

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 11-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 3,4,Ph
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$126,200	\$1,527,800
Interior Architecture	\$1,319,300	\$133,300
Electrical	\$790,000	\$1,197,300
Mechanical	\$6,102,700	\$2,489,900
Site Pavements	\$80,200	
Total	\$8,418,300	\$5,348,300
Importance Code A	\$710,800	\$1,527,800
Importance Code B	\$7,627,400	\$3,820,600
Importance Code C	\$80,200	
Total	\$8,418,300	\$5,348,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			\$38,100	
Interior Architecture	\$94,500		\$3,100	
Electrical	\$13,000	\$11,300	\$102,600	\$11,800
Mechanical	\$144,900	\$12,000	\$82,100	\$7,900
Site Pavements	\$12,200			
Elevators/Escalators	\$30,700	\$30,700	\$30,700	\$30,700
Total	\$295,300	\$54,000	\$256,500	\$50,400
Importance Code A	\$29,200		\$38,100	
Importance Code B	\$205,400	\$54,000	\$218,500	\$50,400
Importance Code C	\$60,700			
Total	\$295,300	\$54,000	\$256,500	\$50,400



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

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

Asset # : 4246

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Coiling Doors	1%			2039	**	5	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Location Noted</i>								
Pre-cast Concrete	99%			LIFE	**	5	\$417,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Cracking Effect Throughout</i>								
Windows								
Metal/Detention Type	100%			2044	**	5	\$72,100	
Parapets								
Metal Rail	75%			2039	**	5-10	\$207,900	
Pre-cast Concrete	25%			LIFE	**	5	\$24,100	
Roof								
Modified Bitumen	100%			2034	\$1,028,900	10	\$48,200	
<i>Debris Present, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Painted White</i>								
<i>Explanation : Component Information</i>								
Interior								
Floors								
Cast in Place Concrete	25%	4+	\$102,600	LIFE	**	5	\$67,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Docking</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Loading Dock Surface</i>								
Raised Access Floor	5%	Now	\$348,500	2043	**	5	\$11,600	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Control Rooms</i>								
Terrazzo	68%	4+	\$306,800	LIFE	**	5	\$65,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout Corridors And Housing Areas</i>								
Traffic Topping	2%	2-4	\$46,100	2039	**	5	\$1,500	
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Maintenance And Control Areas</i>								
Interior Walls								
Cast in Place Concrete	10%	4+	\$42,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Ceramic Tile	8%			2037	**	5	\$11,500	
Concrete Masonry Unit	69%			LIFE	**	5	\$39,700	
Glass: Single Pane	5%			LIFE	**	5	\$5,400	
Metal Security Bars	8%			LIFE	**			

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

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

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

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

Asset # : 4246

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2039	**	5	\$6,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Control Areas</i>								
Exposed Struc: Concrete	50%	Now	\$361,600	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Random Locations Throughout Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Textured Surface Throughout Housing Areas</i>								
<i>Explanation : Additional Component</i>								
Metal Panel	25%	2-4	\$199,800	LIFE	**	5	\$38,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout Corridors</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout Corridors</i>								
Plaster	20%			LIFE	**	5	\$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Includes Razor Wire At Top</i>								
<i>Explanation : Additional Component</i>								
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Adjacent To Loading Dock</i>								
<i>Explanation : Location Noted</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Parking/Driveway								
Asphalt	90%	4+	\$80,200	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Driveways</i>								
Cast in Place Concrete	10%	4+	\$12,200	2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock Area</i>								
Activity Yard								
Asphalt	100%			2043	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Southeast Corner Of Building</i>								
<i>Explanation : Location Noted</i>								

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

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Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 4246

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2032	\$52,200	5	\$300	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$317,200	5	\$2,200	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	\$233,700	5	\$2,200	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	10%			2032	\$52,000	5	\$100	
Motor Control Center	90%			2032	\$239,600	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	\$26,800	1	\$25,400	
Lighting								
Interior Lighting								
Fluorescent	30%			2029	\$735,900	10	\$22,700	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	70%			2039	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Original Fixtures Retrofitted</i>						
Egress Lighting								
Emergency, Service	30%			2029	\$29,800	1		
Emergency, Battery	20%			2029	\$54,100	10	\$4,000	
Exit, Service	50%			2029	\$34,800	1		
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	\$302,600	1	\$30,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$52,500	

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2034	\$19,000	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	85%	Now	\$29,200	2030	\$584,600			
		<i>Damaged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement Mechanical Room - Damaged Insulation</i>						
No Component	15%							
Distribution								
Hot Wtr Piping/Pump	85%	Now	\$25,500	2033	\$254,700	4	\$3,500	
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Mechanical Rooms</i>						
Steam Piping/Pump	15%	Now	\$32,900	2034	\$164,600			
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room, Pipe Tunnels</i>						
Terminal Devices								
Air Handler	5%			2029	\$128,900	1	\$2,600	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
Unit Heater - Hot Water	5%			2029	\$40,600			
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Explanation : Air Handlers With Cooling And Heating Coils, Reported Under Air Conditioning</i>						
Controls								
Digital	50%			2027	\$1,967,900			
Pneumatic	50%			2028	\$1,324,200			
Air Conditioning								
Energy Source								
Electricity	7%			2042		**	1	
No Component	93%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Adjacent Building - 300 Bed Facility</i>						
		<i>Explanation : Chilled Water Provided From Adjacent Building - 300 Bed Facility</i>						

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%	4+	\$35,400	2044	**	2	\$100	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse Mechanical Room Roof - Unit Serving Elevator Machine Room, On Extended Life</i>					
No Component	93%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Adjacent Building - 300 Bed Facility</i>					
			<i>Explanation : Chilled Water Provided From Adjacent Building - 300 Bed Facility</i>					
No Component	5%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Penthouse Mechanical Room</i>					
			<i>Explanation : Refer To Heat Rejection And Terminal Devices</i>					
Distribution								
CW & CHW Water Pipe/Pump	93%	Now	\$1,700	2034	\$17,000	4	\$3,800	
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Mechanical Rooms</i>					
No Component	7%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2029	\$10,800	1		
			<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse Mechanical Room - 2 Units</i>					
Air Handler/Cool/Ht	95%	Now	\$10,400	2029	\$208,000	1	\$43,700	
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Penthouse Mechanical Room - Two Re-heat Coils In Ductwork</i>					
			<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Rooms</i>					
Heat Rejection								
Air Cooled Condenser Unit	5%	Now	\$1,600	2044	**	2	\$2,300	
			<i>Broken, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Penthouse Mechanical Room Roof - Two Air Cooled Condensing Units - Inoperable / Deteriorated</i>					
No Component	95%							
Ventilation								

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$708,100	LIFE	**	2-5	\$46,100	
<i>Broken, Extent : Severe, Area Affected : 20%</i> <i>Location : Duct Penetrations In Floor Slab - Pneumatic Fire / Smoke Dampers / Actuators</i> <i>Damaged, Extent : Severe, Area Affected : 2%</i> <i>Location : Basement Mechanical Room - Return Ductwork At Two Air Handlers</i> <i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i> <i>Location : Outside Air Dampers / Actuators Faulty / Inoperable</i> <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i> <i>Location : Mechanical Rooms</i> <i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Unbalanced System, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
Exhaust Fans								
Interior	100%			2029	\$715,000	2	\$2,500	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Rooms</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$2,070,600	1		
HW Heat Exchanger								
Steam Fired	100%			2044	**	4	\$12,300	
<i>Abandoned in Place, Extent : Light, Area Affected : 50%</i> <i>Location : Basement Mechanical Room - 2 Of 4 Units Abandoned In Place</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$203,100	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i> <i>Location : Basement Mechanical Room, 1st Floor Storage Room By Kitchen - Ceiling</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2027	\$5,000	4	\$2,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Mechanical Room - 1 Duplex Set</i>								
Sewage Ejector(s)								
Electric	100%			2029	\$84,400	4	\$3,300	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Mechanical Room - 1 Duplex Set</i>								
Fixtures								
Generic	100%							
Vertical Transport								

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To Top Floor, Two Units From Basement To Penthouse</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2044		**	1-5 \$41,700
Sprinkler								
	No Component	20%						
	Generic	80%	Now	\$178,400	2044		**	1-2 \$16,000
<i>Heads Blocked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Prison Cells</i>								

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 11-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,251,900	\$627,900
Interior Architecture	\$1,816,200	\$225,000
Electrical	\$1,245,500	\$2,354,100
Mechanical	\$12,611,100	\$3,558,600
Site Pavements	\$170,600	
Total	\$17,095,300	\$6,765,500
Importance Code A	\$2,016,600	\$1,122,000
Importance Code B	\$14,908,100	\$5,643,500
Importance Code C	\$170,600	
Total	\$17,095,300	\$6,765,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			\$48,200	
Interior Architecture	\$21,800			
Electrical	\$27,900	\$19,100	\$189,300	\$19,600
Mechanical	\$225,200	\$47,200	\$50,900	\$41,900
Site Enclosure	\$4,500			
Elevators/Escalators	\$31,700	\$31,700	\$31,700	\$31,700
Total	\$311,100	\$98,000	\$320,100	\$93,200
Importance Code A	\$38,200	\$100	\$49,700	
Importance Code B	\$259,700	\$97,900	\$270,500	\$93,200
Importance Code C	\$13,200			
Total	\$311,100	\$98,000	\$320,100	\$93,200



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

Asset # : 4245

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Pre-cast Concrete	100%	4+	\$1,071,700	LIFE	**	5	\$492,200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Cracking Effect Throughout</i>									
Windows									
Metal/Detention Type	100%			2044	**	5	\$108,000		
Parapets									
Cast in Place Concrete	25%			LIFE	**	5	\$39,600		
Metal Rail	75%			2039	**	5-10	\$207,900		
Roof									
Modified Bitumen	100%			2039	**	10	\$48,200		
<i>Debris Present, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>									
<i>Location : Leaks Throughout Repaired</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Painted White</i>									
<i>Explanation : Component Information</i>									
Interior									
Floors									
Cast in Place Concrete	25%	4+	\$134,300	LIFE	**	5	\$88,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Throughout Basement And Penthouse</i>									
Raised Access Floor	5%	Now	\$455,800	2043	**	5	\$15,200		
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Throughout Control Rooms</i>									
Terrazzo	68%	4+	\$401,400	LIFE	**	5	\$85,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Throughout Corridors And Housing Areas</i>									
Traffic Topping	2%	0-2	\$90,400	2039	**	5	\$2,000		
<i>Worn/Erode, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout Maintenance And Control Areas</i>									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Various Locations In Basement</i>									
Ceramic Tile	10%			2037	**	5	\$17,300		
Concrete Masonry Unit	67%			LIFE	**	5	\$46,500		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Various Locations In Basement</i>									
Glass: Single Pane	5%			LIFE	**	5	\$6,500		
Metal Security Bars	8%			LIFE	**				

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

Asset # : 4245

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	2-4	\$13,100	2039	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Maintenance And Control Areas</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Maintenance And Control Areas</i>								
Exposed Struc: Concrete	50%	Now	\$473,000	LIFE	**	5	\$12,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Textured Surface Throughout Housing Areas</i>								
<i>Explanation : Additional Component</i>								
Metal Panel	25%	2-4	\$261,400	LIFE	**	5	\$50,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Corridors</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Corridors</i>								
Plaster	20%			LIFE	**	5	\$20,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Includes Razor Wire At Top</i>								
<i>Explanation : Additional Component</i>								
Free Standing Walls								
Concrete Masonry Unit	100%	2-4	\$4,500	2054	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Mechanical Area North Of Building</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$114,600	2047	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Perimeter Locations</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Perimeter Locations</i>								
Parking/Driveway								
Asphalt	100%	4+	\$56,000	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	100%			2043	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Northeast Corner Of Building</i>								
<i>Explanation : Location Noted</i>								

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

Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$113,500	3	\$300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Nameplate Ratings Available</i>						
Transformers								
Dry Type	100%			2032	\$330,700	3	\$600	
Feeders								
Cable	100%			2042	**	1		
Raceway								
Conduit	100%			2044	**	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$380,600	5	\$2,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>						
Transformers								
Dry Type	100%			2032	\$52,200	5	\$400	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$380,600	5	\$2,800	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	\$311,500	5	\$2,800	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	5%			2039	**	5		
Motor Control Center	90%			2032	\$335,500	5	\$2,700	
Variable Frequency Drive	5%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	\$53,600	1	\$33,300	
Generators								
Diesel	100%			2030	\$212,000	1	\$41,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two Diesel Generators Rated At 650 Kilowatts And 900 Kilowatts (Serves G R V C 200 Bed Facility)</i>						
Batteries								
Lead/Acid	100%			2027	\$4,800	5	\$4,000	

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

Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2042	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 275 Gallon Capacity Serving Both Generators</i>						
Main Tank	50%			2049	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Two 7,500 Gallon Capacity Tanks</i>						
Lighting								
Interior Lighting								
Fluorescent	30%			2029	\$962,700	10	\$29,700	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	70%			2039	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Original Fixtures Retrofitted</i>						
Egress Lighting								
Emergency, Service	30%			2029	\$39,000	1		
Emergency, Battery	20%			2029	\$70,800	10	\$5,200	
Exit, Service	50%			2029	\$45,500	1		
Exterior Lighting								
HID	5%			2029	\$49,200	10		
LED	25%			2039	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	\$395,900	1	\$40,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$68,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2034	\$24,900	1		

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

Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	85%	Now	\$38,200	2030	\$764,700			
	<i>Damaged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement Mechanical Room - Damaged Insulation</i>							
No Component	15%							
Distribution								
Hot Wtr Piping/Pump	85%	Now	\$33,300	2033	\$333,200	4	\$4,500	
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Basement Mechanical Room - Air Separator Tank And Piping</i>							
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Rooms</i>							
	<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Mechanical Rooms</i>							
Steam Piping/Pump	15%	Now	\$43,100	2034	\$215,300			
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement Mechanical Room</i>							
	<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Mechanical Room, Pipe Tunnels</i>							
Terminal Devices								
Air Handler	5%			2029	\$168,700	1	\$3,300	
	<i>On Extended Life, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Rooms</i>							
Unit Heater - Hot Water	5%			2029	\$53,100			
No Component	90%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Mechanical Rooms</i>							
	<i>Explanation : Air Handlers With Cooling And Heating Coils, Reported Under Air Conditioning</i>							
Controls								
Digital	50%			2027	\$2,574,300			
Pneumatic	50%			2028	\$1,732,300			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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

Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal,Elec Chiller	93%			2037	**	1	\$108,800
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room - 2 Units</i>						
	Exterior Pkg Unit - Cooling	2%	Now	\$46,200	2044	**	2	\$100
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse Roof - Unit Serving Elevator Machine Room - Inoperable / Deteriorated</i>						
	No Component	5%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
		<i>Explanation : Refer To Heat Rejection And Terminal Devices</i>						
Distribution								
	CW & CHW Water Pipe/Pump	93%	Now	\$15,100	2034	\$301,300	4	\$5,000
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Mechanical Rooms</i>						
	No Component	7%						
Terminal Devices								
	Air Handler/Dir Expansion	5%			2029	\$192,100	1	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room - 2 Units</i>						
	Air Handler/Cool/Ht	95%			2029	\$3,693,300	1	\$63,500
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
Heat Rejection								
	Air Cooled Condenser Unit	5%	Now	\$29,000	2044	**	2	\$3,000
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room Roof - Two Air Cooled Condensing Units - Inoperable / Deteriorated</i>						
	Water Cooling Tower	95%			2028	\$961,400	2	\$103,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Exterior - Ground Level</i>						
		<i>Explanation : Location Noted</i>						

Ventilation

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

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

Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$926,300	LIFE	**	2-5	\$60,300	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Duct Penetrations In Floor Slab - Pneumatic Fire / Smoke Dampers / Actuators</i>								
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside Dampers / Actuators Faulty / Inoperable</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	100%			2029	\$935,400	2	\$3,300	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$2,708,700	1		
HW Heat Exchanger								
Steam Fired	100%			2044	**	4	\$16,000	
Sanitary Piping								
Cast Iron	100%	Now	\$265,700	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room Ceiling</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2029	\$110,400	4	\$4,300	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room - 1 Duplex Set</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To Top Floor, Two Units From Basement To Penthouse</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$54,500	

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

Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	20%						
	Generic	80%	Now	\$233,300	2044	**	1-2	\$21,000
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room - Corroded / Leaking</i>								
<i>Heads Blocked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Prison Cells</i>								

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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** : 1986 / 2023
Area Sq Ft : 492,205 **Project Type** : CORRECTION
Date of Survey : 02-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$67,517,500	\$1,831,800
Interior Architecture	\$32,229,800	\$10,666,200
Electrical	\$5,429,500	\$8,975,200
Mechanical	\$14,853,700	\$33,007,400
Site Pavements	\$1,363,800	
Total	\$121,394,300	\$54,480,600
Importance Code A	\$70,872,800	\$2,716,100
Importance Code B	\$44,842,600	\$51,592,700
Importance Code C	\$5,678,900	\$171,800
Total	\$121,394,300	\$54,480,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$40,900		\$8,900	
Interior Architecture				\$32,200
Electrical	\$132,000	\$85,300	\$85,800	\$90,300
Mechanical	\$112,800	\$63,200	\$91,600	\$31,900
Site Pavements	\$44,800			
Elevators/Escalators	\$72,000	\$72,000	\$72,000	\$72,000
Total	\$402,500	\$220,500	\$258,300	\$226,400
Importance Code A	\$41,200	\$700	\$10,800	\$700
Importance Code B	\$316,600	\$219,800	\$247,500	\$225,700
Importance Code C	\$44,800			
Total	\$402,500	\$220,500	\$258,300	\$226,400



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

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$65,200	LIFE	**	5	\$139,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Administration Building Mechanical Room</i>								
Concrete Masonry Unit	6%	Now	\$116,700	LIFE	**	5	\$34,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Administration Building Mechanical Room</i>								
Glass Block	1%			LIFE	**	5	\$5,800	
Masonry: Brick	80%	0-2	\$23,909,900	LIFE	**	5	\$744,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : South Wall Of Dormitory Building</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse/ Bulkheads</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Below The Roof Line</i>								
Metal/Glass Curt Wall	2%			LIFE	**	5	\$34,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Egress Stairs At Dormitory Building</i>								
<i>Explanation : Location Noted</i>								
Metal Panel	5%	Now	\$120,300	2044	**	5	\$87,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade Of Gymnasium And Maintenance Area</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2044	**	5	\$104,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ends Walls At Housing Quad Corridors</i>								
<i>Explanation : Location Noted</i>								

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

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Metal/Detention Type	97%	Now	\$40,113,100	2064	**	5	\$346,100	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	3%	2-4	\$127,200	2043	**			
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$332,100	
Masonry: Brick Cavity	40%			LIFE	**	5	\$36,800	
Metal Panel	5%			2044	**	5	\$17,800	
Metal Rail	20%			2039	**	5-10	\$332,100	
Roof								
Metal Panel	2%	Now	\$40,900	2047	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Gymnasium</i>							
Modified Bitumen	68%	Now	\$2,090,700	2039	**			
	<i>Worn/Erode, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : All Mod Units</i>							
Panel/Paver: Cer/Brk	5%			2044	**	10	\$48,100	
Single Ply Membrane	25%	0-2	\$720,400	2039	**			
	<i>Blisters, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Various Locations On Administration Building</i>							
	<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Administration Building Roof</i>							
	<i>Drains Clogged, Extent : Severe, Area Affected : 1%</i>							
	<i>Location : Administration Building Roof</i>							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

Asset # : 2045

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	22%	4+	\$538,000	LIFE	**	5	\$354,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Maintenance Areas</i>								
Ceramic Tile	5%	Now	\$81,000	2037	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Quarry Tile	1%	4+	\$423,100	2047	**	5	\$5,500	
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Staff Toilet Rooms</i>								
Sheet Vinyl/Rubber	1%	Now	\$940,500	2044	**	5	\$5,500	
<i>Worn/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Gymnasium</i>								
Terrazzo	22%	2-4	\$1,478,400	LIFE	**	5	\$126,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors And Housing Units</i>								
Traffic Topping	14%	Now	\$960,300	2034	\$9,603,500	5	\$64,500	
<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$4,963,900	2039	**	3	\$69,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Corridors</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$229,900	2029	\$11,496,300	3	\$27,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Dark Side (North) Corridor</i>								

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

Asset # : 2045

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	53%	2-4	\$3,938,300	LIFE	**	5	\$171,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Corridors And Mechanical Rooms</i>								
Folding Partition	1%	Now	\$437,900	2042	**	5	\$10,100	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Glass: Single Pane	3%			LIFE	**	5	\$18,200	
Metal Security Bars	3%			LIFE	**			
Plaster	10%	Now	\$192,300	LIFE	**	5	\$24,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Dark Side (North) Corridor</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Steel Plate	5%			LIFE	**	5	\$24,300	
Ceilings								
AcousTileSusp.Lay-In	25%	2-4	\$298,800	2047	**	5	\$92,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Administration Areas</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Administration Areas</i>								
Exposed Struc: Concrete	25%	2-4	\$1,077,000	LIFE	**	5	\$28,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairways And Mechanical Rooms</i>								
Exposed Struc: Steel	5%	2-4	\$345,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Basement Mechanical Room</i>								
Metal Panel	10%	2-4	\$238,000	LIFE	**	5	\$92,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Corridors And Maintenance Areas</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Plaster	35%	Now	\$4,590,500	LIFE	**	5	\$161,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Dark Side (North) Corridor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Dark Side (North) Corridor, Stairs And Housing Units</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
Site Pavements								

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

Asset # : 2045

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$44,800	2047		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Curbs At Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Main Entrance And Loading Dock Area</i>								
<hr/>								
Parking/Driveway								
Asphalt	90%	2-4	\$1,110,400	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			2047		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock Area</i>								
<i>Explanation : Location Noted</i>								
<hr/>								
Activity Yard								
Asphalt	50%	Now	\$98,300	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
Cast in Place Concrete	50%	Now	\$155,100	2047		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2044		**	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Buildings 1 And 2 Electrical Room</i>								
<i>Explanation : One 600 Ampere, 4,160 Volt Main Disconnect Switch</i>								
Fused Disc Sw	50%			2044		**	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Buildings 3 And 4 Electrical Room</i>								
<i>Explanation : One 600 Ampere, 4,160 Volt Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2039		**	\$3,600	
<hr/>								
Feeders								
Cable	100%			2042		**		1

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

Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Raceway								
Conduit	100%			2044	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2034	\$634,400	5	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								
Fused Disc Sw	50%			2054	**	5	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>								
Transformers								
Dry Type	100%			2032	\$52,200	5	\$1,800	
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	\$634,400	5	\$1,100	
Molded Case Bkrs	40%			2054	**	5	\$5,200	
Molded Case Bkrs	10%			2034	\$126,900	5	\$1,300	
Raceway								
Busway	5%			2032	\$66,800	1		
Conduit	70%			2034	\$935,600	1		
Conduit	25%			2044	**	1		
Panelboards								
Fused Disc Sw	10%			2033	\$140,200	5	\$1,100	
Molded Case Bkrs	70%			2033	\$981,400	5	\$9,100	
Molded Case Bkrs	20%			2042	**	5	\$2,600	
Wiring								
Braided Cloth	20%			2033	\$397,900	1		
Thermoplastic	50%			2034	\$994,800	1		
Thermoplastic	30%			2044	**	1		
Motor Controllers								
Locally Mounted	40%			2032	\$531,900	5	\$1,300	
Locally Mounted	10%			2039	**	5	\$300	
Motor Control Center	50%			2032	\$1,278,000	5	\$6,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$7,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$151,400	

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

Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators Diesel	100%	Now	\$40,700	2037	**	1	\$171,500	
<i>Start Syst Needs Repair, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : PBA X Generator</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosures Throughout The Site</i>								
<i>Explanation : There Are Seven Fixed Generators And Two Portable Generators Serving This Asset</i>								
Batteries Lead/Acid	100%			2027	\$4,800	5	\$18,200	
Fuel Storage Day Tank	25%			2050	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : W17, 18, 19</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Day Tank	25%			2050	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Of Main Kitchen Area</i>								
<i>Explanation : 250 Gallon Capacity</i>								
Underground Storage	50%			LIFE	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 20,000 Gallon Capacity</i>								
Lighting Interior Lighting Fluorescent	20%			2029	\$2,922,500	10	\$90,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2029	\$730,600	10	\$22,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	75%			2039	**			
Egress Lighting Emergency, Service	40%			2034	\$236,600	1		
Emergency, Battery	10%			2034	\$161,200	10	\$11,900	
Exit, Service	50%			2029	\$207,100	1		
Exterior Lighting HID	25%	Now	\$336,100	2029	\$1,120,300			
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Perimeters</i>								
LED	5%			2039	**			
No Component	70%							

Alarm

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

Asset # : 2045

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

Alarm

Security System
Generic

100% 2034 \$1,802,900 1 \$183,800
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance System

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$312,500

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

Heating

Energy Source
Plant Campus Steam /
PRV
Electricity
Natural Gas

95% 2034 \$101,300 1
 1% 2054 * * 1
 4% 2044 * * 1

Other Observation, Extent : N/A, Area Affected : 100%
Location : Main Building - Roof
Explanation : Gas Service For Rooftop Units

Conversion Equipment
Furnace

1% 2034 \$29,900 1 \$2,400
Other Observation, Extent : N/A, Area Affected : 100%
Location : Main Building Roof By Penthouse Mechanical Room S7
Explanation : 1 Unit

Heat Exchanger, Shell &
Tube

78% 0-2 \$159,800 2030 \$3,195,500
Corroded, Extent : Moderate, Area Affected : 10%
Location : Building 3 - Basement Mechanical Room
Damaged, Extent : Moderate, Area Affected : 10%
Location : Building 3 - Basement Mechanical Room - Damaged Insulation

Radiant Heater

1% 2034 \$250,000 2 \$2,300
Other Observation, Extent : N/A, Area Affected : 100%
Location : Main Building - Maintenance Areas
Explanation : Electric Unit Heaters

No Component

20%

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RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$235,200	2033	\$1,176,100	4	\$17,000	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Damaged, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Building 3 - Basement Mechanical Room - Deteriorated Expansion Tank</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Buildings 3, 4 - Radiant Heating Malfunctioning</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	30%	Now	\$184,600	2034	\$1,845,800			
<i>Insul. Deteriorating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Dormitory Building, Gymnasium Building, Basement Mechanical Rooms</i>								
Terminal Devices								
Air Handler	15%			2029	\$2,168,800	1	\$45,700	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gymnasium Mechanical Room, Main Building Penthouse Mechanical Rooms S6, S7</i>								
Convector/Radiator	76%	Now	\$477,500	2032	\$4,774,900	1	\$108,700	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridors - Fin Tube Covers With Heavy Paint Blocking Air Circulation</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater - Hot Water	2%	Now	\$4,600	2029	\$91,100			
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Passageway Between North And South Buildings - 5 Units</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms, 1st Floor Passageway Between North And South Buildings</i>								
<i>Explanation : Location Noted</i>								
Unit Heater - Steam	7%	Now	\$15,300	2029	\$305,600	4	\$3,200	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gymnasium - 4 Units</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Dormitory Building, Gymnasium</i>								
<i>Explanation : Location Noted</i>								
Controls								
Electrical	28%			2029	\$1,196,000			
Pneumatic	2%			2028	\$297,000			
No Component	70%							
Air Conditioning								

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RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	45%			2042	**	1	
	No Component	55%						

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RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	2%			2028	\$313,000	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building - Penthouse Mechanical Room S6 - Unit With Remote Air Cooled Condenser</i>								
Reciprocating Compr/Chiller	2%			2029	\$283,400	1	\$4,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building Roof By Penthouse Mechanical Room S7 - Packaged Air Cooled Chiller For Clinic</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building Roof By Penthouse Mechanical Room S7</i>								
Ext Pkg Unit - Heating/Cooling	8%			2042	**	2	\$2,400	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building Roof Near Main Entrance, Building 2 - Roof</i>								
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Building Roof Near Main Entrance, Building 2 - Roof</i>								
Ext Pkg Unit - Heating/Cooling	2%	Now	\$32,300	2034	\$322,700	2	\$500	
<i>Broken, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building 2 - Ground Level - Quad 8 Unit - 2 Compressors Defective, Quad 5 Unit - Condenser Fan Defective</i>								
<i>Controller Not Working, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building 2 - Ground Level - Quad 6 Unit</i>								
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building 2 - Ground Level</i>								
Ext Pkg Unit - Heating/Cooling	1%	Now	\$161,400	2044	**	2	\$200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Building Roof - Unit No. 5</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building Roof - Unit No. 5</i>								
Ext Pkg Unit - Heating/Cooling	8%			2029	\$1,290,900	2	\$2,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building Roof</i>								
Split Unit	10%			2034	\$2,280,600			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dormitory Building, Buildings 1, 2 - Control Rooms</i>								
Split Unit	2%	Now	\$456,100	2044	**			
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Buildings 3, 4, 5 - Control Rooms</i>								
Window/Wall Unit	10%			2027	\$363,800	1		
No Component	55%							

