	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 100% *Location : Kitchen Area*								
Terrazzo	30%			LIFE	* *	8	$210,300	C
Traffic Topping	10%			2022	* *	5	$27,100	C
Recent Replace Evident, Extent : Moderate, Area Affected : 5% *Location : Kitchen, Showers*								
Traffic Topping	10%			2019	* *	5	$27,100	C
Vinyl Tile	15%	Now	$211,900	2029	* *	5	$6,700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 100% *Location : Corridor(s)*								
Vinyl Tile	10%			2042	* *	5	$8,900	C
Interior Walls								
Concr Masonry Unit	65%			LIFE	* *	5	$78,700	C
Glass: Special Gauge	5%			2034	* *	5	$18,800	C
Plaster	10%			LIFE	* *	5	$16,000	C
SGFT/Glazed Masonry	10%			LIFE	* *			C
SGFT/Glazed Masonry	10%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 5% *Location : Kitchen, Showers* *Explanation : Recent Replacement Evident*								
Ceilings								
AcousTileConcealSpLn	25%			2017	* *	5	$25,300	B
Exposed Concrete	35%			LIFE	* *			B
Exposed Concrete	5%	Now	$71,400	LIFE	* *			B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Basement Under Kitchen* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Basement Under Kitchen*								
Metal Panel	5%			LIFE	* *	5	$14,000	B
Recent Replace Evident, Extent : Moderate, Area Affected : 100% *Location : Kitchen*								
Plaster	30%			LIFE	* *	5	$41,500	B
Cracking/Crumbling, Extent : Light, Area Affected : 5% *Location : First Floor Corridor*								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2014	$101,800	5	$26,200	B
Transformers								
Dry Type	50%			2019	* *	5	$18,300	B
Dry Type	50%			2012	$11,600	5	$18,300	B
Switchgear								
Fused Disc Sw	20%			2014	$69,600	3-5	$3,800	B
Molded Case Bkrs	80%			2014	$278,300	3-5	$15,100	B
Raceway								
Conduit	90%			2014	$404,000			B
Conduit	10%			2034	* *			B
Panelboards								
Fused Disc Sw	5%			2030	* *	3	$800	B
Fused Toggle Switch	10%	2-4	$45,200	2039	* *	3	$1,500	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Molded Case Bkrs	80%			2013	$361,500	3	$12,000	B
Molded Case Bkrs	5%			2030	* *	3	$800	B
Wiring								
Braided Cloth	30%	2-4	$152,400	2039	* *			B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Thermoplastic	10%			2034	* *			B
Thermoplastic	60%			2024	* *			B
Motor Controllers								
Locally Mounted	70%			2012	$595,800	5	$9,300	B
Locally Mounted	20%	2-4	$170,200	2034	* *	5	$1,300	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Locally Mounted	10%			2027	* *	5	$1,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	$12,400	2034	* *			B
Corroded, Extent : Moderate, Area Affected : 100%								
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	$18,100	3-5	$12,200	B
Generators								
Diesel	100%			2010	$122,400	5	$2,200	B
Other Observation, Extent : Light, Area Affected : 100% *Explanation : 250kw Caterpillar Genset*								
Batteries								
Lead/Acid	100%			2007	$1,100			B
Lighting								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
General Lighting								
Exit	3%			2014	$9,400	2	$2,100	B
Fluorescent	50%			2009	$1,469,000	2	$409,500	B
Fluorescent	10%	2-4	$293,800	2024	* *	2	$65,500	B
Other Observation, Extent : Light, Area Affected : 100% Location : . Explanation : On Extended Life								
Fluorescent	30%			2014	$881,400	2	$245,700	B
HID	7%			2014	$144,700	2	$57,300	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2024	* *	5	$64,500	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	* *			B
Distribution								
Steam Piping/Pump	100%	Now	$394,300	2024	* *	3	$41,700	B
Leak Evident, Extent : Light, Area Affected : 10%								
Terminal Devices								
Air Handler	45%			2014	$1,370,100			B
Convector/Radiator	45%			2019	* *	2	$91,300	B
Fan Coil Unit/Heat	10%			2014	$845,500	4	$3,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$2,900	B
Conversion Equipment								
Ext Pkg Unit - Cool	10%			2017	* *			B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$974,700	LIFE	* *	2	$257,800	B
Corroded, Extent : Moderate, Area Affected : 20%								
Exhaust Fans								
Interior	20%			2014	$124,900	3-10	$29,900	B
Roof	80%			2014	$359,200	2-10	$124,500	B
Plumbing								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	* *	3-5	$55,000	B
HW Heat Exchanger								
Low Temp	100%	Now	$17,500	2024	* *			B
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : One Hw Heat Exchanger Not In Service								
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2014	$788,500			B
Sump Pump(s)								
Rigid Piping	100%			2014	$17,200	4	$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	* *	3	$5,000	B
Sewage Ejector(s)								
Compressed Air	50%			2024	* *	4	$700	B
Electric	50%			2019	* *	4	$700	B

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

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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 /**
Area Sq Ft : **469,815**
Project Type : **CORRECTION**
Date of Survey : **17-Jun-2003**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$5,134,300	$1,038,600
Interior Architecture	$410,300	$252,700
Electrical		$3,142,400
Mechanical	$1,425,200	$12,394,000
Total	**$6,969,700**	**$16,827,700**
Priority A	$5,134,300	$1,038,600
Priority B	$1,481,900	$15,593,200
Priority C	$353,500	$195,900
Total	**$6,969,700**	**$16,827,700**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$17,400			$60,000
Interior Architecture	$56,300		$7,700	
Electrical	$162,100	$1,400	$204,600	$4,700
Mechanical	$85,300	$32,000	$81,700	$49,800
Elevators/Escalators	$11,800	$11,800	$11,800	$11,800
Total	**$332,900**	**$45,200**	**$305,800**	**$126,200**
Priority A	$17,400			$60,000
Priority B	$266,300	$45,200	$305,800	$66,300
Priority C	$49,300			
Total	**$332,900**	**$45,200**	**$305,800**	**$126,200**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$23,600	A
Masonry: Brick	80%	Now	$882,300	LIFE	* *	5	$544,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5% Location : courtyards between housing.								
Caulking Deteriorated, Extent : Light, Area Affected : 10% Location : courtyards between housing.								
Metal Panel	5%			2024	* *	5	$15,500	A
Pre-Cast Concrete	10%	Now	$117,900	LIFE	* *	3-5	$178,600	A
Caulking Deteriorated, Extent : Light, Area Affected : 20% Location : Throughout								
Windows								
Aluminum	20%	Now	$119,100	2022	* *	5	$19,100	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 10% Location : throughout courtyard areas between housing units.								
Metal/Detention Type	80%			2019	* *	5	$432,400	A
Parapets								
Metal Rail	25%			2023	* *	3	$5,300	A
Metal: Cage/Fence	30%			2014	$62,100	3	$9,600	A
Pre-Cast Concrete	25%			LIFE	* *	3	$7,500	A
No Component	20%							D
Roof								
Built-Up (BUR)	100%	Now	$4,014,900	2024	* *			A
Blisters, Extent : Moderate, Area Affected : 30% Location : Throughout								
Debris Present, Extent : Moderate, Area Affected : 35% Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 20% Location : Throughout								
Miss/Damgd Flashings, Extent : Light, Area Affected : 20% Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 20% Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 40% Location : Throughout								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	$96,600	C
Quarry Tile	2%	Now	$24,000	2019	* *	5	$3,700	C
Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Throughout kitchen.								
Terrazzo	30%			LIFE	* *	8	$213,400	C
Traffic Topping	3%	Now	$121,700	2019	* *	5	$4,100	C
Worn/Eroded, Extent : Moderate, Area Affected : 20% Location : Throughout kitchen.								
Vinyl Tile	5%	Now	$35,800	2042	* *	5	$2,300	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Throughout housing units.								
Water Penetration, Extent : Moderate, Area Affected : 10% Location : Throughout housing units.								
Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Throughout housing units.								
Vinyl Tile	30%			2029	* *	5	$27,200	C
Interior Walls								
Ceramic Tile	5%			LIFE	* *	5	$11,900	C
Concr Masonry Unit	25%			LIFE	* *	5	$32,000	C
Gypsum Board	10%			LIFE	* *	5	$6,800	C
Masonry: Brick	20%			LIFE	* *	5	$81,900	C
SGFT/Glazed Masonry	40%			LIFE	* *			C
Ceilings								
AcousTileConcealSpLn	15%			2017	* *	5	$15,400	B
Exposed Concrete	30%			LIFE	* *			B
Exposed Struc: Steel	5%			LIFE	* *			B
Metal Panel	40%			LIFE	* *	5	$113,500	B
Plaster	10%			LIFE	* *	5	$14,000	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2014	$152,800	5	$33,900	B
Transformers								
Dry Type	100%			2012	$356,000	5	$47,500	B

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear								
Fused Disc Sw	50%			2014	$248,500	3-5	$12,200	B
Molded Case Bkrs	50%			2014	$248,500	3-5	$12,200	B
Raceway								
Conduit	100%			2014	$673,400			B
Panelboards								
Fused Disc Sw	30%			2013	$203,300	3	$5,800	B
Molded Case Bkrs	40%			2013	$271,100	3	$7,800	B
Molded Case Bkrs	30%			2022	* *	3	$5,800	B
Wiring								
Thermoplastic	30%			2024	* *			B
Thermoplastic	70%			2014	$533,300			B
Motor Controllers								
Locally Mounted	100%			2012	$455,600	5	$17,300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	$18,100	3-5	$15,800	B
Generators								
Diesel	100%			2017	* *	5	$2,900	B
Batteries								
Lead/Acid	100%			2008	$1,100			B
Lighting								
General Lighting								
Exit	5%			2019	* *	2	$3,500	B
Fluorescent	80%			2019	* *	2	$664,700	B
HID	15%			2019	* *	2	$124,600	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%	Now	$18,900	2024	* *	5	$32,700	B
Leak Evident, Extent : Severe, Area Affected : 20%								
Location : Basement								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Heat Exchanger	30%			2010	$36,700	3	$2,700	B
PRV/L.P. Steam	70%	Now	$24,900	2017	* *			B
Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement								
Distribution								
Hot Wtr Piping/Pump	30%	Now	$259,000	2022	* *	3-4	$15,100	B
Leak Evident, Extent : Severe, Area Affected : 30% Location : Basement								
Steam Piping/Pump	70%	Now	$280,000	2024	* *	3	$29,600	B
Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement								
Terminal Devices								
Air Handler	50%	Now	$154,400	2009	$1,544,400			B
Leak Evident, Extent : Moderate, Area Affected : 10% Location : Various Locations								
Convector/Radiator	50%			2012	$2,705,400	2	$102,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2022	* *	5	$2,900	B
Conversion Equipment								
Reciprocating Compr	20%			2010	$388,900	5	$86,800	B
Ext Pkg Unit - Cool	10%			2010	$264,400			B
Under Construction	70%							D
Distribution								
Chilled Wtr Pipe/Pmp	20%	Now	$56,000	2024	* *	3-4	$10,700	B
Corroded, Extent : Severe, Area Affected : 20% Location : Various Locations								
No Component	80%							D
Terminal Devices								
Air Handler/Cool	20%	Now	$97,300	2009	$486,600	4	$4,800	B
Broken, Extent : Severe, Area Affected : 20% Location : Basement								
Under Construction	80%							D
Heat Rejection								
Remote Cond. W/Comp	100%			2009	$2,499,900			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$494,400	LIFE	* *	2	$261,500	B
Corroded, Extent : Moderate, Area Affected : 10% Location : Various Locations								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Interior	20%			2009	$126,700	3-10	$30,300	B
Roof	80%			2009	$364,400	2-10	$126,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2014	$1,711,000	3-5	$75,500	B
HW Heat Exchanger								
Low Temp	100%			2014	$177,800			B
Sanitary Piping								
Cast Iron	100%			2014	$1,244,400			B
Storm Drain Piping								
Cast Iron	100%			2014	$800,000			B
Sump Pump(s)								
Rigid Piping	100%			2014	$17,200	4	$2,000	B
Non-Water Piping								
Natural Gas	100%			2024	* *	3	$5,100	B
Sewage Ejector(s)								
Compressed Air	100%			2024	* *	4	$1,300	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name	: **RIKERS ISLAND FACILITIES GEORGE R. VIERNO CENTER GRVC**		
Address	: **09-09 HAZEN ST., RIKERS ISLAND**		
Borough	: **BRONX**	**Agency's Number**	: **N/A**
Program / Asset #	: **DOC0001.180 / 4127**	**Yr Built/Renovated**	: **1986 / 1993**
Area Sq Ft	: **274,813**	**Project Type**	: **CORRECTION**
Date of Survey	: **18-Jun-2003**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$1,151,700	$708,100
Interior Architecture	$1,954,900	$175,700
Mechanical	$107,400	$782,700
Total	**$3,214,000**	**$1,666,500**
Priority A	$1,151,700	$708,100
Priority B	$176,200	$851,600
Priority C	$1,886,100	$106,900
Total	**$3,214,000**	**$1,666,500**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$177,500		$60,400	$176,500
Interior Architecture	$3,100		$2,700	$6,900
Electrical	$118,300	$4,600	$130,700	
Mechanical	$72,900	$23,300	$94,900	$36,500
Total	**$371,700**	**$27,900**	**$288,700**	**$219,900**
Priority A	$177,500		$60,400	$176,500
Priority B	$191,200	$27,900	$225,600	$40,300
Priority C	$3,100		$2,700	$3,100
Total	**$371,700**	**$27,900**	**$288,700**	**$219,900**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concr Masonry Unit	30%			LIFE	* *	3-5	$919,100	A
Metal Panel	70%			2034	* *	5	$234,400	A
Windows								
Aluminum	5%			2030	* *	5	$1,900	A
Metal/Detention Type	95%			2027	* *	5	$102,300	A
Parapets								
Metal Panel	90%			2034	* *	3	$171,200	A
Recent Repair Evident, Extent : Moderate, Area Affected : 30% Location : Throughout								
Metal: Cage/Fence	10%			2019	* *	3	$9,900	A
Roof								
Metal Panel	90%	Now	$939,500	2027	* *	5	$316,000	A
Water Penetration, Extent : Light, Area Affected : 10% Location : Typical at junction of crossovers and housing. Explanation : Dome Roofs								
Single Ply Membrane	10%	Now	$54,500	2019	* *			A
Debris Present, Extent : Moderate, Area Affected : 30% Location : Throughout crossovers.								
Expansion Jnt Failure, Extent : Moderate, Area Affected : 30% Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 35% Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 30% Location : Throughout crossovers.								
Water Penetration, Extent : Light, Area Affected : 15% Location : Throughout expansion joints.								
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	* *	5	$108,100	C
Quarry Tile	2%			2027	* *	5	$5,500	C
Raised Access Floor	3%			2023	* *	5	$6,200	C
Vinyl Tile	50%	2-4	$534,800	2042	* *	5	$16,900	C
Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout,Corridors								
Interior Walls								
Concr Masonry Unit	90%	Now	$1,297,200	LIFE	* *	5	$52,800	C
Other Observation, Extent : Moderate, Area Affected : 15% Location : Throughout,Corridors Explanation : Expansion Joint Failure.								
Gypsum Board	10%			LIFE	* *	5	$6,200	C

