EV 2020

DEPARTMENT OF CORRECTION - FY 2025 Print Date: 04-Oct-2024

Asset Name Address	: BROOKLYN HOUSE OF DETENTION : 275 ATLANTIC AVENUE @ BOERUM		
Borough	: BROOKLYN	Agency's Number	: N/A
Program / Asset #	: DOC0003.000 / 129	Yr Built/Renovated	: 1957 / 2005
Area Sq Ft	: 161,765	Project Type	: CORRECTION
Date of Survey	: 09-Dec-2019	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,9,11,11A		
Block	: 175 Lot : 1	BIN	: 3000605

EV 2026

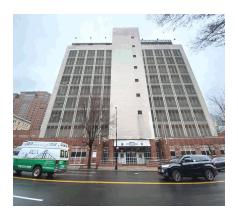
CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$5,593,600	\$667,700
Interior Architecture	\$970,500	\$1,043,300
Electrical	\$2,132,800	\$1,032,400
Mechanical	\$4,074,900	\$2,017,200
Site Pavements	\$54,900	
Total	\$12,826,800	\$4,760,500
Importance Code A	\$5,593,600	\$879,900
1	\$5,593,600 \$6,902,500	\$879,900 \$3,809,800
Importance Code A Importance Code B Importance Code C		

EVDENCE

EXPENSE	F ¥ 2026	F¥ 2027	FY 2028	F¥ 2029
Exterior Architecture	\$40,800			\$2,400
Interior Architecture	\$31,300		\$3,800	\$10,900
Electrical	\$85,100	\$29,600	\$26,300	\$27,200
Mechanical	\$72,800	\$32,100	\$24,900	\$69,000
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$292,100	\$123,800	\$117,200	\$171,600
Importance Code A	\$42,600			\$7,300
Importance Code B	\$249,500	\$123,800	\$117,200	\$164,300
Importance Code C				
Total	\$292,100	\$123,800	\$117,200	\$171,600

EV 2027

EV 2020



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

Asset # : 129

		Current I	Repair	Futur	e Replacement	м	aintenance	
chitecture etem	0/ 0		-					D • •
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре	Iotai	(Ical s)		I'I		(115)		
erior								
Exterior Walls	= 0 /				de ale	_	* * • • • • •	
Glazed Ceramic Panel	5%			LIFE	* *	5	\$59,900	
Masonry: Brick	80%			LIFE	* *	5	\$204,300	
Granite Panels Windows	15%			LIFE		5	\$28,700	
Glass Block	150/	Now	\$239,600	LIFE	* *	5	\$2,700	
Glass Block			ked, Extent : Mode		a Affected · 50%	5	\$2,700	
	-	1 : Through			<i>a 1550 cereta i e 67</i> o			
		-	od, Extent : Moder	ate, Area	Affected : 50%			
		1 : Through		,	55			
	Other Obs	servation, E	Extent : Light, Area	Affected	: 75%			
	Location	ı : Through	out					
	Explana	tion : Cove	red With Protection	n Netting				
Metal/Detention Type	84%	Now	\$5,353,900	2061	* *	5	\$44,800	
		-	xtent : Moderate, A	Area Affe	cted : 50%			
		1 : Through						
			Extent : Moderate,	Area Aff	ected : 50%			
		1 : Through			<i>20</i> 1 7 0 0 <i>(</i>			
			Extent : Moderate	e, Area Aj	ffected : 50%			
		1 : Through			100 / 1 500/			
		Deteriorate 1 : Through	ed, Extent : Modera	ite, Area .	Affected : 50%			
		-	Sut Extent : Light, Area	Affected	· 100%			
			icade, South Facad		. 10070			
	Locanor		ieuue, south i ueue					
	Explana	tion : Cove	red With Protection					
Metal Louvers			red With Protection \$9 800	n Netting	* *			
Metal Louvers	1%	Now	\$9,800	n Netting 2046		6		
Metal Louvers	1% Broken/M	Now	\$9,800 ents, Extent : Mod	n Netting 2046		6		
Metal Louvers	1% Broken/M	Now issing Elem	\$9,800 ents, Extent : Mod	n Netting 2046		6		
	1% Broken/M	Now issing Elem 1 : Through	\$9,800 ents, Extent : Mod	n Netting 2046		5	\$1,800	
Parapets	1% Broken/M Location 60% 5%	Now issing Elem 1 : Through Now	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Ara LIFE LIFE	ea Affected : 100% ** **		\$1,800 \$200	
Parapets Masonry: Brick	1% Broken/M Location 60% 5% Joint Mor	Now issing Elem 1 : Through Now tar Miss/Er	\$9,800 ents, Extent : Mod out	n Netting 2046 erate, Ara LIFE LIFE	ea Affected : 100% ** **	5		
Parapets Masonry: Brick Masonry: Limestone	1% Broken/M Location 60% 5% Joint Mor Location	Now issing Elem 1 : Through Now tar Miss/En 1 : Coping	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Arc LIFE LIFE rate, Area	ea Affected : 100% ** * * * Affected : 25%	5 5	\$200	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence	1% Broken/M Location 60% 5% Joint Mor Location 25%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Arc LIFE LIFE tate, Area 2036	ea Affected : 100% ** * * * Affected : 25% * *	5 5 5-10	\$200	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels	1% Broken/M Location 60% 5% Joint Mor Location	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Arc LIFE LIFE rate, Area	ea Affected : 100% ** * * * Affected : 25%	5 5	\$200	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof	1% Broken/M Location 60% 5% Joint Mor Location 25% 10%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping	\$9,800 eents, Extent : Mod out \$3,800	n Netting 2046 erate, Arc LIFE LIFE rate, Area 2036 LIFE	ea Affected : 100% ** * Affected : 25% ** **	5 5 5-10 5	\$200 \$5,800 \$300	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne	1% Broken/M Location 60% 5% Joint Mor Location 25% 10% 2%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping	\$9,800 pents, Extent : Mod out \$3,800 rod, Extent : Moder	n Netting 2046 erate, Ard LIFE LIFE rate, Area 2036 LIFE 2059	ea Affected : 100%	5 5 5-10	\$200	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof	1% Broken/M Location 60% 5% Joint Mor Location 25% 10% 2% 5%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping Now	\$9,800 eents, Extent : Mod out \$3,800 ood, Extent : Moder \$1,800	n Netting 2046 erate, Ard LIFE LIFE rate, Area 2036 LIFE 2059 2048	ea Affected : 100% ** * * * * * * * * * * * * * * * * *	5 5 5-10 5	\$200 \$5,800 \$300	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water Per	Now issing Elem n : Through Now tar Miss/En n : Coping Now netration, E.	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE rate, Area 2036 LIFE 2059 2048	ea Affected : 100% ** * * * * * * * * * * * * * * * * *	5 5 5-10 5	\$200 \$5,800 \$300	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water PerLocation	Now issing Elem issing Elem Now tar Miss/En i : Coping Now netration, E. i : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE tate, Area 2036 LIFE 2059 2048 Affected	ea Affected : 100% ** * * * * * * * * * * * * * * * * *	5 5 5-10 5 10	\$200 \$5,800 \$300 \$2,400	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel Modified Bitumen	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water PerLocation45%	Now issing Elem 1 : Through Now tar Miss/Er 1 : Coping Now netration, E. 1 : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE cate, Area 2036 LIFE 2059 2048 Affected 2036	ea Affected : 100%	5 5 5-10 5	\$200 \$5,800 \$300	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel Modified Bitumen Plaza Roof: Stone Panel	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water PerLocation45%\$\$ 3%	Now issing Elem i : Through Now tar Miss/En i : Coping Now netration, E. i : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE cate, Area 2036 LIFE 2059 2048 Affected 2036 2051	ea Affected : 100% ** ** ** Affected : 25% ** ** ** ** ** ** ** ** ** ** ** ** **	5 5 5-10 5 10 10	\$200 \$5,800 \$300 \$2,400 \$22,000	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel Modified Bitumen Plaza Roof: Stone Panel Play Surface	1% Broken/M Location 60% 5% Joint Mor Location 25% 10% 2% 5% Water Per Location 45% 5% 3% 5%	Now issing Elem n : Through Now tar Miss/En n : Coping Now netration, E. n : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ara LIFE LIFE cate, Area 2036 LIFE 2059 2048 Affected 2036 2051 2031	ea Affected : 100% ** ** ** Affected : 25% ** ** ** ** ** ** ** ** ** ** ** ** **	5 5 5-10 5 10 10 10	\$200 \$5,800 \$300 \$2,400 \$22,000 \$2,400	
Parapets Masonry: Brick Masonry: Limestone Metal: Cage/Fence Granite Panels Roof Copper/Terne Metal Panel Modified Bitumen Plaza Roof: Stone Panel	1%Broken/MLocation60%5%Joint MorLocation25%10%2%5%Water PerLocation45%\$\$ 3%	Now issing Elem n : Through Now tar Miss/En n : Coping Now netration, E. n : Through	\$9,800 eents, Extent : Mod out \$3,800 od, Extent : Moder \$1,800 xtent : Light, Area	n Netting 2046 erate, Ard LIFE LIFE cate, Area 2036 LIFE 2059 2048 Affected 2036 2051	ea Affected : 100% ** ** ** Affected : 25% ** ** ** ** ** ** ** ** ** ** ** ** **	5 5 5-10 5 10 10	\$200 \$5,800 \$300 \$2,400 \$22,000	