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

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

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

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

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	CW & CHW Water	2%			2044	**	4	\$700
	Pipe/Pump							
	No Component	98%						
Terminal Devices								
	Air Handler/Cool/Ht	2%			2029	\$167,700	1	\$6,100
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Main Building - Penthouse Mechanical Room S7</i>				
	No Component	98%						
Heat Rejection								
	Dry Cooler	2%	2-4	\$39,700	2044	**	2	\$5,500
				<i>Corroded, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Main Building Roof By Penthouse Mechanical Room S6 - Air Cooled Condenser</i>				
	No Component	98%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$843,600	LIFE	**	2-5	\$274,500
				<i>Faulty Air Intake, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Mechanical Rooms - Air Handlers Outside Air Intake Dampers</i>				
				<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>				
				<i>Location : Main Building - Penthouse Mechanical Rooms S6, S7</i>				
				<i>Needs Cleaning, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Various Prison Cells - Clogged Exhaust Ducts</i>				
Exhaust Fans								
	Interior	10%			2029	\$426,000	2	\$1,500
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Main Building - Penthouse Mechanical Rooms S6, S7</i>				
	Roof	45%			2039	**	2	\$6,800
	Roof	44%			2029	\$820,000	2	\$6,600
	Wall Unit	1%			2029	\$4,100	2	\$200
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Main Building - Basement Mechanical Room</i>				
				<i>Explanation : 1 Unit</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$246,700	2034	\$12,334,900	1	
				<i>Corroded, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Basement Mechanical Rooms</i>				
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				

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

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

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

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

Asset # : 2045

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger								
Steam Fired	50%			2060	**	4	\$36,500	
Steam Fired	40%			2044	**	4	\$29,200	
Steam Fired	10%	2-4	\$464,400	2064	**	4	\$4,900	
<i>Abandoned in Place, Extent : Light, Area Affected : 33%</i>								
<i>Location : Main Building - Basement Mechanical Room - 1 Unit</i>								
<i>Corroded, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Building 3 - Basement Mechanical Room - 2 Units</i>								
<i>On Extended Life, Extent : Light, Area Affected : 66%</i>								
<i>Location : Building 3 - Basement Mechanical Room - 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2027	\$29,600	4	\$15,600	
Sewage Ejector(s)								
Electric	100%			2029	\$502,900	4	\$19,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6 Units From 1st To 2nd Floor, 1 Unit From 1st To 3rd Floor</i>								
<i>Explanation : 7 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2034	\$4,422,200	1-5	\$248,200	
Sprinkler								
No Component	60%							
Generic	40%	Now	\$106,300	2034	\$5,312,600	1-2	\$47,800	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Building - Basement Mechanical Room - 1 Sprinkler Main Closed Due To Leaks</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.270 / 13661 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 11,146 **Project Type** : CORRECTION
Date of Survey : 29-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$267,400	
Interior Architecture	\$135,700	
Mechanical	\$273,600	
Site Pavements	\$253,100	
Total	\$929,800	
Importance Code A	\$352,300	
Importance Code B	\$324,400	
Importance Code C	\$253,100	
Total	\$929,800	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$13,800	\$38,700		\$7,000
Interior Architecture				\$200
Electrical	\$18,900	\$1,700	\$1,400	\$1,700
Mechanical	\$100	\$4,500	\$100	\$10,000
Total	\$32,800	\$45,000	\$1,500	\$18,900
Importance Code A	\$13,800	\$38,900		\$7,300
Importance Code B	\$18,900	\$6,100	\$1,500	\$11,600
Importance Code C				
Total	\$32,800	\$45,000	\$1,500	\$18,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	2-4	\$8,100	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Concrete Masonry Unit	10%	2-4	\$5,800	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Loading Dock Area</i>								
Metal Panel	79%	2-4	\$56,400	2055	**	5	\$40,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Facades At Loading Dock</i>								
Metal Coiling Doors	5%			2048	**	5	\$4,300	
Window Wall	1%			2055	**	5	\$1,000	
Windows								
Aluminum	100%			2051	**	5	\$500	
Parapets								
Metal Panel	50%			2055	**	5	\$12,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : No Key To Main Roof</i>								
<i>Explanation : Not Accessible</i>								
Metal Rail	50%			2048	**	5-10	\$60,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : No Key To Main Roof</i>								
<i>Explanation : Not Accessible</i>								
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : No Key To Ladder</i>								
Soffits								
Metal Panel	100%	Now	\$211,000	2055	**	5	\$19,200	
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sagging Ceiling Above Loading Dock</i>								
Interior								
Floors								
Cast in Place Concrete	98%	0-2	\$135,700	LIFE	**	5	\$35,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At South Freezer Door Threshold</i>								
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock And Interior Loading Area</i>								
Traffic Topping	2%			2040	**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Toilet Room At Loading Area</i>								
<i>Explanation : Location Noted</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE

Asset # : 13661

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

Interior

Interior Walls

Glass: Single Pane	5%			LIFE	**	5	\$700	
Metal Panel	60%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Steel Plate	15%			LIFE	**	5	\$1,700	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Structural Steel At Freezer Area

Explanation : Location Noted

Ceilings

Exposed Struc: Steel	20%			LIFE	**			
Fiber Board	20%			2040	**			

Other Observation, Extent : N/A, Area Affected : 100%
Location : Loading Area At West End
Explanation : Material Is Actually Fiberglass Reinforced Panels

Metal Panel	60%			LIFE	**	5	\$13,600	
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Site Enclosure

Fence/Gates

Chain Link	100%			2055	**			
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Free Standing Walls

Cast in Place Concrete	100%			2070	**			
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2048	**			
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Parking/Driveway

Asphalt	100%	Now	\$253,100	2044	**			
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Broken/Missing Elements, Extent : Severe, Area Affected : 2%

Location : Various Locations

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Potholes, Extent : Severe, Area Affected : 2%

Location : Various Locations

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2045	**	5	\$300	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes

Transformers

Dry Type	100%			2040	**	5		
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Switchgear / Switchboard

Molded Case Bkrs	100%			2045	**	5	\$300	
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE

Asset # : 13661

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$300	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$3,400	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Main Tank	100%			2050	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Underground</i>						
		<i>Explanation : 2,500 Gallon Capacity</i>						
Lighting								
Interior Lighting								
LED	100%			2040	**			
Egress Lighting								
Emergency, Service	40%			2040	**	1		
Emergency, Battery	10%			2035		10	\$300	
Exit, Battery	50%			2035		10	\$400	
Exterior Lighting								
LED	30%	Now	\$17,500	2040	**			
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Canopy At Loading Dock</i>						
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	**	1	\$4,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2040	**	1-3	\$6,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Electricity	15%			2045	**	1	
	No Component	85%						
	Conversion Equipment							
	Radiant Heater	15%			2030	\$84,900	2	\$800
	No Component	85%						
Air Conditioning								
	Energy Source							
	Electricity	5%			2043	**	1	
	No Component	95%						
	Conversion Equipment							
	Window/Wall Unit	5%			2028	\$4,100	1	
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Officer Station</i>				
	No Component	95%						
Ventilation								
	Exhaust Fans							
	Interior	100%			2030	\$96,500	2	\$300
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2045	**	1	
	Water Heater With Tanks							
	Electric	100%			2028	\$92,300	4	
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Janitor Closet</i>				
				<i>Explanation : One 80 Gallon Unit</i>				
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2040	**	4	\$400
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Crawl Space</i>				
				<i>Explanation : Duplex Unit</i>				
	Backflow Preventer							
	Generic	100%			2030	\$9,700	1	\$700
	Fixtures							
	Generic	100%						

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES COGENERATION POWER PLANT
Address : 17-19 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.095 / 14781 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 13,769 **Project Type** : CORRECTION
Date of Survey : 13-Dec-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2118476

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$72,900	\$194,300
Mechanical	\$724,700	\$8,006,700
Total	\$797,600	\$8,200,900
Importance Code A	\$72,900	\$8,040,400
Importance Code B	\$724,700	\$160,600
Total	\$797,600	\$8,200,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$41,300	\$3,600		\$30,400
Interior Architecture	\$38,200		\$1,900	\$10,900
Electrical	\$1,800	\$2,400	\$4,200	\$5,800
Mechanical	\$120,200	\$23,600	\$30,200	\$18,500
Site Pavements	\$3,000			
Total	\$204,500	\$29,600	\$36,400	\$65,700
Importance Code A	\$69,800	\$21,800	\$28,500	\$48,700
Importance Code B	\$94,800	\$7,800	\$7,000	\$17,000
Importance Code C	\$39,900		\$900	
Total	\$204,500	\$29,600	\$36,400	\$65,700



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400		
Metal/Glass Curt Wall	5%	4+	\$15,000	LIFE	**	5	\$4,300		
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>									
<i>Location : North And West Facades</i>									
Metal Panel	85%			2055	**	5-10	\$267,100		
Metal Coiling Doors	5%			2048	**	5	\$7,100		
Windows									
Aluminum	90%			2051	**	5	\$6,900		
Metal Louvers	10%			2044	**	10	\$4,800		
Parapets									
Metal Panel	100%	2-4	\$26,300	2055	**	5	\$16,000		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : West Facade</i>									
Roof									
Single Ply Membrane	100%			2040	**	10	\$30,400		
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$2,300		
Ceramic Tile	10%			2044	**	5	\$2,100		
Traffic Topping	85%			2040	**	5	\$21,900		
Interior Walls									
Cast in Place Concrete	30%	4+	\$32,000	LIFE	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Various Locations Throughout</i>									
Ceramic Tile	5%			2044	**	5	\$1,800		
Concrete Masonry Unit	40%			LIFE	**	5	\$5,800		
Gypsum Board	25%	2-4	\$4,900	LIFE	**	5	\$5,400		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Various Locations Throughout</i>									
Ceilings									
AcousTileSusp.Lay-In	10%	Now	\$1,300	2048	**	5	\$1,000		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Adjacent To All Air Conditioning Vents</i>									
Exposed Struc: Steel	90%			LIFE	**				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	4+	\$3,000	2048	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>									
<i>Location : Perimeter Walkways</i>									
Parking/Driveway									
Asphalt	100%			2044	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North Lot</i>									

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	**	3	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 27kv Electrical Room Outdoors</i>						
		<i>Explanation : Four Main Service Switches Rated At 1200 Amperes, 27 Kilovolts</i>						
Transformers								
Dry Type	100%			2048	**	3	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 3,000 Kilovolt-ampere, 4,160/480/277 Volts</i>						
Switchgear / Switchboard								
Air Circuit Breaker	100%			2055	**	3	\$100	
Feeders								
Busway	100%			2048	**	1		
Raceway								
Tray	100%			2048	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	**	5	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two Main Power Breakers Rated At 4,000 Amperes Each.</i>						
Transformers								
Dry Type	100%			2048	**	5	\$100	
Switchgear / Switchboard								
Air Circuit Breaker	100%			2055	**	5	\$100	
Raceway								
Tray	100%			2048	**	1		
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$400	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	5%			2048	**	5		
Motor Control Center	80%			2048	**	5	\$300	
Variable Frequency Drive	15%			2048	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	**	1	\$4,200	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators								
Diesel	50%			2044	**	1	\$2,700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outdoor Enclosure</i>							
	<i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>							
Diesel	50%			2044	**	1	\$2,700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outdoor Trailer</i>							
	<i>Explanation : Backup Portable Generator Rated At 1,500 Kilowatts</i>							
Batteries								
Lead/Acid	50%			2029	\$2,400	5	\$300	
Nickel Cadmium	50%			2030	\$2,400	5	\$1,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outdoor Electrical Room</i>							
	<i>Explanation : Backup Battery Bank</i>							
Fuel Storage								
Main Tank	100%			2063	**	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Under Generator</i>							
	<i>Explanation : 1,000 Gallons Rated Capacity</i>							
Lighting								
Interior Lighting								
LED	100%			2043	**			
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	40%			2040	**	1		
Emergency, Battery	10%			2040	**	10	\$300	
Exit, Battery	50%			2040	**	10	\$500	
Exterior Lighting								
LED	30%			2043	**			
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof And Building Perimeter</i>							
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	**	5	\$300	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2040	**	1-3	\$8,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>							

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	33%			2055	**	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
	<i>Explanation : Reported Under Electrical Baseboard Heaters And Air Conditioning</i>							
Natural Gas	67%			2055	**	1		
Conversion Equipment								
Furnace	10%			2035	\$2,235,400	1	\$182,100	
Radiant Heater	3%			2035	\$5,610,700	2	\$51,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
	<i>Explanation : Electric Baseboard Heaters</i>							
Steam Boiler Central Plant	57%			2048	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Boiler Steam Economizer, 2 Units</i>							
No Component	30%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Offices</i>							
	<i>Explanation : Reported Under Air Conditioning</i>							
Distribution								
Central Plant Steam Piping/Pmp	100%			2055	**	4	\$272,300	
Controls								
Digital	100%			2028	\$540,100			
Air Conditioning								
Energy Source								
Electricity	30%			2051	**	1		
No Component	70%							
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	8%			2035	\$36,100	2	\$100	
	<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Split Unit	17%			2035	\$108,500			
	<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Window/Wall Unit	5%			2028	\$5,100	1		
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Power Distribution Modular Building</i>							
	<i>Explanation : 2 Exterior Wall Mount Air Conditioner Units</i>							
No Component	70%							

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning	Distribution							
	CW & CHW Water Pipe/Pump	100%		2055	**	4	\$1,000	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : For Gas Turbine Fresh Air Intakes Cooling</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$7,700	
	Exhaust Fans							
	Roof	100%		2035	\$52,100	2	\$400	
Plumbing	H/C Water Piping							
	Brass/Copper	100%		2055	**	1		
	Water Heater With Tanks							
	Electric	100%		2028	\$184,600	4		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 200 Gallon Unit</i>					
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Backflow Preventer							
	Generic	100%		2035	\$12,000	1	\$800	
	Fixtures							
	Generic	100%						
Fire Suppression	Sprinkler							
	Generic	100%		2055	**	1-2	\$3,900	

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)
Address : 10-10 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.040 / 2026 **Yr Built/Renovated** : 1963 / 1996
Area Sq Ft : 362,978 **Project Type** : CORRECTION
Date of Survey : 25-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$58,254,700	\$10,278,800
Interior Architecture	\$9,419,200	\$22,614,900
Electrical	\$7,843,500	\$12,026,800
Mechanical	\$3,864,100	\$26,684,600
Site Pavements	\$2,547,300	
Total	\$81,928,800	\$71,605,100
Importance Code A	\$58,254,700	\$10,466,400
Importance Code B	\$20,850,200	\$61,012,000
Importance Code C	\$2,823,900	\$126,700
Total	\$81,928,800	\$71,605,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$33,400		\$49,000	
Interior Architecture	\$13,600			\$17,000
Electrical	\$73,000	\$70,100	\$64,900	\$59,100
Mechanical	\$66,200	\$46,100	\$55,500	\$28,600
Site Pavements	\$43,300			
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
Total	\$251,100	\$137,800	\$191,000	\$126,300
Importance Code A	\$33,400		\$49,800	
Importance Code B	\$174,400	\$137,800	\$141,200	\$126,300
Importance Code C	\$43,300			
Total	\$251,100	\$137,800	\$191,000	\$126,300



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

Asset # : 2026

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$54,500	LIFE	**	5	\$46,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Loading Dock.</i>								
Masonry: Brick Cavity	90%	0-2	\$951,500	LIFE	**	5	\$279,900	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	6%	2-4	\$241,400	2054	**	5	\$35,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Administrative Building And Annex</i>								
Slate Panels	1%	Now	\$282,700	LIFE	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills Throughout</i>								
Windows								
Aluminum	5%			2042	**	5	\$6,900	
Metal/Detention Type	95%	Now	\$55,748,800	2054	**	5	\$240,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Housing Units 9, 10, 11 And 12</i>								
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$8,700	LIFE	**	5	\$3,800	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Coping Stones</i>								
Masonry: Brick Cavity	64%			LIFE	**	5	\$10,500	
Metal Panel	4%			2044	**	5	\$2,500	
Metal Rail	25%			2039	**	5-10	\$73,800	
Metal: Cage/Fence	4%			2039	**	5-10	\$5,100	
Roof								
Built-Up (BUR)	98%	2-4	\$975,800	2034			\$9,758,400	
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2047	**	10	\$16,000	
Soffits								
Metal Panel	100%	0-2	\$5,200	2044	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	4+	\$450,800	LIFE	**	5	\$118,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
Ceramic Tile	5%	Now	\$59,800	2037	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Poured Epoxy/Resin	2%	0-2	\$237,600	2029	\$1,187,800			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Quarry Tile	5%	0-2	\$195,000	2039	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	35%			LIFE	**	5	\$148,600	
Traffic Topping	18%	0-2	\$1,821,100	2034	\$9,105,600	5	\$61,100	
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen Area</i>								
Vinyl Tile	15%	0-2	\$439,300	2034	\$4,392,800	3	\$30,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$1,695,600	2034	\$8,478,000	3	\$20,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas</i>								
Interior Walls								
Concrete Masonry Unit	55%	4+	\$1,162,300	LIFE	**	5	\$126,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Glass: Special Gauge	5%			LIFE	**	1		
<i>Recent Replace Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : 1/2 Inch Lexan Panes At Renovated Housing Units</i>								
Metal Security Bars	5%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$17,300	
SGFT/Glazed Masonry	20%			LIFE	**			

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

Asset # : 2026

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$1,023,500	2039	**	5	\$81,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lobby And Throughout</i>								
AcousTileSusp.Lay-In	5%			2047	**	5	\$27,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entry And Control Areas</i>								
<i>Explanation : Location Noted</i>								
Exposed Struc: Concrete	30%	4+	\$953,100	LIFE	**	5	\$25,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Metal Panel	5%			LIFE	**	5	\$34,000	
Plaster	30%	0-2	\$193,400	LIFE	**	5	\$101,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$43,300	2047	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Curbs At Parking Area</i>								
Parking/Driveway								
Asphalt	100%	2-4	\$1,661,600	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	100%	Now	\$885,700	2049	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Small Activity Yards</i>								
<i>Explanation : Vegetation Growth</i>								

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

Under 600 Volts

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

Asset # : 2026

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$187,600	5	\$1,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Main Disconnect Switch Rated At 5,000 Ampere</i>								
Transformers								
Dry Type	100%			2032	\$52,200	5	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement (Electrical Room, By Electrical Room)</i>								
<i>Explanation : Dry Type Transformers Rated At Various Capacities</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$888,100	5	\$9,600	
Raceway								
Conduit	100%			2034	\$891,100	1		
Panelboards								
Fused Toggle Switch	10%			2033	\$93,500	5	\$800	
Molded Case Bkrs	80%			2033	\$747,700	5	\$7,600	
Molded Case Bkrs	10%			2042	**	5	\$1,000	
Wiring								
Braided Cloth	75%			2033	\$994,800	1		
Thermoplastic	25%			2034	\$331,600	1		
Motor Controllers								
Locally Mounted	100%			2032	\$1,271,900	5	\$2,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	\$203,800	1	\$111,700	
Generators								
Diesel	50%			2030	\$203,300	1	\$70,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure</i>								
<i>Explanation : One Diesel Generator Rated At 250 Kilowatts</i>								
Diesel	49%			2037	**	1	\$68,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure</i>								
<i>Explanation : Capacity Information Not Available</i>								
Diesel	1%			2030	\$4,100	1	\$1,400	
<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Generator Room</i>								
Batteries								
Lead/Acid	100%			2027	\$4,800	5	\$13,400	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2033	\$25,000	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement - Generator Room</i>						
		<i>Explanation : Two Tanks Rated At 30 Gallons Each</i>						
Main Tank	50%			2037	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement - Oil Storage Room</i>						
		<i>Explanation : One Tank Rated At 1,870 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2029	\$6,465,600	10	\$199,700	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	25%			2034	\$2,694,000	10	\$83,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	15%			2039	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Main Building (Gymnasium, Lobby)</i>						
		<i>Explanation : LED Lights</i>						
Egress Lighting								
Emergency, Service	50%			2029	\$218,100	1		
Exit, LED	10%			2069	**	1		
Exit, Service	30%			2029	\$91,600	1		
Exit, Battery	10%			2034	\$100,300	10	\$2,500	
Exterior Lighting								
HID	20%			2029	\$661,000	10	\$200	
HID	10%			2034	\$330,500	10	\$100	
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	\$1,329,600	1	\$135,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building And Exterior Walls</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2034	\$1,826,900	1-3	\$223,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, And Manual Pull Stations</i>						

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2034	\$98,300	1		
Distribution								
Steam Piping/Pump	100%	Now	\$567,200	2034	\$5,671,600			
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor - Mechanical Room 1 - Defective Pressure Relief Valve And Steam Condensate Return Pump</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor - Mechanical Rooms</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor - Mechanical Rooms</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor - Mechanical Rooms</i>								
Terminal Devices								
Air Handler	5%			2029	\$666,400	1	\$11,200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor - Fan Room</i>								
Convactor/Radiator	90%	Now	\$104,200	2032	\$5,212,400	1	\$95,000	
<i>Damaged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South - Annex Corridor - Fin Tube Covers With Heavy Paint Blocking Air Circulation</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	5%	Now	\$20,100	2029	\$201,200	4	\$1,700	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen Loading Dock - Steam Air Curtain, Gymnasium - 3 Units</i>								
Air Conditioning								
Energy Source								
Electricity	40%			2042	**	1		
No Component	60%							

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

Asset # : 2026

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	13%			2029	\$1,009,500	2	\$2,900	
<i>Abandoned in Place, Extent : Light, Area Affected : 2%</i>								
<i>Location : Courtyard - Packaged Unit For Sprung Not In Use</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roofs, Building Exterior Ground Level</i>								
Exterior Pkg Unit - Cooling	1%	Now	\$77,700	2044	**	2	\$200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof - Kitchen Office Unit</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof - Kitchen Office Unit</i>								
Exterior Pkg Unit - Cooling	10%			2034	\$776,600	2	\$2,200	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
Split Unit	2%			2034	\$336,400			
Window/Wall Unit	14%			2027	\$375,600	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$202,400	
Exhaust Fans								
Interior	4%			2034	\$125,600	2	\$400	
Roof	50%	Now	\$34,400	2029	\$687,100	2	\$4,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Roofs</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roofs</i>								
Roof	45%			2034	\$618,400	2	\$5,000	
Wall Unit	1%			2029	\$3,100	2	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room 1</i>								
<i>Explanation : Location Noted</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$9,096,400	1		
<i>On Extended Life, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	100%			2044	**	4	\$53,800	
<i>Abandoned in Place, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1st Floor - Sewer Ejector Room, Mechanical Room 1 - 3 Of 6</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2026

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	90%			2029	\$127,600	4	\$6,900	
			<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor - Mechanical Room 1 - Duplex Set</i>					
Submersible	10%			2027	\$2,200	4	\$1,100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 1st Floor - Sewer Ejector Room</i>					
			<i>Explanation : Location Noted</i>					
Sewage Ejector(s) Electric	100%			2034	\$370,800	4	\$14,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 1st Floor - Sewer Ejector Room - Duplex Set</i>					
			<i>Explanation : Location Noted</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Two Units From 1st To 2nd Floor, One Unit From 2nd To 3rd Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
Standpipe Generic	100%			2034	\$3,261,200	1-5	\$183,000	
Sprinkler No Component	90%							
Generic	10%			2034	\$979,400	1-2	\$10,200	

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES FIRE COMMAND CENTER
Address : 17-29 HAZEN STREET RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.280 / 13662 **Yr Built/Renovated** : 1940 / 2011
Area Sq Ft : 3,600 **Project Type** : CORRECTION
Date of Survey : 15-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$66,300	
Total	\$66,300	
Importance Code A	\$66,300	
Total	\$66,300	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$72,900			
Interior Architecture	\$47,500			\$200
Electrical	\$300	\$400	\$300	\$300
Mechanical	\$4,400		\$31,900	\$74,200
Site Enclosure	\$13,100			
Site Pavements	\$39,200			
Total	\$177,500	\$400	\$32,300	\$74,800
Importance Code A	\$73,000		\$100	
Importance Code B	\$46,600	\$400	\$32,200	\$74,800
Importance Code C	\$57,900			
Total	\$177,500	\$400	\$32,300	\$74,800



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	\$17,500	LIFE	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Wall, South Facade And Truck Entrance</i>								
Masonry: Brick	55%	Now	\$66,300	LIFE	**	5	\$4,100	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : South Facade</i>								
Metal Panel	20%			2061	**	5-10	\$10,300	
Metal Sect. OHD	5%			2033	\$26,600	5	\$1,200	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Head Of Door Frame</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Door Is Not In Use</i>								
Metal Coiling Doors	10%	Now	\$31,300	2048	**	5	\$1,200	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Head Of Door Frame</i>								
Windows								
Aluminum	75%			2051	**	5	\$400	
Steel	25%	0-2	\$20,600	2060	**	5	\$900	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Roof								
Not Accessible	100%							
Soffits								
Wood	100%	2-4	\$2,900	2033	\$28,800	5	\$1,700	
<i>Worn/Erode, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								

Interior

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	75%	0-2	\$9,900	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Apparatus Floor</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Apparatus Floor And Mechanical Room</i>								
Quarry Tile	5%			2040	**	5	\$300	
Vinyl Tile	20%	Now	\$12,900	2040	**	3	\$300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office Area</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Office Area</i>								
Interior Walls								
Ceramic Tile	2%			2044	**	5		
Concrete Masonry Unit	58%			LIFE	**	5	\$500	
Gypsum Board	10%			LIFE	**	5	\$100	
Plaster	5%	Now	\$1,200	LIFE	**	5		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Wall Of Apparatus Room And Storage Area</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Wall Of Apparatus Room</i>								
SGFT/Glazed Masonry	25%	Now	\$4,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Apparatus Room</i>								
Ceilings								
Exposed Struc: Concrete	75%	4+	\$17,500	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Apparatus Room</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Apparatus Room</i>								
Gypsum Board	25%	Now	\$1,700	LIFE	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$13,100	2045	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Parking Area</i>								
Site Pavements								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

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

Site Pavements

On-Site Walkways

Asphalt

75%

2038

**

Wood

25%

2030

1-3

Other Observation, Extent : N/A, Area Affected : 100%

Location : Main Entrance Stairs

Explanation : Location Noted

Parking/Driveway

Asphalt

100%

0-2

\$39,200

2038

**

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout

Potholes, Extent : Moderate, Area Affected : 2%

Location : East Side

Sinking/Subsiding, Extent : Moderate, Area Affected : 5%

Location : Garage Driveway

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

Under 600 Volts

Raceway

Conduit

100%

2055

**

1

Panelboards

Molded Case Bkrs

100%

2051

**

5

\$100

Wiring

Thermoplastic

100%

2055

**

1

Motor Controllers

Locally Mounted

100%

2048

**

5

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$100

Lighting

Interior Lighting

LED

100%

2040

**

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Retrofitted Light Fixtures

Egress Lighting

Emergency, Battery

50%

2035

\$5,900

10

\$400

Exit, Battery

50%

2035

\$5,000

10

\$100

Exterior Lighting

LED

30%

2040

**

No Component

70%

Alarm

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System Generic	100%			2040	**	1	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2040	**	1-3	\$2,200	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	40%			2055	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Low Pressure Steam Provided From Adjacent Building</i>								
Electricity	10%			2055	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Office Area</i>								
<i>Explanation : 8 Electrical Radiant Heaters</i>								
No Component	50%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Office Area</i>								
<i>Explanation : Reported Under Air Conditioning</i>								
Conversion Equipment Radiant Heater	20%			2035	\$36,600	2	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 30%</i>								
<i>Location : Office Area</i>								
<i>Explanation : 8 Electrical Radiant Heaters</i>								
No Component	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Low Pressure Steam Provided From Adjacent Building</i>								
Distribution Steam Piping/Pump	100%			2035	\$11,300			

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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 FIRE COMMAND CENTER