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

Architecture

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2023	* *	5	$7,600	B
Exposed Concrete	25%			LIFE	* *			B
Metal Panel	65%			LIFE	* *	5	$137,600	B

Electrical

System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	* *	5	$19,900	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : THIS BLDG SERVES TWO OTHER ANNEX BLDGS.								
Transformers								
Dry Type	100%			2019	* *	5	$27,800	B
Switchgear								
Fused Disc Sw	100%			2034	* *	3-5	$12,200	B
Raceway								
Conduit	100%			2034	* *			B
Panelboards								
Molded Case Bkrs	100%			2030	* *	3	$11,400	B
Wiring								
Thermoplastic	100%			2034	* *			B
Motor Controllers								
Locally Mounted	10%			2027	* *	5	$1,000	B
Motor Control Center	90%			2027	* *	5	$9,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2027	* *			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	3-5	$9,300	B
Generators								
Diesel	100%			2017	* *	5	$1,700	B
Batteries								
Lead/Acid	100%			2007	$1,100			B
Lighting								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
General Lighting								
Exit	5%			2019	* *	2	$2,600	B
Fluorescent	80%			2019	* *	2	$496,000	B
HID	15%			2019	* *	2	$93,000	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	95%			2034	* *	5	$46,400	B
Natural Gas	5%			2034	* *	3	$200	B
Conversion Equipment								
Furnace	5%			2019	* *	3	$300	B
Heat Exchanger	95%			2023	* *	3	$6,400	B
Distribution								
Hot Wtr Piping/Pump	100%	Now	$107,400	2022	* *	3-4	$37,600	B
Corroded, Extent : Moderate, Area Affected : 5% Location : Mechanical Room Leak Evident, Extent : Severe, Area Affected : 20% Location : 2nd Floor								
Terminal Devices								
Air Handler	60%			2019	* *			B
Convector/Radiator	40%			2019	* *	2	$61,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$2,200	B
Conversion Equipment								
Reciprocating Compr	20%			2017	* *	5	$64,800	B
No Component	80%							D
Terminal Devices								
Air Handler/Cool/Ht	100%			2014	$363,200	4	$27,100	B
Heat Rejection								
Air Condenser Unit	100%			2017	* *			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$244,000	B
Exhaust Fans								
Interior	60%			2014	$283,600	3-10	$67,900	B
Roof	40%			2014	$136,000	2-10	$47,100	B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	* *	3-5	$41,600	B
HW Heat Exchanger								
Low Temp	100%			2024	* *			B
Sanitary Piping								
Cast Iron	100%			2034	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B
Sump Pump(s)								
Rigid Piping	100%			2014	$17,200	4	$2,000	B
Non-Water Piping								
Natural Gas	100%			2034	* *	3	$3,800	B
Sewage Ejector(s)								
Compressed Air	100%			2024	* *	4	$1,300	B

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Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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**	**: 1935 / 1997**
Area Sq Ft	**: 405,852**	**Project Type**	**: CORRECTION**
Date of Survey	**: 17-Jun-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Basement, Roof, Floors 1,2**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$7,966,900	$919,600
Interior Architecture	$1,559,300	$48,700
Electrical	$814,900	$3,867,200
Mechanical	$759,200	$5,077,500
Total	**$11,100,300**	**$9,913,000**
Priority A	$7,966,900	$919,600
Priority B	$1,804,200	$8,944,700
Priority C	$1,329,300	$48,700
Total	**$11,100,300**	**$9,913,000**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$35,300		$5,000	$13,900
Interior Architecture	$79,000		$17,500	
Electrical	$107,700	$39,200	$134,600	$37,600
Mechanical	$70,000	$27,800	$56,500	$68,800
Elevators/Escalators	$23,700	$23,700	$23,700	$23,700
Total	**$315,600**	**$90,700**	**$237,300**	**$143,900**
Priority A	$35,300		$5,000	$13,900
Priority B	$216,500	$90,700	$216,900	$130,000
Priority C	$63,800		$15,300	
Total	**$315,600**	**$90,700**	**$237,300**	**$143,900**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	* *	5	$32,600	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout								
Masonry: Brick	85%			LIFE	* *	5	$998,700	A
Masonry: Limestone	2%			LIFE	* *	3-5	$61,000	A
Metal/Glass Curt Wall	5%	0-2	$518,200	2024	* *	3-5	$14,300	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : At Day Room Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : At Day Room Stairs								
Windows								
Metal/Detention Type	80%			2019	* *	5	$373,500	A
Metal/Detention Type	20%	0-2	$6,262,700	2027	* *	5	$46,700	A
Air Infiltration, Extent : Moderate, Area Affected : 25% Location : Administration Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50% Location : Visitors Area, Kitchen And Storage Areas								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50% Location : Visitors Area And Kitchen								
Roof								
Built-Up (BUR)	70%	Now	$485,600	2019	* *			A
Blisters, Extent : Moderate, Area Affected : 10% Location : Corridor(s)								
Miss/Damgd Flashings, Extent : Moderate, Area Affected : 15% Location : Over Corridors								
Water Penetration, Extent : Moderate, Area Affected : 10% Location : Corridor(s)								
Roll Roofing	7%	Now	$201,000	2024	* *			A
Vegetation Growth, Extent : Moderate, Area Affected : 25% Location : Over Visitors Area								
Water Penetration, Extent : Moderate, Area Affected : 10% Location : Over Visitors Area								
Worn/Eroded, Extent : Severe, Area Affected : 100% Location : Over Visitors Area								
Single Ply Membrane	20%			2019	* *			A
Skylight, Plastic	3%			2034	* *	3	$15,100	A
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	30%	Now	$296,900	LIFE	* *	5	$41,700	C
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Auditorium, Commissary, 7th Block Area								
Uneven Substrate, Extent : Severe, Area Affected : 10%								
Location : Auditorium, Commissary, 7th Block Area								
Cast in Place Concrete	5%	Now	$24,700	LIFE	* *	5	$7,000	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : kitchen and storage areas								
Ceramic Tile	5%			2042	* *	5	$18,700	C
Quarry Tile	2%	Now	$206,900	2034	* *	5	$3,200	C
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%			LIFE	* *	8	$61,400	C
Traffic Topping	5%			2022	* *	5	$11,900	C
Recent Replace Evident, Extent : Moderate, Area Affected : 100%								
Location : Dormitories 3/5 Showers								
Vinyl Tile	43%	Now	$266,200	2029	* *	5	$16,900	C
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Auditorium,Corridor(s)								
Uneven Substrate, Extent : Severe, Area Affected : 15%								
Location : Corridor(s), Return Search Area In 7th Block,Auditorium								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concr Masonry Unit	50%	Now	$271,400	LIFE	* *	5	$27,600	C
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Dressing Rooms Behind Auditorium								
Diagonal Cracks, Extent : Severe, Area Affected : 2%								
Location : Dressing Rooms Behind Auditorium								
Misaligned/Bulging, Extent : Severe, Area Affected : 2%								
Location : Dressing Rooms Behind Auditorium								
Glass: Special Gauge	5%			2034	* *	5	$17,100	C
Plaster	10%	Now	$263,100	LIFE	* *	5	$7,300	C
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Auditorium								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium								
SGFT/Glazed Masonry	20%			LIFE	* *			C
SGFT/Glazed Masonry	5%			LIFE	* *			C
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Showers Dormitories 3/5								
Explanation : Recent Replacement Evident								
SGFT/Glazed Masonry	5%	4+	$33,100	LIFE	* *			C
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : 7th Block								
Under Construction	5%							D
Ceilings								
AcousTileConcealSpLn	5%			2017	* *	5	$4,400	B
AcousTileConcealSpLn	5%			2029	* *	5	$4,400	B
Recent Replace Evident, Extent : Moderate, Area Affected : 100%								
Location : Cell Blocks 3/5								
Exposed Concrete	50%			LIFE	* *			B
Exposed Concrete	5%	Now	$62,600	LIFE	* *			B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Visitors Corridor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Visitors Corridor								
Exposed Struc: Steel	5%			LIFE	* *			B
Plaster	25%			LIFE	* *	5	$30,300	B
Plaster	5%	Now	$167,400	LIFE	* *	5	$3,000	B
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : 7th Block								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 7th Block And Visitors Area								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 7th Block								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2014	$76,400	5	$14,700	B
Under Construction	50%							D
Transformers								
Dry Type	100%			2012	$23,200	5	$41,000	B
Switchgear								
Under Construction	100%							D
Raceway								
Conduit	80%			2014	$538,700			B
Conduit	20%			2040	* *			B
Panelboards								
Molded Case Bkrs	50%			2013	$338,900	3	$8,400	B
Molded Case Bkrs	30%	2-4	$203,300	2039	* *	3	$5,000	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Molded Case Bkrs	20%			2036	* *	3	$3,400	B
Wiring								
Braided Cloth	30%	2-4	$228,500	2039	* *			B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Rubber	50%			2013	$380,900			B
Thermoplastic	20%			2040	* *			B
Motor Controllers								
Locally Mounted	30%			2031	* *	5	$4,500	B
Motor Control Center	40%			2012	$510,700	5	$6,000	B
Motor Control Center	30%	2-4	$383,000	2034	* *	5	$2,200	B
Suspect Water Damage, Extent : Moderate, Area Affected : 100%								
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Under Construction	100%							D
Generators								
Diesel	50%			2027	* *	5	$1,200	B
Under Construction	50%							D
Batteries								
Lead/Acid	50%			2009	$500			B
Under Construction	50%							D
Lighting								

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
General Lighting								
Fluorescent	20%			2022	* *	2	$143,500	B
Fluorescent	75%			2009	$1,931,100	2	$538,300	B
HID	5%			2014	$90,600	2	$35,900	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%	Now	$49,000	2024	* *	5	$28,200	B
Leak Evident, Extent : Severe, Area Affected : 0% Location : throughout								
Conversion Equipment								
PRV/L.P. Steam	100%			2017	* *			B
Distribution								
Steam Piping/Pump	60%	Now	$414,600	2024	* *	3	$21,900	B
Corroded, Extent : Severe, Area Affected : 40% Location : Basement Leak Evident, Extent : Severe, Area Affected : 20% Location : Basement								
Under Construction	40%							D
Terminal Devices								
Air Handler	40%			2009	$1,067,300			B
Recent Repair Evident, Extent : Moderate, Area Affected : 20% Location : New Motors Installed								
Convector/Radiator	60%			2012	$2,804,500	2	$106,600	B
Air Conditioning								
Energy Source								
Under Construction	100%							D
Conversion Equipment								
No Component	95%							D
Under Construction	5%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$282,400	B
Exhaust Fans								
Interior	60%			2014	$328,300	3-10	$78,600	B
Roof	40%			2014	$157,400	2-10	$54,500	B
Plumbing								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	$295,600	2024	* *	3-5	$45,800	B
Corroded, Extent : Moderate, Area Affected : 40% *Location : Throughout*								
HW Heat Exchanger								
Low Temp	100%			2040	* *			B
Recent Replace Evident, Extent : Moderate, Area Affected : 100% *Location : Basement*								
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B
Sump Pump(s)								
Rigid Piping	100%	Now	$900	2009	$17,200	4	$1,300	B
Broken, Extent : Light, Area Affected : 5% *Location : Float Control*								
Non-Water Piping								
Natural Gas	100%			2014	$691,100	3	$5,800	B
Sewage Ejector(s)								
Electric	100%			2009	$17,200	4	$2,000	B

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

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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	**: 18-Jun-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Roof, Floors 1,3,5**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture		$653,700
Interior Architecture	$57,400	$57,400
Electrical		$843,100
Mechanical	$53,200	
Total	**$110,500**	**$1,554,100**
Priority A		$653,700
Priority B	$53,200	$843,100
Priority C	$57,400	$57,400
Total	**$110,500**	**$1,554,100**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$4,400		$30,500	$600
Interior Architecture	$39,500		$2,300	$1,500
Electrical	$200	$37,000	$6,100	$35,100
Mechanical	$68,800	$1,900	$24,800	$3,000
Elevators/Escalators	$11,800	$11,800	$11,800	$11,800
Total	**$124,800**	**$50,800**	**$75,600**	**$52,100**
Priority A	$4,400		$30,500	$600
Priority B	$103,800	$50,800	$42,700	$50,000
Priority C	$16,600		$2,300	$1,500
Total	**$124,800**	**$50,800**	**$75,600**	**$52,100**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture

System / Component Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	100%			2034	* *	5	$79,900	A
Windows								
Metal/Detention Type	100%			2027	* *	5	$61,100	A
Parapets								
Metal Rail	100%	4+	$4,400	2023	* *	3	$1,900	A
Deteriorated Finish, Extent : Moderate, Area Affected : 35% *Location : Throughout*								
Roof								
IRMA/Protected Membrane	100%			2014	$573,800	5	$33,700	A
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10% *Location : Throughout*								
Interior								
Floors								
Ceramic Tile	5%			2042	* *	5	$4,700	C
Raised Access Floor	5%			2023	* *	5	$3,000	C
Terrazzo	75%			LIFE	* *	8	$114,700	C
Traffic Topping	15%			2019	* *	5	$8,900	C
Interior Walls								
Concr Masonry Unit	70%			LIFE	* *	5	$33,200	C
Glass: Special Gauge	5%			2034	* *	5	$7,300	C
Steel Plate	25%			LIFE	* *			C
Ceilings								
Exposed Concrete	20%			LIFE	* *			B
Exposed Struc: Steel	5%			LIFE	* *			B
Metal Panel	75%			LIFE	* *	5	$45,800	B