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

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

Asset # : 129

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Through	\$94,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$120,800	
Ceramic Tile	5%			2040	* *	5	\$10,200	
Marble Panels	5%			LIFE	* *	5	\$7,700	
Quarry Tile	10%		\$75,600	2044	* *	5	\$15,300	
	-	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	ffected : 25%			
Steel Plate	5%			LIFE	* *	1		
Steel Grating	10%			2041	* *	1		
Terrazzo	20%		\$76,900	LIFE	* *	5	\$31,900	
	-	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Vinyl Tile	15%			2031	\$851,600	3	\$11,500	
Wood	3%			2059	* *	5	\$11,500	
Interior Walls								
Concrete Masonry Unit	Cracking/	Now Crumbling, 1 : Through	\$89,300 Extent : Moderate out	LIFE , Area Aj	* * ffected : 10%	5	\$18,900	
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	\$28,300	
Marble Panels	3%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$21,300	
SGFT/Glazed Masonry	32%			LIFE	* *			
Steel Plate			\$241,500 xtent : Light, Area out	LIFE Affected	* *	5	\$70,900	
Ceilings								
AcousTileConcealSpLn	Cracking/	Now Crumbling, 1 : Through	\$115,800 Extent : Light, Are out	2036 ea Affecte	* * ed : 30%	5	\$44,700	
AcousTileSusp.Lay-In	5%			2044	* *	5	\$10,200	
Exposed Struc: Concrete			\$277,200	LIFE	* *	5	\$14,400	
1	Cracking/		Extent : Light, Are		ed : 10%			
		etration, E. 1 : Through	xtent : Light, Area . out	Affected	: 20%			
Metal Panel	5%			LIFE	* *	5	\$12,800	
Plaster		Now	\$31,300	LIFE	* *	5	\$12,800	
		Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%			
		Discoloring, 1 : Entry Lo	Extent : Moderate bby	e, Area Aj	ffected : 2%			
			xtent : Light, Area .	Affected	: 10%			
	Location	1 : Through	out					

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Asset # : 129

rchitecture	Currer	t Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Pavements Public Sidewalk Cast in Place Concrete	100% Now Cracking/Crumblin Location : Throug	\$54,900 ng, Extent : Moderate ghout	2036 , Area Aj	* * ffected : 15%			
On-Site Walkways Pavers/Stone	100%		2034				
lectrical	Currer	t Repair	Futur	e Replacement	M	aintenance	
vstem Component Type		te Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location : Electr				5	\$100	
Molded Case Bkrs	30% Other Observation Location : Electr	e 1,200 Ampere Mair , Extent : Light, Area ical Room e 2,000 Ampere Mair	2051 Affected	* * : 100%	5	\$1,300	
Molded Case Bkrs	50% Other Observation Location : Electr	, Extent : Light, Area ical Room	2031 Affected	\$114,400 : 100%	5	\$2,100	
Transformers	²	o 3,000 Ampere Mair				# < 0.0	
Dry Type Switchgear / Switchboard	100%		2044	* *	5	\$600	
Fused Disc Sw Molded Case Bkrs	20% 80%		2051 2031	* * \$183,000	5 5	\$100 \$3,400	
Raceway Conduit Conduit	90% 10%		2031 2051	\$206,600	1		
Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	10% 80% 10%		2030 2030 2047	\$20,100 \$160,500 * *	5 5 5	\$400 \$3,400 \$400	
Wiring Thermoplastic Thermoplastic	90% 10%		2031 2051	\$310,300 * *	1	÷	
Motor Controllers Locally Mounted Variable Frequency Drive	95% 5%		2029 2044	\$481,000 * *	5	\$1,000	
ound Grounding Devices Generic	100%		LIFE	* *	5	\$2,400	