Asset # : 13662

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	10%			2033	\$1,100	1	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Toilet Room, Garage</i>								
<i>Explanation : Location Noted</i>								
Unit Heater - Steam	40%			2035	\$3,200	4	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : 2 Units</i>								
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	50%			2034	\$4,800	1		
No Component	50%							
Conversion Equipment								
Heat Pump Air Sourced	30%			2029	\$31,500	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Office Area</i>								
Window/Wall Unit	10%			2033	\$2,700	1		
Window/Wall Unit	10%	Now	\$2,700	2035	\$2,700	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Conference Room, Garage</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,000	
Exhaust Fans								
Interior	90%			2030	\$28,000	2	\$100	
Interior	10%	Now	\$1,600	2040	**	2		
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Locker Room</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater With Tanks								
Electric	100%			2030	\$46,100	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Closet</i>								
<i>Explanation : One 40 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Address : 15-15 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.030 / 2025 **Yr Built/Renovated** : 1969 / 2005
Area Sq Ft : 469,815 **Project Type** : CORRECTION
Date of Survey : 25-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$52,893,300	\$115,852,300
Interior Architecture	\$29,621,000	\$15,658,200
Electrical	\$9,107,700	\$13,476,100
Mechanical	\$13,545,400	\$30,200,100
Site Pavements	\$489,900	
Total	\$105,657,200	\$175,186,700
Importance Code A	\$55,630,600	\$116,372,300
Importance Code B	\$48,195,900	\$58,701,000
Importance Code C	\$1,830,700	\$113,400
Total	\$105,657,200	\$175,186,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$36,700			
Interior Architecture	\$20,300		\$7,400	\$38,700
Electrical	\$101,900	\$82,100	\$139,800	\$85,300
Mechanical	\$63,000	\$47,000	\$122,200	\$59,300
Site Pavements	\$85,600			
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
Total	\$329,000	\$150,700	\$291,000	\$204,900
Importance Code A	\$36,700	\$400	\$1,000	\$400
Importance Code B	\$222,800	\$150,200	\$290,000	\$204,400
Importance Code C	\$69,500			
Total	\$329,000	\$150,700	\$291,000	\$204,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$543,000	LIFE	**	5	\$465,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	0-2	\$9,713,400	LIFE	**	5	\$604,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	0-2	\$1,203,400	2044	**	5	\$87,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-cast Concrete	20%	2-4	\$2,632,800	LIFE	**	5	\$604,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Walkway Canopy At Main Entrance</i>								
<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	17%	Now	\$154,800	2042	**	5	\$16,600	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Administration Building/offices</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 10%</i>								
<i>Location : Administration Building/offices</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Metal/Detention Type	80%	Now	\$22,055,300	2034	\$110,276,500	5	\$285,400	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2037	**	10	\$36,700	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Metal Panel	10%	Now	\$292,300	2044	**	5	\$17,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%	Now	\$1,807,100	2047	**	5	\$163,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Perimeter Of Administration Building</i>								
Metal: Cage/Fence	30%			2039	**	5-10	\$213,500	
Pre-cast Concrete	35%			LIFE	**	5	\$202,400	
Roof								
Built-Up (BUR)	75%	Now	\$12,310,900	2044	**			
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout Corridor Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations In Corridors</i>								
Modified Bitumen	20%	0-2	\$614,900	2034	\$3,074,500			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Administration Building</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Administration Building</i>								
Single Ply Membrane	5%	Now	\$1,440,800	2044	**			
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Center Administration Building</i>								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2035	\$508,500	3	\$22,100	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Auditorium</i>							
Cast in Place Concrete	18%	Now	\$1,100,400	LIFE	**	5	\$290,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Mechanical Rooms</i>							
	<i>Uneven Surface, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Various Stair Treads Throughout</i>							
Poured Epoxy/Resin	2%	2-4	\$161,100	2029	\$1,610,600			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Kitchen Area</i>							
Quarry Tile	2%	4+	\$105,800	2039	**	5	\$11,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Kitchen</i>							
Terrazzo	25%	4+	\$6,719,900	LIFE	**	5	\$143,900	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Main Corridor And Building Entrance Area.</i>							
Traffic Topping	3%	4+	\$102,900	2034	\$2,057,900	5	\$13,800	
	<i>Worn/Erode, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout Control Rooms And Gymnasium</i>							
Vinyl Tile	32%	2-4	\$3,812,300	2034	\$12,707,600	3	\$88,400	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile 9" X 9"	10%	4+	\$5,748,200	2039	**	3	\$27,600	
	<i>Worn/Erode, Extent : Moderate, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
Wood	6%	0-2	\$2,572,100	2062	**	5	\$41,400	
	<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Plywood In Housing Units</i>							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$300,500	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Locations In Corridors</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Spaces And Various Locations In Corridors</i>								
Ceramic Tile	5%			2037	**	5	\$40,500	
Concrete Masonry Unit	35%	4+	\$1,040,300	LIFE	**	5	\$113,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Basement</i>								
Glass: Single Pane	4%			LIFE	**	5	\$24,300	
Gypsum Board	5%			LIFE	**	5	\$24,300	
Masonry: Brick	13%			LIFE	**			
Metal: Cage/Fence	8%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Steel Plate	5%			LIFE	**	5	\$24,300	
Ceilings								
AcousTileConcealSpLn	15%	2-4	\$173,500	2039	**	5	\$69,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	40%	4+	\$4,308,000	LIFE	**	5	\$46,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms</i>								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	30%	2-4	\$1,428,300	LIFE	**	5	\$276,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors And Various Locations Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$437,200	LIFE	**	5	\$46,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair Halls</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Repairs At Roof Hatches</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
Site Pavements								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Asphalt	23%	0-2	\$4,400	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	75%	Now	\$68,200	2039		**		
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Along The Building And In The Parking Area</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations Along The Building And Parking Area</i>								
Masonry: Brick	2%	0-2	\$2,100	2044		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
Parking/Driveway								
Asphalt	90%	Now	\$421,700	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%	2-4	\$42,700	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Loading Dock Area</i>								
Activity Yard								
Asphalt	100%	Now	\$36,400	2049		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								

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

Under 600 Volts

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2034	\$197,000	5	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Electrical Room</i>								
<i>Explanation : Two Main Disconnect Switches Rated At 4,000 Amperes And 5,000 Amperes</i>								
Fused Disc Sw	30%			2034	\$84,400	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Electrical Room</i>								
<i>Explanation : Main Disconnect Switch For Emergency Rated At 1,200 Amperes</i>								
Transformers								
Dry Type	100%			2032	\$52,200	5	\$1,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Electrical Room, Mechanical Rooms 1 And 3</i>								
<i>Explanation : Transformers Rated At Various Capacities</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2034	\$507,500	5	\$800	
Molded Case Bkrs	60%			2034	\$761,200	5	\$7,400	
Raceway								
Conduit	95%			2034	\$1,269,800	1		
Conduit	5%			2044	**	1		
Panelboards								
Molded Case Bkrs	90%			2033	\$1,261,800	5	\$11,100	
Molded Case Bkrs	10%			2042	**	5	\$1,200	
Wiring								
Braided Cloth	70%			2033	\$1,392,800	1		
Thermoplastic	30%			2034	\$596,900	1		
Motor Controllers								
Locally Mounted	100%			2032	\$1,329,700	5	\$3,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,900	
Stand-by Power								
Transfer Switches								
Automatic	80%			2032	\$163,000	1	\$115,600	
Automatic	20%			2039	**	1	\$28,900	
Generators								
Diesel	100%			2030	\$406,700	1	\$181,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement And Outdoor Enclosure</i>								
<i>Explanation : Four Diesel Generators Rated At 600 Kilowatts Each</i>								
Batteries								
Lead/Acid	100%			2027	\$4,800	5	\$17,400	

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RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2042	**	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One Tank Rated At 275 Gallons</i>							
Main Tank	50%			2037	**	5		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : One Tank Rated At 5,000 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	28%			2034	\$3,905,400	10	\$120,700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	42%			2029	\$5,858,100	10	\$181,000	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	8%			2039	**	10	\$1,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Gymnasium</i>							
	<i>Explanation : HID Lights</i>							
Incandescent	2%			2029	\$308,600	2	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Auditorium - Stage</i>							
	<i>Explanation : Incandescent Lights</i>							
LED	20%			2042	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement, Lobby, Hallways, Learning Center, Auditorium</i>							
	<i>Explanation : LED Lights</i>							
Egress Lighting								
Emergency, Service	20%			2034	\$112,900	1		
Emergency, Battery	40%			2029	\$615,500	10	\$45,400	
Exit, Battery	35%			2029	\$454,600	10	\$11,100	
Exit, Battery	5%			2042	**	10	\$1,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Auditorium</i>							
	<i>Explanation : Location Noted</i>							
Exterior Lighting								
HID	30%			2029	\$1,283,300	10	\$400	
No Component	70%							
Alarm								
Security System								
Generic	100%			2034	\$1,720,900	1	\$175,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building And Exterior Walls</i>							
	<i>Explanation : CCTV Surveillance Camera System</i>							

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2039

* *

1-3

\$298,300

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

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

Heating

Energy Source

Plant Campus Steam /
PRV

99%

2034

\$89,400

1

Electricity

1%

2044

* *

1

Conversion Equipment

Heat Exchanger, Shell &
Tube

70%

2030

\$2,737,300

Radiant Heater

1%

2034

\$238,600

2

\$2,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Loading Dock By Kitchen**Explanation : Electric Air Curtain And Unit Heater*

No Component

29%

Distribution

Hot Wtr Piping/Pump

70%

Now

\$199,300

2033

\$996,300

4

\$16,200

*Broken, Extent : Moderate, Area Affected : 2%**Location : Basement Mechanical Room 1 - Expansion Tank**Corroded, Extent : Severe, Area Affected : 5%**Location : Basement Mechanical Rooms**Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Basement Mechanical Rooms**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Basement Mechanical Rooms**On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout**Unbalanced System, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Steam Piping/Pump

30%

Now

\$156,400

2034

\$1,563,600

*Insul. Deteriorating, Extent : Light, Area Affected : 20%**Location : Basement**Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Basement Mechanical Rooms*

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Asset # : 2025

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	25%			2029	\$3,062,100	1	\$72,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms, Roof</i>								
Convactor/Radiator	70%			2032	\$3,725,600	1	\$106,200	
Unit Heater - Hot Water	5%	Now	\$19,300	2029	\$192,900			
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Passageway Between Auditorium And Gymnasium - 2 Units</i>								
Controls								
Digital	2%			2027	\$373,900			
Pneumatic	10%	Now	\$1,257,900	2039	**			
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms</i>								
No Component	88%							
Air Conditioning								
Energy Source								
Electricity	35%			2042	**	1		
No Component	65%							
Conversion Equipment								
Reciprocating Compr/Chiller	2%			2029	\$270,500	1	\$4,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room 3</i>								
<i>Explanation : Unit Serving Auditorium Only, Refrigerant Nu22b</i>								
Exterior Pkg Unit - Cooling	8%			2034	\$804,100	2	\$2,300	
<i>Abandoned in Place, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof By Main Entrance - 1 Unit</i>								
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
Split Unit	10%			2034	\$2,176,900			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Learning Center, Other Locations</i>								
Split Unit	5%			2029	\$1,088,400			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Window/Wall Unit	10%			2027	\$347,300	1		
No Component	65%							
Distribution								
CW & CHW Water Pipe/Pump	2%			2034	\$10,400	4	\$500	
No Component	98%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	2%			2029	\$124,500	1	\$5,800	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room 3 - Air Handler For Auditorium</i>								
No Component	98%							
Heat Rejection								
Dry Cooler	2%			2029	\$29,400	2	\$6,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Cooled Condenser For Auditorium Chiller</i>								
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$805,200	LIFE	**	2-5	\$262,000	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Exhaust Fans								
Roof	98%	Now	\$174,300	2029	\$1,743,200	2	\$11,300	
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roofs</i>								
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roofs</i>								
Wall Unit	2%			2029	\$7,900	2	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Location Noted</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	98%			2034	\$11,538,300	1		
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Brass/Copper	2%	Now	\$11,800	2034	\$235,500	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room 1 - Hydronic System Make-up Reduced Pressure Zone Valve</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room 1</i>								
HW Heat Exchanger								
Steam Fired	100%			2034	\$4,432,800	4	\$46,500	
<i>Abandoned in Place, Extent : Light, Area Affected : 33%</i>								
<i>Location : Basement Mechanical Room 1 - 1 Of 3</i>								
<i>On Extended Life, Extent : Light, Area Affected : 66%</i>								
<i>Location : Basement Mechanical Room 1 - 2 Of 3</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping Cast Iron	100%	Now	\$231,000	LIFE	* *	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s) Non-Submersible	100%			2029	\$183,500	4	\$9,900
	Sewage Ejector(s) Compressed Air	100%			2044	* *	4	\$7,100
	Backflow Preventer Generic	100%			2029	\$409,400	1	\$28,800
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 2nd Floor, 1 Unit From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2034	\$4,221,100	1-5	\$236,900
	Sprinkler No Component Generic	50%						
		50%	Now	\$126,800	2044	* *	1-2	\$57,000
<i>Damaged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Space Ceiling Near Learning Center - Burst Pipe Due To Freeze</i>								
<i>Condition - Line Shutoff</i>								

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.180 / 4127 **Yr Built/Renovated** : 1986 / 2006
Area Sq Ft : 274,813 **Project Type** : CORRECTION
Date of Survey : 11-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,602,200	\$1,034,000
Interior Architecture	\$7,829,100	\$875,100
Electrical	\$2,698,600	\$6,476,200
Mechanical	\$17,701,100	\$23,510,800
Site Pavements	\$1,938,700	
Total	\$33,769,600	\$31,896,100
Importance Code A	\$5,638,000	\$1,221,600
Importance Code B	\$25,194,500	\$30,511,500
Importance Code C	\$2,937,100	\$163,000
Total	\$33,769,600	\$31,896,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$23,000			
Interior Architecture	\$52,300		\$3,100	\$18,000
Electrical	\$48,000	\$53,500	\$49,600	\$44,800
Mechanical	\$77,700	\$50,500	\$123,300	\$55,300
Total	\$200,900	\$104,000	\$176,000	\$118,100
Importance Code A	\$63,800	\$100	\$17,400	\$100
Importance Code B	\$84,800	\$103,900	\$158,600	\$117,900
Importance Code C	\$52,300			
Total	\$200,900	\$104,000	\$176,000	\$118,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	29%			LIFE	**	5	\$94,400	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Loading Dock Area</i>							
Metal Panel	70%	Now	\$943,000	2044	**	5	\$683,300	1
	<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Loading Dock Area</i>							
Metal Coiling Doors	1%			2047	**	5	\$16,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Loading Dock</i>							
	<i>Explanation : Location Noted</i>							
Windows								
Aluminum	5%			2042	**	5	\$1,800	
Metal/Detention Type	95%			2044	**	5	\$125,000	
Parapets								
Metal Panel	75%			2044	**	5	\$249,100	
Metal: Cage/Fence	25%			2039	**	5-10	\$166,100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : West Facades</i>							
	<i>Explanation : Location Noted</i>							
Roof								
Modified Bitumen	2%	0-2	\$239,800	2044	**			
	<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Various Connecting Corridors</i>							
Single Ply Membrane	95%	Now	\$2,135,400	2039	**			
	<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Patches At Various Roof Locations</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Loading Dock Canopy And Various Corridor Locations At Building Connections</i>							
Skylight, Plastic	3%			2039	**	1		
Soffits								
Metal Panel	100%	Now	\$13,900	2044	**	5	\$10,100	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Loading Dock And Various Perimeter Locations</i>							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	42%	Now	\$573,400	LIFE	**	5	\$377,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations In Penthouse Mechanical Rooms</i>								
Ceramic Tile	10%	Now	\$226,300	2037	**	5	\$20,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Toilet Rooms Throughout</i>								
Quarry Tile	2%	2-4	\$59,100	2047	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Food Services Areas</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Food Services Areas</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Food Services Areas</i>								
Sheet Vinyl/Rubber	1%			2039	**	5	\$6,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Gymnasium</i>								
<i>Explanation : Location Noted</i>								
Traffic Topping	10%	0-2	\$1,915,000	2042	**	5	\$25,700	
<i>Worn/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Control Rooms And Food Service Areas</i>								
Vinyl Tile	35%	Now	\$2,328,100	2039	**	3	\$54,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2037	**	5	\$55,800	
Concrete Masonry Unit	73%	Now	\$1,494,900	LIFE	**	5	\$163,000	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Holding Rooms At Intake Area</i>								
Folding Partition	1%	Now	\$301,700	2050	**	5	\$7,000	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Gymnasium</i>								
Glass: Single Pane	3%			LIFE	**	5	\$12,600	
Gypsum Board	8%	Now	\$24,400	LIFE	**	5	\$26,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Gymnasium</i>								
Metal Security Bars	5%			LIFE	**			

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$66,700	2039	**	5	\$20,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Control Rooms And Staff Lounges Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Control Rooms And Storage Areas Throughout</i>								
Exposed Struc: Concrete	25%			LIFE	**	5	\$16,100	
Metal Panel	65%	Now	\$863,900	LIFE	**	5	\$334,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Corridor Locations At Building Connections</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$188,900	2047	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Of Main Entrance And At Visitor Entrance</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Building Perimeter</i>								
<i>Other Observation, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Walkway To Main Entrance</i>								
<i>Explanation : Recent Installation</i>								
Parking/Driveway								
Asphalt	100%	Now	\$951,500	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Parking Areas</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Truck Entrance</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations At Building Perimeter</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Activity Yard								
Asphalt	20%	2-4	\$109,200	2043		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout Peripheral Activity Yards</i>							
Cast in Place Concrete	80%	Now	\$689,000	2047		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout Central Activity Yard</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout Central Activity Yard</i>							
	<i>Explanation : Deteriorated And Missing Traffic Topping</i>							
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$187,600	5	\$1,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Three Main Service Switches Rated At 2,000 Amperes Each</i>							
Transformers								
Dry Type	100%			2032	\$52,200	5	\$1,000	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Various Capacities</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$888,100	5	\$1,200	
Raceway								
Conduit	100%			2044		**	1	
Panelboards								
Molded Case Bkrs	100%			2033	\$934,600	5	\$7,200	
Wiring								
Thermoplastic	100%			2044		**	1	
Motor Controllers								
Locally Mounted	10%			2032	\$121,400	5	\$200	
Motor Control Center	90%			2032	\$1,533,600	5	\$6,700	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$4,000
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	\$203,800	1	\$84,600	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC

Asset # : 4127

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators								
Diesel	100%	Now	\$106,000	2037	**	1	\$95,800	
<i>Start Syst Needs Repair, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Generator Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Second Floor Generator Room</i>								
<i>Explanation : Two Diesel Generators Rated At 1,100 Kilowatts Each.</i>								
Batteries								
Lead/Acid	100%			2027	\$4,800	5	\$10,200	
Fuel Storage								
Day Tank	50%			2042	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Second Floor Generator Room</i>								
<i>Explanation : 275 Gallon Capacity Serving Both Generators</i>								
Main Tank	50%			2049	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Underground</i>								
<i>Explanation : 8,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2029	\$2,447,600	10	\$75,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	70%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Original Fixtures Retrofitted</i>								
Egress Lighting								
Emergency, Service	50%			2034	\$165,200	1		
Exit, Service	30%			2029	\$69,400	1		
Exit, Battery	20%			2039	**	10	\$3,700	
Exterior Lighting								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2034	\$1,006,600	1	\$102,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	\$1,383,200	1-3	\$169,400	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	99%			2034	\$66,300	1		
Natural Gas	1%			2034	\$1,300	1		
Conversion Equipment								
Furnace	1%			2029	\$16,700	1	\$1,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Main Building Roof</i>					
			<i>Explanation : Two Units</i>					
Heat Exchanger, Shell & Tube	89%	Now	\$40,700	2030	\$2,035,800			
			<i>Damaged, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Mechanical Room J - Lower Level - Damaged Insulation</i>					
No Component	10%							
Distribution								
Hot Wtr Piping/Pump	90%	Now	\$190,000	2033	\$949,800	4	\$12,200	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various Mechanical Rooms</i>					
			<i>Damaged, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Various Mechanical Rooms - Defective Plug Valves</i>					
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Various Mechanical Rooms</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Various Mechanical Rooms</i>					
			<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Main Building Roof - Mechanical Room D - Pumps For Perimeter Heating - Malfunctioning</i>					
			<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Unbalanced System, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Steam Piping/Pump	10%	Now	\$77,300	2034	\$386,500			
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Mechanical Room J</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Mechanical Room J, Piping Distribution Tunnels - Piping And Steam Condensate Tank</i>					
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Room J, Piping Distribution Tunnels</i>					

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Air Handler	15%			2029	\$1,362,300	1	\$25,500
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various Mechanical Rooms</i>						
	Convectector/Radiator	45%	Now	\$355,200	2032	\$1,775,900	1	\$35,900
		<i>Damaged, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Building Perimeter And Passageways - Fin Tube Covers Damaged And With Heavy Paint Blocking Air Circulation</i>						
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Perimeter And Passageways</i>						
	Unit Heater - Hot Water	2%			2029	\$57,200		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms, Building Exits, Other Locations</i>						
		<i>Explanation : Unit Heaters, Cabinet Heaters</i>						
	No Component	38%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Heating Provided By Air Handlers With Hot And Cooling Coils, Reported Under Air Conditioning</i>						
Controls								
	Electrical	75%			2033	\$2,012,200		
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Various Mechanical Rooms - Air Handlers With Stand Alone Electric Controls</i>						
	Pneumatic	5%			2028	\$466,400		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mechanical Room J</i>						
		<i>Explanation : Pneumatics For Steam Pressure Controls</i>						
	No Component	20%						
Air Conditioning								
	Energy Source							
	Electricity	85%			2050	* *	1	
	No Component	15%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Buildings 1,2 And Other Locations</i>						
		<i>Explanation : Areas Without Air Conditioning</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	45%			2042	**	1	\$57,400	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Level - Courtyards Between Buildings 6-10 And Buildings 3-9 - Scroll Packaged Air Cooled Chillers</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Level - Courtyards Between Buildings 6-10 And Buildings 3-9 - 8 Units</i>								
Reciprocating Compr/Chiller	9%			2029	\$712,000	1	\$11,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building - Southwest Mechanical Room Roof - Scroll Packaged Air Cooled Chiller</i>								
Exterior Pkg Unit - Cooling	5%	2-4	\$294,000	2044	**	2	\$700	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof By Main Entrance - Condenser Coil Damaged Fins</i>								
Split Unit	1%	Now	\$127,300	2044	**			
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Building Roof - Office Below - Deteriorated</i>								
Window/Wall Unit No Component	5%			2029	\$101,600	1		
<i>15%</i>								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Buildings 1, 2 And Other Locations</i>								
<i>Explanation : Areas Without Air Conditioning</i>								
No Component	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Main Building - Various Locations</i>								
<i>Explanation : Areas Cooled By Water Cooled And Air Cooled Split Direct Expansion Systems, Reported Under Heat Rejection And Terminal Devices</i>								
Not Accessible	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Main Building</i>								
<i>Explanation : Water Cooled Packaged Units Connected To Dry Cooler Located On Southwest Mechanical Room Roof - No Access</i>								
Distribution								
CW & CHW Water Pipe/Pump	45%			2060	**	4	\$9,100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Buildings 3-5, 4-6, 7-9, 8-10</i>								
CW & CHW Water Pipe/Pump	9%			2044	**	4	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Building Roof - Southwest Mechanical Room</i>								
<i>Explanation : Location Noted</i>								
No Component	46%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	15%			2029	\$1,310,800	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building Mechanical Rooms</i>								
Air Handler/Cool/Ht	54%			2029	\$4,775,800	1	\$91,800	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Mechanical Rooms - Units With Chilled And Hot Water Coils</i>								
No Component	31%							
Heat Rejection								
Dry Cooler	5%			2029	\$104,600	2	\$9,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Southwest Mechanical Room Roof - 1 Unit</i>								
<i>Explanation : Location Noted</i>								
Water Cooling Tower	15%	Now	\$345,300	2039	**	2	\$33,200	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Building South Mechanical Room Roof - One Unit - Damaged / Deteriorated</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building South Mechanical Room Roof</i>								
<i>Explanation : Unit Connected To Split Water Cooled Direct Expansion Systems Below</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$2,355,100	LIFE	**	2-5	\$153,200	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Mechanical Rooms</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	60%			2029	\$1,426,900	2	\$5,100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Mechanical Rooms</i>								
Roof	40%			2029	\$416,200	2	\$3,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$6,886,900	1		
<i>Abandoned in Place, Extent : Light, Area Affected : 2%</i>								
<i>Location : Mechanical Room J - Pressure Booster System Abandoned In Place</i>								
HW Heat Exchanger								
Steam Fired	100%			2034	\$2,592,900	4	\$27,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Sanitary Piping Cast Iron	100%	Now	\$675,500	LIFE	**	1	
			<i>Broken, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Kitchen Area - Collapsed Underground Pipe</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
Fire Suppression	Standpipe Generic	100%			2034	\$2,469,100	1-5	\$138,600
	Sprinkler No Component Generic	15%						
		85%			2034	\$6,303,100	1-2	\$65,400
	Fire Pump Generic	100%			2030	\$512,000	1	\$51,300

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.110 / 2554 **Yr Built/Renovated** : 2002 / 2023
Area Sq Ft : 28,838 **Project Type** : CORRECTION
Date of Survey : 29-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Ph
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$215,500	\$380,500
Interior Architecture	\$407,500	\$80,300
Mechanical	\$605,800	\$53,700
Site Pavements	\$108,000	
Total	\$1,336,800	\$514,500
Importance Code A	\$583,900	\$380,500
Importance Code B	\$475,500	\$134,000
Importance Code C	\$277,400	
Total	\$1,336,800	\$514,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$60,300	\$4,400		\$7,900
Interior Architecture	\$7,000	\$2,700	\$1,200	\$500
Electrical	\$4,700	\$10,900	\$4,700	\$37,700
Mechanical	\$41,800	\$49,300	\$4,500	\$45,100
Site Enclosure	\$22,900			
Site Pavements	\$30,000			
Total	\$166,700	\$67,300	\$10,400	\$91,200
Importance Code A	\$72,100	\$5,600	\$1,600	\$9,200
Importance Code B	\$41,600	\$61,700	\$7,600	\$82,000
Importance Code C	\$52,900		\$1,200	
Total	\$166,700	\$67,300	\$10,400	\$91,200



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	Now	\$72,800	LIFE	**	5	\$8,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Above Main Roof</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Break Room - North Side At 1st Floor</i>								
Metal Panel	82%			2055	**	5-10	\$523,200	
Metal Coiling Doors	3%			2048	**	5	\$8,700	
Windows								
Aluminum	95%			2051	**	5	\$15,600	
Metal Louvers	5%			2044	**	10	\$5,100	
Parapets								
Concrete Masonry Unit	100%			LIFE	**	5		
Roof								
Built-Up (BUR)	15%	0-2	\$11,300	2040	**			
<i>Debris on Roof, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse Roof</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Penthouse</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse - Plant Growth And Seagull Nests</i>								
Metal, Corrugated	85%	0-2	\$49,000	2048	**	1		
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof - Plant Growth And Seagull Nests</i>								
Soffits								
Metal Panel	100%			2055	**	5-10	\$29,000	
Interior								
Floors								
Cast in Place Concrete	85%	2-4	\$121,800	LIFE	**	5	\$80,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Warehouse Near Garage Door Entrance</i>								
Mosaic Tile	5%			2048	**	5	\$5,400	
Vinyl Tile	10%	Now	\$116,300	2045	**	3	\$1,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Offices</i>								
<i>Repairs in Progress, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Open Office Area Is Being Renovated</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 1st Floor Offices</i>								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$2,400	
Concrete Masonry Unit	95%	2-4	\$169,400	LIFE	**	5	\$18,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Room And Stairwell</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	0-2	\$7,000	2052	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Control Room And Offices</i>								
<i>Repairs in Progress, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Open Office Area Is Being Renovated</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Control Room And Offices</i>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$700	
Exposed Struc: Steel	85%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$22,900	2055	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Asphalt	80%			2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%	0-2	\$30,000	2048	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steel Edge Of Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock And Ramps</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
Parking/Driveway								
Asphalt	96%	Now	\$108,000	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Near Outer Security Gate Entrance</i>								
Cast in Place Concrete	4%			2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Curbs Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Transformers								
	Dry Type	100%			2040	**	5	\$100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Transformers Rated At 30, 45 And 75 Kilovolt amperes</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2045	**	5	\$800
Raceway								
	Conduit	100%			2045	**	1	
Panelboards								
	Molded Case Bkrs	100%			2043	**	5	\$800
Wiring								
	Thermoplastic	100%			2045	**	1	
Motor Controllers								
	Locally Mounted	100%			2040	**	5	\$200
Ground								
Grounding Devices								
	Not Accessible	100%						
Stand-by Power								
Transfer Switches								
	Automatic	100%			2040	**	1	\$8,900
Generators								
	Diesel	100%			2038	**	1	\$11,200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 355 Kilowatts</i>								
Batteries								
	Lead/Acid	100%			2028	\$4,800	5	\$1,100
Fuel Storage								
	Day Tank	50%			2043	**	5	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
	Main Tank	50%			2050	**	5	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 1,000 Gallon Rated Capacity</i>								
Lighting								
Interior Lighting								
	Fluorescent	5%			2030	\$19,900	10	\$1,300
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Spaces</i>								
	LED	95%			2040	**		
Egress Lighting								
	Emergency, Service	40%			2040	**	1	
	Emergency, Battery	10%			2030	\$9,400	10	\$700
	Exit, Battery	50%			2040	**	10	\$1,000

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

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

Lighting

Exterior Lighting

LED

30%

2040

**

No Component

70%

Alarm

Security System

Generic

100%

2040

**

1

\$10,800

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : CCTV Surveillance System

Fire/Smoke Detection

Generic, Digital

100%

2040

**

1-3

\$17,800

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells

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

Heating

Energy Source

Electricity

15%

2045

**

1

Other Observation, Extent : N/A, Area Affected : 100%

Location : Toilet Rooms, Offices, Water Meter Room, Pump Room, Electrical Room, Stair

Explanation : Electrical Unit Heaters And Baseboard Heaters

Natural Gas

85%

2045

**

1

Conversion Equipment

Furnace

85% Now

\$7,400

2030

\$148,800

1

\$10,900

Broken, Extent : Moderate, Area Affected : 10%

Location : Storage Area, Penthouse Mechanical Room

Radiant Heater

15% Now

\$4,400

2030

\$219,700

2

\$1,600

Broken, Extent : Moderate, Area Affected : 1%

Location : First Floor Office - Brake Room

Other Observation, Extent : N/A, Area Affected : 100%

Location : Toilet Rooms, Offices, Water Meter Room, Pump Room, Electrical Room, Stair

Explanation : Electrical Unit Heaters And Baseboard Heaters

Air Conditioning

Energy Source

Electricity

10%

2043

**

1

No Component

90%

Conversion Equipment

Split Unit

10%

2030

\$133,600

Other Observation, Extent : N/A, Area Affected : 100%

Location : Penthouse Mechanical Room

Explanation : R-422b Refrigerant

No Component

90%

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	25%	Now	\$12,400	LIFE	**	2-5	\$4,000
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Area</i>								
	No Component	75%						
Exhaust Fans								
	Interior	5%			2030	\$12,500	2	
	Roof	95%			2030	\$103,700	2	\$800
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2045	**	1	
Water Heater With Tanks								
	Electric	100%			2028	\$46,100	4	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Office - Closet</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Office - Closet</i>								
<i>Explanation : One 50 Gallon Unit</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$14,200	LIFE	**	1	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Consistent Blockage At Front Of Building</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2030	\$25,100	1	\$1,800
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2045	**	1-5	\$15,100
Sprinkler								
	Generic	100%			2045	**	1-2	\$8,100
Fire Pump								
	Generic	100%	2-4	\$1,100	2031	\$53,700	1	\$4,900
<i>Corroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior - Pump Room</i>								