Electrical

System / Component Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2014	$56,000	5	$3,400	B
Transformers								
Dry Type	100%			2012	$55,800	5	$8,000	B
Other Observation, Extent : Moderate, Area Affected : 100% *Location : .* *Explanation : 1000KVA*								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Feeders								
Cable	100%			2013	$1,700			B
Raceway								
Conduit	100%			2014	$5,900			B
Under 600 Volts								
Transformers								
Dry Type	100%			2019	* *	5	$8,000	B
Switchgear								
Molded Case Bkrs	100%			2024	* *	3-5	$3,500	B
Other Observation, Extent : Moderate, Area Affected : 100% Location : . Explanation : MAIN MOLDED CASE CIRCUIT BREAKER IN THE SWITCHBOARD.								
Raceway								
Conduit	100%			2024	* *			B
Panelboards								
Molded Case Bkrs	100%			2022	* *	3	$3,300	B
Wiring								
Thermoplastic	100%			2024	* *			B
Motor Controllers								
Locally Mounted	100%			2019	* *	5	$2,900	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	$18,100	3-5	$2,700	B
Generators								
Diesel	100%			2010	$122,400	5	$500	B
Batteries								
Nickel Cadium	100%			2006	$1,100			B
Lighting								
General Lighting								
Exit	2%			2014	$1,400	2	$300	B
Fluorescent	95%			2014	$609,000	2	$169,800	B
HID	3%			2014	$13,500	2	$5,400	B
Lightning Protection								
Arresters								
Copper	100%			2014	$9,600			B

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2034	* *	5	$14,100	B
Conversion Equipment								
PRV/L.P. Steam	100%			2023	* *			B
Distribution								
Steam Piping/Pump	100%	Now	$17,200	2034	* *	3	$9,100	B
Broken, Extent : Severe, Area Affected : 100% Location : Pneumatic Controls Not In Service								
Terminal Devices								
Air Handler	80%	Now	$26,600	2019	* *			B
Other Observation, Extent : Light, Area Affected : 5% Location : throughout Explanation : CONTROLS NOT FUNCTIONING								
Convector/Radiator	15%			2027	* *	2	$6,600	B
Fan Coil Unit/Heat	5%	Now	$18,400	2019	* *	4	$300	B
Other Observation, Extent : Light, Area Affected : 100% Explanation : Units Undersized								
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$600	B
Conversion Equipment								
Int Pkg Unit - Cool/Ht	10%			2015	* *			B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$53,200	LIFE	* *	2	$56,200	B
Other Observation, Extent : Light, Area Affected : 5% Location : throughout Explanation : DAMPERS NOT OPENING								
Exhaust Fans								
Interior	20%			2019	* *	3-10	$5,600	B
Roof	80%			2019	* *	2-10	$27,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	3-5	$13,900	B
HW Heat Exchanger								
Low Temp	100%			2034	* *			B
Sanitary Piping								
Cast Iron	100%			2034	* *			B
Storm Drain Piping								
Cast Iron	100%			2034	* *			B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sump Pump(s)								
Rigid Piping	100%	Now	$1,700	2019	* *	4	$1,300	B
Malfunctioning, Extent : Moderate, Area Affected : 50%								
Location : Sump Pit								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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	**: 18-Jun-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Roof, Floors 1,3,5,7,10**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$79,800	$560,900
Interior Architecture	$129,200	$129,200
Mechanical	$91,700	
Total	**$300,600**	**$690,100**
Priority A	$79,800	$560,900
Priority B	$141,700	$50,000
Priority C	$79,200	$79,200
Total	**$300,600**	**$690,100**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$7,700			$800
Interior Architecture	$55,100			$2,600
Electrical	$60,500	$2,300	$81,000	$1,500
Mechanical	$75,600	$3,300	$45,100	$5,500
Elevators/Escalators	$19,700	$19,700	$19,700	$19,700
Total	**$218,600**	**$25,400**	**$145,900**	**$30,000**
Priority A	$7,700			$800
Priority B	$155,800	$25,400	$145,900	$26,700
Priority C	$55,100			$2,600
Total	**$218,600**	**$25,400**	**$145,900**	**$30,000**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX
Asset # : 4249

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	95%			2034	* *	5	$156,100	A
Metal Panel	5%	Now	$6,900	2034	* *	5	$4,100	A
Deformed/Dented, Extent : Moderate, Area Affected : 5% *Location : Corridor Connecting Main Obcc Center*								
Windows								
Metal/Detention Type	100%			2027	* *	5	$87,300	A
Parapets								
Metal Rail	100%			2023	* *	3	$3,100	A
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Roof								
Built-Up (BUR)	100%	Now	$36,100	2014	$361,200			A
Miss/Damgd Flashings, Extent : Moderate, Area Affected : 10% *Location : At Bulkhead Door*								
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$23,900	C
Raised Access Floor	5%			2023	* *	5	$5,100	C
Terrazzo	60%			LIFE	* *	8	$158,300	C
Traffic Topping	15%			2019	* *	5	$15,300	C
Interior Walls								
Concr Masonry Unit	65%			LIFE	* *	5	$64,600	C
Glass: Special Gauge	5%			2040	* *	5	$15,400	C
Metal Panel	5%			LIFE	* *	5	$6,400	C
Steel Plate	25%			LIFE	* *			C
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			B
Metal Panel	95%			LIFE	* *	5	$100,000	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Transformers								
Dry Type	100%			2027	* *	5	$13,800	B
Other Observation, Extent : Moderate, Area Affected : 100% *Explanation : 2000KVA LOCATED OUTSIDE THE BUILDING.*								
Switchgear								
Fused Disc Sw	100%			2034	* *	3-5	$7,700	B

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Feeders								
Cable	100%			2030	* *			B
Raceway								
Conduit	100%			2034	* *			B
Under 600 Volts								
Transformers								
Dry Type	100%			2027	* *	5	$13,800	B
Switchgear								
Air Circuit Breaker	20%			2034	* *	3-5	$1,300	B
Molded Case Bkrs	80%			2034	* *	3-5	$4,900	B
Raceway								
Conduit	100%			2034	* *			B
Panelboards								
Molded Case Bkrs	100%			2030	* *	3	$5,600	B
Wiring								
Thermoplastic	100%			2034	* *			B
Motor Controllers								
Locally Mounted	100%			2027	* *	5	$5,000	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2027	* *			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	3-5	$4,600	B
Generators								
Diesel	100%			2023	* *	5	$800	B
Other Observation, Extent : Light, Area Affected : 100% *Explanation : 2- Caterpillar Genset*								
Batteries								
Lead/Acid	100%			2008	$1,100			B
Lighting								
General Lighting								
Exit	2%			2019	* *	2	$500	B
Fluorescent	95%			2019	* *	2	$292,800	B
HID	3%			2019	* *	2	$9,200	B
Lightning Protection								
Arresters								
Copper	100%			2019	* *			B

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%	Now	$3,500	2034	* *	5	$12,100	B
Damaged, Extent : Moderate, Area Affected : 2%								
Location : Main Steam Valve								
Conversion Equipment								
PRV/L.P. Steam	100%			2023	* *			B
Distribution								
Steam Piping/Pump	100%	Now	$29,700	2034	* *	3	$15,700	B
Not in Service, Extent : Light, Area Affected : 100%								
Location : Pneumatic Controls Not In Service								
Terminal Devices								
Air Handler	80%	Now	$91,700	2019	* *			B
Recent Replace Evident, Extent : Moderate, Area Affected : 40%								
Location : Larger Motors Installed But Heat Still Not Reaching 1st Fl								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : LOWER FLOORS								
Explanation : HEAT NOT REACHING LOWER FLOORS								
Convector/Radiator	20%			2027	* *	2	$15,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$1,100	B
Conversion Equipment								
Int Pkg Unit - Cool	10%			2015	* *			B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$121,300	B
Exhaust Fans								
Interior	80%			2019	* *	3-10	$39,000	B
Roof	20%			2019	* *	2-10	$11,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	3-5	$24,000	B
HW Heat Exchanger								
Low Temp	100%	Now	$13,200	2034	* *			B
Broken, Extent : Moderate, Area Affected : 20%								
Location : Domestic Hot Water Heat Exchanger								
Sanitary Piping								
Cast Iron	100%			2034	* *			B
Storm Drain Piping								
Cast Iron	100%			2034	* *			B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2019	* *	4	$1,300	B
Sewage Ejector(s)								
Compressed Air	40%			2024	* *	4	$500	B
Electric	60%			2019	* *	4	$800	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name	**: RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)**		
Address	**: 15-00 HAZEN ST., RIKERS ISLAND**		
Borough	**: BRONX**	**Agency's Number**	**: N/A**
Program / Asset #	**: DOC0001.080 / 2029**	**Yr Built/Renovated**	**: 1935 / 1990**
Area Sq Ft	**: 73,099**	**Project Type**	**: CORRECTION**
Date of Survey	**: 19-Jun-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Basement, Floors 1,3,7**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$953,200	$270,400
Interior Architecture	$44,700	
Electrical	$39,000	$865,000
Mechanical	$125,700	$426,100
Total	**$1,162,600**	**$1,561,600**
Priority A	$953,200	$270,400
Priority B	$164,700	$1,291,200
Priority C	$44,700	
Total	**$1,162,600**	**$1,561,600**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$6,300			$3,600
Interior Architecture	$64,500		$3,700	
Electrical	$400	$32,000	$6,400	$31,300
Mechanical	$37,300	$4,100	$25,100	$4,400
Elevators/Escalators	$13,800	$13,800	$13,800	$13,800
Total	**$122,200**	**$50,000**	**$49,000**	**$53,100**
Priority A	$6,300			$3,600
Priority B	$75,500	$50,000	$46,300	$49,500
Priority C	$40,500		$2,700	
Total	**$122,200**	**$50,000**	**$49,000**	**$53,100**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture / System / Component / Type	Current Repair: % of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$5,300	A
Masonry: Brick	85%	Now	$421,400	LIFE	* *	5	$129,900	A
Horizontal Cracks, Extent : Moderate, Area Affected : 10% *Location : East Facade* *Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%* *Location : East Facade* *Misaligned/Bulging, Extent : Light, Area Affected : 5%* *Location : East Facade*								
Metal Panel	10%			2034	* *	5	$7,000	A
Windows								
Metal/Detention Type	15%			2019	* *	5	$16,800	A
Metal/Detention Type	85%	4+	$531,800	2027	* *	5	$47,600	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 10% *Location : Throughout*								
Parapets								
Metal: Cage/Fence	100%			2014	$92,900	3	$14,400	A
Roof								
Not Accessible	100%							D
Other Observation, Extent : Light, Area Affected : 100% *Explanation : Roof Keys Were Not Available*								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$6,400	C
Ceramic Tile	5%	Now	$16,500	2029	* *	5	$2,200	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 100% *Location : At Showers*								
Terrazzo	20%	Now	$44,700	LIFE	* *	8	$14,100	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 100% *Location : First Floor*								
Vinyl Tile	30%			2042	* *	5	$5,400	C
Vinyl Tile	35%			2029	* *	5	$6,300	C
Interior Walls								
Concr Masonry Unit	50%			LIFE	* *	5	$23,200	C
Plaster	30%			LIFE	* *	5	$18,400	C
Water Penetration, Extent : Light, Area Affected : 100% *Location : At Fourth And Sixth Floor Dormitories*								
SGFT/Glazed Masonry	20%			LIFE	* *			C

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

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

Architecture

System / Component Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2017	* *	5	$2,000	B
Plaster	80%			LIFE	* *	5	$22,300	B
Plaster	10%	Now	$12,800	LIFE	* *	5	$1,400	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Mental Health 1 And 2, Third Floor Showers								

Electrical

System / Component Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	50%			2027	* *	5	$3,700	B
Dry Type	50%			2019	* *	5	$3,700	B
Switchgear								
Fused Disc Sw	50%			2024	* *	3-5	$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Explanation : MAIN FUSED DISCONNECT SWITCH IN THE SWITCHBOARD.								
Molded Case Bkrs	50%			2034	* *	3-5	$1,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Explanation : MAIN MOLDED CASE CIRCUIT BREAKER IN THE SWITCHBOARD.								
Raceway								
Conduit	80%			2014	$91,200			B
Conduit	20%			2034	* *			B
Panelboards								
Fused Disc Sw	10%			2022	* *	3	$300	B
Molded Case Bkrs	30%			2022	* *	3	$900	B
Molded Case Bkrs	20%			2030	* *	3	$600	B
Molded Case Bkrs	40%			2013	$33,900	3	$1,200	B
Wiring								
Braided Cloth	30%	2-4	$39,000	2039	* *			B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Rubber	20%			2013	$26,000			B
Thermoplastic	30%			2024	* *			B
Thermoplastic	20%			2034	* *			B
Motor Controllers								
Locally Mounted	20%			2012	$21,300	5	$500	B
Motor Control Center	80%			2012	$85,100	5	$2,100	B
Ground								

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)
Asset # : 2029

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	$18,100	3-5	$2,500	B
Generators								
Diesel	100%			2010	$122,400	5	$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Explanation : LOCATED OUTSIDE THE BUILDING.								
Batteries								
Lead/Acid	100%			2007	$1,100			B
Lighting								
General Lighting								
Exit	5%			2009	$3,200	2	$700	B
Fluorescent	90%			2014	$532,500	2	$148,400	B
HID	5%			2014	$20,800	2	$8,200	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2024	* *	5	$13,000	B
Conversion Equipment								
PRV/L.P. Steam	100%			2023	* *			B
Distribution								
Steam Piping/Pump	100%			2024	* *	3	$8,400	B
Terminal Devices								
Convector/Radiator	100%			2019	* *	2	$40,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$600	B
Conversion Equipment								
Int Pkg Unit - Cool	5%			2012	$73,200			B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$64,900	B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Interior	100%	Now	$125,700	2024	* *	3-6	$15,000	B
Not in Service, Extent : Severe, Area Affected : 100% Location : ALL LEVELS								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	* *	3-5	$11,100	B
HW Heat Exchanger								
Low Temp	100%			2014	$35,300			B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2014	$158,800			B
Sump Pump(s)								
Rigid Piping	100%			2014	$17,200	4	$2,000	B
Non-Water Piping								
Natural Gas	100%	Now	$15,900	2014	$158,800	3	$1,000	B
Not in Service, Extent : Light, Area Affected : 100% Location : Through Out								
Sewage Ejector(s)								
Electric	100%			2014	$17,200	4	$2,000	B

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

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **RIKERS ISLAND FACILITIES OTIS BANTUM CORREC.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 : **18-Jun-2003**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$675,900	$436,600
Interior Architecture	$576,800	$305,600
Electrical		$4,062,600
Mechanical	$35,900	$1,451,500
Total	**$1,288,500**	**$6,256,300**
Priority A	$675,900	$436,600
Priority B	$217,800	$5,595,800
Priority C	$394,900	$223,900
Total	**$1,288,500**	**$6,256,300**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$71,300			$11,100
Interior Architecture	$56,000		$26,000	
Electrical	$7,100	$114,400	$26,600	$115,000
Mechanical	$67,800	$20,700	$68,100	$4,400
Elevators/Escalators	$69,100	$69,100	$69,100	$69,100
Total	**$271,300**	**$204,200**	**$189,800**	**$199,500**
Priority A	$71,300			$11,100
Priority B	$145,700	$204,200	$163,700	$188,500
Priority C	$54,300		$26,000	
Total	**$271,300**	**$204,200**	**$189,800**	**$199,500**