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Asset # : 129

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power						
Transfer Switches	400/	2 044	ate ate		¢10.000	
Automatic	40%	2044	* *	1	\$19,900	
Automatic	60%	2029	\$63,000	1	\$29,900	
Generators Diesel	50%	2040	* *	1	\$31,300	
Diesei	Other Observation, Extent : Light, Area Location : Roof Explanation : One 250 Kilowatts		: 100%	I	\$31,500	
Diesel	50% Abandoned In Place, Extent : Light, Are Location : Outdoors	2027 ea Affecte	\$54,600 d : 100%	1	\$31,300	
Batteries						
Lead/Acid	100%	2026	\$2,500	5	\$6,000	
Fuel Storage	500/	2020	¢10 000	-		
Day Tank	50% Other Observation, Extent : Light, Area Location : Generator Room - Roof An Explanation : Two 150 Gallon Tanks			5		
Main Tank	50% Other Observation, Extent : Light, Area Location : Basement Explanation : One 3,000 Gallon Tank	2034 Affected	\$38,600 : 100%	5		
ghting	Explanation : One 5,000 Gallon Tank					
Interior Lighting						
Fluorescent	65%	2036	* *	10	\$96,400	
	T-8 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	Area Affe	ected : 100%			
Fluorescent	20%	2026	\$494,800	10	\$29,700	
	T-12 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	t, Area A <u>f</u>	fected : 100%			
HID	10%	2026	\$192,600	10	\$500	
LED	5%	2036	* *			
Egress Lighting						
Emergency, Service	40%	2031	\$40,100	1	** ***	
Emergency, Battery	10%	2026	\$27,300	10	\$3,900	
Exit, Service	25%	2026	\$17,500	1	40.7 00	
Exit, Battery	25%	2031	\$57,600	10	\$2,700	
Exterior Lighting	95%	2026	¢770 000	10	¢500	
HID LED	95% 5%	2026	\$720,800 * *	10	\$500	
larm	J /0	2030				
Security System						
Generic	100%	2036	* *	1	\$60,400	
Senerio	Other Observation, Extent : Light, Area Location : Throughout The Building		: 100%	1	\$00,100	
	Explanation : CCTV Surveillance Syst	tem				

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

Asset # : 129

			A330(<i>#</i> : 1					
Electrical		Current I	Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Fire/Smoke Detection Generic, Digital	100%			2036	* *	1-3	\$99,700	
Mechanical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
	Location	ı : Opposite	Extent : Severe, Area Side Of Street Nearby Court Hot		d : 100%			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2034	\$97,900	5	\$9,600	
Distribution Central Plant Steam Piping/Pmp	5%			2041	* *	4	\$400	
Steam Piping/Pump	95%			2041	* *			
Terminal Devices Air Handler			\$550,800 tent : Severe, Area out	2026 Affected	\$2,754,000 : 100%	1	\$81,000	
Convector/Radiator	3%			2029	\$39,900	1	\$1,600	
Unit Heater - Steam	7%			2026	\$64,700	4	\$1,600	
ir Conditioning Energy Source Electricity	100%			2039	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%			2029	\$128,600	2	\$500	
Exterior Pkg Unit - Cooling	15%			2031	\$267,400	2	\$1,500	
No Component	80%							
Heat Rejection Air Cooled Condenser Unit	15%			2031	\$14,100	2	\$16,900	
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers	Location	ervation, E 1 : Through				2-5	\$45,100	
			lechanical Ventilati	on In Ce	ell Areas.			
No Component	50%							

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Asset # : 129

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lentilation						
Exhaust Fans						
Interior	80%	2026	\$576,900	2	\$4,000	
Roof	20%	2031	\$63,100	2	\$1,000	
Plumbing						
H/C Water Piping						
Brass/Copper	5%	2041	* *	1		
Galvanized Steel	95% 0-2 \$39,4		* *	1		
	Corroded, Extent : Severe, Area Ag	fected : 10%				
	Location : Throughout					
HW Heat Exchanger						
Steam Fired	100%	2031	\$786,300	4	\$24,000	
	Other Observation, Extent : N/A, A	Area Affected :	100%			
	Location : Basement					
	Explanation : 5 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2036	* *	4	\$3,400	
Sewage Ejector(s)						
Electric	100%	2031	\$85,100	4	\$9,700	
	Other Observation, Extent : N/A, A	00				
	Location : One At 1st Floor, One	At Sub-basem	ient			
	Explanation : 2 Units					
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	0.50/		* *			
Geared Traction	85%	LIFE				
	Other Observation, Extent : N/A, A	00			T- 1-4 El 1	
	Location : 4 Units From Basemer Unit From 1st To 2nd Floor	nt 10 11th Flo	or, I Unit From Bo	isement	10 IST Floor, 1	
	Explanation : 6 Units					
Hydraulic	<u>15%</u>	LIFE	* *			
Hydraulic	1570 Other Observation, Extent : N/A, A					
	Location : Basement To 3rd Floo		15/0			
	Explanation : 1 Unit	·/				
Fire Suppression	Explanation . 1 Onti					
Standpipe						
Generic	100%	2041	* *	1-5	\$84,600	
Sprinkler	10070	2071		1.5	ψ04,000	
No Component	75%					
Generic	25%	2031	\$562 200	1.2	\$11 300	
Generic	2370	2031	\$562,200	1-2	\$11,300	

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Asset # : 129

Mechanical	Current Rep	air Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Fire Pump						
Generic	100% 4+	\$3,100 2034	\$155,300	1	\$27,200	
	Other Observation, Exte	nt : Light, Area Affecte	d : 2%			
	Location : Mechanical	Room On Floor 11 A				
	Explanation : Rust Beg	ginning To Occur.				
Chemical System						
No Component	99%					
Generic	1%	2026	\$500	1-3	\$2,400	

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Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address	: MANHATTAN HOUSE OF DETENT : 138-40 CENTRE STREET @ WHITI		CR
Borough	: MANHATTAN	Agency's Number	: N/A
Program / Asset #	: DOC0009.000 / 2013	Yr Built/Renovated	: 1989 / 2005
Area Sq Ft	: 163,072	Project Type	: CORRECTION
Date of Survey	: 08-Nov-2019	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,3,9		
Block	: 198 Lot : 1	BIN	: 1002364
CAPITAL		FY 2026 - 2029	

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$174,300	\$1,095,600
Interior Architecture	\$341,200	\$3,452,700
Electrical	\$888,300	\$1,378,400
Mechanical	\$3,222,600	\$10,882,900
Site Pavements		\$1,124,300
Total	\$4,626,400	\$17,933,900
Importance Code A	\$174,300	\$1,331,500
Importance Code B	\$4,178,700	\$14,958,700
Importance Code C	\$273,400	\$1,643,700
Total	\$4,626,400	\$17,933,900

Total	\$580,300	\$129,000	\$166,700	\$186,800
Importance Code C	\$68,600			
Importance Code B	\$419,400	\$129,000	\$166,700	\$181,800
Importance Code A	\$92,300			\$5,000
Total	\$580,300	\$129,000	\$166,700	\$186,800
Elevators/Escalators	\$58,800	\$58,800	\$58,800	\$58,800
Site Pavements	\$22,500			
Mechanical	\$160,000	\$51,900	\$89,300	\$55,100
Electrical	\$108,400	\$18,300	\$18,600	\$58,900
Interior Architecture	\$141,700			\$9,000
Exterior Architecture	\$88,900			\$5,000
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset # : 2013