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

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 / 2023
Area Sq Ft : 79,197 **Project Type** : CORRECTION
Date of Survey : 02-May-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,4,5
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,214,800	\$232,900
Interior Architecture	\$3,945,600	\$851,200
Electrical	\$212,000	\$2,385,100
Mechanical	\$3,034,300	\$4,691,000
Site Pavements	\$145,500	
Total	\$8,552,300	\$8,160,100
Importance Code A	\$1,214,800	\$346,400
Importance Code B	\$4,616,200	\$7,813,700
Importance Code C	\$2,721,200	
Total	\$8,552,300	\$8,160,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	\$4,000	\$1,200	\$13,300	
Electrical	\$21,000	\$14,000	\$14,300	\$14,400
Mechanical	\$7,700	\$7,500	\$23,300	\$12,900
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$47,700	\$37,500	\$65,700	\$42,100
Importance Code A		\$200	\$200	\$100
Importance Code B	\$47,700	\$37,400	\$65,600	\$42,000
Importance Code C				
Total	\$47,700	\$37,500	\$65,700	\$42,100



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	2-4	\$321,400	2044	**	5	\$232,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Damaged Trim On South Facade</i>								
Windows								
Metal/Detention Type	95%	0-2	\$684,800	2044	**	5	\$35,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2043	**	10	\$6,400	
Parapets								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Main Roof Surface</i>								
<i>Explanation : Metal Rail</i>								
Roof								
IRMA/Protected Membrane	100%	Now	\$208,600	2039	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor Elevator Lobby</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof Surface</i>								
<i>Explanation : Unable To Access (No Key)</i>								
Interior								
Floors								
Cast in Place Concrete	15%	4+	\$59,000	LIFE	**	5	\$38,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Ceramic Tile	2%			2043	**	5	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Staff Toilet Rooms</i>								
<i>Explanation : Location Noted</i>								
Raised Access Floor	5%	Now	\$133,600	2037	**	5	\$11,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Control Rooms</i>								
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Various Control Rooms</i>								
<i>Explanation : Currently Under Construction</i>								
Terrazzo	60%	4+	\$648,700	LIFE	**	5	\$55,600	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Housing Areas</i>								
Traffic Topping	18%			2039	**	5	\$26,700	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	\$604,500	2047	**	5	\$5,600	
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Shower And Toilet Rooms</i>								
Concrete Masonry Unit	45%	2-4	\$929,600	LIFE	**	5	\$40,500	
<i>Recent Construction, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Various Housing Units Currently Being Renovated</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridor And Stairways</i>								
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Various Housing Units</i>								
<i>Explanation : Currently Being Demolished</i>								
Fiberglass Panel	25%	0-2	\$1,187,100	LIFE	**			
<i>Recent Repair Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Some Locations Are Currently Being Renovated</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Housing Cells</i>								
<i>Explanation : Worn Out/ Damaged Finish</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Metal Security Bars	5%			LIFE	**			
Steel Plate	15%			LIFE	**	5	\$20,300	
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5	\$3,700	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	20%			2034			\$721,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Housing Cells</i>								
<i>Explanation : Location Noted</i>								
Gypsum Board	5%	2-4	\$4,000	LIFE	**	5	\$7,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Maintenance Area</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Some Locations Are Currently Being Renovated</i>								
Metal Panel	50%	Now	\$383,000	LIFE	**	5	\$74,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Corridors</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bathrooms And Corridors</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Some Locations Are Currently Being Renovated</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Activity Yard

Asphalt

100% Now \$145,500 2037 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 40%**Location : Activity Yard*

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

Over 600 Volts

Service Equipment

Fused Disc Sw

100% 2034 \$113,500 3 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outdoor Electrical And Generator Room**Explanation : One 600 Ampere Main Disconnect Switch*

Transformers

Dry Type

100% 2032 \$330,700 3 \$400

Feeders

Cable

100% 2033 \$39,700 1

Raceway

Conduit

100% 2034 \$95,600 1

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2034 \$49,400 5 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outdoor Electrical And Generator Room**Explanation : One 4,000 Ampere Main Disconnect Switch*

Transformers

Dry Type

100% 2032 \$52,200 5 \$300

Switchgear / Switchboard

Molded Case Bkrs

100% 2034 \$317,200 5 \$2,100

Raceway

Conduit

100% 2034 \$226,200 1

Panelboards

Fused Disc Sw

10% 2033 \$17,500 5 \$200

Molded Case Bkrs

90% 2033 \$157,700 5 \$1,900

Wiring

Thermoplastic

100% 2034 \$339,300 1

Motor Controllers

Locally Mounted

100% 2032 \$462,500 5 \$500

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,200

Stand-by Power

Transfer Switches

Automatic

100% 2032 \$26,800 1 \$24,400

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4248

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2030	\$212,000	1	\$30,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoor Electrical And Generator Room</i>								
<i>Explanation : One 900 Kilowatts Capacity</i>								
Batteries								
Lead/Acid	100%			2027	\$4,800	5	\$2,900	
Fuel Storage								
Day Tank								
	50%			2042	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : At Generator</i>								
<i>Explanation : One 275 Gallon Capacity</i>								
Main Tank								
	50%			2049	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Vault</i>								
<i>Explanation : One 10,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2034	\$47,600	1		
Exit, Service	50%			2034	\$33,300	1		
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							
Alarm								
Security System								
Generic	100%			2034	\$290,100	1	\$29,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$50,300	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

** 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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	1%			2044	**	1		
Not Accessible	99%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Building Exterior - Steam Room Vault</i>								
<i>Explanation : No Access - High Pressure Steam Service</i>								
<hr/>								
Conversion Equipment								
Radiant Heater	1%			2034	\$40,200	2	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Exterior - Electrical Room</i>								
<i>Explanation : Electric Unit Heaters</i>								
Not Accessible	99%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Building Exterior - Steam Room Vault</i>								
<i>Explanation : No Access - Steam Pressure Reducing Valves</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$61,900	2044	**			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
<hr/>								
Terminal Devices								
Air Handler	80%			2029	\$2,326,400	1	\$39,200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
Convactor/Radiator	20%	Now	\$50,500	2032	\$252,700	1	\$4,600	
<i>Damaged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations - Fin Tube Covers Damaged With Heavy Paint Blocking Air Circulation</i>								
<hr/>								
Controls								
Digital	100%			2032	\$4,438,200			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout - Central Building Management System For This Building And Adjacent Buildings</i>								
<i>Other Observation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : Electric Honeywell Controls For Air Handlers Abandoned In Place</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	10%			2050	**	1		
No Component	90%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	5%	Now	\$125,900	2039	**	2	\$200
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room - 1 Unit Serving Control Rooms</i>								
	Window/Wall Unit	5%			2032	\$29,300	1	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Control Rooms</i>								
<i>Explanation : Location Noted</i>								
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$339,400	LIFE	**	2-5	\$44,200
<i>Unbalanced System, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Rooms</i>								
Exhaust Fans								
	Interior	19%			2029	\$130,200	2	\$500
	Wall Unit	1%			2034	\$700	2	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Elevator Machine Room, Building Exterior Electrical Room</i>								
<i>Explanation : Two Units</i>								
	Not Accessible	80%						
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Access</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2044	**	1	
<i>Abandoned in Place, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd Floor Mechanical Room - Pressure Booster System</i>								
HW Heat Exchanger								
	Steam Fired	100%			2054	**	4	\$7,800
<i>Abandoned in Place, Extent : Light, Area Affected : 33%</i>								
<i>Location : 2nd Floor Mechanical Room - 1 Of 3</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Not Accessible	100%						
Fixtures								
	Generic	100%						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Instantaneous Hot Water Electric	1%			2039	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor Corridor</i>						
		<i>Explanation : One Unit</i>						
No Component	99%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Through 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe Generic	100%			2054	**	1-5	\$41,400	
Sprinkler No Component	50%							
Sprinkler Generic	50%			2054	**	1-2	\$11,100	
Fire Pump Not Accessible	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Outer Fire Pump Room</i>						
		<i>Explanation : No Access</i>						

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

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 15-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,Ph
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,656,300	\$1,330,500
Interior Architecture	\$1,351,900	\$913,600
Electrical	\$563,300	\$65,700
Mechanical	\$14,830,700	\$2,810,800
Total	\$20,402,300	\$5,120,500
Importance Code A	\$3,656,300	\$1,330,500
Importance Code B	\$16,347,400	\$3,739,000
Importance Code C	\$398,500	\$51,000
Total	\$20,402,300	\$5,120,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$24,700			
Interior Architecture				\$20,400
Electrical	\$67,200	\$34,200	\$22,200	\$38,300
Mechanical	\$54,300	\$16,900	\$29,800	\$41,500
Elevators/Escalators	\$43,200	\$43,200	\$43,200	\$43,200
Total	\$189,400	\$94,300	\$95,200	\$143,400
Importance Code A	\$24,800			\$400
Importance Code B	\$164,600	\$94,300	\$95,200	\$142,900
Importance Code C				
Total	\$189,400	\$94,300	\$95,200	\$143,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2045	**	5-10	\$1,756,100	
Windows								
Metal/Detention Type	100%	Now	\$2,062,100	2045	**	5	\$53,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Corridor And Various Locations Throughout.</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Parapets								
Metal Rail	100%	4+	\$24,700	2040	**	5	\$21,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$1,115,300	2045	**			
<i>Debris on Roof, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Of South Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Breezeway And 5th Floor Elevator Vestibule</i>								
Interior								
Floors								
Cast in Place Concrete	40%	2-4	\$271,500	LIFE	**	5	\$178,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Cells Within Housing Units</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Raised Access Floor	5%	Now	\$230,400	2038	**	5	\$19,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Terrazzo	35%			LIFE	**	5	\$55,900	
Traffic Topping	15%			2040	**	5	\$38,300	
Vinyl Tile	5%	0-2	\$55,100	2035	\$551,100	3	\$3,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Corridor</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor Corridor</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	45%			LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Cells Within Housing Units</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cells Within Housing Units</i>								
Concrete Masonry Unit	23%	2-4	\$398,500	LIFE	**	5	\$43,500	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms And Stairwells</i>								
Glass: Special Gauge	5%			LIFE	**	1		
Metal Panel	3%			LIFE	**			
Metal: Cage/Fence	6%			LIFE	**			
Steel Plate	18%			LIFE	**	5	\$51,000	
Ceilings								
Exposed Struc: Concrete	47%			LIFE	**	5	\$15,000	
Exposed Struc: Steel	8%			LIFE	**			
Metal Panel	30%	Now	\$396,400	LIFE	**	5	\$76,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Plaster	15%			LIFE	**	5	\$19,200	
Site Pavements								
Activity Yard								
Not Accessible	100%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	3	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2040	**	3	\$800	
Feeders								
Cable	100%			2043	**	1		
Raceway								
Conduit	100%			2045	**	1		
Under 600 Volts								

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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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2045	**	5	\$600
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Main Electrical Room And Generator Room</i>				
				<i>Explanation : One 2,500 Ampere And Two 1,600 Ampere Main Disconnect Switches</i>				
<hr/>								
	Transformers							
	Dry Type	100%			2040	**	5	\$500
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Mechanical And Electrical Rooms</i>				
				<i>Explanation : Various Capacities</i>				
<hr/>								
	Switchgear / Switchboard							
	Molded Case Bkrs	100%			2045	**	5	\$3,600
<hr/>								
	Raceway							
	Conduit	100%			2045	**	1	
<hr/>								
	Panelboards							
	Molded Case Bkrs	100%			2043	**	5	\$3,600
<hr/>								
	Wiring							
	Thermoplastic	100%			2045	**	1	
<hr/>								
	Motor Controllers							
	Locally Mounted	60%			2040	**	5	\$600
	Variable Frequency Drive	40%	Now	\$42,600	2040	**		
				<i>Mech. Misoperation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Equipment Room M5</i>				
<hr/>								
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$2,000
<hr/>								
Stand-by Power								
	Transfer Switches							
	Automatic	100%			2040	**	1	\$42,000
<hr/>								
	Generators							
	Diesel	100%	Now	\$106,000	2044	**	1	\$47,600
				<i>Engine Inoperable, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Generator Room</i>				
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Generator Room</i>				
				<i>Explanation : Two 1,100 Kilowatts Rated Capacity</i>				
<hr/>								
	Batteries							
	Lead/Acid	100%			2028	\$4,800	5	\$5,100

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%	Now	\$7,500	2043	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 275 Gallon Capacity. Fuel Pumps Are Not Operational</i>								
Main Tank	50%			2050	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Two 25,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	5%			2030	\$202,800	10	\$6,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms, First Floor South West Housing Area</i>								
Fluorescent	5%			2030	\$202,800	10	\$6,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms And Stairwells</i>								
LED	90%			2040	**			
Egress Lighting								
Emergency, Service	40%			2035	\$65,700	1		
Emergency, Battery	10%			2035	\$44,700	10	\$3,300	
Exit, Service	45%			2030	\$51,700	1		
Exit, Battery	5%			2040	**	10	\$500	
Exterior Lighting								
LED	30%			2040	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	**	5	\$500	
Alarm								
Security System								
Generic	100%			2040	**	1	\$51,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2040	**	1-3	\$84,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2035	\$37,000	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%			2035	\$2,134,500			
Terminal Devices								
Air Handler	90%			2030	\$4,514,400	1	\$76,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Through 5th Floor Mezzanine Mechanical Rooms</i>								
<i>Explanation : 1 Unit In Each Of 1st Through 4th Floor Mezzanine Mechanical Rooms, 2 Units In 5th Floor Mezzanine Mechanical Rooms</i>								
Convactor/Radiator	10%			2033	\$218,000	1	\$4,400	
Controls								
Digital	100%			2028	\$7,655,400			
Air Conditioning								
Energy Source								
Electricity	30%			2034	\$68,100	1		
No Component	70%							
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	24%			2029	\$1,042,300	2	\$2,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, 3rd, 4th, 5th Floor Mezzanine Mechanical Rooms</i>								
Int Pkg Unit - Heating/Cooling	6%			2039	**	2	\$500	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mezzanine Mechanical Room</i>								
Split Unit	1%			2035	\$63,300			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Elevator Machine Room</i>								
<i>Explanation : Location Noted</i>								
No Component	69%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$234,100	LIFE	**	2-5	\$76,200	
<i>Broken, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof</i>								
<i>Insul. Deteriorating, Extent : Light, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms</i>								
Exhaust Fans								
Interior	95%			2030	\$1,123,100	2	\$4,000	
Roof	5%	Now	\$25,900	2045	**	2	\$200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Emergency Generator Room, Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$68,500	2045	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Janitor Closet In Southwest Wing</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Electric	100%			2035	\$46,100	4		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Area</i>								
HW Heat Exchanger Steam Fired	1%			2035	\$12,900	4	\$200	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Area</i>								
Steam Fired	99%			2055	**	4	\$20,100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$53,400	4	\$2,900	
Sewage Ejector(s) Electric	100%			2030	\$139,600	4	\$5,400	
Backflow Preventer No Component Generic	50%			2035	\$59,500	1	\$4,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Area</i>								
<i>Explanation : Sprinkler Main</i>								
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Two Units Basement To 5th Floor, Three Units 1st To 5th Floor</i>								
<i>Explanation : 5 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2045	**	1-5	\$71,400	
Sprinkler Generic	100%			2045	**	1-2	\$38,300	
Fire Pump Generic	100%			2031	\$254,500	1	\$25,500	

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 / 2021
Area Sq Ft : 87,169 **Project Type** : CORRECTION
Date of Survey : 04-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,Ph
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$12,773,300	\$243,700
Interior Architecture	\$3,642,000	\$4,622,600
Electrical		\$716,000
Mechanical	\$1,821,800	\$961,500
Site Pavements	\$342,700	
Total	\$18,579,800	\$6,543,800
Importance Code A	\$12,773,300	\$332,000
Importance Code B	\$4,549,000	\$6,211,800
Importance Code C	\$1,257,600	
Total	\$18,579,800	\$6,543,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$28,900			
Interior Architecture	\$149,200		\$9,800	\$7,300
Electrical	\$22,200	\$15,300	\$15,500	\$15,900
Mechanical	\$169,300	\$13,700	\$71,800	\$13,500
Site Pavements	\$6,600			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$392,100	\$44,800	\$112,900	\$52,500
Importance Code A	\$28,900	\$100	\$200	\$100
Importance Code B	\$316,300	\$44,800	\$112,700	\$52,400
Importance Code C	\$46,800			
Total	\$392,100	\$44,800	\$112,900	\$52,500



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$74,800	LIFE	**	5	\$32,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills And Base Of Walls At Loading Dock Areas</i>								
Masonry: Brick	85%	2-4	\$3,498,900	LIFE	**	5	\$108,900	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse And Throughout All Walls</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$16,600	2044	**	5	\$12,000	
<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Panels Surrounding Walls At Upper Roof And Penthouse</i>								
Metal: Cage/Fence	5%	Now	\$12,400	2039	**	5	\$14,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Egress Stairs</i>								
Windows								
Metal/Detention Type	100%	Now	\$7,930,400	2044	**	5	\$68,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%			2039	**	5-10	\$168,900	
Roof								
Built-Up (BUR)	33%	Now	\$553,800	2044	**			
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : 6th Floor Roof At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	55%	Now	\$259,300	2039	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 1st Floor Roof</i>								
Single Ply Membrane	12%	Now	\$353,500	2044	**			1
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>								
<i>Location : Drip Edge Surrounding Penthouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Mechanical Room</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	10%	4+	\$43,300	LIFE	**	5	\$28,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$35,900	2037	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Toilet Rooms</i>								
Poured Epoxy/Resin	3%	0-2	\$8,600	2029	\$427,900			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Kitchen Area</i>								
Terrazzo	25%	2-4	\$595,000	LIFE	**	5	\$25,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Traffic Topping	12%			2034	\$1,457,800	5	\$19,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen Area And Guard Rooms</i>								
<i>Explanation : Location Noted</i>								
Vinyl Tile	45%	0-2	\$633,000	2034	\$3,164,800	3	\$22,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$50,600	2037	**	5	\$11,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet Rooms Throughout</i>								
Concrete Masonry Unit	40%	2-4	\$864,200	LIFE	**	5	\$37,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Corridors</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement/ Mechanical Rooms</i>								
Glass: Single Pane	4%			LIFE	**	5	\$7,100	
Metal Security Bars	10%			LIFE	**			
Plaster	18%	Now	\$40,300	LIFE	**	5	\$12,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairways And Corridors</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Various Dormitories</i>								
SGFT/Glazed Masonry	18%			LIFE	**			

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

Asset # : 2029

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$21,200	2039	**	5	\$6,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Various Offices</i>								
Exposed Struc: Concrete	25%	2-4	\$476,800	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors And Dormitories</i>								
Metal Panel	10%	2-4	\$168,600	LIFE	**	5	\$16,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Kitchen Areas</i>								
Plaster	55%	Now	\$425,800	LIFE	**	5	\$44,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$6,600	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock And Rear Areas</i>								
Parking/Driveway								
Asphalt	60%	2-4	\$279,100	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Front And Rear Parking Areas</i>								
Cast in Place Concrete	40%	4+	\$63,600	2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Front And Rear Parking Areas</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$88,300	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,200 Amperes. Fed From Power House.</i>								
Transformers								
Dry Type	100%			2039	**	5	\$300	

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

Asset # : 2029

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	\$158,600	5	\$200	
Molded Case Bkrs	50%			2044	**	5	\$1,100	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2033	\$11,700	5	\$100	
Molded Case Bkrs	90%			2033	\$210,300	5	\$2,100	
Molded Case Bkrs	5%			2050	**	5	\$100	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$26,800	
Generators								
Diesel	100%			2037	**	1	\$33,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure</i>								
<i>Explanation : 530 Kilowatt Capacity. Feeds Annex Building MOD 4. For This Building Generator Is Located In The Power House.</i>								
Batteries								
Lead/Acid	100%			2027	\$4,800	5	\$3,200	
Fuel Storage								
Day Tank								
	50%			2042	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoors</i>								
<i>Explanation : 70 Gallon Capacity</i>								
Main Tank								
	50%			2049	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoors</i>								
<i>Explanation : 2,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent								
	10%			2034	\$258,800	10	\$8,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED								
	90%			2039	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	49%			2039	**	1		
Emergency, Battery	1%			2042	**	10	\$200	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locker Rooms</i>								
Exit, Service	50%			2039	**	1		
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$32,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$55,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	99%			2034	\$2,600	1		
Electricity	1%			2044	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	10%			2037	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor - Kitchen Mechanical Room</i>								
<i>Explanation : Steam / Glycol Heat Exchanger</i>								
Radiant Heater	1%			2034	\$44,300	2	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Exits By Kitchen, Electrical Room</i>								
<i>Explanation : Electric Cabinet Heaters, Air Curtains, Electric Unit Heater</i>								
No Component	89%							
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Explanation : Pressure Reducing Valve Included Under Distribution</i>								

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

Asset # : 2029

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$400	2033	\$4,100	4	\$400	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor - Kitchen Mechanical Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen Building</i>								
<i>Explanation : Glycol Hydronic Heating</i>								
Steam Piping/Pump	90%	Now	\$27,000	2034	\$134,800			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof At Air Handling Units, Basement Mechanical Room</i>								
<i>On Extended Life, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	10%			2029	\$35,200	1	\$5,400	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Roof</i>								
Convactor/Radiator	80%	Now	\$12,200	2032	\$122,400	1	\$20,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	10%			2034	\$10,600	4	\$800	
Controls								
Digital	80%	Now	\$43,000	2027	\$429,900			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout - Not Operational</i>								
No Component	20%							
Air Conditioning								
Energy Source								
District Chilled Water	74%			2044	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : Chilled Water Supplied From Site Chilled Water Plant</i>								
Electricity	16%			2050	**	1		
No Component	10%							

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

Asset # : 2029

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%	Now	\$27,700	2028	\$277,100	2	\$400	
<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Offices</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Offices</i>								
<i>Explanation : Packaged / Terminal A/C Units With Steam Coils</i>								
Split Unit	4%	Now	\$32,300	2039	**			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse - System Not Operational</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Penthouse - Telecom Room, Engineer Office, Electrical Room, Plumbing Shop</i>								
<i>Explanation : Multi-split System With 4 Wall Mounted Ductless Units</i>								
Split Unit	1%			2039	**			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Room</i>								
Window/Wall Unit	1%			2029	\$6,400	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Location Noted</i>								
No Component	84%							
Distribution								
CW & CHW Water Pipe/Pump	74%			2044	**	4	\$4,800	
No Component	26%							
Terminal Devices								
Air Handler/Cool/Ht	74%			2034	\$390,800	1	\$39,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roofs</i>								
<i>Explanation : 6 Rooftop Air Handlers With Chilled And Steam Coils</i>								
No Component	26%							
Ventilation								
Distribution								
Ductwork/Diffusers	95%			LIFE	**	2-5	\$46,200	
Ductwork/Diffusers	5%	Now	\$18,700	LIFE	**	2-5	\$2,400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof At Air Handler</i>								
Exhaust Fans								
Interior	5%			2039	**	2	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Locker Room</i>								
<i>Explanation : Location Noted</i>								
Roof	95%			2034	\$313,500	2	\$2,500	

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

Asset # : 2029

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2044	**	1		
Brass/Copper	5%	Now	\$109,200	2064	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room, Kitchen Mechanical Room - Domestic Hot Water Lines</i>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$822,500	2064	**	4	\$8,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room, Kitchen Mechanical Room - 3 Instantaneous Steam Heat Exchangers - Malfunctioning / Deteriorated</i>								
Sanitary Piping								
Cast Iron	95%			LIFE	**	1		
Cast Iron	5%	Now	\$107,100	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen Mechanical Room - Basement Crawlspace</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	\$34,100	4	\$1,800	
Sewage Ejector(s)								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Kitchen Mechanical Room - Basement Crawlspace</i>								
<i>Explanation : No Access Due To Sewage Leaks In Crawlspace</i>								
Backflow Preventer								
Generic	100%			2029	\$76,000	1	\$5,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To 7th Floor, One Unit From 1st To 6th Floor</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$44,000	
Sprinkler								
No Component	20%							
Generic	80%			2044	**	1-2	\$19,500	

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX
Address : HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.500 / 14636 **Yr Built/Renovated** : 1935 / 1985
Area Sq Ft : 78,100 **Project Type** : CORRECTION
Date of Survey : 04-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,885,000	\$521,100
Interior Architecture	\$2,849,400	\$3,955,600
Electrical		\$570,300
Mechanical	\$1,650,800	\$6,215,800
Site Enclosure	\$52,200	
Site Pavements	\$1,939,400	
Total	\$10,376,900	\$11,262,800
Importance Code A	\$3,885,000	\$521,100
Importance Code B	\$3,116,300	\$10,741,700
Importance Code C	\$3,375,600	
Total	\$10,376,900	\$11,262,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$400			\$30,400
Interior Architecture				\$6,400
Electrical	\$8,800	\$8,300	\$7,300	\$8,800
Mechanical	\$33,100	\$7,300	\$77,300	\$7,300
Site Pavements	\$42,900			
Total	\$85,200	\$15,600	\$84,600	\$52,800
Importance Code A	\$400			\$30,400
Importance Code B	\$41,900	\$15,600	\$84,600	\$22,400
Importance Code C	\$42,900			
Total	\$85,200	\$15,600	\$84,600	\$52,800



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

Asset # : 14636

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$194,700	LIFE	**	5	\$83,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Exposed Struc: Steel	5%			LIFE	**	5	\$17,400	
Masonry: Brick	65%	Now	\$2,321,700	LIFE	**	5	\$72,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And West Walls</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%	Now	\$431,400	2044	**	5	\$31,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormitory 4</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Dormitory 4</i>								
Windows								
Metal/Detention Type	95%	Now	\$583,700	2044	**	5	\$5,000	
<i>Air Infiltration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$400	2042	**	5	\$900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Gymnasium</i>								
Parapets								
Metal Rail	100%			2039	**	5-10	\$582,200	
Roof								
Modified Bitumen	75%			2042	**	10	\$136,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Roofs Except Dormitory 4</i>								
Skylight, Metal/Glass	5%			2060	**	10	\$30,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Skylights Recently Replaced</i>								
Under Construction	20%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Dormitory 4</i>								
<i>Explanation : No Access/ Under Construction</i>								

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

Asset # : 14636

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$14,400	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$69,700	
Ceramic Tile	8%	Now	\$56,100	2037	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Shower Rooms And Toilet Rooms</i>								
Sheet Vinyl/Rubber	7%	Now	\$113,900	2034	\$1,138,600	5	\$6,700	
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors</i>								
Vinyl Tile	40%	Now	\$824,200	2034	\$2,747,300	3	\$19,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Corridors</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Under Construction	20%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Dormitory 4</i>								
<i>Explanation : No Access/ Under Construction</i>								
Interior Walls								
Concrete Masonry Unit	55%	0-2	\$1,384,000	LIFE	**	5	\$30,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Dormitory 3 And Throughout Corridors</i>								
Glass: Single Pane	4%			LIFE	**	5	\$4,100	
Gypsum Board	8%			LIFE	**	5	\$6,600	
Masonry: Brick	3%			LIFE	**			
Metal Security Bars	5%			LIFE	**			
Plywood/Hardboard	5%			LIFE	**			
Under Construction	20%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Dormitory 4</i>								
<i>Explanation : No Access/ Under Construction</i>								

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

Asset # : 14636

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	2-4	\$206,700	2039	**	5	\$15,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Guard Areas And Offices Throughout</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Dormitories And Shower Rooms</i>								
Exposed Struc: Steel Metal Panel	5%			LIFE	**			
	10%			LIFE	**	5	\$15,900	
Plaster	35%	Now	\$264,700	LIFE	**	5	\$27,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors</i>								
Under Construction	20%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Dormitory 4</i>								
<i>Explanation : No Access/ Under Construction</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$52,200	2054	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Emergency Generator On North Side</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$42,900	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramps At Various Exits And Sidewalks Throughout</i>								
Parking/Driveway								
Asphalt	75%	Now	\$1,332,200	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Driveway And Parking Area On North Side</i>								
Cast in Place Concrete	25%	Now	\$607,200	2047	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Driveway At Rear Courtyard Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2034	\$226,200	1		
Panelboards								
Molded Case Bkrs	100%			2033	\$175,200	5	\$2,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 14636

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2044	**	1		
Stand-by Power								
Transfer Switches								
Not Accessible	100%							
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2039	**			
Egress Lighting								
Emergency, Service	50%			2034	\$51,200	1		
Exit, Battery	50%			2034	\$117,700	10	\$2,900	
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$29,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$49,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2044	**	1		
Distribution								
Steam Piping/Pump	100%	Now	\$26,600	2034	\$1,330,200			
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Dorm No. 3 Building Exterior - Riser To Rooftop Air Handler</i>						
Terminal Devices								
Convactor/Radiator	90%			2032	\$1,222,500	1	\$24,700	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Unit Heater - Steam	10%			2029	\$94,400	4	\$800	
Air Conditioning								

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

Asset # : 14636

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	80%			2042	**	1	
	No Component	20%						
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%			2034	\$418,600	2	\$800
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof- Multiple Units</i>								
	Split Unit	33%			2029	\$1,301,700		
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
	Split Unit	20%			2034	\$788,900		
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
	Window/Wall Unit	2%			2029	\$12,600	1	
	No Component	20%						
	No Component	10%						
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Dorm No. 3 Building</i>								
<i>Explanation : Refer To Heat Rejection And Terminal Devices</i>								
Terminal Devices								
	Air Handler/Dir Expansion	10%			2029	\$254,800	1	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Dorm No. 3 Roof</i>								
<i>Explanation : Rooftop Air Handler With Steam And Direct Expansion Coils</i>								
	No Component	90%						
Heat Rejection								
	Air Cooled Condenser Unit	10%			2029	\$38,500	2	\$5,900
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Dorm No. 3 Roof</i>								
<i>Explanation : One Air Cooled Condensing Unit</i>								
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,500
Exhaust Fans								
	Roof	100%			2034	\$322,300	2	\$2,600
Plumbing								
	H/C Water Piping Brass/Copper	100%			2034	\$2,133,400	1	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Asset # : 14636