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORREC.CENTER (OBCC)
Asset # : 2028

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	$29,800	A
Concr Masonry Unit	3%			LIFE	* *	3-5	$53,700	A
Metal Panel	82%			2034	* *	5	$160,300	A
Metal Panel	5%	0-2	$16,400	2034	* *	5	$4,900	A
Deformed/Dented, Extent : Moderate, Area Affected : 10% *Location : Receiving Area*								
Windows								
Metal/Detention Type	10%	Now	$135,800	2027	* *	5	$6,100	A
Unit Inoperable, Extent : Moderate, Area Affected : 15% *Location : Corridor(s)* *Water Penetration, Extent : Moderate, Area Affected : 5%* *Location : Corridor(s)*								
Metal/Detention Type	87%			2027	* *	5	$105,700	A
Metal Louvers	3%			2030	* *	5	$22,300	A
Parapets								
Metal Panel	100%	Now	$12,300	2034	* *	3	$2,300	A
Broken/Missing Elements, Extent : Severe, Area Affected : 10% *Location : At Dorms 1 And 3, 5 And 7* *Corrosion/Rusting, Extent : Light, Area Affected : 5%* *Location : Throughout* *Deformed/Dented, Extent : Moderate, Area Affected : 5%* *Location : West Facade*								
Roof								
Built-Up (BUR)	5%			2014	$85,600			A
Metal Panel	93%	Now	$401,000	2019	* *	5	$134,900	A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% *Location : Throughout* *Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%* *Location : Throughout* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Various Locations In Courtyard Corridor*								
Metal Panel	2%	Now	$86,200	2034	* *	5	$2,900	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 35% *Location : Over Generator Room For 300 Cell Annex* *Deformed/Dented, Extent : Moderate, Area Affected : 20%* *Location : Over Generator Room For 300 Cell Annex* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Over Generator Room For 300 Cell Annex*								
Interior								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORREC.CENTER (OBCC)
Asset # : 2028

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2013	$159,900	3	$20,000	C
Cast in Place Concrete	20%			LIFE	* *	5	$46,300	C
Ceramic Tile	5%			2042	* *	5	$15,600	C
Quarry Tile	5%			2027	* *	5	$13,200	C
Raised Access Floor	5%			2027	* *	5	$9,900	C
Terrazzo	25%			LIFE	* *	8	$128,000	C
Traffic Topping	5%	Now	$73,000	2019	* *	5	$4,900	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15% *Location : At Kitchen*								
Vinyl Tile	25%			2029	* *	5	$16,300	C
Vinyl Tile	5%	Now	$257,900	2054	* *	5	$1,600	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20% *Location : Corridor Near Room 039* *Deflection Evident, Extent : Moderate, Area Affected : 15%* *Location : Corridor Near Room 039*								
Interior Walls								
Concr Masonry Unit	75%			LIFE	* *	5	$55,500	C
Glass: Special Gauge	5%			2034	* *	5	$11,500	C
Gypsum Board	5%			LIFE	* *	5	$2,000	C
Plaster	5%			LIFE	* *	5	$4,900	C
SGFT/Glazed Masonry	10%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100% *Location : Showers 5/7/8* *Explanation : Recent Replacement Evident*								
Ceilings								
AcousTileConcealSpLn	8%	0-2	$100,200	2023	* *	5	$3,000	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 20% *Location : Corridor Near Dormitories 1and 2* *Water Penetration, Extent : Light, Area Affected : 5%* *Location : Corridor Near Dormitories 1 And 2*								
Exposed Struc: Steel	7%			LIFE	* *			B
Gypsum Board	5%			LIFE	* *	5	$3,400	B
Metal Panel	80%			LIFE	* *	5	$163,400	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	* *	5	$11,400	B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORREC.CENTER (OBCC)
Asset # : 2028

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Transformers								
Dry Type	100%			2019	* *	5	$26,800	B
Other Observation, Extent : Moderate, Area Affected : 100% Explanation : 1000KVA								
Feeders								
Cable	100%			2022	* *			B
Raceway								
Conduit	100%			2024	* *			B
Under 600 Volts								
Transformers								
Dry Type	100%			2012	$23,200	5	$26,800	B
Switchgear								
Fused Disc Sw	70%			2014	$243,500	3-5	$9,700	B
Other Observation, Extent : Moderate, Area Affected : 100% Explanation : MAIN FUSED DISCONNECT SWITCH ATTACHED TO THE SWITCHBOARD.								
Fused Disc Sw	30%			2034	* *	3-5	$3,500	B
Raceway								
Conduit	100%			2014	$448,900			B
Panelboards								
Molded Case Bkrs	80%			2013	$361,500	3	$8,800	B
Molded Case Bkrs	20%			2022	* *	3	$2,200	B
Wiring								
Thermoplastic	100%			2014	$507,900			B
Motor Controllers								
Locally Mounted	10%			2019	* *	5	$1,000	B
Motor Control Center	40%			2012	$340,500	5	$3,900	B
Motor Control Center	50%			2019	* *	5	$4,900	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2019	* *			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2012	$18,100	3-5	$8,900	B
Generators								
Diesel	100%			2010	$122,400	5	$1,600	B
Batteries								
Lead/Acid	100%			2007	$1,100			B
Lighting								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORREC.CENTER (OBCC)
Asset # : 2028

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
General Lighting								
Exit	2%			2009	$4,600	2	$1,000	B
Exit	1%	Now	$2,300	2024	* *	2	$400	B
Other Observation, Extent : Light, Area Affected : 100% *Explanation : Not In Service*								
Fluorescent	95%			2014	$2,038,000	2	$568,100	B
HID	2%			2009	$30,200	2	$12,000	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2024	* *	5	$30,000	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	* *			B
Distribution								
Hot Wtr Piping/Pump	50%			2022	* *	3-4	$16,400	B
Steam Piping/Pump	50%			2024	* *	3	$9,700	B
Terminal Devices								
Air Handler	50%			2014	$709,500			B
Convector/Radiator	50%			2027	* *	2	$47,300	B
Air Conditioning								
Energy Source								
Electricity	5%			2030	* *	5	$100	B
Steam/HW System	95%			2034	* *	5	$11,300	B
Conversion Equipment								
Absorp Mach/Stm/HW	20%			2017	* *	2	$26,700	B
Int Pkg Unit - Cool	5%	Now	$16,900	2012	$169,500			B
Malfunctioning, Extent : Moderate, Area Affected : 100% *Location : Staff Cafeteria*								
No Component	75%							D
Distribution								
Chilled Wtr Pipe/Pmp	100%			2024	* *	3-4	$24,600	B
Terminal Devices								
Air Handler/Cool/Ht	50%			2014	$139,700	4	$8,400	B
Fan Coil - Cooling	50%			2014	$253,300			B

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES OTIS BANTUM CORREC.CENTER (OBCC)
Asset # : 2028

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Remote Air Cond	5%			2009	$19,700			B
Water Cool Tower	95%	0-2	$35,900	2012	$179,400			B
Corroded, Extent : Severe, Area Affected : 40%								
Location : Shell Corroded								
Recent Repair Evident, Extent : Moderate, Area Affected : 10%								
Location : Baffels Replaced								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$150,200	B
Exhaust Fans								
Interior	30%			2019	* *	3-10	$18,100	B
Roof	70%			2019	* *	2-10	$50,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	3-5	$29,800	B
Hot Water Heater								
Gas Fired	5%			2012	$3,100	3-5	$1,600	B
No Component	95%							D
HW Heat Exchanger								
Low Temp	100%			2034	* *			B
Sanitary Piping								
Cast Iron	100%			2034	* *			B
Storm Drain Piping								
Cast Iron	100%			2034	* *			B
Sump Pump(s)								
Rigid Piping	100%			2019	* *	4	$1,300	B
Non-Water Piping								
Natural Gas	100%			2034	* *	3	$2,300	B
Sewage Ejector(s)								
Electric	100%			2019	* *	4	$1,300	B

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Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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 : **18-Jun-2003**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$643,100	$62,100
Interior Architecture	$116,600	
Electrical		$1,948,500
Mechanical	$982,900	$263,200
Total	**$1,742,500**	**$2,273,800**
Priority A	$643,100	$62,100
Priority B	$982,900	$2,211,700
Priority C	$116,600	
Total	**$1,742,500**	**$2,273,800**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$39,900			$3,300
Interior Architecture	$3,800			
Electrical	$53,100		$26,600	$300
Mechanical	$26,800	$2,800	$13,300	$8,200
Elevators/Escalators	$9,900	$9,900	$9,900	$9,900
Total	**$133,500**	**$12,700**	**$49,900**	**$21,700**
Priority A	$39,900			$3,300
Priority B	$89,800	$12,700	$49,900	$18,400
Priority C	$3,800			
Total	**$133,500**	**$12,700**	**$49,900**	**$21,700**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$51,600	LIFE	* *	5	$2,900	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10% *Location : South Facade* *Water Penetration, Extent : Moderate, Area Affected : 5%* *Location : South Facade* *Worn/Eroded, Extent : Moderate, Area Affected : 10%* *Location : South Facade*								
Concr Masonry Unit	5%	Now	$13,900	LIFE	* *	3-5	$11,900	A
Horizontal Cracks, Extent : Moderate, Area Affected : 10% *Location : East Facade* *Vertical Cracks, Extent : Moderate, Area Affected : 5%* *Location : East Facade*								
Masonry: Brick	30%	Now	$40,300	LIFE	* *	5	$24,800	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% *Location : At Windows* *Horizontal Cracks, Extent : Moderate, Area Affected : 5%* *Location : 1968 WING* *Explanation : Roof Keys Were Not Available*								
Masonry: Brick	45%	Now	$241,700	LIFE	* *	5	$37,300	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10% *Location : 1931 Wing* *Misaligned/Bulging, Extent : Moderate, Area Affected : 15%* *Location : East Facade* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : 1931 Wing*								
Metal Panel	10%			2034	* *	5	$3,800	A
Windows								
Aluminum	5%			2030	* *	5	$100	A
Steel	50%	4+	$111,800	2029	* *	5	$1,500	A
Deteriorated Finish, Extent : Moderate, Area Affected : 35% *Location : 1968 Wing* *Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%* *Location : 1968 Wing* *Thermally Inefficient, Extent : Moderate, Area Affected : 50%* *Location : 1968 Wing*								
Steel	45%	Now	$100,700	2029	* *	5	$1,300	A
Air Infiltration, Extent : Moderate, Area Affected : 50% *Location : 1931 Wing* *Broken/Missing Elements, Extent : Moderate, Area Affected : 25%* *Location : 1931 Wing* *Corrosion/Rusting, Extent : Moderate, Area Affected : 25%* *Location : 1931 Wing*								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	50%	Now	$97,000	2024	* *			A
Cracking/Crumbling, Extent : Severe, Area Affected : 50% *Location : Over 1950 And 1968 Wings* *Water Penetration, Extent : Moderate, Area Affected : 15%* *Location : Over 1950 And 1968 Wings* *Worn/Eroded, Extent : Severe, Area Affected : 50%* *Location : Over 1950 And 1968 Wings*								
Modified Bitumen	40%			2022	* *			A
Recent Replace Evident, Extent : Moderate, Area Affected : 100% *Location : 1931 Wing*								
Modified Bitumen	10%	0-2	$26,000	2024	* *			A
Alligatoring, Extent : Moderate, Area Affected : 15% *Location : Over First Floor Room On East Side* *Ponding, Extent : Moderate, Area Affected : 25%* *Location : Over First Floor Room On East Side* *Worn/Eroded, Extent : Moderate, Area Affected : 10%* *Location : Over First Floor Room On East Side*								
Interior								
Floors								
Cast in Place Concrete	95%	2-4	$116,600	LIFE	* *	5	$16,400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10% *Location : Throughout*								
Vinyl Tile	5%			2029	* *	5	$500	C
Interior Walls								
Concr Masonry Unit	10%			LIFE	* *	5	$400	C
Masonry: Brick	55%			LIFE	* *	5	$6,800	C
Water Penetration, Extent : Moderate, Area Affected : 10% *Location : Engine Room*								
Plaster	10%			LIFE	* *	5	$500	C
Water Penetration, Extent : Moderate, Area Affected : 5%								
SGFT/Glazed Masonry	25%			LIFE	* *			C
Ceilings								
AcousTileConcealSpLn	5%			2017	* *	5	$100	B
Exposed Concrete	35%			LIFE	* *			B
Water Penetration, Extent : Light, Area Affected : 10% *Location : Throughout*								
Exposed Struc: Steel	60%			LIFE	* *			B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE
Asset # : 2030

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2014	$5,100	5	$2,900	B
Transformers								
Dry Type	100%			2027	* *	5	$4,100	B
Switchgear								
Air Circuit Breaker	100%			2014	$868,000	3-5	$2,200	B
Raceway								
Conduit	90%			2014	$689,000			B
Conduit	10%			2024	* *			B
Panelboards								
Fused Disc Sw	5%			2030	* *	3	$100	B
Fused Knife Sw	5%	2-4	$4,500	2039	* *	3	$100	B
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Molded Case Bkrs	90%			2013	$81,400	3	$1,500	B
Wiring								
Braided Cloth	30%	2-4	$30,500	2039	* *			B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Rubber	60%			2013	$61,000			B
Thermoplastic	10%			2024	* *			B
Motor Controllers								
Locally Mounted	5%			2012	$900	5	$100	B
Locally Mounted	5%			2019	* *	5	$100	B
Motor Control Center	90%			2027	* *	5	$1,300	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Under Construction	100%							D
Generators								
Under Construction	100%							D
Lighting								
General Lighting								
Fluorescent	20%			2009	$69,500	2	$17,800	B
HID	80%			2009	$179,700	2	$71,200	B
Lightning Protection								
Arresters								
Steel	100%			2007	$5,600			B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil	10%			2040	* *	4	$100	B
No. 2 Fuel Oil, Extent : Moderate, Area Affected : 100%								
Location : (6)40000 No2,(2)20000 N0 D								
Natural Gas	90%			2040	* *	3	$500	B
Conversion Equipment								
Steam Boiler	100%	2-4	$513,400	2019	* *	3	$12,000	B
Other Observation, Extent : Light, Area Affected : 100%								
Explanation : Boilers Need Retubing,High Pressure Steam Boilers								
Distribution								
Steam Piping/Pump	100%	Now	$469,500	2024	* *	3	$4,500	B
Leak Evident, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Other Observation, Extent : Light, Area Affected : 100%								
Explanation : Need Steam Driven Generator For Summer Use Of High Pressure Steam								
Terminal Devices								
Convector/Radiator	60%			2012	$44,300	2	$13,200	B
Fan Coil Unit/Heat	40%			2019	* *	4	$1,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	5	$300	B
Conversion Equipment								
Int Pkg Unit - Cool	2%			2018	* *			B
No Component	98%							D
Heat Rejection								
Remote Air Cond	2%			2022	* *			B
No Component	98%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$35,000	B
Exhaust Fans								
Roof	100%			2019	* *	2-10	$16,900	B
Recent Replace Evident, Extent : Moderate, Area Affected : 40%								
Location : Roof								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	* *	3-5	$6,000	B
HW Heat Exchanger								
Low Temp	100%			2040	* *			B
Sanitary Piping								
Cast Iron	100%			2014	$133,300			B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	$17,100	2014	$85,700			B
Blockage /Clogged, Extent : Severe, Area Affected : 40%								
Location : Inside Exterior Wall								
Sump Pump(s)								
Rigid Piping	100%			2009	$17,200	4	$2,000	B