			A3361 # . Z	010				
rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Concrete Masonry Unit	7%			LIFE	* *	5	\$5,200	
Metal Sect. OHD		Now	\$39,200	2036	* *	5	\$5,600	
		-	xtent : Moderate, A		cted : 20%			
		Southeas	t Garage Door En					
Granite Panels	25%			LIFE	* *	5	\$22,400	
Pre-Cast Concrete	65%		\$113,000	LIFE	* *	5	\$251,900	
			xtent : Moderate, A					
	Location :	Gymnasi	ium And Clinic On	Second F	Floor			
Windows	1001					_		
Glass Block	10%			LIFE	* *	5	\$2,100	
Metal/Detention Type	80%			2041	* *	5	\$99,500	
Metal Louvers	10%			2034	\$190,200	10	\$21,300	
Parapets	0.50/					-	¢15 500	
Cast in Place Concrete	35%			LIFE	* *	5	\$15,500	
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Metal Rail	5%			2044	* *	5-10	\$3,900	
Metal: Cage/Fence	25% 25%			2044	* *	5-10	\$8,300 \$6,700	
Pre-Cast Concrete	2370			LIFE		5	\$6,700	
Roof IRMA/Protected	40%			2031	\$440,100	10	\$18,000	
Membrane	40%			2051	\$449,100	10	\$18,900	
Memorane	Recent Rend	air Evider	nt, Extent : N/A, Ar	en Affecti	ed · 20%			
	Location :			ia nyjeen	. 2070			
Dorrow A subolt	10%	Lieraioi	2	2040	* *	10	\$7,100	
Paver: Asphalt Traffic Topping	50%	Now	\$61,300	2040	\$204,400	10	\$7,100	
frame ropping			Extent : Moderate					
	-	-	Activity Area	, лгеи лј	<i>Jecieu</i> . 2570			
			, Extent : Moderate	o Area A	flected · 30%			
			Activity Area	, 11 1 cu 1	<i>Jecica</i> . 5070			
			Extent : Moderate,	Area Aff	ected · 15%			
	Location :			лгей Ајј	ecieu . 1570			
			: Moderate, Area	Affected .	35%			
			Activity Area		5070			
	Locunon .	Sumoor	1100000y 11100					
Soffits								
Soffits Metal Panel	20%			2041	* *	5-10		
Soffits Metal Panel Granite Panels	20% 30%			2041 LIFE	* *	5-10 5		

Interior

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

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

Asset # : 2013

			Assel # . 2				aintenance	
Architecture		Current	-		re Replacement			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors						_		
Cast in Place Concrete	50%	4.		LIFE	* *	5	\$261,700	
Ceramic Tile	5%	4+	\$67,800	2034	\$678,100	5	\$6,000	
	Location	Trumbling: Through	, Extent : Light, Are out	ea Affecte	ed : 10%			
Quarry Tile	5%			2036	* *	5	\$17,900	
Terrazzo	5%			LIFE	* *	5	\$9,300	
Vinyl Tile	30%	Now	\$39,900	2031	\$1,993,500	3	\$26,900	
	-	Crumbling : Through	, Extent : Moderate out	r, Area Aj	ffected : 10%			
Wood	5%			2046	* *	5	\$22,400	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Ceramic Tile	3%	4+	\$46,200	2034	\$461,500	5	\$4,200	
			ients, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Various	Bathrooms					
Concrete Masonry Unit	52%	Now	\$273,400	LIFE	* *	5	\$57,900	
5	Water Pene	etration, E	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	: Gymnas	ium Walls					
Glass: Single Pane	5%			LIFE	* *	5	\$10,400	
Gypsum Board	5%			LIFE	* *	5	\$8,300	
Metal Security Bars	10%			LIFE	* *	U	\$0,200	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings	570			LIIL				
AcousTile,Adhered	10%	4+	\$15,500	2036	* *	5	\$12,000	
· · · · · · · · · · · · · · · · · · ·			ients, Extent : Mod		ea Affected : 10%	U	¢1 _ ,000	
		: Corrido		,	55			
AcousTileSusp.Lay-In	10%	0-2	\$20,000	2036	* *	5	\$12,000	
Acous meSusp.Lay-m			, Extent : Moderate		ffected · 20%	5	\$12,000	
	-	: Through		, 11 'cu 11j	<i>Jecieu</i> : 2070			
		. Intough	0111	LIPP	* *	5	¢10.700	
Exposed Struc: Concrete				LIFE	* *	5	\$18,700	
Exposed Struc: Steel	10%			LIFE	* *	~	*2 0,000	
Metal Panel	10%			LIFE	* *	5	\$29,900	
Plaster	10%			LIFE	* *	5	\$15,000	
Site Enclosure								
Retaining Walls	1000/			2051	* *			
Masonry: Fieldstone	100%		Testoret , N/A Area	2051				
			Extent : N/A, Area A eek Walls And Plan					
					ouin side			
Site Pavements	елріанан	ion. Inis	Is Actually Granite					
Public Sidewalk								
Pavers/Stone	100%			2034				
1 4, 015, 50010	100/0			200 F				