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing									
	HW Heat Exchanger								
	Not Accessible	100%							
			<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
			<i>Location : Mechanical Room</i>						
			<i>Explanation : Steam Heat Exchanger Not Accessible - No Keys</i>						
<hr/>									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
<hr/>									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
<hr/>									
	Backflow Preventer								
	Not Accessible	100%							
<hr/>									
	Fixtures								
	Generic	100%							
<hr/>									
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$42,900	
<hr/>									
	Sprinkler								
	No Component	20%							
	Generic	80%			2044	* *	1-2	\$19,100	

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.060 / 2028 **Yr Built/Renovated** : 1985 / 2023
Area Sq Ft : 265,049 **Project Type** : CORRECTION
Date of Survey : 02-May-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$7,337,300	\$542,900
Interior Architecture	\$8,352,700	\$13,383,100
Electrical		\$6,476,700
Mechanical	\$6,374,600	\$25,743,000
Site Pavements	\$2,102,800	
Total	\$24,167,300	\$46,145,600
Importance Code A	\$8,745,400	\$844,000
Importance Code B	\$12,746,700	\$45,211,500
Importance Code C	\$2,675,200	\$90,100
Total	\$24,167,300	\$46,145,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$7,800		\$5,900	
Interior Architecture	\$88,100		\$14,900	\$14,900
Electrical	\$61,300	\$46,900	\$44,800	\$48,100
Mechanical	\$109,800	\$25,700	\$98,900	\$30,900
Site Enclosure	\$5,700			
Total	\$272,800	\$72,700	\$164,400	\$93,900
Importance Code A	\$36,000	\$300	\$6,400	
Importance Code B	\$226,700	\$72,400	\$158,000	\$93,900
Importance Code C	\$10,100			
Total	\$272,800	\$72,700	\$164,400	\$93,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$134,000	LIFE	**	5	\$114,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Of Building And Central Activity Yard</i>								
Concrete Masonry Unit	3%			LIFE	**	5	\$4,300	
Metal Panel	87%	2-4	\$1,291,700	2044	**	5	\$374,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	2%	Now	\$5,800	2042	**	5	\$300	
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
Metal/Detention Type	95%	Now	\$4,152,600	2044	**	5	\$53,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Metal Louvers	3%	4+	\$2,000	2037	**			
<i>Bent/Warped Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : North Mechanical Penthouse</i>								
Parapets								
Metal Panel	93%			2044	**	5	\$10,000	
Metal: Cage/Fence	7%			2039	**	5-10	\$1,500	
Roof								
Metal Panel	100%	Now	\$1,759,000	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Gutters And Leaders Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Soffits								
Metal Panel	100%			2044	**	5-10		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	15%	2-4	\$493,800	LIFE	**	5	\$130,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Maintenance And Mechanical Rooms</i>								
Ceramic Tile	5%	0-2	\$109,100	2037	**	5	\$9,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout Staff Toilet Rooms</i>								
Poured Epoxy/Resin	5%	0-2	\$2,168,300	2034	\$2,168,300			
<i>Worn/Erode, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Kitchen</i>								
Quarry Tile	5%			2039	**	5	\$29,800	
Raised Access Floor	5%	0-2	\$894,200	2047	**	5	\$37,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Control Rooms And Telecom Room</i>								
Sheet Vinyl/Rubber	3%	2-4	\$76,000	2034	\$1,519,400	5	\$8,900	
<i>Worn/Erode, Extent : Light, Area Affected : 20%</i>								
<i>Location : Minor Cracks In Gymnasium</i>								
Terrazzo	25%	4+	\$904,600	LIFE	**	5	\$77,500	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Traffic Topping	7%	Now	\$51,700	2034	\$2,585,700	5	\$17,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Control Areas And Corridor Stairs</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Control Areas And Corridor Stairs</i>								
Vinyl Tile	30%	Now	\$1,924,600	2034	\$6,415,300	3	\$44,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	64%	2-4	\$826,300	LIFE	**	5	\$90,100	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Corridors</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Corridors</i>								
Folding Partition	1%			2042	**	5	\$8,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Gymnasium</i>								
<i>Explanation : Location Noted</i>								
Glass: Single Pane	3%			LIFE	**	5	\$7,900	
Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	14%	0-2	\$134,500	LIFE	**	5	\$29,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Corridors</i>								
Metal Security Bars	5%			LIFE	**			
Plaster	3%			LIFE	**	5	\$3,200	
SGFT/Glazed Masonry	8%	2-4	\$98,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitory Bathrooms</i>								
Ceilings								
AcousTileConcealSpLn	8%	0-2	\$49,800	2039	**	5	\$19,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Toilet Rooms In Administrative Area</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	7%	Now	\$260,500	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Stair To North Mechanical Penthouse</i>								
<i>Explanation : Missing Spray-on Fireproofing</i>								
Gypsum Board	5%	Now	\$33,800	LIFE	**	5	\$24,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout Corridor Outside Gymnasium</i>								
Metal Panel	80%	2-4	\$410,200	LIFE	**	5	\$396,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
Free Standing Walls								
Cast in Place Concrete	100%	4+	\$5,700	2069	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Central Activity Yard</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$261,600	2047				**
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entry Area And Central Activity Yard</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entry Area, Central Activity Yard And Loading Dock Ramp</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Central Activity Yard</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Entry Area And Central Activity Yard</i>								
<hr/>								
Parking/Driveway								
Asphalt	90%	2-4	\$1,102,600	2043				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Main Parking Area</i>								
Cast in Place Concrete	10%	2-4	\$251,300	2047				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Area</i>								
<hr/>								
Activity Yard								
Cast in Place Concrete	100%	Now	\$487,300	2047				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Central Activity Yard</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Central Activity Yard</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Central Activity Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$113,500	3	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoor Cage</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2032	\$330,700	3	\$1,500	
<hr/>								
Feeders								
Cable	100%			2033	\$39,700	1		
<hr/>								
Raceway								
Conduit	100%			2034	\$95,600	1		

Under 600 Volts

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%			2034	\$187,600	5	\$1,100
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
		<i>Location : Electrical Room</i>					
		<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>					
Transformers							
Dry Type	100%			2032	\$52,200	5	\$1,000
Switchgear / Switchboard							
Fused Disc Sw	100%			2034	\$888,100	5	\$1,100
Raceway							
Conduit	100%			2034	\$891,100	1	
Panelboards							
Molded Case Bkrs	100%			2033	\$934,600	5	\$7,000
Wiring							
Thermoplastic	100%			2034	\$1,326,500	1	
Motor Controllers							
Locally Mounted	15%			2032	\$182,100	5	\$300
Motor Control Center	80%			2032	\$1,363,200	5	\$5,800
Variable Frequency Drive	5%			2039	**		
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$3,900
Stand-by Power							
Transfer Switches							
Automatic	100%			2039	**	1	\$81,600
Generators							
Diesel	100%			2037	**	1	\$102,600
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
		<i>Location : Outdoor Cage</i>					
		<i>Explanation : One 900 Kilowatt Capacity</i>					
Batteries							
Lead/Acid	100%			2027	\$4,800	5	\$9,800
Fuel Storage							
Main Tank	100%			2049	**	5	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
		<i>Location : Outside Cage Above Ground</i>					
		<i>Explanation : One 5,000 Gallon Capacity</i>					
Lighting							
Interior Lighting							
LED	100%			2039	**		
Egress Lighting							
Emergency, Service	50%			2039	**	1	
Exit, Service	50%			2034	\$111,500	1	
Exterior Lighting							
LED	30%			2039	**		
No Component	70%						

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System Generic	100%			2039	**	1	\$99,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2039	**	1-3	\$168,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2034	\$45,800	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor - Main Mechanical Room</i>								
<i>Explanation : Low Pressure Steam Service, No Pressure Reducing Valves</i>								
Conversion Equipment Heat Exchanger, Shell & Tube	100%	Now	\$28,200	2030	\$1,408,200			
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor - Main Mechanical Room - Damaged Insulation</i>								
Distribution								
Hot Wtr Piping/Pump	45%	Now	\$16,200	2056	**	4	\$3,800	
<i>Not Insulated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations - Above Ceiling</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Various Locations - Hydronic Piping</i>								
Hot Wtr Piping/Pump	45%	Now	\$32,500	2033	\$324,800	4	\$3,800	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms, Other Locations - Damaged / Missing</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Steam Piping/Pump	10%	Now	\$13,200	2034	\$264,300			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Mechanical Room, Mechanical Room Near Kitchen</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Air Handler	40%			2029	\$2,484,900	1	\$41,900
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Rooms</i>				
	Convectror/Radiator	58%	Now	\$156,600	2032	\$1,565,700	1	\$28,500
				<i>Damaged, Extent : Moderate, Area Affected : 60%</i>				
				<i>Location : Throughout Except Dormitory Buildings - Fin Tube Covers Damaged With Heavy Paint Blocking Air Circulation</i>				
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Recent Repair Evident, Extent : N/A, Area Affected : 30%</i>				
				<i>Location : Dormitory Buildings - Radiator Covers And Valves Replaced</i>				
	Unit Heater - Hot Water	2%			2029	\$39,100		
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Mechanical Rooms, Other Locations</i>				
				<i>Explanation : Location Noted</i>				
Controls								
	Digital	100%			2033	\$14,853,500		
				<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Throughout - Central Building Management System For This Building And Adjacent Buildings</i>				
				<i>Other Observation, Extent : N/A, Area Affected : 55%</i>				
				<i>Location : Mechanical Rooms</i>				
				<i>Explanation : Electric Honeywell Controls For Air Handlers Abandoned In Place</i>				
Air Conditioning								
Energy Source								
	Electricity	15%			2050	* *	1	
	Steam/HW System	15%			2044	* *	1	
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : 1st Floor - Main Mechanical Room</i>				
				<i>Explanation : Low Pressure Steam For Absorption Chiller</i>				
	No Component	70%						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	15%			2043	**	1	\$27,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor - Main Mechanical Room</i>								
<i>Explanation : 1 Unit For Administrative Areas, Clinic, Visitors Area And Other Locations</i>								
Ext Pkg Unit - Heating/Cooling	10%			2034	\$554,600	2	\$1,000	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Above Intake Area - 1 Unit With Hot Water Coils</i>								
Split Unit	3%			2034	\$235,200			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 66%</i>								
<i>Location : Conference Room And One Office - 2 Units</i>								
<i>Other Observation, Extent : N/A, Area Affected : 33%</i>								
<i>Location : Carpenter Shop</i>								
<i>Explanation : 1 Unit With Refrigerant R-404a</i>								
Split Unit	2%			2029	\$156,800			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Telecom Room - 2 Units</i>								
No Component	70%							
Distribution								
CW & CHW Water Pipe/Pump	15%	Now	\$1,200	2034	\$24,000	4	\$1,300	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms - Damaged / Missing</i>								
No Component	85%							
Terminal Devices								
Air Handler/Cool/Ht	15%			2029	\$288,200	1	\$15,700	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
No Component	85%							
Heat Rejection								
No Component	85%							
Not Accessible	15%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Not Accessible</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	\$290,000	LIFE	**	2-5	\$9,400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Mechanical Rooms</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$84,900	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	80%			2029	\$1,171,300	2	\$4,100	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
Roof	20%			2034	\$128,100	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$4,239,800	1		
HW Heat Exchanger								
Steam Fired	100%			2054	**	4	\$16,700	
		<i>Abandoned in Place, Extent : Light, Area Affected : 33%</i>						
		<i>Location : 1st Floor - Main Mechanical Room - 1 Of 3</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2029	\$103,500	4	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor - Main Mechanical Room</i>						
		<i>Explanation : Duplex Set</i>						
Backflow Preventer								
Generic	100%			2034	\$231,000	1	\$16,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2034	\$1,520,000	1-5	\$85,300	
Sprinkler								
No Component	60%							
Generic	40%			2034	\$1,826,000	1-2	\$19,000	
Fire Pump								
Generic	100%			2030	\$315,200	1	\$31,600	

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 13-Dec-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$4,954,200	\$3,137,700
Interior Architecture	\$3,649,100	\$680,200
Electrical		\$2,355,700
Mechanical	\$3,633,300	\$5,409,100
Site Enclosure	\$205,800	
Site Pavements	\$118,000	
Total	\$12,560,400	\$11,582,600
Importance Code A	\$5,387,800	\$5,943,600
Importance Code B	\$5,928,200	\$5,639,100
Importance Code C	\$1,244,400	
Total	\$12,560,400	\$11,582,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$96,300			\$26,500
Interior Architecture	\$59,600			\$1,600
Electrical	\$2,900	\$2,900	\$8,800	\$4,000
Mechanical	\$26,100	\$24,400	\$14,500	\$49,600
Site Pavements	\$21,000			
Total	\$205,900	\$27,400	\$23,400	\$81,700
Importance Code A	\$96,300			\$26,700
Importance Code B	\$28,900	\$27,400	\$23,400	\$55,100
Importance Code C	\$80,700			
Total	\$205,900	\$27,400	\$23,400	\$81,700



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$165,100	LIFE	**	5	\$70,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South And West Facades</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	0-2	\$14,800	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	73%	Now	\$3,317,900	LIFE	**	5	\$103,300	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Repointing Failure, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Facade Above Window Walls</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North And East Facades - 1968 Wing</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Metal Panel	10%			2055	**	5-10	\$97,200	
Metal Coiling Doors	2%	2-4	\$11,800	2048	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Facade</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Aluminum	5%			2057	**	5	\$300	
Metal Louvers	5%	Now	\$22,000	2048	**			
		<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Exhaust Louvers At Boiler Room Roof</i>						
		<i>Explanation : Inoperable</i>						
Steel	90%	Now	\$895,400	2060	**	5	\$38,200	
		<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Various Locations Throughout</i>						
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>						
		<i>Location : 1968 Wing</i>						
		<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : 1968 Wing</i>						
		<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : 1968 Wing</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 8%</i>						
		<i>Location : Various Locations</i>						
Parapets								
Metal Rail	10%			2033		5-10		
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>						
		<i>Location : Throughout</i>						
No Component	90%							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	85%	Now	\$575,800	2035	\$1,151,600			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Roof Hatch Broken</i>								
Single Ply Membrane	10%	Now	\$12,700	2040		**		
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Pressure Reducing Valve Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Roof</i>								
<i>Explanation : Membrane Partially Melted Due To Steam Pipe Leak</i>								
Skylight, Metal/Glass	5%	Now	\$34,800	2035	\$1,741,400			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	95%	Now	\$2,246,800	LIFE		**	5	\$296,100
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Level Boiler Room And Various Locations Throughout</i>								
Vinyl Tile	5%	Now	\$76,800	2035	\$384,100	3	\$2,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Offices</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$32,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Boiler Room Locations</i>								
Concrete Masonry Unit	10%	Now	\$16,300	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Level</i>								
Masonry: Brick	50%	Now	\$823,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Engine Room</i>								
Plaster	10%	Now	\$10,500	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$97,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Generator Room</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Ceilings								
AcousTileConcealSpLn	5%			2040	**	5	\$1,300	
Exposed Struc: Concrete	35%	Now	\$108,000	LIFE	**	5	\$1,200	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout, Boiler Feed Pump Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	60%	0-2	\$297,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Boiler Room</i>								

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE
Asset # : 2030

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$205,800	2055		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North And East Side</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North And East Side</i>								
Site Pavements								
On-Site Walkways								
Asphalt	53%	Now	\$21,000	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations On West Side</i>								
Cast in Place Concrete	47%	0-2	\$58,800	2040		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Parking/Driveway								
Asphalt	78%	2-4	\$59,200	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Lot</i>								
Cast in Place Concrete	22%			2040		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045		**	3	\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Cage</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2040		**	3	\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Cage</i>								
<i>Explanation : 3,000/4,000 Kilovolt-ampere 4160 Primary - 480/277 Secondary</i>								
Feeders								
Cable	100%			2043		**	1	
Raceway								
Conduit	100%			2045		**	1	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2045		**	5	\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere Main Switches</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2040	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Spaces</i>								
<i>Explanation : Various Capacities</i>								
Switchgear / Switchboard								
Air Circuit Breaker	60%			2035	\$728,300	5	\$100	
Fused Knife Sw	20%			2035	\$242,800	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room.</i>								
Molded Case Bkrs	20%			2045	**	5	\$200	
Raceway								
Conduit	80%			2035	\$1,226,100	1		
Conduit	20%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$100	
Fused Knife Sw	5%			2034	\$9,300	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Electrical Room</i>								
Molded Case Bkrs	85%			2034	\$158,500	5	\$900	
Wiring								
Braided Cloth	10%			2034	\$26,500	1		
Thermoplastic	90%			2045	**	1		
Motor Controllers								
Locally Mounted	5%			2033	\$5,800	5		
Locally Mounted	5%			2040	**	5		
Motor Control Center	80%			2040	**	5	\$900	
Variable Frequency Drive	10%			2040	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	**	1	\$12,400	
Generators								
Diesel	100%			2044	**	1	\$15,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoor Enclosure</i>								
<i>Explanation : Two 1,250 Kilowatts Rated Capacity</i>								
Batteries								
Lead/Acid	100%			2029	\$4,800	5	\$1,500	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2051	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Under Generators</i>								
<i>Explanation : Two 850 Gallon Tanks</i>								
Main Tank	50%			2050	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : Two 20,000 Gallon Tanks</i>								
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	25%			2035	\$12,200	1		
Emergency, Battery	25%			2035	\$33,100	10	\$2,400	
Exit, Service	25%			2035	\$8,500	1		
Exit, Battery	25%			2035	\$28,000	10	\$700	
Exterior Lighting								
LED	30%			2040	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2050	**	5	\$700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	\$181,100	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : North End Of Building</i>								
<i>Explanation : Six 40,000 Gallon Buried Tanks For No.2 Fuel With Leak Detection System</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler Central Plant	76%	Now	\$242,300	2033	\$2,423,300			
			<i>Controller Not Working, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Leak Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 6 Units In Boiler Room</i>					
Steam Boiler Central Plant	12%			2033	\$382,600			
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Unit No.5 In Boiler Room</i>					
Steam Boiler Central Plant	12%	Now	\$191,300	2040		**		
			<i>Broken, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Unit No.6 In Boiler Room</i>					
Distribution								
Pres. Reducing Valve/LP Steam	5%	Now	\$1,100	2031	\$3,500			
			<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Pressure Reducing Valve Room</i>					
Central Plant Steam Piping/Pmp	80%	Now	\$177,600	2035	\$1,775,500	4	\$1,600	
			<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room, Pump Room, Tanks Room, Service Tunnels And Other Locations</i>					
			<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Vacuum Pumps, Water Treatment System, Deaerator Tanks And Water Feeding Valves, Various Locations</i>					
			<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
Steam Piping/Pump	15%			2035	\$94,800			
Terminal Devices								
Convactor/Radiator	15%			2033	\$96,800	1	\$2,000	
Unit Heater - Steam	35%	Now	\$3,100	2030	\$157,000	4	\$1,300	
			<i>Broken, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Boiler Room</i>					
No Component	50%							
Controls								
Digital	100%			2030	\$2,266,800			
Air Conditioning								
Energy Source								
Electricity	55%			2051		**	1	
Steam/HW System	45%			2055		**	1	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES POWERHOUSE

Asset # : 2030

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	45%			2044	**	1	\$19,700	
Reciprocating Compr/Chiller	45%			2040	**	1	\$8,400	
Split Unit	3%			2035	\$56,200			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	7%			2028	\$20,900	1		
Distribution								
CW & CHW Water Pipe/Pump	100%			2055	**	4	\$3,000	
Heat Rejection								
Water Cooling Tower	100%			2033	\$398,700	2	\$40,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$346,700	LIFE	**	2-5	\$22,600	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Louvers</i>								
Exhaust Fans								
Interior	50%			2030	\$175,000	2	\$600	
Roof	50%			2030	\$76,600	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2045	**	1		
Galvanized Steel	70%			2040	**	1		
Water Heater With Tanks								
Electric	100%			2030	\$46,100	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Room Near Pressure Reducing Valve Room</i>								
<i>Explanation : One 38 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$9,500	2040	**	4	\$900	
<i>Broken, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Service Tunnels</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations In Basement</i>								
Backflow Preventer								
Generic	100%			2035	\$35,200	1	\$2,500	
Fixtures								
Generic	100%							

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION
Address : 18-01 HAZEN ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.300 / 14554 **Yr Built/Renovated** : 2011 / 2023
Area Sq Ft : 277,788 **Project Type** : CORRECTION
Date of Survey : 08-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,5,Ph
Block : 2605 **Lot** : 40 **BIN** : 2830817

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,024,700	\$1,192,500
Interior Architecture	\$1,625,500	\$1,311,900
Electrical	\$101,900	\$828,900
Mechanical	\$9,339,300	\$25,362,100
Total	\$12,091,400	\$28,695,400
Importance Code A	\$1,158,900	\$1,192,500
Importance Code B	\$10,493,900	\$27,308,400
Importance Code C	\$438,600	\$194,500
Total	\$12,091,400	\$28,695,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$42,600			\$38,700
Interior Architecture	\$14,200	\$20,800		\$35,300
Electrical	\$45,800	\$54,700	\$55,200	\$47,000
Mechanical	\$111,400	\$35,900	\$73,400	\$67,000
Elevators/Escalators	\$29,800	\$29,800	\$29,800	\$29,800
Total	\$243,700	\$141,100	\$158,400	\$217,800
Importance Code A	\$42,600	\$13,800	\$13,500	\$52,800
Importance Code B	\$201,100	\$127,400	\$144,900	\$165,000
Importance Code C				
Total	\$243,700	\$141,100	\$158,400	\$217,800



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

Asset # : 14554

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	**	5	\$839,400	
Masonry: Brick Cavity	3%			LIFE	**	5	\$7,700	
Pre-cast Concrete	32%			LIFE	**	5	\$268,600	
Windows								
Metal/Detention Type	100%			2055	**	5	\$77,400	
Parapets								
Pre-cast Concrete	100%	0-2	\$42,600	LIFE	**	5	\$84,400	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	100%	Now	\$1,024,700	2040	**			
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Perimeter Of Parapets</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Housing Units 5-South A & B And 4-East A & B</i>								
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$727,600	
Traffic Topping	12%			2040	**	5	\$62,400	
Vinyl Tile	8%	0-2	\$179,300	2040	**	3	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$194,500	
Glass: Single Pane	4%			LIFE	**	5	\$20,800	
Metal Security Bars	4%			LIFE	**			
Metal: Cage/Fence	4%			LIFE	**			
SGFT/Glazed Masonry	18%	0-2	\$438,600	LIFE	**			
<i>Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%</i>								
<i>Location : Toilet Rooms And Showers</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2048	**	5	\$41,600	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%	Now	\$14,200	LIFE	**	5	\$26,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 1%</i>								
<i>Location : 5th Floor Corridor Near Room 579</i>								
Metal Panel	75%	2-4	\$1,007,600	LIFE	**	5	\$389,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Corridors</i>								

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

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

Asset # : 14554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	**	3	\$900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 600 Ampere Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2048	**	3	\$2,000	
Feeders								
Cable	100%			2051	**	1		
Raceway								
Conduit	100%			2055	**	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2055	**	5	\$700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical And Generator Room</i>						
		<i>Explanation : Two 4,000 Ampere Main Disconnect Switches For Emergency</i>						
Fused Disc Sw	50%			2055	**	5	\$600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>						
Transformers								
Dry Type	100%			2048	**	5	\$1,000	
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$1,200	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5	\$600	
Molded Case Bkrs	90%			2051	**	5	\$6,600	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	80%			2048	**	5	\$1,500	
Variable Frequency Drive	20%			2048	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	**	1	\$85,500	
Generators								
Diesel	100%			2044	**	1	\$107,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Two 2,000 Kilowatts Rated Capacity</i>						

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

Asset # : 14554

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Batteries								
Lead/Acid	100%			2029	\$4,800	5	\$10,300	
Fuel Storage								
Day Tank	2%			2051	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 275 Gallons For Both Generators</i>								
Main Tank	98%			2063	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : One 10,000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2040	**	10	\$101,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	60%			2040	**			
Egress Lighting								
Emergency, Service	70%			2040	**	1		
Exit, Service	30%			2035	\$70,100	1		
Exterior Lighting								
HID	30%			2035	\$758,800	10	\$300	
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	**	5	\$5,400	
Alarm								
Security System								
Generic	100%			2040	**	1	\$103,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2040	**	1-3	\$171,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2055	**	1		

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

Asset # : 14554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	98%	Now	\$134,200	2048	**	1	\$121,100	
		<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor Mechanical Room</i>						
No Component	2%							
Distribution								
Hot Wtr Piping/Pump	90%			2051	**	4	\$18,500	
Central Plant Steam Piping/Pmp	10%			2055	**	4	\$2,100	
Controls								
Digital	100%	Now	\$9,153,600	2033	\$15,256,000			
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2035	\$594,300	2	\$1,700	
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Roof, Elevator Machine Roof</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Lower Roof, Elevator Machine Roof</i>						
		<i>Explanation : 2 Units</i>						
Ext Pkg Unit - Heating/Cooling	88%			2035	\$8,013,900	2	\$15,000	
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Roof, Main Roof</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Lower Roof, Main Roof</i>						
		<i>Explanation : 4 Units</i>						
Split Unit	2%	Now	\$51,500	2040	**			
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 4th Floor Telecom Room</i>						
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 4th Floor Telecom Room</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$154,900	
Exhaust Fans								
Interior	10%			2035	\$240,400	2	\$900	
Roof	90%			2035	\$946,600	2	\$7,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		

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

Asset # : 14554

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	HW Heat Exchanger HTHW/HW	20%	Now	\$30,400	2061	**		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Leaking</i>								
	Steam Fired	80%			2045	**	4	\$22,000
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%	Now	\$48,400	2035	\$242,100	1	\$15,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : Leaking</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Gearless Traction	100%			LIFE	**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2 Units From 1st To 5th Floor, 2 Units From Basement To 5th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2055	**	1-5	\$140,100
Sprinkler								
	Generic	100%			2055	**	1-2	\$77,800
Fire Pump								
	Generic	100%			2044	**	1	\$51,900

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER
Address : 11-11 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.020 / 2046 **Yr Built/Renovated** : 1971 / 2023
Area Sq Ft : 565,795 **Project Type** : CORRECTION
Date of Survey : 04-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$31,678,800	\$2,829,000
Interior Architecture	\$25,203,200	\$9,710,700
Electrical	\$4,969,300	\$5,362,900
Mechanical	\$19,834,900	\$24,838,900
Site Pavements	\$1,022,900	
Total	\$82,709,200	\$42,741,500
Importance Code A	\$33,926,800	\$3,110,400
Importance Code B	\$42,142,200	\$39,382,000
Importance Code C	\$6,640,100	\$249,100
Total	\$82,709,200	\$42,741,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$11,000		\$14,700	
Interior Architecture			\$27,400	\$24,900
Electrical	\$122,900	\$95,000	\$98,500	\$102,700
Mechanical	\$1,641,500	\$46,500	\$76,400	\$66,100
Elevators/Escalators	\$64,800	\$64,800	\$64,800	\$64,800
Total	\$1,840,200	\$206,300	\$281,800	\$258,500
Importance Code A	\$11,000	\$3,300	\$15,900	
Importance Code B	\$1,829,200	\$203,000	\$265,900	\$258,500
Importance Code C				
Total	\$1,840,200	\$206,300	\$281,800	\$258,500



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$270,600	LIFE	**	5	\$58,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Loading Dock Area</i>								
Cement - Fiber Panel	5%	2-4	\$102,800	2034	\$1,028,200			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Entrance And West Facade</i>								
Masonry: Brick Cavity	62%	Now	\$3,053,300	LIFE	**	5	\$359,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Courtyards And Bulkheads</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Windows Throughout</i>								
Metal Panel	30%	Now	\$2,249,300	2044	**	5	\$326,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Female Gymnasium/ Locker Room Building</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 2%</i>								
<i>Location : Mods #1 - #4 And Attached Buildings</i>								
Metal Coiling Doors	1%			2039	**	5	\$18,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Location Noted</i>								
Windows								
Aluminum	20%	2-4	\$1,218,500	2042	**	5	\$21,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal/Detention Type	75%	0-2	\$23,056,300	2044	**	5	\$298,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Housing Areas</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Housing Areas</i>								
Metal Louvers	5%			2037	**	10	\$68,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Metal Rail	95%			2039	**	5-10	\$430,800	
Metal: Cage/Fence	5%			2039	**	5-10	\$9,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Razor Ribbon On Chain Link Fencing</i>								
<i>Explanation : Additional Component</i>								
Roof								
Modified Bitumen	65%			2042	**	10	\$426,100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Buildings Except Mods #1-#4</i>								
Modified Bitumen	10%	Now	\$1,398,300	2044	**			
<i>Blisters, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mod #1 And Female Gymnasium/ Locker Room Building</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mod #1 And Female Gymnasium/ Locker Room Building</i>								
Single Ply Membrane	25%			2042	**	10	\$163,900	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mods #2, #3 And #4</i>								
Soffits								
Metal Panel	100%	Now	\$11,000	2044	**	5	\$20,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Loading Dock Area</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	10%	Now	\$220,300	LIFE	**	5	\$145,200	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms And Other Areas Throughout</i>								
Ceramic Tile	5%	0-2	\$73,000	2037	**	5	\$16,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Toilets</i>								
Quarry Tile	3%			2039	**	5	\$29,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Location Noted</i>								
Terrazzo	40%	2-4	\$4,843,600	LIFE	**	5	\$207,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Lobby And Main Corridors</i>								
Traffic Topping	10%	0-2	\$1,545,100	2034	\$7,725,500	5	\$41,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Guard Areas (The Bubbles)</i>								
Vinyl Tile	30%	0-2	\$5,366,900	2039	**	3	\$74,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Wood	2%			2049	**	5	\$24,900	
<i>Worn/Erode, Extent : Light, Area Affected : 10%</i>								
<i>Location : Plywood In Mod #1 Dormitory</i>								
Interior Walls								
Concrete Masonry Unit	85%	0-2	\$5,711,700	LIFE	**	5	\$249,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Corridors And Mechanical/ Electrical Rooms</i>								
Gypsum Board	10%			LIFE	**	5	\$44,000	
SGFT/Glazed Masonry	5%			LIFE	**			