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Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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 /**
Area Sq Ft : **300,745**
Project Type : **CORRECTION**
Date of Survey : **16-Jun-2003**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$1,107,700	$558,300
Interior Architecture	$426,500	$168,600
Electrical		$2,108,800
Mechanical	$246,600	$2,385,700
Total	**$1,780,900**	**$5,221,400**
Priority A	$1,107,700	$558,300
Priority B	$323,200	$4,571,100
Priority C	$349,900	$92,000
Total	**$1,780,900**	**$5,221,400**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$141,400		$7,700	$90,400
Interior Architecture	$1,100		$6,300	$6,700
Electrical		$116,400	$9,300	$114,100
Mechanical	$71,900	$11,400	$49,100	$24,600
Total	**$214,500**	**$127,800**	**$72,300**	**$235,700**
Priority A	$141,400		$7,700	$90,400
Priority B	$71,900	$127,800	$62,000	$142,400
Priority C	$1,100		$2,600	$3,000
Total	**$214,500**	**$127,800**	**$72,300**	**$235,700**

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

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

Architecture / System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY		Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority Code
Exterior									
Exterior Walls									
Concr Masonry Unit	30%			LIFE	* *		3-5	$459,700	A
Metal Panel	70%			2034	* *		5	$117,300	A
Windows									
Aluminum	5%	Now	$2,300	2030	* *		5	$900	A
Water Penetration, Extent : Moderate, Area Affected : 5% Location : Window Heads Throughout									
Metal/Detention Type	95%			2027	* *		5	$99,800	A
Parapets									
Metal Panel	90%	Now	$16,800	2034	* *		3	$6,300	A
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20% Location : Throughout mech.bulkhead at bldg.-J.									
Metal: Cage/Fence	10%			2019	* *		3	$400	A
Roof									
IRMA/Protected Membrane	10%			2019	* *		5	$52,300	A
Metal Panel	77%	Now	$1,004,600	2027	* *		5	$337,900	A
Water Penetration, Extent : Moderate, Area Affected : 5% Location : Over Classrooms									
Single Ply Membrane	10%	Now	$34,100	2019	* *				A
Ponding, Extent : Moderate, Area Affected : 25% Location : Throughout									
Skylight, Plastic	3%			2034	* *		3	$22,600	A
Interior									
Floors									
Cast in Place Concrete	45%			LIFE	* *		5	$104,200	C
Quarry Tile	2%			2027	* *		5	$5,300	C
Recent Repair Evident, Extent : Moderate, Area Affected : 100% Location : Kitchen									
Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : KITCHEN									
Raised Access Floor	3%			2023	* *		5	$5,900	C
Vinyl Tile	50%	Now	$257,900	2029	* *		5	$16,300	C
Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Transition To Connecting Corridor To C-37									
Interior Walls									
Concr Masonry Unit	95%			LIFE	* *		5	$79,800	C
Gypsum Board	5%			LIFE	* *		5	$2,200	C

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

Architecture

System / Component Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2017	* *	5	$7,400	B
AcousTileSusp.Lay-In	10%			2023	* *	5	$7,400	B
Exposed Struc: Steel	5%			LIFE	* *			B
Metal Panel	75%			LIFE	* *	5	$153,200	B
Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Throughout								

Electrical

System / Component Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2024	* *	5	$15,200	B
Fused Disc Sw	30%			2014	$30,600	5	$6,500	B
Transformers								
Dry Type	100%			2019	* *	5	$30,400	B
Switchgear								
Fused Disc Sw	100%			2024	* *	3-5	$13,400	B
Raceway								
Conduit	100%			2024	* *			B
Panelboards								
Molded Case Bkrs	70%			2022	* *	3	$8,700	B
Molded Case Bkrs	30%			2013	$135,600	3	$3,700	B
Wiring								
Thermoplastic	100%			2024	* *			B
Motor Controllers								
Locally Mounted	10%			2019	* *	5	$1,100	B
Motor Control Center	50%			2019	* *	5	$5,500	B
Motor Control Center	40%			2027	* *	5	$4,400	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2019	* *	3-5	$10,100	B
Generators								
Diesel	100%			2017	* *	5	$1,800	B

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

Electrical

System / Component Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Stand-by Power								
Batteries								
Lead/Acid	100%			2007	$1,100			B
Lighting								
General Lighting								
Exit	5%			2014	$11,500	2	$2,500	B
Fluorescent	80%			2014	$1,716,200	2	$478,400	B
HID	15%			2014	$226,400	2	$89,700	B

Mechanical

System / Component Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%	Now	$9,800	2024	* *	5	$17,000	B
Leak Evident, Extent : Severe, Area Affected : 20% Location : Mechanical Room								
Conversion Equipment								
PRV/L.P. Steam	100%			2017	* *			B
Distribution								
Hot Wtr Piping/Pump	100%	Now	$150,000	2022	* *	3-4	$26,300	B
Damaged, Extent : Severe, Area Affected : 20% Location : Mechanical Room								
Terminal Devices								
Air Handler	60%	Now	$96,600	2014	$966,100			B
Not in Service, Extent : Severe, Area Affected : 20% Location : 2nd Floor								
Convector/Radiator	40%			2019	* *	2	$42,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2022	* *	5	$1,500	B
Conversion Equipment								
Int Pkg Unit - Cool	5%	Now	$9,600	2012	$192,300			B
Damaged, Extent : Moderate, Area Affected : 5% Location : Boiler Room								
Reciprocating Compr	5%			2017	* *	5	$11,300	B
Ext Pkg - Cool/Ht	15%			2023	* *			B
No Component	75%							D
Heat Rejection								
Evap Condenser	100%			2014	$60,800			B
Ventilation								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$170,400	B
Exhaust Fans								
Interior	40%			2014	$132,100	3-10	$31,600	B
Roof	60%			2014	$142,500	2-10	$49,400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2014	$892,000	3-5	$39,400	B
HW Heat Exchanger								
Low Temp	100%			2024	* *			B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B
Non-Water Piping								
Natural Gas	100%			2024	* *	3	$2,600	B

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

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING**
Address : **14-12 HAZEN ST., RIKERS ISLAND**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DOC0001.200 / 4129**
Yr Built/Renovated : **1990 /**
Area Sq Ft : **8,392**
Project Type : **CORRECTION**
Date of Survey : **17-Jun-2003**
Landmark Status : **NONE**
Areas Surveyed : **Roof, Floors 1,2**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$37,200	
Interior Architecture	$713,500	
Mechanical		$160,500
Total	**$750,700**	**$160,500**
Priority A	$37,200	
Priority B		$160,500
Priority C	$713,500	
Total	**$750,700**	**$160,500**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$18,800		$1,700	$30,600
Interior Architecture	$34,500		$10,300	$35,300
Electrical	$31,800	$100	$32,900	
Mechanical	$21,800	$900	$300	$1,500
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$110,900**	**$5,000**	**$49,200**	**$71,300**
Priority A	$18,800		$1,700	$30,600
Priority B	$57,600	$5,000	$47,500	$5,400
Priority C	$34,500			$35,300
Total	**$110,900**	**$5,000**	**$49,200**	**$71,300**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$15,400	LIFE	* *	5	$1,700	A
Broken/Missing Elements, Extent : Light, Area Affected : 3%								
Location : Throughout base.								
Explanation : Expansion Joint Failure.								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At exterior stairs.								
Explanation : Expansion Joint Failure.								
Metal Panel	90%			2034	* *	5	$40,500	A
Weathering Steel	5%	Now	$37,200	LIFE	* *			A
Staining/Discoloring, Extent : Moderate, Area Affected : 45%								
Location : Exterior stairs.								
Explanation : Expansion Joint Failure.								
Worn/Eroded, Extent : Moderate, Area Affected : 45%								
Location : Exterior stairs.								
Explanation : Expansion Joint Failure.								
Windows								
Aluminum	100%			2030	* *	5	$6,800	A
Parapets								
Metal: Cage/Fence	100%			2019	* *	3	$5,000	A
Roof								
Spray-on Foam	100%			2023	* *	5	$61,200	A
Recent Replace Evident, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Carpet	80%			2007	$713,500	3	$119,100	C
Raised Access Floor	20%			2023	* *	5	$11,000	C
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	$9,400	C
Ceilings								
AcousTileSusp.Lay-In	100%			2017	* *	5	$20,600	B
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Explanation : Expansion Joint Failure.								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5	$400	B

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Transformers								
Dry Type	100%			2027	* *	5	$800	B
Feeders								
Not Accessible	100%							D
Raceway								
Conduit	100%			2034	* *			B
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	$500	B
Transformers								
Dry Type	100%			2027	* *	5	$800	B
Raceway								
Conduit	100%			2034	* *			B
Panelboards								
Molded Case Bkrs	100%			2030	* *	3	$300	B
Wiring								
Thermoplastic	100%			2034	* *			B
Motor Controllers								
Locally Mounted	100%			2027	* *	5	$300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	3-5	$300	B
Lighting								
General Lighting								
Exit	5%			2019	* *	2	$700	B
Fluorescent	80%			2019	* *	2	$133,400	B
HID	15%			2019	* *	2	$25,000	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2024	* *	5	$1,500	B
Conversion Equipment								
Heat Exchanger	100%			2017	* *	3	$200	B
Distribution								
Steam Piping/Pump	100%			2024	* *	3	$1,000	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	$8,400	2014	$42,000	4	$600	B
Not Energy Efficient, Extent : Severe, Area Affected : 30%								
Location : Roof								
Air Conditioning								
Energy Source								
Electricity	100%			2022	* *	5	$100	B
Conversion Equipment								
Ext Pkg Unit - Cool	100%	Now	$12,100	2017	* *			B
Unit Inoperable, Extent : Severe, Area Affected : 25%								
Location : Roof								
Terminal Devices								
Air Handler/Dir Expansion	100%			2014	$40,500	2	$1,300	B
Heat Rejection								
Remote Air Cond	100%			2014	$78,000			B
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	$1,500	B
No Component	80%							D
Exhaust Fans								
Interior	70%			2014	$10,100	3-10	$2,400	B
Roof	20%			2014	$2,100	2-10	$700	B
Wall Unit	10%			2014	$2,000			B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	* *	3-5	$1,300	B
Hot Water Heater								
Electric	100%			2009	$2,000	3-5	$2,100	B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2014	$18,200			B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name	**: RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE**		
Address	**: 16-16 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	**: 19-Jun-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Roof, Floors 1,2**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$374,800	$1,291,500
Electrical		$441,800
Mechanical		$1,296,300
Total	**$374,800**	**$3,029,600**
Priority A	$374,800	$1,291,500
Priority B		$1,738,100
Total	**$374,800**	**$3,029,600**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$10,500			$20,600
Interior Architecture	$30,800		$3,900	
Electrical	$34,200		$35,100	$200
Mechanical	$15,900	$9,700	$19,700	$6,600
Total	**$91,500**	**$9,700**	**$58,700**	**$27,300**
Priority A	$10,500			$20,600
Priority B	$50,100	$9,700	$57,400	$6,800
Priority C	$30,800		$1,300	
Total	**$91,500**	**$9,700**	**$58,700**	**$27,300**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture / System / Component / Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$144,300	LIFE	* *	5	$89,000	A
Misaligned/Bulging, Extent : Moderate, Area Affected : 5% *Location : Above Windows Facing Lower Roofs* *Vertical Cracks, Extent : Moderate, Area Affected : 5%* *Location : Second Floor Wall At East Facade*								
Metal Coiling Doors	10%	Now	$58,500	2027	* *	3	$52,900	A
Unit Inoperable, Extent : Moderate, Area Affected : 10% *Location : West Facade*								
Windows								
Steel	100%	Now	$51,700	2017	* *	5	$6,900	A
Air Infiltration, Extent : Light, Area Affected : 5% *Location : Throughout* *Unit Inoperable, Extent : Moderate, Area Affected : 25%* *Location : OFFICERS LOCKER ROOM* *Weather Strip Missing, Extent : Moderate, Area Affected : 50%* *Location : OFFICERS LOCKER ROOM*								
Parapets								
Masonry: Brick	50%	Now	$9,900	LIFE	* *	3	$7,100	A
Misaligned/Bulging, Extent : Moderate, Area Affected : 5% *Location : West Facade,East Facade*								
Metal Rail	50%			2023	* *	3	$2,200	A
Roof								
Built-Up (BUR)	100%	Now	$120,300	2014	$1,202,500			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% *Location : Over Second Floor* *Water Penetration, Extent : Moderate, Area Affected : 10%* *Location : Second Floor Corridor By Communications Area*								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	* *	5	$45,200	C
Ceramic Tile	3%			2042	* *	5	$2,600	C
Vinyl Tile	10%			2049	* *	5	$1,800	C
Recent Replace Evident, Extent : Moderate, Area Affected : 100% *Location : Second Floor*								
Vinyl Tile	17%			2029	* *	5	$3,100	C
Interior Walls								
Concr Masonry Unit	85%			LIFE	* *	5	$15,100	C
Gypsum Board	10%			LIFE	* *	5	$900	C
Recent Replace Evident, Extent : Moderate, Area Affected : 100% *Location : Second Floor*								
Gypsum Board	5%			LIFE	* *	5	$500	C