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 MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Architecture	Current Repair Future Replacement					м		
System	0/ 2						aintenance	D • •
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
On-Site Walkways								
Masonry: Granite	60%			LIFE	* *			
		ervation, E 1 : Stairs At	Extent : Light, Area	Affected	: 20%			
D / S		Now	irs In Progress	2024	\$244,700			
Pavers/Stone	Broken/M	issing Elem	\$4,900 ents, Extent : Mode Door Entrance	2034 erate, Ar	\$244,700 ea Affected : 10%			
Parking/Driveway		0						
Cast in Place Concrete	5%			2036	* *			
Pavers/Stone	95%	Now	\$17,600	2034	\$879,600			
		issing Elem 1 : Parking	ents, Extent : Mode Area	erate, Ar	ea Affected : 10%			
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	Listimated Cost	FY	Listimateu Cost	(Yrs)	Listillated Cost	THOTHY
Under 600 Volts								
Service Equipment	100/					_	**	
Fused Disc Sw	40%		utout Light Auga	2031	\$20,700	5	\$300	
		i : Electrica	Extent : Light, Area	Ајјестеи	. 10070			
			5,000 Amperes					
Molded Case Bkrs	<u>60%</u>		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2031	\$137,300	5	\$2,600	
Molded Case DKIS	Other Obs		xtent : Light, Area 11 Room			5	\$2,000	
	Explana	tion : Three	e 3,000 Ampere Ma	in Disco	nnect Switches			
Transformers								
Dry Type	100%			2029	\$26,900	5	\$600	
	()ther ()he	amation h						
			Extent : Light, Area		: 100%			
	Location	ı : 3rd Floo	r Electrical Room		: 100%			
Switchgeor / Switchbeord	Location	ı : 3rd Floo			: 100%			
Switchgear / Switchboard	Locatior Explana	n : 3rd Floo tion : Two	r Electrical Room	ere		5	\$300	
Air Circuit Breaker	Location Explana 30%	1 : 3rd Floo tion : Two	r Electrical Room	<i>ere</i> 2031	\$68,600	5	\$300 \$3.000	
Air Circuit Breaker Molded Case Bkrs	Locatior Explana	1 : 3rd Floo tion : Two	r Electrical Room	ere		5 5	\$300 \$3,000	
Air Circuit Breaker Molded Case Bkrs Raceway	Location Explana 30% 70%	n : 3rd Floo tion : Two .	r Electrical Room	ere 2031 2031	\$68,600 \$160,100	5		
Air Circuit Breaker Molded Case Bkrs Raceway Busway	Location Explana 30% 70% 2%	n : 3rd Floo tion : Two .	r Electrical Room	ere 2031 2031 2029	\$68,600 \$160,100 \$4,600	5		
Air Circuit Breaker Molded Case Bkrs Raceway	Location Explana 30% 70%	1 : 3rd Floo	r Electrical Room	ere 2031 2031	\$68,600 \$160,100	5		
Air Circuit Breaker Molded Case Bkrs Raceway Busway Conduit	Location Explana 30% 70% 2% 93%	1 : 3rd Floo	r Electrical Room	ere 2031 2031 2029 2031	\$68,600 \$160,100 \$4,600 \$213,500	5 1 1		
Air Circuit Breaker Molded Case Bkrs Raceway Busway Conduit Conduit	Location Explana 30% 70% 2% 93%	1 : 3rd Floo	r Electrical Room	ere 2031 2031 2029 2031	\$68,600 \$160,100 \$4,600 \$213,500	5 1 1		
Air Circuit Breaker Molded Case Bkrs Raceway Busway Conduit Conduit Panelboards	Location Explana 30% 70% 2% 93% 5%	1 : 3rd Floo	r Electrical Room	ere 2031 2031 2029 2031 2041	\$68,600 \$160,100 \$4,600 \$213,500 **	5 1 1 1	\$3,000	

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

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

Asset # : 2013

			A5561 # . 20					
Electrical		Current Repair Future Replacement			M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts								
Wiring								
Busway	2%			2029	\$6,900	1		
Thermoplastic	93%			2031	\$320,700	1		
Thermoplastic	5%			2041	* *	1		
Motor Controllers								
Locally Mounted	10%			2029	\$50,600	5	\$100	
Motor Control Center	80%			2029	\$285,300	5	\$3,600	
Variable Frequency Drive	10%	Now	\$17,800	2044	* *			
		tioning, Ext 1 : 3rd Floo	ent : Moderate, Are r	ea Affecto	ed : 100%			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,400	
Stand-by Power								
Transfer Switches								
Automatic	70%			2029	\$73,500	1	\$35,100	
Automatic	30%			2036	* *	1	\$15,100	
Generators								
Diesel	Location	servation, E 1 : Generate	Extent : Light, Area or Room - 3rd Floo	r	\$109,200 : 100%	1	\$63,200	
Batteries	Ехріапа		650 Kilovolt-amper	e				
Lead/Acid	100%			2026	\$2,500	5	\$6,000	
Fuel Storage	10070			2020	\$2,500	5	\$0,000	
Day Tank	50%			2030	\$12,900	5		
	Other Obs Location	servation, E	Extent : Light, Area or Room - 3rd Floo Gallons	Affected		5		
Main Tank	50%			2034	\$38,600	5		
	Other Obs		Extent : Light, Area nt					
			5,000 Gallon					
Lighting	-							
Interior Lighting								
Fluorescent	90%			2036	* *	10	\$134,600	
	Location	n : Through	Extent : Light, Area out The Building	Affected	: 100%			
		tion : T-8 L	amps					
Fluorescent	Location	servation, E 1 : Basemer		2026 Affected	\$149,600 : 100%	10	\$9,000	
		tion : T-12	Lamps		**			
HID	2%			2026	\$38,800	10	\$100	
LED	2%			2036	* *			

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

Asset # : 2013

lectrical		Current I	Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Egress Lighting								
Emergency, Service	60%			2036	* *	1		
Exit, Service	35%			2026	\$24,700	1		
Exit, Service	5%			2039	* *	1		
Exterior Lighting								
HID	10%			2026	\$76,500	10	\$100	
No Component	90%							
larm								
Security System								
Generic	100%			2031	\$307,700	1	\$60,900	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2031	\$42,300	1-3	\$10,100	
lechanical		Current I	Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source								
Utility Steam	100%			2041	* *	1		
-	Other Obs	ervation, E	Extent : Severe, Ared	Affecte	d : 100%			
	Location	ı : Basemen	at a start sta					
	Explana	tion : Stean	n Is Provided From	100 Cer	tre Street			
Conversion Equipment								
Pres. Reducing Valve/LP	100%	0-2	\$2,000	2034	¢02 700	5	¢ 4 000	
C (2054	\$98,700	2	\$4,800	
Steam				2054	\$98,700	5	\$4,800	
	Controller	·Not Worki	ng, Extent : Severe,		-	5	\$4,800	
			-	Area Af	fected : 50%		\$4,800	
			ng, Extent : Severe,	Area Af	fected : 50%		\$4,800	
Distribution Central Plant Steam			ng, Extent : Severe,	Area Af	fected : 50%		\$4,800	
Distribution	Location		ng, Extent : Severe,	Area A <u>f</u> s Maual	fected : 50% ly Operated. Baser	nent		
Distribution Central Plant Steam Piping/Pmp Terminal Devices	Location		ng, Extent : Severe,	Area A <u>f</u> s Maual	fected : 50% ly Operated. Baser \$4,609,300	nent		
Distribution Central Plant Steam Piping/Pmp	Location		ng, Extent : Severe,	Area A <u>f</u> s Maual	fected : 50% ly Operated. Baser	nent		
Distribution Central Plant Steam Piping/Pmp Terminal Devices	Location		ng, Extent : Severe,	Area Af s Maual 2031	fected : 50% ly Operated. Baser \$4,609,300	nent 4	\$12,100	
Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler	Location 100%	n : Low Pre.	ng, Extent : Severe,	Area A <u>f</u> s Maual 2031 2026	Tected : 50% ly Operated. Basen \$4,609,300 \$2,776,200	<u>nent</u> 4 1	\$12,100	
Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	Location 100% 90% 5% 5%	n : Low Pre.	ng, Extent : Severe, ssure Control Valve	Area At s Maual 2031 2026 2029 2026	fected : 50% ly Operated. Basen \$4,609,300 \$2,776,200 \$67,000	<u>nent</u> 4 1	\$12,100	
Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	Location 100% 90% 5% 5% Broken, E:	n : Low Pre.	ng, Extent : Severe, ssure Control Valve \$1,000 re, Area Affected : :	Area At s Maual 2031 2026 2029 2026	fected : 50% ly Operated. Basen \$4,609,300 \$2,776,200 \$67,000	<u>nent</u> 4 1	\$12,100	
Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	Location 100% 90% 5% 5% Broken, E:	Now Now	ng, Extent : Severe, ssure Control Valve \$1,000 re, Area Affected : :	Area At s Maual 2031 2026 2029 2026	fected : 50% ly Operated. Basen \$4,609,300 \$2,776,200 \$67,000	<u>nent</u> 4 1	\$12,100	
Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	Location 100% 90% 5% 5% Broken, E:	Now Now	ng, Extent : Severe, ssure Control Valve \$1,000 re, Area Affected : :	Area At s Maual 2031 2026 2029 2026	fected : 50% ly Operated. Basen \$4,609,300 \$2,776,200 \$67,000	<u>nent</u> 4 1	\$12,100	

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.