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$208,400	2039	**	5	\$16,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Guard Rooms And Basement Throughout</i>								
AcousTileConcealSpLn	30%	Now	\$125,000	2039	**	5	\$124,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	30%	0-2	\$5,822,200	LIFE	**	5	\$31,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mod #1 Dormitory, Corridors And Mechanical Rooms</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Mod #1 Dormitory, Corridors And Mechanical Rooms</i>								
Fiber Board	5%			2034	\$1,010,100			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen Area</i>								
<i>Explanation : Location Noted</i>								
Metal Panel	30%	2-4	\$1,286,900	LIFE	**	5	\$248,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1st Floor And Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Corridors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$242,900	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Sidewalks And Loading Dock</i>								
Parking/Driveway								
Asphalt	100%	Now	\$685,500	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Parking Areas</i>								
Activity Yard								
Asphalt	100%	2-4	\$94,500	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2034	\$281,400	5	\$2,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>								
Transformers								
	Dry Type	90%			2039	**	5	\$1,900
	Dry Type	10%			2032	\$5,200	5	\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical And Electrical Rooms</i>								
<i>Explanation : Various Capacities</i>								
Switchgear / Switchboard								
	Fused Disc Sw	70%			2034	\$888,100	5	\$1,700
	Fused Disc Sw	30%			2044	**	5	\$700
Raceway								
	Conduit	80%			2034	\$1,069,300	1	
	Conduit	20%			2044	**	1	
Panelboards								
	Fused Disc Sw	10%			2033	\$140,200	5	\$1,300
	Molded Case Bkrs	60%			2042	**	5	\$8,900
	Molded Case Bkrs	30%			2033	\$420,600	5	\$4,500
Wiring								
	Thermoplastic	80%			2034	\$1,591,800	1	
	Thermoplastic	20%			2044	**	1	
Motor Controllers								
	Locally Mounted	10%			2032	\$138,800	5	\$400
	Locally Mounted	10%			2047	**	5	\$400
	Motor Control Center	70%	Now	\$715,700	2039	**	5	\$5,400
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Rooms</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Rooms</i>								
<i>Explanation : Compartment Units Not Operational</i>								
	Variable Frequency Drive	10%			2047	**		
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$8,300
Stand-by Power								
Transfer Switches								
	Automatic	100%			2039	**	1	\$174,100

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power Generators								
Diesel	25%			2037	**	1	\$54,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 800 Kilowatts For Mod 2 And 4</i>						
Diesel	25%			2037	**	1	\$54,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 1,000 Kilowatts For Mod 1 And 3</i>						
Diesel	25%			2037	**	1	\$54,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 700 Kilowatts For Main Building And Kitchen</i>						
Diesel	24%			2037	**	1	\$52,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure. Outside Perimeter Building #1</i>						
		<i>Explanation : No Capacity Information Available</i>						
Diesel	1%			2030		1	\$2,200	
		<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
Batteries								
Lead/Acid	100%			2027	\$4,800	5	\$21,000	
Fuel Storage								
Main Tank	100%			2049	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside And Basement</i>						
		<i>Explanation : Two 4,000 Gallon And One 275 Gallon</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2029	\$1,316,600	10	\$40,700	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2029	\$2,633,100	10	\$81,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	70%			2039	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Original Fixtures Retrofitted With LED Lamps</i>						
Egress Lighting								
Emergency, Service	45%			2034	\$239,900	1		
Emergency, Battery	5%			2034	\$72,600	10	\$5,400	
Exit, Service	40%			2029	\$149,200	1		
Exit, Battery	10%			2039	**	10	\$3,000	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

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

Lighting

Exterior Lighting

HID	10%			2034	\$515,100	10	\$200	
LED	20%			2039	**			
No Component	70%							

Alarm

Security System

Generic	100%			2039	**	1	\$211,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								

Fire/Smoke Detection

Generic, Digital	100%			2039	**	1-3	\$359,200	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Plant Campus Steam / PRV	83%			2034	\$82,700	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Mechanical Room

Explanation : High Pressure Steam From Main Plant

Electricity	15%			2034		1		
Natural Gas	2%			2044	**	1		

Other Observation, Extent : N/A, Area Affected : 100%

Location : Main Building

Explanation : For Two Packaged Rooftop Units

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	58%	Now	\$107,000	2030	\$2,140,900			
	<i>Damaged, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement Mechanical Room - Damaged Insulation</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement Mechanical Room</i> <i>Explanation : Steam / Hw Heat Exchangers For Perimeter Hydronic Heating Throughout</i>							
Pres. Reducing Valve/LP Steam	25%			2043	**	5	\$6,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement Mechanical Room</i> <i>Explanation : For Air Handlers And Unit Heaters With Steam Coils And For Domestic Hot Water Generation</i>							
No Component	17%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i> <i>Location : Mods 1, 2, 3, 4 Buildings</i> <i>Explanation : Packaged Rooftop Units And Split Systems With Electric / Heat Pump Heating, Reported Under Air Conditioning</i>							
Distribution								
Hot Wtr Piping/Pump	39%	Now	\$12,300	2033	\$612,500	4	\$8,500	
	<i>Insul. Deteriorating, Extent : Light, Area Affected : 5%</i> <i>Location : Various Mechanical Rooms</i> <i>On Extended Life, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i>							
Hot Wtr Piping/Pump	14%			2050	**	4	\$3,100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : From Basement Mechanical Room To Penthouse Mechanical Rooms</i> <i>Explanation : Location Noted</i>							
Steam Piping/Pump	30%	Now	\$345,100	2034	\$1,725,400			
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement - Various Locations</i> <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i> <i>Location : Basement - Various Locations</i> <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement - Various Locations</i> <i>On Extended Life, Extent : Light, Area Affected : 75%</i> <i>Location : Basement</i> <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i> <i>Location : Basement</i>							
No Component	17%							

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	19%			2029	\$2,568,000	1	\$52,100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Air Handler	5%			2034	\$675,800	1	\$13,700	
Convactor/Radiator	51%	Now	\$299,500	2032	\$2,995,200	1	\$65,700	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations - Damaged Covers With Heavy Paint Covering Blocking Air Circulation</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	2%			2029	\$81,600	4	\$800	
No Component	17%							
Under Construction	6%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Penthouse Mechanical Rooms</i>								
<i>Explanation : Heating And Ventilating Units</i>								
Controls								
Digital	30%	Now	\$1,579,000	2027	\$7,895,200			
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Pneumatic	10%	Now	\$1,770,900	2039		**		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Rooms - Controllers Without Compressed Air Supply, Dampers Disconnected, Other Deficiencies</i>								
No Component	20%							
Under Construction	40%							
Air Conditioning								
Energy Source								
Electricity	90%			2042		**	1	
No Component	10%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Centrifugal,Elec Chiller	5%			2037	**	1	\$24,000
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement - 1 Unit For Main Building</i>				
	Ext Pkg Unit - Heating/Cooling	2%			2034	\$290,800	2	\$500
				<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Main Building Roof - 2 Units With Gas Heat</i>				
	Ext Pkg Unit - Heating/Cooling	5%			2029	\$726,900	2	\$1,400
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mod 1 Building - Roof - 11 Units With Electric Heat</i>				
	Ext Pkg Unit - Heating/Cooling	8%			2039	**	2	\$2,200
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mods 3, 4 Buildings - Roofs</i>				
				<i>Explanation : Location Noted</i>				
	Split Unit	10%			2039	**		
	Split Unit	5%			2029	\$1,027,400		
	Window/Wall Unit	5%			2027	\$163,900	1	
	No Component	20%						
	Under Construction	40%						
				<i>Other Observation, Extent : N/A, Area Affected : 0%</i>				
				<i>Location : Buildings 1, 2, 3, 4, 5, 6 - Roofs</i>				
				<i>Explanation : Various Packaged Rooftop Units And Split System</i>				
Distribution								
	CW & CHW Water Pipe/Pump	5%			2044	**	4	\$1,600
	No Component	95%						
Terminal Devices								
	Air Handler/Cool/Ht	5%			2034	\$671,600	1	\$13,700
	No Component	95%						
Heat Rejection								
	Air Cooled Condenser Unit	5%			2034	\$100,200	2	\$15,400
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	68%			LIFE	**	2-5	\$168,200
	Ductwork/Diffusers	2%	Now	\$76,000	LIFE	**	2-5	\$4,900
				<i>Damaged, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Rooms - Flexible Connections, Access Doors</i>				
	Under Construction	30%						
				<i>Other Observation, Extent : N/A, Area Affected : 0%</i>				
				<i>Location : Buildings 1, 2, 3, 4, 5, 6 - Roofs</i>				
				<i>Explanation : Ductwork Under Construction</i>				

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	10%			2034	\$383,800	2	\$1,400	
Roof	90%			2034	\$1,511,100	2	\$12,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$11,113,600	1		
		<i>On Extended Life, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
Water Heater With Tanks								
Electric	1%			2029	\$500	4		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : 1 Unit, 30 Gallons Approx.</i>						
No Component	99%							
HW Heat Exchanger								
Steam Fired	100%			2034	\$4,184,200	4	\$43,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room, Penthouse Mechanical Rooms</i>						
		<i>Explanation : Instantaneous And Tank Type Steam Heat Exchangers</i>						
Sanitary Piping								
Cast Iron	100%	Now	\$2,180,100	LIFE		**		1
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement Tunnel Underground - Buildings 2 And 4</i>						
		<i>Corroded, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement - Various Locations</i>						
		<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Basement - Kitchen Waste Lines, Other Locations</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE		**		1
Sump Pump(s)								
Not Accessible	100%							
Sewage Ejector(s)								
Compressed Air	100%	Now	\$17,900	2034	\$357,000	4	\$5,700	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Main Building - Basement</i>						
Backflow Preventer								
Not Accessible	100%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Water Mains Not Accessible</i>						
Fixtures								
Generic	100%							
Vertical Transport								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Asset # : 2046

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	90%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 8 Units</i>								
	Hydraulic	10%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Freight Elevator</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2044	**	1-5	\$223,600
Sprinkler								
	No Component	30%						
	Generic	70%	Now	\$167,500	2044	**	1-2	\$75,400
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mod 1 Building - Sprinkler Main Valve Closed</i>								
Fire Pump								
	Not Accessible	100%						
Chemical System								
	Generic	100%			2027	\$226,800	1-10	\$58,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 180 Square Foot Hood</i>								

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 / 2023
Area Sq Ft : 300,745 **Project Type** : CORRECTION
Date of Survey : 08-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Ph
Block : 2605 **Lot** : 40 **BIN** : 2109477

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$40,365,200	\$16,426,100
Interior Architecture	\$8,522,400	\$9,560,900
Electrical	\$992,600	\$8,516,900
Mechanical	\$10,010,100	\$11,690,700
Site Pavements	\$2,964,900	
Total	\$62,855,200	\$46,194,600
Importance Code A	\$40,365,200	\$16,426,100
Importance Code B	\$19,218,000	\$29,578,900
Importance Code C	\$3,271,900	\$189,600
Total	\$62,855,200	\$46,194,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$31,700		\$2,200	\$20,500
Interior Architecture	\$55,400	\$49,400		\$19,700
Electrical	\$39,700	\$58,200	\$62,900	\$64,800
Mechanical	\$114,900	\$58,500	\$105,400	\$80,100
Total	\$241,600	\$166,000	\$170,500	\$185,000
Importance Code A	\$31,700		\$2,200	\$21,100
Importance Code B	\$210,000	\$116,600	\$168,300	\$163,900
Importance Code C		\$49,400		
Total	\$241,600	\$166,000	\$170,500	\$185,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$1,573,500	LIFE	**	5	\$47,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Wall Of Central Yard</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Headers Above All Doors To Central Yard</i>								
Metal Panel	70%	Now	\$454,200	2045	**	5	\$329,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Penthouse And Above Loading Dock Area</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	5%			2034	\$416,300	5	\$4,500	
Metal/Detention Type	95%	2-4	\$35,924,700	2061	**	5	\$155,000	
<i>Air Infiltration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	60%	0-2	\$865,500	2045	**	5	\$52,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
Metal: Cage/Fence	10%			2040	**	5-10	\$35,100	
No Component	30%							
Roof								
Metal, Corrugated	5%			2048	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Clinic Roof</i>								
<i>Explanation : Location Noted</i>								
Single Ply Membrane	92%	Now	\$1,547,300	2035	\$15,473,000			
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Surrounding Central Yard And Above Loading Dock</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Leaders Throughout Replaced</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock And Corridors At Expansion Joints</i>								
Skylight, Plastic	3%			2040	**	1		

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Metal Panel	100%	4+	\$31,700	2045	**	5	\$11,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	48%	4+	\$717,100	LIFE	**	5	\$472,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room And Corridors</i>								
Ceramic Tile	10%	2-4	\$99,000	2038	**	5	\$22,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Throughout All Housing Areas</i>								
Quarry Tile	2%	Now	\$64,600	2040	**	5	\$6,800	
<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen</i>								
Traffic Topping	5%	Now	\$209,500	2040	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Area And Basement Corridor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen Area And Basement Corridor</i>								
Vinyl Tile	35%	Now	\$2,547,500	2035	\$8,491,700	3	\$59,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors And Offices Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Corridors Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	15%			2038	**	5	\$98,800	
Concrete Masonry Unit	72%	2-4	\$1,739,200	LIFE	**	5	\$189,600	
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations Throughout</i>								
Glass: Single Pane	3%			LIFE	**	5	\$14,800	
Gypsum Board	5%			LIFE	**	5	\$19,800	
Metal Security Bars	5%			LIFE	**			

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%	2-4	\$27,300	2040	**	5	\$27,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Office Areas</i>								
AcousTileSusp.Lay-In	10%	2-4	\$28,200	2040	**	5	\$21,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Office Areas</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%	2-4	\$59,300	LIFE	**	5	\$108,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Clinic And Nursery Areas</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Throughout All Housing Areas</i>								
Metal Panel	55%	Now	\$3,086,100	LIFE	**	5	\$298,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Various Corridors Locations</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Other Areas Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout Corridors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$914,900	2048	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Walkway Surrounding Central Yard</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Walkway Surrounding Central Yard</i>								
<i>Other Observation, Extent : N/A, Area Affected : 15%</i>								
<i>Location : Near Main Entrance</i>								
<i>Explanation : Recent Installation</i>								
Parking/Driveway								
Asphalt	100%	Now	\$617,800	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Parking And Loading Dock Areas</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Main Entrance</i>								

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Activity Yard								
Asphalt	30%	Now	\$504,200	2044		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Side Yards</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Side Yards</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Side Yards</i>								
<i>Other Observation, Extent : N/A, Area Affected : 30%</i>								
<i>Location : Adjacent To Men's Housing Wings</i>								
<i>Explanation : Recent Installation</i>								
Cast in Place Concrete	70%	2-4	\$927,900	2048		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Central Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045		**	5	\$1,300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Six 1,600 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2040		**	5	\$1,100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Equipment Rooms</i>								
<i>Explanation : Various Capacities</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2035	\$799,300		5	\$1,200
Fused Disc Sw	10%			2055		**	5	\$100
Raceway								
Conduit	95%			2035	\$846,500		1	
Conduit	5%			2055		**	1	
Panelboards								
Molded Case Bkrs	90%			2034	\$841,200		5	\$7,100
Molded Case Bkrs	10%			2051		**	5	\$800
Wiring								
Thermoplastic	100%			2035	\$1,326,500		1	
Motor Controllers								
Locally Mounted	5%			2033	\$63,600		5	\$100
Locally Mounted	5%			2048		**	5	\$100
Motor Control Center	85%			2033	\$1,448,400		5	\$7,000
Variable Frequency Drive	5%			2048		**		

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$92,500	
Generators								
Diesel	80%	Now	\$84,800	2038	**	1	\$83,900	
			<i>Start Syst Needs Repair, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Second Floor Generator Room</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Second Floor Generator Room</i>					
			<i>Explanation : Two 800 Kilowatts Rated Capacity</i>					
Diesel	10%			2038	**	1	\$11,700	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outdoor Enclosure</i>					
			<i>Explanation : 100 Kilowatt Rated Capacity</i>					
Diesel	10%			2044	**	1	\$11,700	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outdoor Enclosure</i>					
			<i>Explanation : 700 Kilowatt Rated Capacity</i>					
Batteries								
Lead/Acid	100%			2029	\$4,800	5	\$11,100	
Fuel Storage								
Day Tank	20%			2043	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 250 Gallon For Two Generators On Second Floor. Other Two Outdoor Generators Have Their Own Day Tanks At Bottom Of Enclosure.</i>					
Main Tank	80%			2050	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
			<i>Explanation : 10,000 Gallon Capacity</i>					
Lighting								
Interior Lighting								
Fluorescent	5%			2030	\$446,400	10	\$13,800	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	30%			2035	\$2,678,600	10	\$82,800	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	65%			2040	**			
Egress Lighting								
Emergency, Service	50%			2035	\$180,700	1		
Exit, Service	20%			2030	\$50,600	1		
Exit, Battery	30%			2035	\$249,400	10	\$6,100	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

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

Lighting

Exterior Lighting

HID	15%			2030	\$410,700	10	\$100	
LED	15%			2040	**			
No Component	70%							

Alarm

Security System

Generic	100%			2040	**	1	\$112,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								

Fire/Smoke Detection

Generic, Digital	100%			2040	**	1-3	\$185,300	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Plant Campus Steam / PRV	100%			2045	**	1		
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Conversion Equipment

Heat Exchanger, Shell & Tube	98%			2038	**			
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Main Wing - Penthouse Mechanical Room

Explanation : Location Noted

No Component	2%							
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Distribution

Hot Wtr Piping/Pump	98%			2043	**	4	\$21,800	
Central Plant Steam Piping/Pmp	2%	Now	\$6,500	2035	\$323,400	4	\$300	

Leak Evident, Extent : Light, Area Affected : 1%

Location : Wing J - 1st Floor Mechanical Room

Terminal Devices

Convactor/Radiator	48%			2040	**	1	\$46,600	
Unit Heater - Hot Water	2%			2035	\$68,200			

Other Observation, Extent : N/A, Area Affected : 100%

Location : Mechanical Rooms

Explanation : Location Noted

No Component	50%							
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Other Observation, Extent : N/A, Area Affected : 0%

Location :

Explanation : Reported Under Air Conditioning

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Controls								
Digital	40%			2035	\$6,606,700			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building</i>								
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	8%			2029	\$764,900	2	\$1,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Wing - Penthouse</i>								
Int Pkg Unit - Heating/Cooling	2%			2033	\$191,200	2	\$400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Wing - Penthouse</i>								
Reciprocating Compr/Chiller	40%			2045	**	1	\$55,800	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
<i>Explanation : 4 Units</i>								
Reciprocating Compr/Chiller	20%			2030	\$1,731,500	1	\$27,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
Ext Pkg Unit - Heating/Cooling	13%			2035	\$1,281,700	2	\$2,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dormitory Roof</i>								
Split Unit	2%			2040	**			
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Offices</i>								
Split Unit	15%			2030	\$2,090,200			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Distribution								
CW & CHW Water Pipe/Pump	100%			2045	**	4	\$14,800	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	40%			2045	**	1	\$74,400
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
	Air Handler/Cool/Ht	20%			2030	\$2,277,300	1	\$37,200
	No Component	40%						
Heat Rejection								
	Air Cooled Condenser Unit	40%			2045	**	2	\$83,800
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Exterior</i>								
	Air Cooled Condenser Unit	20%			2030	\$339,800	2	\$41,900
	Water Cooling Tower	10%			2029	\$296,400	2	\$30,300
	No Component	30%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,700
Exhaust Fans								
	Interior	60%			2030	\$1,561,600	2	\$5,500
	Roof	40%			2030	\$455,500	2	\$3,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2045	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2035	\$2,837,600	4	\$44,600
Sanitary Piping								
	Cast Iron	60%			LIFE	**	1	
	Cast Iron	40%			LIFE	**	1	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Multiple Wings</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2035	\$307,300	4	\$18,000
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2045	**	1-5	\$157,200
Sprinkler								
	No Component	50%						
	Generic	50%			2045	**	1-2	\$42,100
Fire Pump								
	Generic	100%			2038	**	1	\$56,200

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	100%			2030	\$453,600	1-10	\$116,000
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen, Server</i>								
<i>Explanation : 2 Units, 150 Square Feet Each; 1 Unit, 50 Square Feet</i>								

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES SAMUEL PERRY CENTER
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.400 / 15726 **Yr Built/Renovated** : 1966 /
Area Sq Ft : 9,985 **Project Type** : CORRECTION
Date of Survey : 06-Dec-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$194,200	
Interior Architecture	\$531,200	
Electrical		\$66,900
Mechanical	\$208,900	\$145,800
Site Pavements	\$466,000	
Total	\$1,400,300	\$212,700
Importance Code A	\$247,700	\$66,900
Importance Code B	\$686,600	\$145,800
Importance Code C	\$466,000	
Total	\$1,400,300	\$212,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$51,200	\$1,200		\$71,900
Interior Architecture	\$67,600			\$2,000
Electrical	\$1,100	\$900	\$1,100	\$43,800
Mechanical	\$9,800	\$400	\$800	\$20,300
Site Pavements	\$1,100			
Total	\$130,900	\$2,500	\$1,800	\$138,100
Importance Code A	\$51,200	\$1,400		\$72,300
Importance Code B	\$60,500	\$1,100	\$1,800	\$65,800
Importance Code C	\$19,100			
Total	\$130,900	\$2,500	\$1,800	\$138,100



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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SAMUEL PERRY CENTER

Asset # : 15726

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	0-2	\$1,700	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along Base Of Walls</i>								
Masonry: Brick	83%	Now	\$194,200	LIFE	**	5	\$22,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Entrance</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Drive-thru Window</i>								
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Above Doors At North Entrance</i>								
<i>Explanation : Missing Transom Panel</i>								
Metal Panel	15%	0-2	\$28,300	2055	**	5	\$7,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Drive-thru Booths</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Drive-thru Booths</i>								
Windows								
Aluminum	100%	Now	\$1,100	2034	\$22,200	5	\$200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
Roof								
Modified Bitumen	10%	0-2	\$4,000	2030	\$40,000			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drive-thru Canopy</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Drive-thru Canopy</i>								
Single Ply Membrane	90%			2040	**	10	\$32,000	
Soffits								
Exposed Struc: Steel	5%	Now	\$4,500	LIFE	**	5	\$500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Drive-thru Canopy</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Drive-thru Canopy</i>								
Metal Panel	65%	Now	\$11,700	2045	**	5	\$4,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Drive-thru Canopy</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Drive-thru Canopy</i>								
Stucco Cement	30%			2048	**	5	\$2,500	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SAMUEL PERRY CENTER

Asset # : 15726

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Mosaic Tile	5%	Now	\$80,600	2055	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
Vinyl Tile	95%	Now	\$450,600	2045	**	3	\$5,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%	4+	\$18,000	LIFE	**	5	\$3,700	
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Gypsum Board	30%			LIFE	**	5	\$3,400	
Masonry: Brick	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	80%	0-2	\$49,600	2040	**	5	\$7,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%			LIFE	**	5	\$4,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
<i>Explanation : Location Noted</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
Site Pavements								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SAMUEL PERRY CENTER

Asset # : 15726

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Asphalt	20%	2-4	\$1,100	2044		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side</i>								
Cast in Place Concrete	80%	Now	\$100,800	2048		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 2%</i>								
<i>Location : North Entrance Walkway</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$365,100	2048		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Curbs Along Drive-thru Booths</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drive-thru Road Surfaces</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	\$66,900	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 350 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$33,500	5	\$300	
Raceway								
Conduit	100%			2035	\$10,200	1		
Panelboards								
Molded Case Bkrs	100%			2034	\$20,500	5	\$300	
Wiring								
Braided Cloth	60%			2034	\$7,500	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2035	\$5,000	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
LED	100%			2040	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SAMUEL PERRY CENTER
Asset # : 15726

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2040	**	10	\$1,200	
Exit, Battery	50%			2040	**	10	\$300	
Exterior Lighting								
HID	30%			2030	\$14,400	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	**	1	\$3,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2030	\$26,500	1-3	\$6,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	20%			2035		1		
Natural Gas	80%			2035	\$400	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Packaged Rooftop Units Reported Under Air Conditioning</i>						
Conversion Equipment								
Radiant Heater	20%			2030	\$53,500	2	\$900	
No Component	80%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Packaged Rooftop Units Reported Under Air Conditioning</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2034	\$28,200	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2030	\$155,400	2	\$600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Ext Pkg Unit - Heating/Cooling	8%			2035	\$13,800	2	\$100	
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Window/Wall Unit	2%	Now	\$800	2035	\$800	1		
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SAMUEL PERRY CENTER

Asset # : 15726

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$9,000	LIFE	**	2-5	\$5,600	
<i>Broken, Extent : Light, Area Affected : 3%</i>								
<i>Location : Locker Room, Closet, Electrical Room</i>								
<hr/>								
Exhaust Fans								
Roof	100%			2030	\$19,900	2	\$300	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	\$132,000	1		
<hr/>								
Water Heater With Tanks								
Electric	100%			2033	\$24,300	4		
<i>Other Observation, Extent : N/A, Area Affected : 1%</i>								
<i>Location : Closet</i>								
<i>Explanation : One 50 Gallon Unit</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures								
Generic	100%							
<hr/>								

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING
Address : 14-12 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.200 / 4129 **Yr Built/Renovated** : 1990 / 2015
Area Sq Ft : 8,392 **Project Type** : CORRECTION
Date of Survey : 15-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$91,300	
Interior Architecture		\$80,700
Electrical	\$365,500	\$57,800
Mechanical	\$1,408,900	\$375,600
Total	\$1,865,700	\$514,200
Importance Code A	\$91,300	\$68,500
Importance Code B	\$1,774,400	\$445,700
Total	\$1,865,700	\$514,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$31,000			\$900
Interior Architecture	\$64,400	\$800	\$9,500	\$800
Electrical	\$2,800	\$1,500	\$6,500	\$33,100
Mechanical	\$31,900	\$30,200	\$44,100	\$49,600
Site Enclosure	\$4,900			
Site Pavements	\$5,600			\$200
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$147,800	\$39,700	\$67,300	\$91,700
Importance Code A	\$31,000			\$1,000
Importance Code B	\$96,400	\$39,700	\$67,300	\$90,500
Importance Code C	\$20,400			\$200
Total	\$147,800	\$39,700	\$67,300	\$91,700



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING
Asset # : 4129

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,600	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Foundations Of Metal Egress Stairs</i>								
Metal, Corrugated	95%			2055	**	1		
Windows								
Aluminum	100%	Now	\$91,300	2043	**	5	\$1,200	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Office Areas</i>								
Parapets								
Metal Panel	20%			2055	**	5	\$1,700	
Metal: Cage/Fence	80%			2052	**	5-10	\$13,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof								
Modified Bitumen	100%	0-2	\$25,300	2040	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Downspouts Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Elevator And Various Locations</i>								
Soffits								
Metal, Corrugated	100%			2055	**	1		
Interior								
Floors								
Mosaic Tile	5%			2048	**	5	\$1,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor Toilet Rooms</i>								
<i>Explanation : Location Noted</i>								
Raised Access Floor	40%			2044	**	5	\$19,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offices And Toilet Rooms On 1st Floor With Various Surfaces</i>								
<i>Explanation : Location Noted</i>								
Sheet Vinyl/Rubber	5%	4+	\$16,100	2035	\$80,700	5	\$500	
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entry Lobby And Hall On 1st Floor</i>								
Vinyl Tile	50%	0-2	\$17,000	2040	**	3	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Thresholds And 2nd Floor</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Administrative Spaces</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	100%	0-2	\$10,000	LIFE	**	5	\$11,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Vinyl Baseboard Missing At 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : North Wall Of Computer Room</i>								
Ceilings								
AcousTileSusp.Lay-In	90%	0-2	\$21,200	2048	**	5	\$5,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Offices</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Administration, Kitchen And Locker Room Areas</i>								
Gypsum Board	10%			LIFE	**	5	\$1,600	
Site Enclosure								
Fence/Gates								
Aluminum Rail	50%	Now	\$3,900	2040	**	5	\$4,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exterior Stair Throughout</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Various Railings</i>								
Chain Link	50%			2055	**			
Free Standing Walls								
Cast in Place Concrete	100%	4+	\$1,000	2055	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	80%	Now	\$800	2040	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Loading Dock</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ramp, Stairs And Walkways Throughout</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Walkway</i>								
Metal	20%	0-2	\$1,600	2045	**	1-3	\$600	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exterior Egress Stairs Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Exterior Egress Stairs Throughout</i>								
<i>Explanation : Rust And Deteriorated Finish</i>								
Parking/Driveway								
Asphalt	100%	2-4	\$3,100	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Lot</i>								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2040	**	3		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 300 Kilovolt-ampere 4,160 High Voltage-480/277 Low Voltage Supply</i>						
Feeders								
Cable	100%			2043	**	1		
Raceway								
Conduit	100%			2045	**	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2045	**	5	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2040	**	5		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$200	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$200	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2033	\$57,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	**	1	\$2,600	
Generators								
Diesel	100%	Now	\$128,800	2050	**	1	\$2,900	
		<i>Engine Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside Enclosure</i>						
		<i>Explanation : One 1,250 Kilowatt Rated Capacity</i>						
Batteries								
Lead/Acid	100%			2029	\$4,800	5	\$300	
Fuel Storage								
Main Tank	100%			2063	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Enclosure</i>						
		<i>Explanation : One 2,500 Gallon Tank</i>						