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Asset # : 2031

Architecture

System / Component Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2017	* *	5	$3,100	B
Water Penetration, Extent : Light, Area Affected : 100% Location : Second Floor Corridor Near Communications Area								
AcousTileSusp.Lay-In	10%			2027	* *	5	$2,100	B
Recent Replace Evident, Extent : Moderate, Area Affected : 100% Location : Second Floor								
Exposed Concrete	5%			LIFE	* *			B
Exposed Struc: Steel	70%			LIFE	* *			B

Electrical

System / Component Type	Current Repair: % of Total	Fail Date (Years)	Estimated Cost	Future Replacement: Year FY	Estimated Cost	Maintenance: Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear								
Not Accessible	100%							D
Raceway								
Conduit	100%			2014	$61,600			B
Panelboards								
Molded Case Bkrs	90%			2013	$42,400	3	$2,700	B
Molded Case Bkrs	10%			2022	* *	3	$300	B
Wiring								
Thermoplastic	80%			2014	$36,500			B
Thermoplastic	20%			2024	* *			B
Motor Controllers								
Locally Mounted	100%			2012	$56,600	5	$2,700	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Manual	100%			2014	$18,100	3-5	$2,700	B
Generators								
Diesel	100%			2010	$122,400	5	$500	B
Batteries								
Lead/Acid	100%			2005	$1,100			B
Lighting								

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Asset # : 2031

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
General Lighting								
Exit	2%			2009	$1,300	2	$300	B
Fluorescent	38%			2009	$85,100	2	$63,400	B
HID	60%			2009	$37,300	2	$100,000	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
District Steam	100%			2024	* *	5	$13,100	B
Conversion Equipment								
PRV/L.P. Steam	100%			2017	* *			B
Distribution								
Hot Wtr Piping/Pump	30%			2022	* *	3-4	$4,300	B
Steam Piping/Pump	70%			2024	* *	3	$5,900	B
Terminal Devices								
Convector/Radiator	30%			2019	* *	2	$12,400	B
Fan Coil Unit/Heat	70%			2014	$1,204,900	4	$5,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$600	B
Conversion Equipment								
Ext Pkg Unit - Cool	10%			2017	* *			B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$65,600	B
Exhaust Fans								
Roof	100%			2014	$91,400	2-10	$31,700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	* *	3-5	$11,200	B
HW Heat Exchanger								
Low Temp	100%			2024	* *			B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2014	$17,200	4	$2,000	B
Non-Water Piping								
Compressed Air	100%			2024	* *	3	$1,000	B

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Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER**
Address : **RIKERS ISLAND**
Borough : **BRONX**
Program / Asset # : **DOC0001.160 / 2864**
Area Sq Ft : **12,104**
Date of Survey : **18-Jun-2003**
Areas Surveyed : **Floors 1**

Agency's Number : **N/A**
Yr Built/Renovated : **1991 /**
Project Type : **CORRECTION**
Landmark Status : **NONE**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Interior Architecture	$47,100	
Total	**$47,100**	
Priority C	$47,100	
Total	**$47,100**	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			$2,500	$8,000
Interior Architecture	$3,100			
Electrical	$5,200	$200	$6,100	
Mechanical	$28,600	$400	$2,100	$1,800
Total	**$36,900**	**$600**	**$10,700**	**$9,800**
Priority A			$2,500	$8,000
Priority B	$35,800	$600	$8,200	$1,800
Priority C	$1,100			
Total	**$36,900**	**$600**	**$10,700**	**$9,800**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	100%			2034	* *	5	$15,500	A
Windows								
Metal/Detention Type	100%			2027	* *	5	$4,100	A
Roof								
Skylight, Plastic	3%			2034	* *	3	$1,400	A
Spray-on Foam	97%			2023	* *	5	$16,100	A
Interior								
Floors								
Vinyl Tile	100%	Now	$47,100	2029	* *	5	$1,500	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20% *Location : Throughout* *Worn/Eroded, Extent : Moderate, Area Affected : 35%* *Location : Throughout*								
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	$2,200	C
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$200	2023	* *	5	$100	B
Water Penetration, Extent : Moderate, Area Affected : 5% *Location : Office Of Cashier*								
Gypsum Board	95%			LIFE	* *	5	$3,600	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	$700	B
Transformers								
Dry Type	100%			2027	* *	5	$1,200	B
Switchgear								
Molded Case Bkrs	100%			2034	* *	3-5	$500	B
Raceway								
Conduit	100%			2034	* *			B
Panelboards								
Molded Case Bkrs	100%			2030	* *	3	$500	B
Wiring								
Thermoplastic	100%			2034	* *			B
Ground								

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

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

Electrical

System / Component Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Ground								
Grounding Devices								
Metal Water Pipe	100%			2027	* *			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	* *	3-5	$400	B
Lighting								
General Lighting								
Exit	5%			2019	* *	2	$100	B
Fluorescent	90%			2019	* *	2	$24,600	B
HID	5%			2019	* *	2	$1,400	B

Mechanical

System / Component Type	% of Total	Current Repair: Fail Date (Years)	Current Repair: Estimated Cost	Future Replacement: Year FY	Future Replacement: Estimated Cost	Maintenance: Cycle (Yrs)	Maintenance: Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$100	B
Conversion Equipment								
Ext Pkg - Cool/Ht	100%	Now	$24,800	2017	* *			B
Unit Inoperable, Extent : Severe, Area Affected : 30% Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$10,700	B
Exhaust Fans								
Interior	90%			2014	$18,700	3-10	$4,500	B
Roof	10%			2014	$1,500	2-10	$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	* *	3-5	$1,800	B
Hot Water Heater								
Electric	100%			2009	$2,900	3-5	$3,000	B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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	: **16-Jun-2003**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Floors 1**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$1,144,200	$4,869,700
Interior Architecture	$730,800	$136,700
Electrical		$3,467,400
Mechanical	$199,900	$4,372,000
Total	**$2,074,900**	**$12,845,800**
Priority A	$1,144,200	$4,869,700
Priority B	$300,600	$7,940,100
Priority C	$630,100	$36,100
Total	**$2,074,900**	**$12,845,800**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture			$10,600	$13,500
Interior Architecture	$63,300			$24,800
Electrical		$203,400	$2,800	$201,900
Mechanical	$28,400	$27,600	$16,200	$30,100
Total	**$91,700**	**$231,000**	**$29,600**	**$270,300**
Priority A			$10,600	$13,500
Priority B	$28,400	$231,000	$19,000	$231,900
Priority C	$63,300			$24,800
Total	**$91,700**	**$231,000**	**$29,600**	**$270,300**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	20%	Now	$402,000	2024	* *	5	$59,800	A
Deformed/Dented, Extent : Light, Area Affected : 20%								
Location : Throughout trailers.								
Metal Panel	30%			2040	* *	5	$179,500	A
Vinyl/Rubber	50%	Now	$422,800	2014	$2,114,000			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Security doors have missing panic hardware and security device.								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout - Sprung units								
Explanation : Rip/tears/ Vegitation Growth Around Base Throughout								
Windows								
Aluminum	70%			2022	* *	5	$144,400	A
Metal/Detention Type	30%			2031	* *	5	$175,100	A
Parapets								
Metal: Cage/Fence	30%			2022	* *	3	$31,900	A
No Component	70%							D
Roof								
Single Ply Membrane	20%	Now	$69,900	2014	$699,000			A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout - Sprung units								
Explanation : Rip/tears/ Vegitation Growth Around Base Throughout								
Single Ply Membrane	20%			2019	* *			A
Spray-on Foam	10%			2023	* *	5	$27,000	A
Vinyl/Rubber	50%			2014	$1,747,400			A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sprung units								
Explanation : Dome Roofs								
Interior								
Floors								
Carpet	10%			2007	$594,000	3	$99,100	C
Cast in Place Concrete	10%			LIFE	* *	5	$43,000	C
Sheet Vinyl/Rubber	25%			2019	* *			C
Vinyl Tile	55%			2029	* *	5	$66,700	C
Interior Walls								
Concr Masonry Unit	20%			LIFE	* *	5	$34,100	C
Gypsum Board	80%			LIFE	* *	5	$72,100	C
Ceilings								
Gypsum Board	70%			LIFE	* *	5	$87,500	B
Metal Panel	30%			LIFE	* *	5	$113,800	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Not Accessible	100%							D
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : SUBSTATION AT REMOTE LOCATION, KEYS NOT AVAILABLE								
Transformers								
Not Accessible	100%							D
Switchgear								
Not Accessible	100%							D
Feeders								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2024	* *	3-5	$9,000	B
Raceway								
Conduit	100%			2024	* *			B
Panelboards								
Molded Case Bkrs	100%			2022	* *	3	$8,400	B
Wiring								
Thermoplastic	100%			2024	* *			B
Motor Controllers								
Locally Mounted	100%			2019	* *	5	$7,400	B
Lighting								
General Lighting								
Emergency	5%			2014	$27,000	2	$5,200	B
Exit	5%			2014	$21,300	2	$4,700	B
Fluorescent	80%			2014	$3,187,100	2	$888,400	B
HID	10%			2014	$280,300	2	$111,100	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	100%			2022	* *	3	$3,700	B
Conversion Equipment								
PRV/L.P. Steam	20%			2017	* *			B
Unit Heater-Dir Fired	80%			2012	$811,900	3	$43,000	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Steam Piping/Pump	100%			2034	* *	3	$23,300	B
Terminal Devices								
Air Handler	100%			2014	$1,699,700			B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	5	$1,600	B
Conversion Equipment								
Ext Pkg Unit - Cool	100%	Now	$145,500	2017	* *			B
Malfunctioning, Extent : Severe, Area Affected : 20% Location : Roof								
Terminal Devices								
Air Handler/Cool/Ht	100%			2014	$1,339,000	4	$20,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	20%	Now	$54,400	LIFE	* *	2	$28,800	B
Not Insulated, Extent : Severe, Area Affected : 20% Location : 1st Floor								
No Component	80%							D
Exhaust Fans								
Interior	80%			2014	$278,800	3-10	$66,700	B
Interior	20%			2014	$69,700	3-10	$16,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	* *	3-5	$30,700	B
Hot Water Heater								
Oil Fired	100%			2009	$97,800	3-5	$49,600	B
Sanitary Piping								
Cast Iron	100%			2024	* *			B
Storm Drain Piping								
Cast Iron	100%			2024	* *			B
Sewage Ejector(s)								
Compressed Air	100%			2014	$44,400	4	$2,000	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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	: **14-Apr-1999**	**Landmark Status**	: **NONE**
Areas Surveyed	:		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Piers	$93,600	$179,500
Total	**$93,600**	**$179,500**
Priority A	$93,600	$179,500
Total	**$93,600**	**$179,500**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Piers				
Total				
Priority A				
Total				

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Deck								
Timber	100%			LIFE	* *	5	$116,000	A
Pile Caps								
Timber	100%	4+	$36,400	LIFE	* *	5	$400	A
Other Observation, Extent : Light, Area Affected : 10%								
Explanation : Minor splitting								
Piles and Bracing								
Timber	100%	4+	$57,200	LIFE	* *	5	$63,500	A
Rotting,Splitting, Extent : Light, Area Affected : 10%								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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	**: 18-Apr-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**:**		

CAPITAL BUDGET

Total	
Priority	
Total	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Piers	$19,300			
Total	**$19,300**			
Priority A	$19,300			
Total	**$19,300**			

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Piers	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Deck								
Concrete	100%			LIFE	* *	5	$700	A
Pile Caps								
Timber	100%	2-4	$7,400	LIFE	* *	5		A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Random								
Explanation : Minor splitting								
Piles and Bracing								
Timber	100%	2-4	$11,600	LIFE	* *	5	$6,400	A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Random								
Explanation : Minor Splitting, Rotting								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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	: **18-Apr-2003**	**Landmark Status**	: **NONE**
Areas Surveyed	:		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Piers	$1,302,800	
Total	**$1,302,800**	
Priority A	$1,017,200	
Priority B	$285,700	
Total	**$1,302,800**	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Piers	$27,800		$16,900	
Total	**$27,800**		**$16,900**	
Priority A	$27,800			
Priority B			$16,900	
Total	**$27,800**		**$16,900**	

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Piers	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Deck								
Concrete	10%	Now	$27,800	LIFE	* *	5	$100	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : completely failed and unusable								
Timber	90%	Now	$389,300	LIFE	* *	5	$34,600	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : completely failed and unusable								
Pile Caps								
Timber	100%	Now	$241,200	LIFE	* *	5	$100	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Completely failed and unusable								
Piles and Bracing								
Concrete	20%	Now	$83,000	LIFE	* *	5	$1,600	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Completely failed and unusable								
Timber	80%	Now	$303,700	LIFE	* *	5	$16,800	A
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Completely failed and unusable								
Fender								
Wales and Chocks								
Timber	100%	Now	$200,700	2029	* *	2	$13,100	B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Completely failed and unusable								
Piles								
Timber	100%	Now	$85,000	2029	* *	2	$54,500	B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Completely failed and unusable								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name	**: RIKERS ISLAND FACILITIES TIMBER TRESTLE**		
Address	**: RIKERS ISLAND SOUTHEAST END**		
Borough	**: BRONX**	**Agency's Number**	**: N/A**
Program / Asset #	**: DOC0001.220 / 13474**	**Yr Built/Renovated**	**:**
Area Sq Ft	**: 517**	**Project Type**	**: CORRECTION**
Date of Survey	**: 18-Apr-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**:**		

CAPITAL BUDGET

Total	
Priority	
Total	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Piers	$13,900			
Total	**$13,900**			
Priority A	$13,900			
Total	**$13,900**			

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Deck								
Timber	75%	2-4	$5,500	LIFE	* *	5	$4,900	A
Other Observation, Extent : Light, Area Affected : 10%								
Location : Random								
Explanation : Splitting, Displacement								
No Component	25%							D
Pile Caps								
Timber	80%	2-4	$3,300	LIFE	* *	5		A
Rotting,Splitting, Extent : Light, Area Affected : 10%								
Location : Random								
No Component	20%							D
Piles and Bracing								
Timber	80%	2-4	$5,100	LIFE	* *	5	$2,900	A
Other Observation, Extent : Light, Area Affected : 10%								
Location : Random								
Explanation : Splitting, Displacement								
No Component	20%							D

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **DOC BARGE BULKHEAD BULKHEAD/ GRAVITY WALL**
Address : **HUNTS POINT FOOT OF HALLECK ST.**
Borough : **BRONX**
Program / Asset # : **DOC0011.000 / 13476**
Linear Ft : **1,183**
Date of Survey : **21-Apr-2003**
Areas Surveyed :