Asset # : 2013

Mechanical		Current Repair			e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2034	\$2,673,700	1	\$141,200	
			Extent : Light, Area	ı Affectea	l : 100%			
		1 : Chillers			1000/			
			Extent : N/A, Area A	ijjectea :	100%			
			Room, Basement					
		tion : 2 Un	us					
No Component	20%							
Distribution CW & CHW Wtr	100%			2041	* *	4	¢0,000	
Pipe/Pump	100%			2041		4	\$8,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$2,544,500	1	\$100,800	
Heat Rejection	10070			2001	\$2,511,500	1	\$100,000	
Water Cooling Tower	100%			2036	* *	2	\$164,100	
			Extent : N/A, Area A		100%	_	4-0-,-00	
	Location			55				
entilation		-						
Distribution								
Ductwork/Diffusers		Now	\$144,000	LIFE	* *	2-5	\$90,900	
		-	ent : Moderate, Are	a Affecte	d : 100%			
	Location	1 : Through	out					
Exhaust Fans						-		
Interior	100%			2031	\$727,000	2	\$5,000	
lumbing								
H/C Water Piping Galvanized Steel	1000/	Marra	¢104 600	2026	* *	1		
Galvanized Steel		Now	\$104,600 Severe, Area Affe	2036		1		
		i : Basemei		cieu . 20	//0			
HW Heat Exchanger	Locuitor	i . Busemer						
Steam Fired	100%	Now	\$79,300	2041	* *	4	\$16,100	
Steam Thea			re, Area Affected :			-	\$10,100	
		ı : Basemer		/ -				
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2026	\$5,000	4	\$5,200	
Sewage Ejector(s)								
Electric	100%		\$51,500	2041	* *	4	\$6,500	
		-	tent : Severe, Area	Affected	: 100%			
	Location	n : Basemer	nt					
Backflow Preventer	1000			0001	¢=2.200		#10.000	
Generic	100%			2031	\$73,200	1	\$10,000	

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

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

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DEPARTMENT OF CORRECTION - 072 MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Mechanical	Current Repair	Future R	eplacement	Ма	intenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Plumbing								
Fixtures								
Generic	100%							
	Other Observation, Extent : M	oderate, Area Affected	1:100%					
	Location : Throughout							
	Explanation : About 80% Sta	inless Steel For Inmat	es And 20% Pa	orcelain F	For Others			
Vertical Transport								
Elevators	000/							
Geared Traction	80%	LIFE	* *					
	Other Observation, Extent : Li	0 10	10%					
	Location : Basement To 10th	Floor						
	Explanation : 5 Units							
Hydraulic	20%	LIFE	* *					
	Other Observation, Extent : N/A, Area Affected : 20% Location : Basement To 1st Floor							
		loor						
	Explanation : 2 Units							
Fire Suppression								
Standpipe Generic	100%	2041	* *	1-5	\$85,300			
	100%	2041		1-3	\$85,500			
Sprinkler Generic	100%	2041	* *	1-2	\$45,700			
	10070	2041		1-2	\$43,700			
Fire Pump Generic	100%	2034	\$156,500	1	\$30,500			
	10070	2034	\$150,500	1	\$30,300			
Chemical System No Component	99%							
Generic	1%	2026	\$500	1-3	\$2,400			
Uchichic	1 /0	2020	\$500	1-5	¢∠, 4 00			

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 : 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: MANHATTAN HOUSE OF DETENT		R
Address	: 125 WHITE STREET @ CENTRE ST	•	
Borough	: MANHATTAN	Agency's Number	: N/A
Program / Asset #	: DOC0005.000 / 2033	Yr Built/Renovated	: 1941 / 2005
Area Sq Ft	: 224,729	Project Type	: CORRECTION
Date of Survey	: 08-Nov-2019	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2,12		
Block	: 167 Lot : 1	BIN	: 1079000

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$448,200	\$1,045,700
Interior Architecture	\$360,800	\$4,493,900
Electrical	\$1,033,500	\$5,507,800
Mechanical	\$14,857,000	\$2,243,400
Site Pavements		\$462,900
Total	\$16,699,400	\$13,753,700
Importance Code A	\$448,200	\$1,604,000
Importance Code B	\$15,954,100	\$11,573,700
Importance Code C	\$297,200	\$576,000
Total	\$16,699,400	\$13,753,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$106,600			\$7,200
Interior Architecture	\$70,100			\$14,300
Electrical	\$73,100	\$25,300	\$25,700	\$111,900
Mechanical	\$145,700	\$76,400	\$117,400	\$71,500
Site Pavements	\$9,300			
Elevators/Escalators	\$45,600	\$45,600	\$45,600	\$45,600
Total	\$450,400	\$147,300	\$188,700	\$250,600
Importance Code A	\$116,100	\$9,000	\$9,000	\$16,400
Importance Code B	\$325,000	\$138,300	\$179,700	\$234,100
Importance Code C	\$9,300			
Total	\$450,400	\$147,300	\$188,700	\$250,600



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

Asset # : 2033

rchitecture		Current R	lepair	Futur	e Replacement	M		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Copper/Terne	3%			2036	* *	10	\$16,100	
	•		tent : Moderate, A		eted : 15%			
			West Service Entr					
			Extent : Moderate,		fected : 10%			
			West Service Entr					
	-	-	Extent : Moderate	+	ffected : 15%			
		: East And	West Service Entr	ances				
Masonry: Limestone	70%			LIFE	* *	5	\$120,500	
Metal Panel	10%			2041	* *	5-10	\$157,800	
Metal Coiling Doors	2%			2044	* *	5	\$14,300	
Granite Panels	15%			LIFE	* *	5	\$25,800	
Windows								
Glass Block	5%			LIFE	* *	5	\$3,900	
Metal/Detention Type	45%			2041	* *	5	\$202,300	
Steel	5%	Now	\$26,800	2039	* *	5	\$38,600	
			ked, Extent : Mode	rate, Are	a Affected : 2%			
	Location	: North Fa	cade					
Steel	45%			2039	* *	5	\$694,100	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	\$1,100	
Masonry: Limestone	40%			LIFE	* *	5	\$1,400	
Metal: Cage/Fence	20%		\$1,300	2036	* *	5	\$1,800	
			ctent : Moderate, A	lrea Affe	cted : 10%			
	Location	: Througho	out					
Roof					A		* • • • • • •	
Built-Up (BUR)	30%		b -	2031	\$119,700	10	\$10,200	
Cast in Place Concrete	40%	Now	\$15,300	LIFE	**			
	-	-	Extent : Moderate		fected : 10%			
			West Housing Area		. 1 . 50 /			
			tent : Moderate, A	00	cted : 5%			
		: Over 11	West Housing Area					
IRMA/Protected	25%			2031	\$202,200	10	\$8,500	
Membrane								
IRMA/Protected	5%	Now	\$4,000	2031	\$40,400			
Membrane			~					
			tent : Severe, Area	Affected	d : 5%			
	Location	: Over Cor	nnecting Bridge					
Soffits						_		
Granite Panels	10%			LIFE	* *	5		
Stucco Cement	90%			2036	* *	5		