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	35%			2030	\$87,200	10	\$2,700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
Fluorescent	60%			2030	\$149,500	10	\$4,600	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Second Floor</i>							
LED	5%			2040	* *			
Egress Lighting								
Emergency, Service	50%			2030	\$5,000	1		
Exit, Service	50%	Now	\$1,800	2035	\$3,500	1		
	<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout First And Second Floors</i>							
Exterior Lighting								
HID	25%			2030	\$19,100	10		
LED	5%			2040	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	* *	1	\$3,100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance System</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2035	\$42,200	1-3	\$5,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	45%	Now	\$1,000	2035	\$1,000	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Crawlspace</i>							
Electricity	50%			2045	* *	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
	<i>Explanation : Reported Under Air Conditioning</i>							
No Component	5%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Server Rooms</i>							
	<i>Explanation : Location Noted</i>							

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Asset # : 4129

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell & Tube	98%			2031	\$68,500			
No Component	2%							
Distribution								
Hot Wtr Piping/Pump	95%			2043	**	4	\$600	
Steam Piping/Pump	5%			2045	**			
Terminal Devices								
Convactor/Radiator	20%			2040	**	1	\$500	
No Component	80%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Reported Under Air Conditioning</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	5%			2029	\$13,300	2		
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
Ext Pkg Unit - Heating/Cooling	10%			2035	\$27,500	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Carrier Units. Roof</i>								
Ext Pkg Unit - Heating/Cooling	5%			2035	\$13,800	2		
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Johnson Controls Unit. Roof</i>								
Split Unit	79%			2035	\$307,200			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Units. R-407c Refrigerant</i>								
Window/Wall Unit	1%	Now	\$600	2035	\$600	1		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Chemical Storage Room, Electrical Room</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
Exhaust Fans								
Roof	50%			2030	\$15,900	2	\$100	
Wall Unit	50%			2030	\$3,500	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks Electric	100%			2033	\$46,100	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : One 40 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2035	\$7,300	1	\$500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Chemical System Generic	100%			2030	\$1,360,900	1-10	\$348,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Back Up Battery Room, Server Room</i>								
<i>Explanation : 1 Unit, 200 Square Feet; 1 Unit, 1000 Square Feet</i>								

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Address : 17-17 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.100 / 2031 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 73,895 **Project Type** : CORRECTION
Date of Survey : 13-Dec-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,513,400	\$4,741,100
Interior Architecture	\$6,120,300	\$157,300
Electrical	\$1,086,900	\$703,000
Mechanical	\$2,673,300	\$4,509,700
Site Pavements	\$641,000	
Total	\$12,034,800	\$10,110,900
Importance Code A	\$1,513,400	\$4,987,100
Importance Code B	\$9,261,900	\$5,123,900
Importance Code C	\$1,259,500	
Total	\$12,034,800	\$10,110,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$2,900	\$5,500		\$3,400
Interior Architecture	\$124,300	\$190,800		\$5,500
Electrical	\$7,900	\$12,400	\$19,100	\$105,300
Mechanical	\$180,100	\$10,600	\$17,800	\$30,300
Total	\$315,100	\$219,300	\$36,900	\$144,500
Importance Code A	\$2,900	\$5,500		\$3,500
Importance Code B	\$312,300	\$213,800	\$36,900	\$141,000
Importance Code C				
Total	\$315,100	\$219,300	\$36,900	\$144,500



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Bluestone	5%	Now	\$189,800	LIFE	**	5	\$76,500
				<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Sills At Windows Above Garage Area</i>				
				<i>Loose Units, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : Sills At Windows Above Garage Area</i>				
	Masonry: Brick	60%	Now	\$674,500	LIFE	**	5	\$42,000
				<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>				
				<i>Location : Below Garage Windows At Lower Roofs</i>				
				<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : 2nd Level Walls At Lower Roofs</i>				
				<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
				<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>				
				<i>Location : Throughout</i>				
				<i>Vertical Cracks, Extent : Severe, Area Affected : 2%</i>				
				<i>Location : At Various Corners</i>				
	Metal Sect. OHD	5%			2048	**	5	\$10,900
	Metal Coiling Doors	30%	Now	\$87,500	2040	**	5	\$32,800
				<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Various Locations Throughout</i>				
				<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : East Door Of South Facade</i>				
Windows								
	Steel	100%	Now	\$190,300	2034	\$951,400	5	\$40,500
				<i>Air Infiltration, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
				<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Various Lintels Throughout Garage Area</i>				
				<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Various Locations Throughout</i>				
				<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Throughout Garage Area</i>				
Parapets								
	Masonry: Brick	50%			LIFE	**	5	\$2,200
	Metal Panel	40%			2055	**	5	\$6,800
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Coping Cap</i>				
	Metal Rail	10%	0-2	\$2,900	2048	**	5	\$3,100
				<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$371,300	2035	\$3,713,200			
			<i>Debris on Roof, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Lower Roof West</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Garage And 2nd Floor Offices</i>					
Interior								
Floors								
Carpet	5%	Now	\$57,300	2028	\$190,800	3	\$8,300	
			<i>Worn/Erode, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Various 2nd Floor Offices</i>					
Cast in Place Concrete	65%	0-2	\$2,386,300	LIFE	**	5	\$157,300	
			<i>Horizontal Cracks, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various Locations In Garage Area</i>					
Mosaic Tile	5%	0-2	\$101,300	2040	**	5	\$6,900	
			<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Mens Toilet And Shower Facilities</i>					
Raised Access Floor	5%	0-2	\$31,200	2038	**	5	\$10,400	
			<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Security Office</i>					
Vinyl Tile	20%	Now	\$1,192,400	2045	**	3	\$8,300	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout Offices</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout Offices</i>					
			<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout Offices</i>					
Interior Walls								
Concrete Masonry Unit	80%	0-2	\$618,500	LIFE	**	5	\$27,000	
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Perimeter Walls</i>					
Gypsum Board	10%			LIFE	**	5	\$5,100	
Metal: Cage/Fence	10%			LIFE	**			

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$35,900	2040	**	5	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Offices</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout 2nd Floor Offices</i>								
Exposed Struc: Concrete	10%	0-2	\$64,700	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Radio Shop</i>								
Exposed Struc: Steel	65%	Now	\$1,685,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mens Locker Room And Various Locations In Main Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations In Main Garage</i>								
Gypsum Board	10%			LIFE	**	5	\$13,800	
Metal Panel	5%	Now	\$71,500	LIFE	**	5	\$6,900	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various 2nd Floor Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various 2nd Floor Offices</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$68,600	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance East Side</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Parking/Driveway								
Asphalt	90%	Now	\$572,400	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Lot</i>								
<i>Potholes, Extent : Severe, Area Affected : 1%</i>								
<i>Location : West Lot</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Lot</i>								
Cast in Place Concrete	10%			2048	**			

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Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	\$14,700	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere, One 600 Ampere And One 800 Ampere Main Disconnect Switches</i>								
<hr/>								
Transformers								
Dry Type	100%			2033	\$52,200	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Spaces</i>								
<i>Explanation : Various Capacities</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$126,900	5	\$1,900	
<hr/>								
Raceway								
Conduit	100%			2035	\$21,600	1		
<hr/>								
Panelboards								
Molded Case Bkrs	95%			2034	\$74,000	5	\$1,800	
Molded Case Bkrs	5%			2051	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	100%			2035	\$44,100	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2033	\$179,300	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	**	1	\$22,700	
<hr/>								
Generators								
Diesel	100%			2044	**	1	\$28,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator Enclosure Next To Telecommunications Building</i>								
<i>Explanation : One 1,250 Kilowatt Capacity Generator</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2029	\$4,800	5	\$2,700	
<hr/>								
Fuel Storage								
Main Tank	100%			2063	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Generator</i>								
<i>Explanation : One 2,500 Gallon Tank</i>								
<hr/>								
Lighting								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	40%			2030	\$408,600	10	\$27,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Second Floor</i>								
Fluorescent	30%			2030	\$306,400	10	\$20,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Garage Area</i>								
LED	30%			2040	* *			
Egress Lighting								
Emergency, Service	45%			2030	\$40,000	1		
Emergency, Battery	5%			2040	* *	10	\$900	
Exit, Battery	50%			2040	* *	10	\$2,500	
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	\$270,700	1	\$27,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$371,900	2045	* *	1-3	\$41,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor Corridor</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	60%	Now	\$2,400	2035	\$4,800	1		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Steam Room</i>								
<i>Explanation : Leak At Main Valve</i>								
Electricity	40%			2045	* *	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Reported Under Air Conditioning</i>								
Conversion Equipment								
Heat Exchanger, Shell & Tube	40%			2031	\$246,000			
No Component	60%							

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Distribution								
	Hot Wtr Piping/Pump	40%	Now	\$2,500	2034	\$50,400	4	\$1,500
				<i>Corroded, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
	Steam Piping/Pump	60%	Now	\$5,500	2035	\$277,100		
				<i>Leak Evident, Extent : Light, Area Affected : 2%</i>				
				<i>Location : 1st Floor Steam Room</i>				
Terminal Devices								
	Air Handler	30%			2030	\$325,600	1	\$13,700
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 2 Units</i>				
	Convector/Radiator	40%			2033	\$188,600	1	\$9,600
	Induction Unit	10%			2031	\$21,400	1	\$2,400
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : Ductwork Heating Coil At Packaged Rooftop Unit</i>				
	Unit Heater - Steam	20%			2030	\$65,500	4	\$1,400
Controls								
	Pneumatic	100%			2029	\$1,114,700		
Air Conditioning								
Energy Source								
	Electricity	70%			2043	**	1	
	No Component	30%						
Conversion Equipment								
	Exterior Pkg Unit - Cooling	3%			2030	\$47,400	2	\$100
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>				
				<i>Location : 1 Unit On Roof</i>				
	Exterior Pkg Unit - Cooling	2%			2040	**	2	\$100
				<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1 Unit At Building Exterior</i>				
	Ext Pkg Unit - Heating/Cooling	10%			2030	\$242,300	2	\$500
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 3 Units On Roof</i>				
	Split Unit	35%			2035	\$1,198,400		
				<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 17 Units At Building Exterior, Roof</i>				
	Window/Wall Unit	20%			2028	\$109,200	1	
	No Component	30%						

Ventilation

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	60%	Now	\$190,000	LIFE	**	2-5	\$24,700
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Insul. Deteriorating, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$16,500
Exhaust Fans								
	Interior	20%			2030	\$127,900	2	\$500
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Workshops</i>						
	Roof	80%	Now	\$11,200	2030	\$223,800	2	\$1,400
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Fan Covers Missing</i>						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$37,000	2035	\$1,851,800	1	
		<i>Leak Evident, Extent : Light, Area Affected : 2%</i>						
		<i>Location : 1st Floor Steam Room</i>						
HW Heat Exchanger								
	Steam Fired	100%	Now	\$34,900	2035	\$697,200	4	\$7,300
		<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor Steam Room</i>						
Sanitary Piping								
	Cast Iron	100%	Now	\$36,300	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Locker Room - Toilet Room</i>						
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2045	**	1-5	\$38,600
Sprinkler								
	Generic	100%	Now	\$39,900	2045	**	1-2	\$17,900
		<i>Leak Evident, Extent : Light, Area Affected : 2%</i>						
		<i>Location : 1st Floor Steam Room</i>						
Chemical System								
	Dry	100%			2030	\$226,800	1-10	\$58,000
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside Gas Refill Stations</i>						
		<i>Explanation : 2 Sets</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.160 / 2864 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 12,104 **Project Type** : CORRECTION
Date of Survey : 06-Dec-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2109479

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$150,300	\$2,388,800
Electrical	\$96,900	\$215,600
Mechanical	\$614,500	\$694,800
Site Pavements	\$1,716,700	
Total	\$2,578,400	\$3,299,200
Importance Code A	\$61,500	
Importance Code B	\$800,200	\$3,299,200
Importance Code C	\$1,716,700	
Total	\$2,578,400	\$3,299,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$46,700			\$13,800
Interior Architecture	\$82,400		\$500	\$300
Electrical	\$1,700	\$1,700	\$1,500	\$3,200
Mechanical	\$500	\$600	\$1,500	\$20,300
Site Enclosure				\$6,400
Total	\$131,400	\$2,300	\$3,500	\$44,100
Importance Code A	\$46,700	\$100		\$14,000
Importance Code B	\$84,700	\$2,200	\$3,000	\$23,600
Importance Code C			\$500	\$6,400
Total	\$131,400	\$2,300	\$3,500	\$44,100



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	75%	2-4	\$46,700	2055	**	5	\$33,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bottom Of Walls Throughout</i>								
Window Wall	25%			2055	**	5	\$22,500	
<i>Glazing Clouded, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side Of Building</i>								
Windows								
Metal/Detention Type	100%			2055	**	5	\$5,000	
Roof								
Skylight, Plastic	3%			2048	**	1		
Not Accessible	97%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : No Roof Hatch Key</i>								
Soffits								
Metal, Corrugated	100%			2055	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Mechanical And Locker Rooms</i>								
Poured Epoxy/Resin	5%			2033			\$99,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
<i>Explanation : Location Noted</i>								
Quarry Tile	5%	2-4	\$6,500	2040	**	5	\$700	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Vestibule</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entry Vestibule</i>								
Sheet Vinyl/Rubber	65%	Now	\$150,300	2035	\$1,503,300	5	\$8,800	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$43,900	2035	\$146,500	3	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$1,000	
Fiberglass Panel	95%			LIFE	**			

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Fiber Board	95%	2-4	\$32,000	2035	\$640,000			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fiberglass Reinforced Panels</i>								
<i>Explanation : Material</i>								
Gypsum Board	5%			LIFE	**	5	\$1,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2040	**	5-10	\$10,600	
Chain Link	95%			2055	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$92,500	2048	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bus Parking Lot</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$1,624,200	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Near Main Entrance</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2045	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes</i>								
Transformers								
Dry Type	100%			2040	**	5		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$300	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$300	
Wiring								
Thermoplastic	100%			2045	**	1		

Ground

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$3,700	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2030	\$35,900	10	\$1,100	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	60%			2035	\$215,600	10	\$6,700	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	30%			2040	**			
Egress Lighting								
Emergency, Service	50%			2035	\$7,300	1		
Exit, Battery	50%			2035	\$16,700	10	\$400	
Exterior Lighting								
LED	30%			2040	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	**	1	\$4,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2030	\$60,900	1-3	\$7,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>						

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

Heating

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	90%			2035		1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 3 Packaged Rooftop Units Reported Under Air Conditioning</i>							
Electricity	10%			2035		1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Entrance Hall</i>							
	<i>Explanation : Radiant Heaters</i>							
Conversion Equipment								
Radiant Heater	10%			2030	\$61,500	2	\$600	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	\$64,900	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	95%			2030	\$377,000	2	\$700	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Split Unit	5%			2035	\$28,000			
	<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans								
Interior	80%			2030	\$83,800	2	\$300	
Roof	20%			2030	\$9,200	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	\$303,300	1		
Water Heater With Tanks								
Electric	100%			2028	\$92,300	4		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Female Locker Room</i>							
	<i>Explanation : 120 Gallon Unit</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2030	\$10,500	1	\$700	
Fixtures								
Generic	100%							
Fire Suppression								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Sprinkler							
	Generic	100%		2035	\$326,600	1-2	\$3,400	

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Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 25-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$14,376,800	\$15,482,700
Interior Architecture	\$6,980,500	\$33,623,600
Electrical	\$6,773,300	\$5,058,700
Mechanical	\$7,511,300	\$850,000
Site Pavements	\$4,486,000	
Total	\$40,127,900	\$55,015,000
Importance Code A	\$14,376,800	\$15,894,300
Importance Code B	\$19,964,400	\$39,120,700
Importance Code C	\$5,786,700	
Total	\$40,127,900	\$55,015,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$32,300			
Interior Architecture	\$38,900			\$15,600
Electrical	\$19,300	\$25,400	\$30,900	\$18,900
Mechanical	\$4,400	\$3,900	\$42,900	\$3,900
Site Pavements	\$44,800			
Total	\$139,700	\$29,300	\$73,700	\$38,400
Importance Code A	\$32,300	\$800		\$800
Importance Code B	\$104,200	\$28,500	\$73,700	\$37,600
Importance Code C	\$3,200			
Total	\$139,700	\$29,300	\$73,700	\$38,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$5,707,900	2044	**	5	\$413,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> <i>Location : Administration And Control Buildings</i> <i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i> <i>Location : Administration And Control Buildings</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Walls Of Cellular Structures Reported As Membrane Roof</i> <i>Explanation : Component Clarification</i>								
Windows								
Aluminum	100%	Now	\$7,915,500	2059	**	5	\$42,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
Roof								
Single Ply Membrane	75%	0-2	\$753,500	2034	\$15,069,100			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> <i>Location : Food Service Cellular Structure</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Cellular Structures</i> <i>Explanation : Location Noted</i>								
Not Accessible	25%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i> <i>Location : Administration And Food Service Buildings</i> <i>Explanation : No Access</i>								
Soffits								
Metal Panel	100%	Now	\$32,300	2054	**	5	\$3,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i> <i>Location : Administration Buildings And Canopies Over On-site Walkways</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$77,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Food Service Building</i>								
<i>Explanation : Location Noted</i>								
Poured Epoxy/Resin	2%	2-4	\$38,900	2029	\$778,400			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Food Service Building</i>								
Quarry Tile	3%	0-2	\$76,700	2039	**	5	\$8,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Food Service Cellular Structure</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Food Service Cellular</i>								
Sheet Vinyl/Rubber	50%	Now	\$2,272,800	2034	\$22,727,800	5	\$133,500	
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Holding And Housing Areas Within Cell Structures</i>								
Vinyl Tile	35%	Now	\$1,343,500	2034	\$6,717,500	3	\$46,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	15%	2-4	\$306,500	LIFE	**	5	\$13,400	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Food Service Building</i>								
Gypsum Board	20%	2-4	\$243,300	LIFE	**	5	\$26,700	
<i>Worn/Erode, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Administration And Control Buildings</i>								
Metal Security Bars	15%			LIFE	**			
Plywood/Hardboard	50%	0-2	\$750,900	LIFE	**			
<i>Worn/Erode, Extent : Light, Area Affected : 20%</i>								
<i>Location : Holding And Housing Areas Within Cellular Structures</i>								
Ceilings								
Fiber Board	35%	Now	\$198,300	2034	\$3,966,900			
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Administration And Control Buildings</i>								
Metal Panel	10%	2-4	\$120,300	LIFE	**	5	\$46,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Food Service Building</i>								
Plywood/Hardboard	55%	0-2	\$889,700	2044	**	1		
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Holding And Housing Areas Within Cellular Structures</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Cellular Structures</i>								

Site Enclosure

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054				**
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$3,200	2039				**
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Walkways Connecting The Cellular Structures</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs At Administration Buildings And Throughout</i>								
Parking/Driveway								
Asphalt	75%	0-2	\$3,081,400	2037				**
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Driveway Connecting The Cellular Structures</i>								
Cast in Place Concrete	25%	0-2	\$1,404,600	2039				**
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Cast in Place Concrete	100%	2-4	\$41,600	2039				**
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2032	\$52,200	5	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mess Hall</i>								
<i>Explanation : Various Dry Type Transformers Rated At Various Capacities</i>								
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2034	\$891,100	1		
Panelboards								
Molded Case Bkrs	100%			2033	\$934,600	5	\$5,300	

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

Electrical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Wiring							
Thermoplastic	100%			2034	\$1,326,500	1	
Motor Controllers							
Not Accessible	100%						
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches							
Not Accessible	100%						
Generators							
Not Accessible	100%						
Batteries							
Not Accessible	100%						
Fuel Storage							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	95%			2029	\$5,715,100	10	\$176,600
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout The Complex</i>					
HID	5%			2029	\$234,100	10	\$300
Egress Lighting							
Emergency, Service	45%			2029	\$109,600	1	
Emergency, Battery	2%			2042	**	10	\$1,000
Exit, Service	45%			2029	\$76,700	1	
Exit, Battery	6%			2042	**	10	\$800
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>					
		<i>Location : Mess Hall , West Facility</i>					
Exit, Battery	2%			2029	\$11,200	10	\$300
Exterior Lighting							
HID	25%			2029	\$461,200	10	\$200
HID	5%			2034	\$92,200	10	
No Component	70%						
Alarm							
Security System							
Generic	100%			2034	\$742,200	1	\$75,700
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
		<i>Location : Throughout The Complex</i>					
		<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection							
Generic, Digital	100%			2034	\$1,019,900	1-3	\$124,900
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
		<i>Location : Throughout The Complex</i>					
		<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, And Manual Pull Stations</i>					

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES WEST FACILITY

Asset # : 2865

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source	Electricity	100%			2044	**	1	
Conversion Equipment	Radiant Heater	4%			2034	\$411,600	2	\$3,800
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Dinning Sprung, Other Locations</i> <i>Explanation : Electric Unit / Cabinet Heaters</i>								
No Component		80%						
<i>Other Observation, Extent : N/A, Area Affected : 0%</i> <i>Location : Throughout</i> <i>Explanation : Packaged Units Provide Electric Heating And Cooling, Reported Under Air Conditioning</i>								
Not Accessible		16%						
<i>Other Observation, Extent : N/A, Area Affected : 0%</i> <i>Location : Various Sprungs - Not Accessible</i> <i>Explanation : Electric Unit / Cabinet Heaters</i>								
Air Conditioning								
Energy Source	Electricity	100%			2042	**	1	
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	100%			2029	\$6,643,000	2	\$12,400
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Sprungs Exterior And Administrative Buildings Roofs</i>								
Ventilation								
Distribution	Ductwork/Diffusers	50%	Now	\$868,300	LIFE	**	2-5	\$56,500
<i>Broken, Extent : Moderate, Area Affected : 2%</i> <i>Location : Dinning Sprung - Kitchen Area</i> <i>Corroded, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations At Packaged Units - Sprungs Exterior</i> <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations At Packaged Units - Sprungs Exterior</i>								
Not Accessible		50%						
<i>Other Observation, Extent : N/A, Area Affected : 0%</i> <i>Location : Various Sprungs - Not Accessible</i> <i>Explanation : Interior Ductwork</i>								
Exhaust Fans	Interior	25%			2034	\$438,400	2	\$1,600
	Not Accessible	75%						
<i>Other Observation, Extent : N/A, Area Affected : 0%</i> <i>Location : Various Sprungs - Not Accessible</i> <i>Explanation : Interior Exhaust Fans</i>								
Plumbing								

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

Estimates are rounded to the nearest hundred dollars.

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

** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2044	**	1		
Not Accessible	75%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Various Sprungs - Not Accessible</i>						
		<i>Explanation : Copper Piping</i>						
Water Heater With Tanks								
Electric	10%			2029	\$23,100	4		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Dinning Sprung</i>						
		<i>Explanation : Two 120 Gallon Units</i>						
Not Accessible	90%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Various Sprungs - Not Accessible</i>						
		<i>Explanation : Electric Water Heaters</i>						
Sanitary Piping								
Cast Iron	25%			LIFE	**	1		
Not Accessible	75%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Various Sprungs - Not Accessible</i>						
		<i>Explanation : Cast Iron Piping</i>						
Fixtures								
Not Accessible	75%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Various Sprungs - Not Accessible</i>						
		<i>Explanation : Plumbing Fixtures</i>						
Generic	25%							
Fire Suppression								
Standpipe								
Not Accessible	75%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Various Sprungs - Not Accessible</i>						
		<i>Explanation : Standpipe</i>						
Generic	25%			2044	**	1-5	\$25,500	
Sprinkler								
Not Accessible	75%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Various Sprungs - Not Accessible</i>						
		<i>Explanation : Sprinklers</i>						
Generic	25%			2044	**	1-2	\$14,200	

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Estimates are rounded to the nearest hundred dollars.

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

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

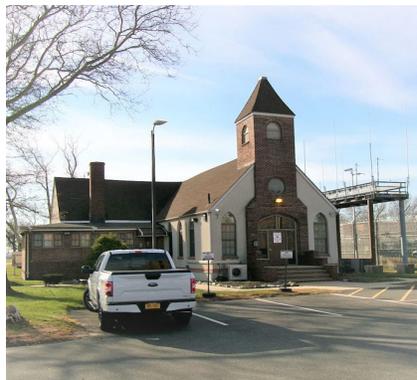
Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES/ COMPLIANCE AND SAFETY CENTER
Address : 12-00 HAZEN STREET RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.290 / 13709 **Yr Built/Renovated** : 1940 / 2002
Area Sq Ft : 2,500 **Project Type** : CORRECTION
Date of Survey : 29-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical	\$81,100	
Site Pavements	\$86,000	
Total	\$167,100	
Importance Code B	\$81,100	
Importance Code C	\$86,000	
Total	\$167,100	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$6,100	\$5,300		\$5,400
Interior Architecture	\$17,900	\$400	\$900	\$100
Electrical	\$200	\$300	\$300	\$3,200
Mechanical	\$300	\$1,100	\$500	\$2,400
Site Enclosure	\$7,000			
Site Pavements	\$5,400			
Total	\$36,900	\$7,100	\$1,700	\$11,100
Importance Code A	\$6,200	\$5,400	\$100	\$5,600
Importance Code B	\$12,200	\$1,700	\$1,500	\$5,500
Importance Code C	\$18,500			
Total	\$36,900	\$7,100	\$1,700	\$11,100



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES/ COMPLIANCE AND SAFETY CENTER

Asset # : 13709

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$1,100	
Stucco Cement	80%			2048	**	5	\$10,600	
Windows								
Aluminum	100%	Now	\$5,600	2051	**	5	\$300	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	90%			2044	**	10	\$1,100	
Roll Roofing	10%	Now	\$500	2034	\$9,400	5	\$600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Entry Vestibule</i>								
Soffits								
Metal Panel	100%			2055	**	5-10	\$19,900	
Interior								
Floors								
Carpet	30%			2034	\$29,100	3	\$1,300	
Cast in Place Concrete	20%			LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2044	**	5	\$100	
Raised Access Floor	15%			2044	**	5	\$1,600	
Vinyl Tile	30%	0-2	\$900	2040	**	3	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Locker Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Area</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$11,200	LIFE	**	5	\$200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Server Room, Corridor And Mechanical Room</i>								
Gypsum Board	85%	Now	\$1,900	LIFE	**	5	\$2,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Vestibule</i>								
Ceilings								
Gypsum Board	100%	Now	\$3,900	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>								
<i>Location : Basement - Exposed Insulation</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Entry Vestibule</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			

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

Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES/ COMPLIANCE AND SAFETY CENTER
Asset # : 13709

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$7,000	2070		**		
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Exit Stair Cheek Walls</i>								
<i>Explanation : Jnt Mortar Missing/ Eroded</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$2,600	2048		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : West Exit Stair Landing</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	10%	Now	\$2,800	2044		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Exit Stairs And Landing</i>								
Parking/Driveway								
Asphalt	100%	2-4	\$86,000	2044		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : North And South Lots</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2045		**	5	\$100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
Transformers								
Dry Type	100%			2040		**	5	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045		**	5	\$100
Raceway								
Conduit	100%			2045		**	1	
Panelboards								
Molded Case Bkrs	100%			2043		**	5	\$100
Wiring								
Thermoplastic	100%			2045		**	1	
Motor Controllers								
Locally Mounted	100%			2040		**	5	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES/ COMPLIANCE AND SAFETY CENTER

Asset # : 13709

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	5%			2030	\$2,700	10	\$100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Bathroom And Basement</i>								
LED	95%			2040	**			
Egress Lighting								
Exit, Battery	100%			2035	\$5,600	10	\$200	
Exterior Lighting								
HID	28%			2035	\$6,400	10		
LED	2%			2040	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2040	**	1	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	\$12,600	1-3	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2045	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Adjacent Building</i>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2031	\$12,300	1	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$200	

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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/ COMPLIANCE AND SAFETY CENTER

Asset # : 13709

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
	Terminal Devices							
	Convactor/Radiator	30%		2040	**	1	\$200	
	No Component	70%						
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Reported Under Air Conditioning. 3 Carrier Direct Expansion Split Units With Heating Coils</i>							
Air Conditioning								
	Energy Source							
	Electricity	100%		2043	**	1		
	Conversion Equipment							
	Split Unit	70%		2030	\$81,100			
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Side Of The Building</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 3 Carrier Direct Expansion Split Units</i>							
	Split Unit	25%		2040	**			
	<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building Exterior. 2 Multi-Split Units</i>							
	Window/Wall Unit	5%		2028	\$900	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Three Offices On South Side Of The Building</i>							
	<i>Explanation : Location Noted</i>							
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$1,400	
	Exhaust Fans							
	Interior	100%		2040	**	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2045	**	1		
	HW Heat Exchanger							
	Steam Fired	100%		2045	**	4	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 80 Gallon Unit</i>							
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Backflow Preventer							
	Generic	100%		2030	\$2,200	1	\$200	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	50%						
	Generic	50%		2045	**	1-2	\$300	

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

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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/ COMPLIANCE AND SAFETY CENTER
Asset # : 13709