Agency's Number : **N/A**
Yr Built/Renovated :
Project Type : **CORRECTION**
Landmark Status : **NONE**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Bulkheads	$216,500	$159,200
Total	**$216,500**	**$159,200**
Priority A	$159,200	$159,200
Priority C	$57,400	
Total	**$216,500**	**$159,200**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Bulkheads	$6,800			
Total	**$6,800**			
Priority B	$6,800			
Priority C				
Total	**$6,800**			

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
DOC BARGE BULKHEAD BULKHEAD/ GRAVITY WALL
Asset # : 13476

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Rip Rap								
Stone	8%	Now	$57,400	LIFE	* *	5		C
Erosion, Extent : Severe, Area Affected : 100% Location : Entire Length								
No Component	92%							D
Sheet Piles								
Steel, 20' Water	92%			LIFE	* *	5	$318,400	A
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Detailed Corrosion Survey Required								
No Component	8%							D
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Gravel	8%	Now	$6,800	2029	* *	5		B
Erosion, Extent : Severe, Area Affected : 100% Location : Entire Length								
Gravel	92%			2029	* *	5	$1,100	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name : **RIKERS ISLAND FACILITIES BULKHEAD BEHIND CONCRETE WHARF**
Address : **RIKERS ISLAND NORTH END**
Borough : **BRONX**
Agency's Number : **N/A**
Program / Asset # : **DOC0001.147 / 4161**
Yr Built/Renovated :
Linear Ft : **231**
Project Type : **CORRECTION**
Date of Survey : **18-Apr-2003**
Landmark Status : **NONE**
Areas Surveyed :

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Bulkheads	$69,600	
Total	**$69,600**	
Priority A	$69,600	
Total	**$69,600**	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Bulkheads	$82,100		$3,000	
Total	**$82,100**		**$3,000**	
Priority A	$22,200			
Priority B	$58,500		$3,000	
Priority C	$1,300			
Total	**$82,100**		**$3,000**	

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES BULKHEAD BEHIND CONCRETE WHARF
Asset # : 4161

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Rip Rap								
Stone	5%	2-4	$1,300	LIFE	* *	5		C
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Random								
Explanation : Settlement, Displacement								
No Component	95%							D
Sheet Piles								
Steel, 20' Water	45%	4+	$69,600	LIFE	* *	5	$15,200	A
Corrosion, Extent : Light, Area Affected : 10%								
Location : Random								
Timber, 20' water	50%	4+	$22,200	LIFE	* *	5	$11,800	A
Rotting,Splitting, Extent : Light, Area Affected : 10%								
Location : Random								
No Component	5%							D
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	20%	4+	$600	2027	* *	5		B
Surface Wearing, Extent : Light, Area Affected : 10%								
Location : Random								
Concrete	10%	4+	$1,300	2029	* *	5		B
Surface Wearing, Extent : Light, Area Affected : 10%								
Location : Random								
Stone	70%	4+	$26,200	2029	* *			B
Other Observation, Extent : Light, Area Affected : 10%								
Location : Random								
Explanation : Missing Stone								
Fender								
Wales and Chocks								
Timber	50%	2-4	$8,000	2027	* *	2	$6,000	B
Rotting,Splitting, Extent : Light, Area Affected : 10%								
Location : Random								
Timber	5%	Now	$8,000	2029	* *	2	$600	B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Random								
Explanation : Low Water Chocks Loose, Missing								
Timber	45%	2-4	$14,400	2023	* *	2	$5,400	B
Rotting,Splitting, Extent : Moderate, Area Affected : 10%								
Location : Random								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

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	**: 18-Apr-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**:**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Bulkheads	$447,900	
Total	**$447,900**	
Priority A	$447,900	
Total	**$447,900**	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Bulkheads	$2,300			
Total	**$2,300**			
Priority A				
Priority B	$2,300			
Total	**$2,300**			

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GRAVITY WALL
Asset # : 13475

Bulkheads	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Gravity Wall								
Stone	85%	2-4	$380,700	LIFE	* *	5	$5,200	A
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Random								
Explanation : Stones Are Loose								
Stone	15%	Now	$67,200	LIFE	* *	5	$900	A
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Random								
Explanation : Holes In Wall								
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	40%	4+	$800	2027	* *	5	$100	B
Cracking, Extent : Light, Area Affected : 5%								
Location : Random								
Topsoil	60%	2-4	$1,400	2013	$14,400	5	$100	B
Other Observation, Extent : Light, Area Affected : 10%								
Location : Random								
Explanation : Erosion, Settlement								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 30-Sep-2003

DEPARTMENT OF CORRECTION - FY 2004

Asset Name	**: RIKERS ISLAND FACILITIES RIP-RAP**		
Address	**: RIKERS ISLAND CIRCUMFERENCE OF ISLAND**		
Borough	**: BRONX**	**Agency's Number**	**: N/A**
Program / Asset #	**: DOC0001.210 / 13473**	**Yr Built/Renovated**	**:**
Linear Ft	**: 17,273**	**Project Type**	**: CORRECTION**
Date of Survey	**: 18-Apr-2003**	**Landmark Status**	**: NONE**
Areas Surveyed	**:**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Bulkheads	$5,140,000	$1,448,300
Total	**$5,140,000**	**$1,448,300**
Priority B	$1,521,500	$1,448,300
Priority C	$3,618,500	
Total	**$5,140,000**	**$1,448,300**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Bulkheads				
Total				
Priority B				
Priority C				
Total				

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES RIP-RAP
Asset # : 13473

Bulkheads	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Rip Rap								
Stone	65%	2-4	$257,000	LIFE	* *	5	$2,600	C
Other Observation, Extent : Light, Area Affected : 100% Location : North, East And West Sides Of The Island Explanation : Erosion On Bank Above Rip Rap								
Stone	15%	Now	$2,966,000	LIFE	* *	5	$600	C
Missing Part, Extent : Severe, Area Affected : 100% Location : North And West Sides Of The Island								
Stone	20%	2-4	$395,500	LIFE	* *	5	$800	C
Other Observation, Extent : Light, Area Affected : 10% Location : South Shore Of Island Explanation : Missing Parts, Irregular Cross Section. South Not Critical. Has Short Fetch And Protected By Laguardia Runway.								
Backfill								
Fill								
Sand	65%	2-4	$197,100	2040	* *	5	$2,600	B
Erosion, Extent : Light, Area Affected : 2%								
Sand	15%	Now	$909,800	2044	* *	5	$600	B
Erosion, Extent : Severe, Area Affected : 100% Location : Random								
Sand	20%	4+	$121,300	2040	* *	5	$800	B
Erosion, Extent : Light, Area Affected : 10% Location : South Shore Of Island								
Surface								
Topsoil	65%	2-4	$47,100	2013	$941,400	5	$7,300	B
Erosion, Extent : Light, Area Affected : 2%								
Topsoil	15%	Now	$217,200	2014	$217,200	5	$1,700	B
Erosion, Extent : Severe, Area Affected : 100% Location : Random								
Topsoil	20%	4+	$29,000	2013	$289,700	5	$2,300	B
Erosion, Extent : Light, Area Affected : 10% Location : South Shore Of Island								

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CORRECTION - 072

Project Type : CORRECTION

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Special Systems	7,670,000	

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Special Systems	2,750,000	2,750,000	2,750,000	2,750,000

ASSET #	NAME	CAPITAL	EXPENSE
4275	RIKERS ISLAND DOMESTIC/FIRE WATER SERVICE		2,000,000
4276	RIKERS ISLAND SANITARY SYSTEM	5,200,000	2,000,000
4277	RIKERS ISLAND STORM SYSTEM		2,000,000
4278	RIKERS ISLAND ELECTRICAL	1,350,000	2,000,000
4279	RIKERS ISLAND GAS MAINS		1,000,000
4280	RIKERS ISLAND UNDERGROUND STEAM TUNNEL	1,120,000	2,000,000

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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DEPARTMENT OF JUVENILE JUSTICE

Program / Asset #	Borough	Page #
BUILDINGS		
JUVENILE JUSTICE		
DJJ0001.000 / 2044	BRONX	1
Name : BRIDGES JUVENILE CENTER INTAKE/ADMISSIONS		
DJJ0002.000 / 4382	BROOKLYN	6
Name : JUVENILE DETENTION CENTER CROSSROADS		
DJJ0003.000 / 4383	BRONX	10
Name : JUVENILE DETENTION CENTER HORIZON		

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Print Date : 30-Sep-2003

DEPARTMENT OF JUVENILE JUSTICE - FY 2004

Asset Name	**: BRIDGES JUVENILE CENTER INTAKE/ADMISSIONS**		
Address	**: 1221 SPOFFORD AVENUE**		
Borough	**: BRONX**	**Agency's Number**	**: N/A**
Program / Asset #	**: DJJ0001.000 / 2044**	**Yr Built/Renovated**	**: 1957 / 1990**
Area Sq Ft	**: 175,000**	**Project Type**	**: JUVENILE JUSTICE**
Date of Survey	**: 07-Jun-2001**	**Landmark Status**	**: NONE**
Areas Surveyed	**: Basement, Roof, Floors 1,2,3,5,8,PH**		

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$3,041,600	$670,400
Interior Architecture	$242,100	$160,400
Electrical	$655,500	$682,800
Mechanical	$1,508,500	$1,433,800
Total	**$5,447,700**	**$2,947,400**
Priority A	$3,041,600	$670,400
Priority B	$2,216,900	$2,116,600
Priority C	$189,200	$160,400
Total	**$5,447,700**	**$2,947,400**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$33,300		$14,600	$28,300
Interior Architecture	$12,600		$25,400	$9,800
Electrical	$25,900	$44,500	$40,200	$48,800
Mechanical	$6,600	$26,200	$61,200	$34,800
Elevators/Escalators	$13,800	$13,800	$13,800	$13,800
Total	**$92,200**	**$84,500**	**$155,300**	**$135,500**
Priority A	$33,300		$14,600	$28,300
Priority B	$53,200	$84,500	$115,200	$97,400
Priority C	$5,800		$25,400	$9,800
Total	**$92,200**	**$84,500**	**$155,300**	**$135,500**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF JUVENILE JUSTICE - 130
BRIDGES JUVENILE CENTER INTAKE/ADMISSIONS
Asset # : 2044

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	$487,500	A
Masonry: Brick	15%	Now	$152,500	LIFE	* *	5	$91,400	A
Diagonal Cracks, Extent : Moderate, Area Affected : 5% *Location : South Facade* *Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%* *Location : South Facade* *Spalling, Extent : Moderate, Area Affected : 15%* *Location : South Facade*								
Stucco Cement	3%			2028	* *	3-5	$57,600	A
Window Wall	2%	Now	$33,300	2025	* *	6	$4,400	A
Other Observation, Extent : Light, Area Affected : 10% *Explanation : BROKEN ELEMENTS* *Other Observation, Extent : Moderate, Area Affected : 25%* *Explanation : BROKEN GLASS*								
Windows								
Metal/Detention Type	50%	Now	$1,231,000	2017	* *	5	$53,500	A
Air Infiltration, Extent : Light, Area Affected : 25% *Corrosion/Rusting, Extent : Moderate, Area Affected : 25%* *Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%*								
Steel	50%	0-2	$1,473,200	2027	* *	5	$38,000	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 25% *Corrosion/Rusting, Extent : Moderate, Area Affected : 25%* *Thermally Inefficient, Extent : Moderate, Area Affected : 50%*								
Parapets								
Masonry: Brick	100%	Now	$184,900	LIFE	* *	3	$64,100	A
Misaligned/Bulging, Extent : Moderate, Area Affected : 20% *Location : South Facade* *Worn/Eroded, Extent : Moderate, Area Affected : 25%* *Location : WINGS A AND B*								
Roof								
Built-Up (BUR)	95%			2017	* *			A
Modified Bitumen	5%			2012	$34,300			A
Interior								
Floors								
Carpet	10%	2-4	$121,400	2014	$121,400	3	$29,500	C
Worn/Eroded, Extent : Moderate, Area Affected : 50% *Location : 8TH FLOOR E WING*								
Cast in Place Concrete	10%			LIFE	* *	5	$8,500	C
Ceramic Tile	5%			2040	* *	5	$11,500	C
Quarry Tile	10%			2017	* *	5	$19,500	C
Vinyl Tile	65%			2027	* *	5	$31,300	C

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

DEPARTMENT OF JUVENILE JUSTICE - 130
BRIDGES JUVENILE CENTER INTAKE/ADMISSIONS
Asset # : 2044

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Masonry: Brick	10%			LIFE	* *	5	$11,800	C
Plaster	15%	Now	$67,800	LIFE	* *	5	$7,300	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : 8TH FLOOR E WING								
Paint Peeling, Extent : Moderate, Area Affected : 25% Location : 8TH FLOOR E WING								
Plaster	65%			LIFE	* *	5	$31,700	C
SGFT/Glazed Masonry	10%			LIFE	* *			C
Ceilings								
AcousTile,Adhered	25%			2015	* *	5	$13,600	B
Exposed Concrete	10%			LIFE	* *			B
Plaster	15%	Now	$52,900	LIFE	* *	5	$5,600	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : 8TH FLOOR E WING								
Paint Peeling, Extent : Moderate, Area Affected : 50% Location : 8TH FLOOR E WING								
Plaster	50%			LIFE	* *	5	$18,600	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear								
Air Circuit Breaker	100%	2-4	$89,500	2042	* *	3-5	$6,200	B
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Raceway								
Conduit	80%			2012	$92,400			B
Conduit	20%			2022	* *			B
Panelboards								
Molded Case Bkrs	50%			2011	$48,400	3	$4,800	B
Molded Case Bkrs	35%			2020	* *	3	$3,400	B
Molded Case Bkrs	15%	2-4	$14,500	2037	* *	3	$1,100	B
Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
Wiring								
Braided Cloth	70%	2-4	$91,400	2037	* *			B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Thermoplastic	20%			2022	* *			B
Thermoplastic	10%			2012	$13,100			B