Interior

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

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

Asset # : 2033

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$313,400	
Ceramic Tile	5%	4+	\$40,600	2034	\$812,000	5	\$7,200	
	0	0	Extent : Light, Are Bathrooms		ed : 10%			
Quarry Tile	5%			2036	* *	5	\$21,500	
Vinyl Tile	40%	Now	\$63,700	2031	\$3,182,800	3	\$43,000	
			: Moderate, Area A					
	Location	: Basemer	t, Corridors, Conn	ecting B	ridge, 1st Floor Aa	ljacent To	o Sally Port	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Concrete Masonry Unit	58%			LIFE	* *	5	\$113,100	
Glass: Single Pane	10%		\$297,200	LIFE	* *	5	\$36,600	
			Extent : Moderate, 2	4rea Affe	ected : 40%			
		: Control						
		tion : Glazi	ng Clouded					
Metal Security Bars	10%			LIFE	* *			
Metal: Cage/Fence	2%			LIFE	* *			
Ceilings	2.50/	4.	¢10.000	2026		_	\$2 < 2 0 0	
AcousTileConcealSpLn	25%	4+	\$18,800	2036	* *	5	\$36,300	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 2%			
		: Corridoi			- 1 - 20/			
			Extent : Light, Are	ea Affecte	ea : 2%			
		: Through	oui				*	
Exposed Struc: Concrete				LIFE	* *	5	\$5,400	
Metal Panel	10%			LIFE	* *	5	\$29,000	
Plaster	50%			LIFE	* *	5	\$72,600	
lite Enclosure								
Retaining Walls Cast in Place Concrete	100%			2051	* *			
	10070			2031				
ite Pavements Public Sidewalk								
Pavers/Stone	100%			2034				
On-Site Walkways	10070			2034				
Masonry: Granite	50%			LIFE	* *			
Pavers/Stone	50%			2034				
Parking/Driveway	5070			2054				
Cast in Place Concrete	50%			2044	* *			
Pavers/Stone	50%	Now	\$9,300	2044	\$462,900			
			ents, Extent : Mod					
		-	ay Between North					
			Extent : Moderate		0			
	-	-	ay Between North					

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

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

Asset # : 2033

Electrical		Current	Repair	Futur	e Replacement	M	aintenance						
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority					
Under 600 Volts													
Service Equipment													
Fused Disc Sw	60%			2031	\$58,000	5	\$600						
			Extent : Light, Area	Affected	: 100%								
		1 : Electrico		D:	and Chuitel								
			4,000 Ampere Main			-	¢ 400						
Fused Disc Sw	Location	servation, E 1 : Electrice				5	\$400						
	Explana	tion : One	2,000 Ampere Main	Disconi	nect Switch								
Transformers	1000/			0000	#2 < 0.00	-	4000						
Dry Type	100%			2029	\$26,900	5	\$800						
		servation, E 1 : Electrici	Extent : Light, Area	Ајјестеа	: 100%								
			n Koom 75 Kilovolt-ampere										
Switchgear / Switchboard	Ехрійни	lion. One	75 Kuovou-ampere										
Fused Disc Sw	80%			2031	\$366,000	5	\$800						
Molded Case Bkrs	20%			2031	\$91,500	5	\$1,200						
Raceway	-				·-)	-	4)						
Busway	5%			2029	\$23,000	1							
Conduit	90%			2031	\$413,100	1							
Conduit	5%			2041	* *	1							
Panelboards													
Fused Disc Sw	10%			2030	\$48,100	5	\$500						
Molded Case Bkrs	88%			2030	\$423,700 * *	5	\$5,200						
Molded Case Bkrs	2%			2039	* *	5	\$100						
Wiring	5%			2029	\$24,200	1							
Busway Thermoplastic	90%			2029	\$34,200 \$615,000	1 1							
Thermoplastic	5%			2031	\$015,000	1							
Motor Controllers	570			2041		1							
Locally Mounted	10%			2029	\$62,500	5	\$200						
Motor Control Center	70%			2029	\$614,500	5	\$4,300						
Variable Frequency Drive	20%			2036	* *								
Ground													
Grounding Devices		0.5	b · c - c ·			Ē							
Generic	Location	servation, E	\$10,500 Extent : Moderate, 2 Jain - Basement oded	LIFE Area Affe	* * cted : 100%	5	\$3,300						
Stand-by Power	Å												
Transfer Switches													
Automatic	70%			2029	\$73,500	1	\$48,400						
Automatic	30%			2036	* *	1	\$20,700						

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

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

Asset # : 2033

	Asset # 1	2000				
ectrical	Current Repair	Futur	e Replacement	M		
stem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nd-by Power						
Generators						
Diesel	100%	2027	\$109,200	1	\$87,000	
	Other Observation, Extent : Light, Ar	**	: 100%			
	Location : Generator Room - Basen	nent				
	Explanation : Two 500 Kilowatts					
Batteries	1000/	2026	#2 -	-	\$6.200	
Lead/Acid	100%	2026	\$2,500	5	\$8,300	
Fuel Storage	500/	2020	¢12 000	-		
Day Tank	50%	2030	\$12,900	5		
	Other Observation, Extent : Light, Ar Location : Generator Room - Basen		: 100%			
		neni				
	Explanation : One 250 Gallon		ala ala	-		
Underground Storage	50%	LIFE	* *	5		
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Underground					
1	Explanation : 5,000 Gallon					
hting						
Interior Lighting Fluorescent	95%	2031	\$2,781,600	10	\$166,800	
Fluorescent	Other Observation, Extent : N/A, Area			10	\$100,000	
	Location : Throughout The Building		10070			
	Explanation : T-8 Lamps	5				
HID	<u>3%</u>	2026	\$69.400	10	\$200	
LED	2%	2026	\$68,400 * *	10	\$200	
	270	2030				
Egress Lighting Emergency, Service	60%	2031	\$71,100	1		
Exit, Service	35%	2031	\$29,000	1		
Exit, Service	5%	2020	\$29,000	1		
Exterior Lighting	570	2030		1		
HID	10%	2026	\$105,400	10	\$100	
No Component	90%	2020	\$105,400	10	\$100	
urm	2070					
Security System						
Generic	100%	2031	\$424,100	1	\$83,900	
Fire/Smoke Detection		2001	\$ 12 1,100	1	\$00,700	
No Component	90%					
Generic, Digital	10%	2031	\$58,300	1-3	\$13,900	
	2070	2001	\$20,200		\$10,900	
echanical	Current Repair	Futur	e Replacement	Μ	aintenance	
stem Component	% of Fail Date Estimated Co	st Year	Estimated Cost	Cycle	Estimated Cost	Priori
L'ampanant		FY		(Yrs)		1

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.