Print Date : 06-Oct-2025 **DEPARTMENT OF CORRECTION - FY 2026**

Asset Name : BAIN CORRECTIONAL CENTER BARGE PIER
Address : HUNTS POINT FOOT OF HALLECK ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.100 / 14102 **Yr Built/Renovated** :
Area Sq Ft : 4,140 **Project Type** : CORRECTION
Date of Survey : 01-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2780 **Lot** : 73 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers			\$2,300	
Total			\$2,300	
Importance Code A				
Importance Code B				
Importance Code C			\$2,300	
Total			\$2,300	



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

DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE PIER

Asset # : 14102

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	50%			LIFE	**	5	\$3,900
	Not Accessible	50%						
Deck Surface								
	Asphalt	100%			2044	**	5	\$4,600
				<i>Cracking, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Full Width And Length Cracking At Intermittent Locations Throughout Surface</i>				
Pile Caps								
	Concrete	100%			LIFE	**	5	\$300
Piles and Bracing								
	Steel	60%			LIFE	**	5	\$38,200
				<i>Corrosion, Extent : Light, Area Affected : 25%</i>				
				<i>Location : At The Top 3 Feet Of The Piles</i>				
				<i>Missing Coating, Extent : Light, Area Affected : 25%</i>				
				<i>Location : At The Top 3 Feet Of The Piles</i>				
	Not Accessible	40%						
Deck Elements								
Railing								
	Fencing	15%			2036	\$2,400	3	
	No Component	85%						

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

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 09-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$2,790,900	\$118,700
Total	\$2,790,900	\$118,700
Importance Code A	\$2,369,200	
Importance Code B	\$421,700	\$118,700
Total	\$2,790,900	\$118,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$46,800		\$10,500	\$2,900
Total	\$46,800		\$10,500	\$2,900
Importance Code A	\$21,800			
Importance Code B	\$25,100		\$10,500	\$2,900
Total	\$46,800		\$10,500	\$2,900



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural Deck								
	Concrete	40%	4+	\$210,900	LIFE	**	5	\$6,900
				<i>Cracking, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Deck Surface</i>				
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Deck Surface</i>				
	Timber	8%			LIFE	**	5	\$3,100
				<i>Aging, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Access Walkway</i>				
	Timber	2%	Now	\$90,900	LIFE	**	5	\$800
				<i>Aging, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Timber Deck On Northern Non Fenced In Area</i>				
	Not Accessible	50%						
Pile Caps								
	Timber	5%	Now	\$77,700	LIFE	**	4	\$3,600
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Pile Cap Ends</i>				
	Timber	35%			LIFE	**	4	\$25,300
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Entire Length Of Pile Caps</i>				
				<i>Explanation : Age</i>				
	Not Accessible	60%						
Piles and Bracing								
	Timber	5%	Now	\$333,900	LIFE	**	4-5	\$2,100
				<i>Broken, Extent : Severe, Area Affected : 70%</i>				
				<i>Location : Bracing Elements</i>				
	Timber	45%	4+	\$1,001,600	LIFE	**	4-5	\$18,500
				<i>Marine Borer Infestation, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Primarily At Offshore End</i>				
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Isolated Piles In Tidal Zone</i>				
	Not Accessible	50%						
Fender Facing								
	Timber	90%			2038	**	3	\$31,400
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Mid-level Elements At Breasting Dolphins</i>				
				<i>Explanation : Age</i>				
	Timber	10%	Now	\$83,900	2050	**	3	\$3,500
				<i>Marine Borer Infestation, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Bottom Elements In Tidal Zone</i>				
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Primarily At Top Elements</i>				

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
	Steel	25%	2-4	\$284,600	2044	**	3-5	\$49,400	
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : At Breasting Dolphins</i>									
	Timber	15%	Now	\$53,200	2044	**	4	\$3,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : At Offshore End Of Pier</i>									
	No Component	40%							
	Not Accessible	20%							
Deck Elements									
Railing									
	Fencing	70%	4+	\$9,200	2036	\$92,300	3	\$200	
<i>Corrosion, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout Fence</i>									
	Fencing	20%	Now	\$15,800	2036	\$26,400	3	\$100	
<i>Broken, Extent : Severe, Area Affected : 12%</i>									
<i>Location : Severe Damage At West End Of Timber Access Walkway</i>									
<i>Loose Connections, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Chain-link Mesh Is Loose On East Side</i>									
	No Component	10%							
Coping/Curb									
	Timber	85%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>									
<i>Location : Isolated Locations</i>									
	No Component	15%							
Electrical									
Conduit									
	Steel	100%	4+	\$21,800	2030	\$435,000			
<i>Broken, Extent : Light, Area Affected : 10%</i>									
<i>Location : Widespread Disconnected Sections</i>									
Lighting Fixture									
	Sodium	100%	Now	\$109,600	2030	\$109,600			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 17 Fixtures At Asset Total, All Disconnected Not In Working Condition</i>									
<i>Explanation : Disconnected</i>									

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

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 09-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$356,600	
Total	\$356,600	
Importance Code A	\$356,600	
Total	\$356,600	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$17,500			\$12,900
Total	\$17,500			\$12,900
Importance Code A	\$16,200			\$12,900
Importance Code B	\$1,300			
Total	\$17,500			\$12,900



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

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

Asset # : 1836

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	30%			LIFE	**	5	\$500
		<i>Cracking, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Deck Surface</i>						
	Timber	20%	Now	\$91,900	LIFE	**	5	\$800
		<i>Aging, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Timber With Advanced Deterioration Throughout</i>						
	Not Accessible	50%						
Pile Caps								
	Timber	30%	4+	\$9,400	LIFE	**	4	\$2,200
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Entire Length Of Pile Caps</i>						
		<i>Explanation : Age</i>						
	Timber	30%	Now	\$47,100	LIFE	**	4	\$2,200
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 70%</i>						
		<i>Location : End Of Pile Caps</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Along Face Of Trestle</i>						
		<i>Explanation : Crushing</i>						
	Not Accessible	40%						
Piles and Bracing								
	Timber	45%	2-4	\$151,900	LIFE	**	4-5	\$1,900
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Isolated Piles In Tidal Zone</i>						
	Timber	5%	Now	\$56,300	LIFE	**	4-5	\$200
		<i>Broken, Extent : Severe, Area Affected : 70%</i>						
		<i>Location : Bracing Elements</i>						
	Not Accessible	50%						
Deck Elements								
Railing								
	Fencing	60%	4+	\$1,300	2036	\$6,500	3	
		<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout Fence</i>						
	No Component	40%						
Coping/Curb								
	Timber	100%			LIFE	**		
		<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Isolated Locations</i>						
Electrical								
Conduit								
	Steel	100%	Now	\$3,300	2035	\$16,300		
		<i>Broken, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 45 Linear Feet On East Side Of Deck</i>						

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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Electrical	Lighting Fixture							
	Sodium	100%	Now	\$12,900	2030	\$12,900		
<i>Broken, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Light Fixtures</i>								

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF
Address : RIKERS ISLAND NORTH END, WEST OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.240 / 13508 **Yr Built/Renovated** :
Area Sq Ft : 6,930 **Project Type** : CORRECTION
Date of Survey : 14-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$2,278,400	
Total	\$2,278,400	
Importance Code A	\$2,278,400	
Total	\$2,278,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$33,700	\$10,700	\$1,100	
Total	\$33,700	\$10,700	\$1,100	
Importance Code A				
Importance Code B	\$33,700	\$8,600		
Importance Code C		\$2,100	\$1,100	
Total	\$33,700	\$10,700	\$1,100	



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	46%	Now	\$913,900	LIFE	**	5	\$5,900
		<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Underdeck - Northern 125 Feet</i>						
		<i>Spalling, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Underdeck - Northern 125 Feet</i>						
	Concrete	27%	4+	\$268,200	LIFE	**	5	\$3,500
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Southern 105 Feet</i>						
		<i>Explanation : Delaminated Areas</i>						
	Not Accessible	27%						
Deck Surface								
	Asphalt	55%			2048	**	5	\$4,200
	Concrete	45%			2044	**	5	\$2,100
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Deck Surface - Southern 105 Feet</i>						
Pile Caps								
	Concrete	45%			LIFE	**	5	\$200
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Southern 105 Feet</i>						
		<i>Discolor & Bleeding, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Southern 105 Feet</i>						
	Timber	55%	Now	\$257,500	LIFE	**	4	\$29,900
		<i>Broken, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Offshore Ends Of Caps</i>						
		<i>Deflection, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Adjacent To Bulkhead</i>						
Piles and Bracing								
	Steel	30%	4+	\$419,500	LIFE	**	5	\$32,000
		<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Splash Zone</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Splash Zone</i>						
	Timber	50%	Now	\$419,300	LIFE	**	4-5	\$15,500
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Offshore Two Rows Of Piles And All Cross Braces</i>						
		<i>Marine Borer Infestation, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Offshore Two Rows Of Piles</i>						
	Not Accessible	20%						
Fender								
Wales and Chocks								
	Timber	90%			2044	**	4	\$19,600
	Timber	5%	Now	\$33,700	2050	**	4	\$700
		<i>Missing Elements, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Isolated Missing Chocks Primarily At North End</i>						
	No Component	5%						

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	60%			2044	**	4	\$6,000	
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Tops Of Piles</i>								
No Component	5%							
Not Accessible	35%							
Deck Elements								
Coping/Curb								
Timber	100%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Aging Throughout</i>								

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

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : BAIN CORRECTIONAL CENTER BARGE BULKHEAD
Address : HUNTS POINT FOOT OF HALLECK ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.000 / 13476 **Yr Built/Renovated** :
Linear Ft : 1,183 **Project Type** : CORRECTION
Date of Survey : 01-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2780 **Lot** : 2 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$485,900	\$85,700
Total	\$485,900	\$85,700
Importance Code A	\$485,900	
Importance Code B		\$85,700
Total	\$485,900	\$85,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$24,500	\$1,900	\$5,100	\$100
Total	\$24,500	\$1,900	\$5,100	\$100
Importance Code A			\$4,600	
Importance Code B	\$24,500	\$1,900	\$400	\$100
Total	\$24,500	\$1,900	\$5,100	\$100



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

DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE BULKHEAD

Asset # : 13476

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Sheet Piles							
	Steel	40%	4+	\$485,900	LIFE	**		
		<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Splash Zone</i>						
	Not Accessible	60%						
	Pile Caps							
	Concrete	2%			LIFE	**	5	\$100
	No Component	98%						
Backfill								
	Fill							
	Gravel	1%	2-4	\$4,700	2050	**	5	
		<i>Sinkhole, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : 35 Feet From West End Of Asset</i>						
	Topsoil	4%	2-4	\$10,700	2075	**		
		<i>Sinkhole, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Eastern 50 Feet Of Asset Along Pier</i>						
	Not Accessible	95%						
Surface								
	Concrete	2%			2044	**	5	\$300
	Gravel	27%			2044	**	2-5	\$1,000
	Gravel	1%	2-4	\$4,100	2050	**	2-5	
		<i>Sinkhole, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : 35 Feet From West End Of Asset</i>						
	Topsoil	66%			2033	\$80,800	5	\$3,700
	Topsoil	4%	2-4	\$4,900	2035	\$4,900	5	\$100
		<i>Sinkhole, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Eastern 50 Feet Of Asset Along Pier</i>						
Electrical								
	Lighting Fixture							
	Incandescent	100%			2029	\$4,600		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 2 Light Poles</i>						
		<i>Explanation : Light Poles</i>						

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

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 14-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$105,500	\$149,500
Total	\$105,500	\$149,500
Importance Code A	\$105,500	
Importance Code B		\$149,500
Total	\$105,500	\$149,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$29,100		\$300	
Total	\$29,100		\$300	
Importance Code A				
Importance Code B	\$29,100		\$300	
Total	\$29,100		\$300	



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES GRAVITY WALL

Asset # : 13475

Bulkheads		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall									
	Stone	45%			LIFE	**	5	\$10,900	
	Timber Crib w/Stone	10%	4+	\$105,500	LIFE	**	4	\$800	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : In Tidal Zone</i>									
No Component		45%							
Sheet Piles									
	Steel w/Concrete	45%			LIFE	**			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>									
<i>Location : In Tidal Zone North Of Pier</i>									
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>									
<i>Location : New Construction Bulkhead North Of Pier</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : New Construction Bulkhead North Of Pier</i>									
<i>Explanation : New Construction</i>									
No Component		55%							
Backfill									
Fill									
	Topsoil	5%	2-4	\$6,200	2075	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>									
<i>Location : 10 Feet North Of Pier</i>									
Not Accessible		95%							
Surface									
	Asphalt	10%	4+	\$15,700	2050	**	5	\$200	
<i>Cracking, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Concrete Pier Entrance</i>									
	Stone	45%			2048	**	10		
	Topsoil	40%			2034	\$22,500	5	\$500	
	Topsoil	5%	2-4	\$2,800	2035	\$2,800	5		
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : North Of Pier</i>									
Deck Elements									
Railing									
	Fencing	10%	4+	\$4,400	2040	**	3		
<i>Corrosion, Extent : Light, Area Affected : 20%</i>									
<i>Location : At Pier Entrance</i>									
	Steel	45%			2034	\$149,500			
No Component		45%							

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

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 08-Nov-2023 Landmark Status : NONE
 Areas Surveyed :
 Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$2,296,300	\$3,112,300
Total	\$2,296,300	\$3,112,300
Importance Code A	\$406,100	
Importance Code B	\$537,700	\$3,014,100
Importance Code C	\$1,352,500	\$98,200
Total	\$2,296,300	\$3,112,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$100	\$26,300	\$14,800	\$100
Total	\$100	\$26,300	\$14,800	\$100
Importance Code A				
Importance Code B	\$100	\$26,300	\$14,800	\$100
Total	\$100	\$26,300	\$14,800	\$100



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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	1%	Now	\$406,100	LIFE	**	5	\$700	
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outfalls 525 Feet, 1050 Feet, And 1580 Feet To The East Of Bridge On South Shore</i>								
No Component	99%							
Revetment								
Stone	69%			LIFE	**	5	\$71,400	
<i>Settlement, Extent : Light, Area Affected : 40%</i>								
<i>Location : Varying Slope And Size Of Stone Along South, East And West Shoreline</i>								
Stone	1%	2-4	\$261,800	LIFE	**	5	\$1,000	
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sloughing Of Revetment For 300 Feet At Northeast Shoreline</i>								
Stone	25%	4+	\$1,090,700	LIFE	**	5	\$25,900	
<i>Erosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Inconsistent Stone Coverage, Areas Of Light Stone Throughout South, East, And West Shorelines</i>								
No Component	5%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Sandy Area On The East Shoreline, Close To Lga Runway</i>								
<i>Explanation : Beach</i>								
Backfill								
Fill								
Topsoil	15%	Now	\$334,400	2063	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Sloughing Above Revetment Along South, East, And North</i>								
<i>Sinkhole, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Washout Around And Above Outfalls On The South Shoreline East Of The Access Bridge</i>								
Not Accessible	85%							
Surface								
Asphalt	15%			2044	**	5	\$29,600	
<i>Cracking, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout Roadway Above Revetment</i>								
Topsoil	65%			2033	\$2,203,000	5	\$52,500	
Topsoil	20%	Now	\$203,400	2033	\$677,900	5	\$8,100	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sloughing In Various Locations Above Revetment Along South, East, And West Shoreline</i>								
Deck Elements								
Railing								
Fencing	5%			2036	\$133,200	3	\$500	
Guard Rail	40%			LIFE	**			
No Component	55%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD
Address : RIKERS ISLAND NORTH END, INSHORE OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.250 / 13509 **Yr Built/Renovated** :
Linear Ft : 204 **Project Type** : CORRECTION
Date of Survey : 15-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$140,000	\$6,200	\$300	
Total	\$140,000	\$6,200	\$300	
Importance Code A	\$49,600			
Importance Code B	\$83,500	\$6,200	\$300	
Importance Code C	\$6,900			
Total	\$140,000	\$6,200	\$300	



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD
Asset # : 13509

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	Steel	4%	4+	\$500	LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Missing Coating With Corrosion</i>						
	Steel	6%	Now	\$3,900	LIFE	**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Eastern Two-thirds Of Curb Has Fallen Into Sinkholes</i>						
		<i>Explanation : Displaced</i>						
	Timber	80%			LIFE	**	5	\$100
	Timber	10%	4+	\$2,500	LIFE	**	5	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Isolated Areas Along Entire Length Of Curb</i>						
Sheet Piles								
	Steel	45%			LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 30%</i>						
		<i>Location : At Top Of Sheet Piles</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 30%</i>						
		<i>Location : At Top Of Sheet Piles</i>						
	Steel	5%	0-2	\$49,600	LIFE	**		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Exposed Cut Out Holes For Tie Backs On Southern End</i>						
		<i>Explanation : Holes In Sheets</i>						
	Not Accessible	50%						
Wales								
	Steel	100%			LIFE	**	5	\$4,800
		<i>Corrosion, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Isolated Areas Along Entire Length Of Wale</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Isolated Areas Along Entire Length Of Wale</i>						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$600
Backfill								
	Fill							
	Topsoil	15%	Now	\$13,200	2075	**		
		<i>Sinkhole, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Multiple Locations At South End</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Beneath Deteriorated Concrete Surface And Asphalt Surface</i>						
		<i>Explanation : Settlement</i>						
	Not Accessible	85%						

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

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES STEEL SHEET PILE BULKHEAD
Asset # : 13509

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Backfill								
Surface								
	Asphalt	10%	Now	\$11,200	2050	**	5	\$100
<i>Settlement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North End</i>								
	Asphalt	20%			2044	**	5	\$500
	Concrete	10%	Now	\$45,600	2050	**	5	\$100
<i>Cracking, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 130 Feet From South</i>								
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 130 Feet From South</i>								
	Gravel	50%			2044	**	2-5	\$300
	Gravel	10%	Now	\$13,500	2050	**	2-5	
<i>Settlement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Adjacent To Bulkhead</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Southern 120 Feet Of Asset</i>								
<i>Explanation : Sinkholes Adjacent To Bulkhead</i>								
Fender								
Piles								
	Timber	47%			2044	**	4	\$3,400
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Tops Of Piles Throughout</i>								
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Tidal Zone</i>								
	No Component	5%						
	Not Accessible	48%						
Wales and Chocks								
	Timber	90%			2044	**	4	\$14,900
<i>Worn, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Isolated Elements Along Face Of Bulkhead</i>								
	No Component	10%						

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

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

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

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES TIMBER BULKHEAD
Address : RIKERS ISLAND NORTH END, UNDER ASSET 13508
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.147 / 4161 **Yr Built/Renovated** :
Linear Ft : 231 **Project Type** : CORRECTION
Date of Survey : 14-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$1,554,400	
Total	\$1,554,400	
Importance Code A	\$1,126,500	
Importance Code B	\$428,000	
Total	\$1,554,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$40,500		\$900	
Total	\$40,500		\$900	
Importance Code A				
Importance Code B	\$40,500		\$900	
Importance Code C				
Total	\$40,500		\$900	



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES TIMBER BULKHEAD
Asset # : 4161

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%			LIFE	**	5	\$1,400	
Sheet Piles								
Timber	100%	4+	\$1,126,500	LIFE	**	4	\$4,300	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout In Tidal And Splash Zones</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	68%			2044	**	5	\$1,800	
<i>Settlement, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Northern 125 Feet</i>								
Asphalt	10%	2-4	\$12,700	2050	**	5	\$100	
<i>Settlement, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Full Length Of Southern Portion</i>								
<i>Other Observation, Extent : Severe, Area Affected : 6%</i>								
<i>Location : Undermining Of Asphalt Adjacent To Sinkholes Along Northern 125 Feet</i>								
<i>Explanation : Undermining</i>								
Asphalt	22%	Now	\$27,800	2050	**	5	\$300	
<i>Settlement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Within Northern 50 Feet</i>								
<i>Sinkhole, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Multiple Along Northern 51 Feet</i>								
Fender								
Piles								
Steel	50%	Now	\$369,800	2050	**			
<i>Corrosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Soldier Piles In Front Of Sheeting Exhibit Widespread Severe Section Loss Along Northern 125 Feet</i>								
No Component	50%							
Wales and Chocks								
Timber	100%	Now	\$58,200	2050	**	4	\$12,500	
<i>Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Timber Lagging Almost Entirely Missing</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Where Wale Is Still Found</i>								

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

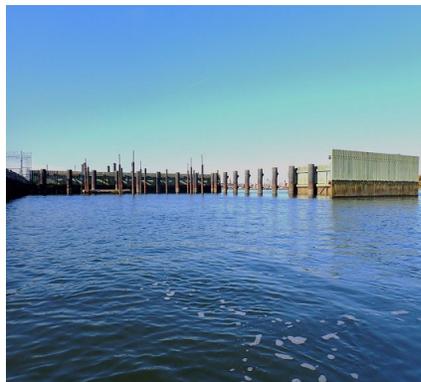
Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES MARINA
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0012.000 / 13603 **Yr Built/Renovated** :
Area Sq Ft : 1,208 **Project Type** : CORRECTION
Date of Survey : 15-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks	\$1,007,700	\$124,100
Total	\$1,007,700	\$124,100
Importance Code A	\$883,600	
Importance Code C	\$124,100	\$124,100
Total	\$1,007,700	\$124,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	\$92,900	\$3,900	\$3,500	\$35,200
Total	\$92,900	\$3,900	\$3,500	\$35,200
Importance Code A	\$62,300	\$3,800		\$33,000
Importance Code B	\$30,600	\$100	\$100	\$2,100
Importance Code C			\$3,400	
Total	\$92,900	\$3,900	\$3,500	\$35,200



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES MARINA
Asset # : 13603

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Gangways								
Aluminum	100%	Now	\$30,600	2065	**	1-3	\$7,000	
<i>Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Missing All Gangways</i>								
Floating Docks								
Anchor Piles								
Steel	5%	4+	\$1,400	2055	**	3-5	\$1,300	
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Splash Zone And At Tops Of Piles</i>								
<i>Missing Coating, Extent : Light, Area Affected : 50%</i>								
<i>Location : Splash Zone And At Tops Of Piles</i>								
Steel	45%			2055	**	3-5	\$11,900	
Not Accessible	50%							
Fenders								
Vinyl	100%	Now	\$124,100	2035	\$124,100	2	\$13,500	
<i>Missing Elements, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Missing Floating Docks Except One In Severe Condition</i>								
Floats/ Frames								
Concrete	92%	Now	\$113,700	2050	**	5	\$3,200	
<i>Missing Elements, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Missing Floating Docks Except One In Severe Condition</i>								
Steel	8%	Now	\$10,400	2045	**	5	\$100	
<i>Missing Elements, Extent : Severe, Area Affected : 95%</i>								
<i>Location : Missing Floating Docks Except One In Severe Condition</i>								
Protective Structure								
Wave Attenuator								
Steel/Timber	30%	Now	\$513,200	2065	**	5	\$16,900	
<i>Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Two Consecutive 45 Foot Long Segments Missing Due To Damaged Connections At Pipe Piles</i>								
Steel/Timber	50%	4+	\$256,600	2055	**	5	\$28,200	
<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2 Foot High Band In Splash Zone</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	20%							
Electrical								
Lighting Fixture								
Incandescent	100%	Now	\$32,400	2030	\$32,400			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All 14 Lights</i>								
<i>Explanation : Broken</i>								
Electrical/Mech.								

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

**DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES MARINA
Asset # : 13603**

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

Electrical/Mech.
Power Supply/Bollards
Plastic

100%	Now	\$18,100	2035	\$18,100
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Other Observation, Extent : Severe, Area Affected : 100%
Location : Site Previously Had Five Power Bollards
Explanation : Missing

Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

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 : 09-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

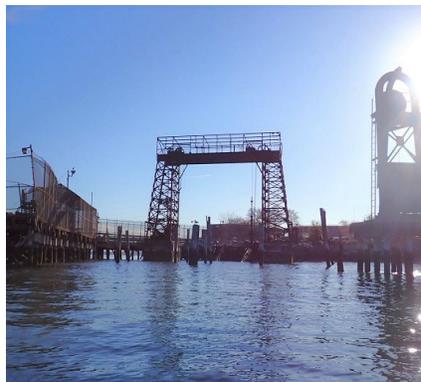
CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks	\$4,349,100	\$141,600
Total	\$4,349,100	\$141,600
Importance Code A	\$4,349,100	\$141,600
Total	\$4,349,100	\$141,600

EXPENSE

Total

Importance Code

Total



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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Facing Timber	100%	Now	\$141,600	2035	\$141,600			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Missing</i>								
<i>Explanation : Missing Part</i>								
<hr/>								
Piles								
Timber	100%	Now	\$829,100	2040			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Broken</i>								
<i>Explanation : Broken</i>								
<hr/>								
Wales and Chocks								
Timber	100%	Now	\$906,700	2040			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Racks Missing</i>								
<i>Explanation : Missing Part</i>								
<hr/>								
Gallows Frames								
Tower Frames Steel	100%	2-4	\$1,911,000	2050			* *	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Tower Frames</i>								
<i>Explanation : Deflected Elements And Corrosion</i>								
<hr/>								
Movable Ramps								
Bearings Steel	100%	Now	\$192,000	2050			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Movable Ramp Collapsed</i>								
<i>Explanation : Broken</i>								
<hr/>								
Deck and Railing								
Timber Deck on Steel	100%	Now	\$368,700	2050			* *	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Movable Ramp Collapsed</i>								
<i>Explanation : Broken</i>								
<hr/>								

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

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

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

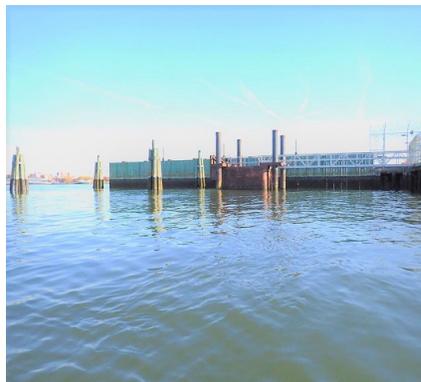
Print Date : 06-Oct-2025

DEPARTMENT OF CORRECTION - FY 2026

Asset Name : RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Address : RIKERS ISLAND NORTH END, WEST OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.260 / 13510 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 720 **Project Type** : CORRECTION
Date of Survey : 15-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Marinas/Docks		\$366,600
Total		\$366,600
Importance Code A		\$127,700
Importance Code C		\$238,800
Total		\$366,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Marinas/Docks	\$106,000	\$3,400	\$500	\$800
Total	\$106,000	\$3,400	\$500	\$800
Importance Code A	\$65,700	\$1,500	\$400	\$600
Importance Code B	\$3,900	\$1,300	\$100	\$200
Importance Code C	\$36,300	\$600		
Total	\$106,000	\$3,400	\$500	\$800



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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Asset # : 13510

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Access Walkways								
Deck								
Timber	100%			2033	\$58,300	5	\$500	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Deck Planks</i>								
Gangways								
Aluminum	90%			2055	**	1-3	\$4,200	
Aluminum	10%	Now	\$3,900	2065	**	1-3	\$500	
<i>Handrail Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Disconnected Handrail Post Due To Cracked Weld At Base Of Gangway</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Barge Gangway Interface</i>								
<i>Explanation : Toe Plate Broken</i>								
Piles and Bracing								
Steel	45%	4+	\$20,200	2065	**	5		
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Splash Zone</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Splash Zone</i>								
Steel	20%			2055	**	5-10	\$300	
Timber	10%			2055	**	4-5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bracing Elements</i>								
<i>Explanation : Wear</i>								
Not Accessible	25%							
Floating Docks								
Anchor Piles								
Steel	15%	4+	\$13,700	2065	**	3-5	\$1,300	
<i>Corrosion, Extent : Light, Area Affected : 50%</i>								
<i>Location : At Guide Pad Locations And Tops Of Piles</i>								
<i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Guide Pad Locations And Tops Of Piles</i>								
Steel	45%			2055	**	3-5	\$4,000	
Not Accessible	40%							
Fenders								
Rubber	100%			2033	\$4,100	1-2	\$200	
Barge								
Steel	18%	4+	\$21,200	2044	**	5	\$100	
<i>Corrosion, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Splash Zone</i>								
Steel	60%			2044	**	5	\$800	
Steel	2%	Now	\$7,800	2050	**	5		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Safety Ladder Broken In The Splash Zone</i>								
<i>Explanation : Broken</i>								
Not Accessible	20%							
Protective Structure								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Asset # : 13510

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Protective Structure								
Pile Cluster								
Timber	12%			2036	\$57,300	4-10	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Bottom Wire Ropes</i>								
<i>Explanation : Corrosion</i>								
Timber	38%	4+	\$36,300	2036	\$181,500	4	\$3,400	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Broken Bottom Wraps On Three Clusters</i>								
<i>Explanation : Broken Cable Wraps</i>								
Not Accessible	50%							
Deck Elements								
Railing								
Steel	80%			2033	\$55,600			
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated At Welds And Joints</i>								
Steel	20%	0-2	\$2,800	2033	\$13,900			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 10 Feet Of Broken Rail Due To Impact From Gangway</i>								

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

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

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

DEPARTMENT OF CORRECTION - 072

Project : CORRECTION

CAPITAL		FY 2027 - 2030		FY 2031 - 2036	
Special Systems		56,000,000		0	
EXPENSE		FY 2027	FY 2028	FY 2029	FY 2030
Special Systems		2,300,000	2,300,000	2,300,000	2,300,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
4275	RIKERS ISLAND DOMESTIC/FIRE WATER SYSTEM		7,000,000	1,800,000
4276	RIKERS ISLAND SANITARY SYSTEM		14,000,000	2,000,000
4277	RIKERS ISLAND STORM SYSTEM		7,000,000	1,800,000
4278	RIKERS ISLAND ELECTRICAL		14,000,000	1,800,000
4280	RIKERS ISLAND UNDERGROUND STEAM TUNNEL		14,000,000	1,800,000

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