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

DEPARTMENT OF JUVENILE JUSTICE - 130
BRIDGES JUVENILE CENTER INTAKE/ADMISSIONS
Asset # : 2044

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2010	$134,100	5	$4,500	B
Locally Mounted	30%	Now	$57,500	2032	* *	5	$1,000	B
Not in Service, Extent : Moderate, Area Affected : 100%								
Ground								
Grounding Devices								
Metal Water Pipe	100%			2010	$6,400			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2010	$9,300	3-5	$5,900	B
Generators								
Diesel	100%			2008	$62,900	5	$1,100	B
Batteries								
Lead/Acid	100%			2005	$500			B
Lighting								
General Lighting								
Exit	5%			2012	$4,300	2	$1,900	B
Fluorescent	30%	Now	$244,200	2022	* *	2	$105,900	B
Not in Service, Extent : Moderate, Area Affected : 100%								
Fluorescent	10%	0-2	$81,400	2022	* *	2	$35,300	B
Other Observation, Extent : Moderate, Area Affected : 100% *Explanation : INADEQUATE LIGHTING LEVEL*								
Fluorescent	45%			2012	$366,200	2	$198,500	B
HID	5%			2012	$28,600	2	$22,100	B
HID	5%			2007	$28,600	2	$22,100	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil	100%	0-2	$180,800	2022	* *	4	$5,400	B
Other Observation, Extent : Severe, Area Affected : 100% *Location : Basement* *Explanation : TWO 20000 GAL UNDERGROUND TANKS.ONE TANK ABANDONED AND THE OTHER SWITCHED OVER TO #2 OIL.REMAINING TANK IN VERY DOUBTFUL CONDITION*								
Conversion Equipment								
Steam Boiler	100%	2-4	$159,600	2017	* *	3	$59,200	B
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								

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DEPARTMENT OF JUVENILE JUSTICE - 130
BRIDGES JUVENILE CENTER INTAKE/ADMISSIONS
Asset # : 2044

Mechanical		Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Distribution									
Steam Piping/Pump	100%	Now	$259,700	2022	* *		3	$22,400	B
Leak Evident, Extent : Moderate, Area Affected : 20%									
Terminal Devices									
Air Handler/Cool/Ht	10%	Now	$5,600	2012	$28,200		4	$1,500	B
Other Observation, Extent : Moderate, Area Affected : 20% *Explanation : COILS LEAKED AND WERE ABANDONED*									
Convector/Radiator	60%	Now	$171,500	2017	* *		2	$52,400	B
Cracked, Extent : Moderate, Area Affected : 10%									
Fan Coil Unit/Heat	30%			2012	$1,172,300		4	$3,900	B
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *		2	$138,800	B
Exhaust Fans									
Interior	90%			2012	$234,800		3-10	$62,800	B
Roof	10%			2007	$8,800		2-10	$8,400	B
Plumbing									
H/C Water Piping									
Single Type	100%	4+	$54,300	2017	* *		3-5	$28,100	B
Corroded, Extent : Moderate, Area Affected : 10%									
HW Heat Exchanger									
Single Type	100%			2015	* *				B
Sanitary Piping									
Single Type	100%			2022	* *				B
Storm Drain Piping									
Single Type	100%			2022	* *				B
Sump Pump(s)									
Single Type	100%			2006	$8,800		4	$2,000	B
Pool Filter/Treatment									
Single Type	100%	Now	$682,600	2015	* *				B
Not in Service, Extent : Moderate, Area Affected : 100%									
Non-Water Piping									
Single Type	100%			2022	* *		3	$2,700	B

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Print Date : 30-Sep-2003

DEPARTMENT OF JUVENILE JUSTICE - FY 2004

Asset Name : **JUVENILE DETENTION CENTER CROSSROADS**
Address : **17 BRISTOL ST. AT PITKIN AVE.**
Borough : **BROOKLYN**
Agency's Number : **N/A**
Program / Asset # : **DJJ0002.000 / 4382**
Yr Built/Renovated : **1998 /**
Area Sq Ft : **125,000**
Project Type : **JUVENILE JUSTICE**
Date of Survey : **30-May-2003**
Landmark Status : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$131,700	$131,700
Mechanical	$73,700	$73,700
Total	**$205,400**	**$205,400**
Priority A	$131,700	$131,700
Priority B	$73,700	$73,700
Total	**$205,400**	**$205,400**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$48,800	$25,800	$1,000	$34,000
Interior Architecture	$18,400	$32,900	$4,000	$800
Electrical	$5,200	$53,500	$1,700	$47,900
Mechanical	$28,000	$13,300	$48,000	$20,800
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$108,300**	**$133,400**	**$62,700**	**$111,500**
Priority A	$48,800	$25,800	$1,000	$34,000
Priority B	$51,400	$74,600	$57,600	$77,400
Priority C	$8,100	$32,900	$4,000	
Total	**$108,300**	**$133,400**	**$62,700**	**$111,500**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF JUVENILE JUSTICE - 130
JUVENILE DETENTION CENTER CROSSROADS
Asset # : 4382

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	3-5	$78,500	A
Masonry: Brick	80%			LIFE	* *	5	$263,400	A
Metal Panel	5%			2040	* *	5	$3,700	A
Metal: Cage/Fence	5%			2022	* *	3-10	$4,700	A
Windows								
Metal/Detention Type	100%			2031	* *	5	$51,600	A
Parapets								
Cast Stone/Terra Cotta	100%			LIFE	* *	3	$83,500	A
Roof								
Built-Up (BUR)	100%			2022	* *			A
Interior								
Floors								
Carpet	40%			2015	* *	3	$65,400	C
Panel/Paver: Cer/Brk	20%			2036	* *	5	$22,300	C
Traffic Topping	10%			2022	* *	5	$8,100	C
Vinyl Tile	30%			2049	* *	5	$8,000	C
Interior Walls								
Concr Masonry Unit	30%			LIFE	* *	5	$8,200	C
Gypsum Board	55%			LIFE	* *	5	$7,900	C
Operable Wall	15%			2034	* *			C
Ceilings								
AcousTileConcealSpLn	5%			2023	* *	5	$1,500	B
Exposed Concrete	10%			LIFE	* *			B
Exposed Struc: Steel	10%			LIFE	* *			B
Gypsum Board	75%			LIFE	* *	5	$20,600	B

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$7,700	B
Switchgear								
Molded Case Bkrs	100%			2040	* *	3-5	$5,500	B
Raceway								
Conduit	100%			2040	* *			B

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Maintenance $ are aggregated over a ten-year period.
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DEPARTMENT OF JUVENILE JUSTICE - 130
JUVENILE DETENTION CENTER CROSSROADS
Asset # : 4382

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2036	* *	3	$500	B
Molded Case Bkrs	90%			2036	* *	3	$4,700	B
Wiring								
Thermoplastic	100%			2040	* *			B
Motor Controllers								
Locally Mounted	10%			2031	* *	5	$500	B
Motor Control Center	90%			2031	* *	5	$4,100	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2031	* *			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	3-5	$4,200	B
Generators								
Diesel	100%			2027	* *	5	$800	B
Batteries								
Nickel Cadium	100%			2009	$500			B
Lighting								
General Lighting								
Exit	2%			2022	* *	2	$400	B
Fluorescent	85%			2022	* *	2	$207,400	B
HID	8%			2022	* *	2	$19,500	B
Incandescent	5%			2022	* *	2	$12,200	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil	5%			2040	* *	4	$200	B
Natural Gas	95%			2040	* *	3	$1,600	B
Conversion Equipment								
Hot Water Boiler	100%			2031	* *	3	$32,700	B
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	3-4	$17,100	B
Terminal Devices								
Air Handler	80%			2022	* *			B
Convector/Radiator	20%			2031	* *	2	$14,000	B
Air Conditioning								

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

DEPARTMENT OF JUVENILE JUSTICE - 130
JUVENILE DETENTION CENTER CROSSROADS
Asset # : 4382

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	5	$1,000	B
Conversion Equipment								
Reciprocating Compr	100%			2027	* *	5	$147,300	B
Terminal Devices								
Air Handler/Dir Expansion	100%			2022	* *	2	$19,400	B
Heat Rejection								
Remote Air Cond	100%			2022	* *			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$111,000	B
Exhaust Fans								
Roof	100%			2022	* *	2-10	$48,800	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2031	* *	3-5	$18,900	B
Hot Water Heater								
Gas Fired	100%			2013	$23,300	3-5	$27,000	B
Sanitary Piping								
Cast Iron	100%			2040	* *			B
Storm Drain Piping								
Cast Iron	100%			2040	* *			B
Sump Pump(s)								
Rigid Piping	100%			2022	* *	4	$2,000	B
Non-Water Piping								
Natural Gas	100%			2040	* *	3	$1,700	B
Sewage Ejector(s)								
Electric	100%			2019	* *	4	$1,300	B

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

Print Date : 30-Sep-2003

DEPARTMENT OF JUVENILE JUSTICE - FY 2004

Asset Name : **JUVENILE DETENTION CENTER HORIZON**
Address : **560 BROOK AVENUE**
Borough : **BRONX**
Program / Asset # : **DJJ0003.000 / 4383**
Area Sq Ft : **100,000**
Date of Survey : **30-May-2003**
Areas Surveyed : **Basement, Roof, Floors 1,2**

Agency's Number : **N/A**
Yr Built/Renovated : **1997 /**
Project Type : **JUVENILE JUSTICE**
Landmark Status : **NONE**

CAPITAL BUDGET	FY 2005 - 2008	FY 2009 - 2014
Exterior Architecture	$99,900	$99,900
Total	**$99,900**	**$99,900**
Priority A	$99,900	$99,900
Total	**$99,900**	**$99,900**

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture	$50,300	$40,900	$4,800	$27,100
Interior Architecture	$35,200	$12,600	$2,800	
Electrical	$4,100	$48,000	$1,400	$43,600
Mechanical	$36,400	$8,700	$30,100	$13,800
Elevators/Escalators	$7,900	$7,900	$7,900	$7,900
Total	**$133,900**	**$118,200**	**$47,000**	**$92,400**
Priority A	$50,300	$40,900	$4,800	$27,100
Priority B	$68,400	$64,600	$42,100	$65,200
Priority C	$15,200	$12,600		
Total	**$133,900**	**$118,200**	**$47,000**	**$92,400**

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF JUVENILE JUSTICE - 130
JUVENILE DETENTION CENTER HORIZON
Asset # : 4383

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	$199,800	A
Pre-Cast Concrete	20%			LIFE	* *	3-5	$97,300	A
Window Wall	5%			2031	* *	6	$4,900	A
Windows								
Metal/Detention Type	100%			2031	* *	5	$39,900	A
Parapets								
Pre-Cast Concrete	100%	Now	$22,900	LIFE	* *	3	$17,500	A
Misaligned/Bulging, Extent : Severe, Area Affected : 5% Location : Right Angle Corners Throughout Open Joints, Extent : Severe, Area Affected : 10% Location : Right Angle Corners Throughout								
Roof								
Built-Up (BUR)	70%			2022	* *			A
Metal Panel	25%			2031	* *	5	$42,000	A
Skylight, Plastic	5%			2040	* *	3	$7,200	A
Interior								
Floors								
Carpet	25%			2015	* *	3	$37,800	C
Cast in Place Concrete	5%	Now	$1,600	LIFE	* *	5	$2,200	C
Water Penetration, Extent : Moderate, Area Affected : 2% Location : Boiler Room								
Ceramic Tile	5%			2049	* *	5	$5,900	C
Ceramic Tile	25%			2049	* *	5	$29,500	C
Vinyl Tile	40%			2049	* *	5	$9,900	C
Interior Walls								
Concr Masonry Unit	30%			LIFE	* *	5	$8,800	C
Glass: Special Gauge	10%			2040	* *	5	$9,100	C
Gypsum Board	60%			LIFE	* *	5	$9,300	C
Ceilings								
AcousTileConcealSpLn	15%			2027	* *	5	$4,200	B
AcousTileSusp.Lay-In	5%			2027	* *	5	$1,400	B
Exposed Concrete	25%			LIFE	* *			B
Exposed Struc: Steel	25%			LIFE	* *			B
Gypsum Board	30%	Now	$20,000	LIFE	* *	5	$3,800	B
Water Penetration, Extent : Moderate, Area Affected : 10% Location : Main Lobby								

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DEPARTMENT OF JUVENILE JUSTICE - 130
JUVENILE DETENTION CENTER HORIZON
Asset # : 4383

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$6,100	B
Switchgear								
Molded Case Bkrs	100%			2040	* *	3-5	$4,400	B
Raceway								
Conduit	100%			2040	* *			B
Panelboards								
Molded Case Bkrs	100%			2036	* *	3	$4,100	B
Wiring								
Thermoplastic	100%			2040	* *			B
Motor Controllers								
Locally Mounted	10%			2031	* *	5	$400	B
Motor Control Center	90%			2031	* *	5	$3,300	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2031	* *			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	3-5	$3,400	B
Generators								
Diesel	100%			2027	* *	5	$600	B
Batteries								
Nickel Cadium	100%			2009	$500			B
Lighting								
General Lighting								
Emergency	1%			2022	* *	2	$200	B
Exit	3%			2022	* *	2	$600	B
Fluorescent	91%			2022	* *	2	$205,700	B
HID	5%			2022	* *	2	$11,300	B

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	10%			2036	* *	3	$200	B
Fuel Oil	10%			2040	* *	4	$300	B
Natural Gas	80%			2040	* *	3	$1,100	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF JUVENILE JUSTICE - 130
JUVENILE DETENTION CENTER HORIZON
Asset # : 4383

Mechanical		Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
Conversion Equipment									
Furnace	60%				2022	* *	3	$1,100	B
Hot Water Boiler	20%				2031	* *	3	$5,200	B
Radiant Heater	20%				2022	* *	3	$5,300	B
Distribution									
Hot Wtr Piping/Pump	100%				2036	* *	3-4	$13,700	B
Terminal Devices									
Air Handler	30%				2022	* *			B
Fan Coil Unit/Heat	10%				2022	* *	4	$1,000	B
Induction Unit	60%				2027	* *	4	$4,500	B
Air Conditioning									
Energy Source									
Electricity	100%				2036	* *	5	$800	B
Conversion Equipment									
Ext Pkg Unit - Cool	100%				2027	* *			B
Ventilation									
Distribution									
Ductwork/Diffusers	100%				LIFE	* *	2	$88,800	B
Exhaust Fans									
Roof	100%				2022	* *	2-10	$39,000	B
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%				2031	* *	3-5	$15,200	B
Hot Water Heater									
Gas Fired	100%	Now	$18,600		2014	$18,600	3-5	$16,400	B
Leak Evident, Extent : Severe, Area Affected : 100% *Location : Boiler Room*									
Sanitary Piping									
Cast Iron	100%				2040	* *			B
Storm Drain Piping									
Cast Iron	100%				2040	* *			B
Sump Pump(s)									
Rigid Piping	100%				2022	* *	4	$2,000	B
Non-Water Piping									
Natural Gas	100%				2040	* *	3	$1,400	B
Sewage Ejector(s)									
Electric	100%				2022	* *	4	$2,000	B

Note : All $ estimates are in current dollars and are not escalated for potential future inflation.
Maintenance $ are aggregated over a ten-year period.
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