Asset # : 2033

lechanical	Current Repair Future Replacement					М		
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
eating								
Energy Source								
Utility Steam	100%			2041	* *	1		
			Extent : Severe, Are	a Affecte	d : 100%			
		n : Basemer						
	Expland	ition : Stean	n Is Provided From	100 Cer	itre Street			
Conversion Equipment Heat Exchanger, Plate & Frame	95%)		2034	\$461,700	1	\$89,900	
	Other Ob	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Basemer	nt					
	Explana	tion : One	Unit					
Pres. Reducing Valve/LP				2034	\$5,800	5	\$600	
Steam								
Distribution								
Hot Wtr Piping/Pump	95%)		2030	\$399,800	4	\$13,400	
Central Plant Steam	5%)		2041	* *	4	\$500	
Piping/Pmp								
Terminal Devices								
Air Handler	90%)		2026	\$3,259,300	1	\$106,600	
Convector/Radiator	10%)		2029	\$157,400	1	\$6,200	
ir Conditioning								
Energy Source								
Electricity	100%)		2039	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller				2027	\$3,923,700	1	\$207,200	
			Extent : Light, Area	Affected	d : 100%			
		n : Basemer						
			Extent : Light, Area	Affected	: 100%			
		n : Basemer		_		~.		
			ously 2 Units. One	Removed	d, Other Not In Ser	vice. Chi	illed Water	
Distribution	supplied	d From Nor	in iower.					
CW & CHW Wtr Pipe/Pump	100%)		2031	\$311,200	4	\$14,200	
1 1		servation, E n : Basemer	Extent : Light, Area nt	Affected	: 100%			
			Pump Sets. Functio	nal But i	Not In Operation.			
Terminal Devices								
Air Handler/Cool/Ht	100%)		2026	\$3,734,000	1	\$118,400	
Heat Rejection								
Water Cooling Tower	100%)		2026	\$972,000	2	\$192,700	
	Not in Ser Location		t : Moderate, Area	Affected	: 100%			
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$106,800	

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.

** Penlacement cost estimated to be beyond ton years is not included in this report

Asset # : 2033

lechanical	Current Repair Future Replacement Maintenance						
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
entilation		•					
Exhaust Fans							
Interior	80%	2031	\$682,800	2	\$4,700		
Roof	20%	2026	\$74,700	2	\$1,200		
lumbing							
H/C Water Piping							
Galvanized Steel	100%	2029	\$2,456,800	1			
HW Heat Exchanger							
Steam Fired		79,200 2061	* *	4	\$18,900		
	Not in Service, Extent : Severe,		00%				
	Location : 2 Units In Baseme						
	Other Observation, Extent : N/	A, Area Affected :	100%				
	Location : Basement						
	Explanation : 2 Units						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Submersible	100%	2026	\$7,000	4	\$7,100		
Sewage Ejector(s)							
Electric	100%	2031	\$118,300	4	\$13,400		
Backflow Preventer							
Generic	100%	2031	\$85,900	1	\$11,700		
Fixtures							
Fixtures Generic	100%						
	100% Other Observation, Extent : Se Location : Throughout	vere, Area Affected	d : 100%				
Generic	Other Observation, Extent : Se			in Fixtur	res For Others -		
Generic ertical Transport	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel			in Fixtur	res For Others -		
Generic ertical Transport Elevators	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20%	Fixtures For Inma	tes - 80%, Porcela	in Fixtur	res For Others -		
Generic ertical Transport	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% 80%	Fixtures For Inma	tes - 80%, Porcela **	in Fixtur	res For Others -		
Generic ertical Transport Elevators	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% 80% Other Observation, Extent : N/	Fixtures For Inma	tes - 80%, Porcela **	in Fixtur	res For Others -		
Generic ertical Transport Elevators	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% 80% Other Observation, Extent : N/ Location : 1st Floor To Roof	Fixtures For Inma	tes - 80%, Porcela **	in Fixtur	res For Others -		
Generic ertical Transport Elevators	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% 80% Other Observation, Extent : N/	Fixtures For Inma	tes - 80%, Porcela **	in Fixtur	res For Others -		
Generic ertical Transport Elevators	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% 80% Other Observation, Extent : N/ Location : 1st Floor To Roof	Fixtures For Inma	tes - 80%, Porcela **	in Fixtur	res For Others -		
Generic ertical Transport Elevators Geared Traction	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% 80% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units	Fixtures For Inma LIFE A, Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -		
Generic ertical Transport Elevators Geared Traction	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% 80% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units 20%	Fixtures For Inma LIFE A, Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -		
Generic ertical Transport Elevators Geared Traction	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/	Fixtures For Inma LIFE A, Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -		
Generic ertical Transport Elevators Geared Traction	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/ Location : 1st To 2nd Floor	Fixtures For Inma LIFE A, Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -		
Generic ertical Transport Elevators Geared Traction Hydraulic	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/ Location : 1st To 2nd Floor	Fixtures For Inma LIFE A, Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -		
Generic ertical Transport Elevators Geared Traction Hydraulic	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/ Location : 1st To 2nd Floor	Fixtures For Inma LIFE A, Area Affected : LIFE	tes - 80%, Porcela ** 80% **	in Fixtur	res For Others -		
Generic ertical Transport Elevators Geared Traction Hydraulic ire Suppression Standpipe Generic	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/ Location : 1st To 2nd Floor Explanation : 1 Unit	Fixtures For Inma LIFE A, Area Affected : LIFE A, Area Affected :	ntes - 80%, Porcela ** 80% ** 20%				
Generic ertical Transport Elevators Geared Traction Hydraulic ire Suppression Standpipe Generic Sprinkler	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/ Location : 1st To 2nd Floor Explanation : 1 Unit 100%	Fixtures For Inma LIFE A, Area Affected : LIFE A, Area Affected :	ntes - 80%, Porcela ** 80% ** 20%				
Generic ertical Transport Elevators Geared Traction Hydraulic ire Suppression Standpipe Generic Sprinkler No Component	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/ Location : 1st To 2nd Floor Explanation : 1 Unit 100% 30%	Fixtures For Inma LIFE A, Area Affected : LIFE A, Area Affected : 2041	ntes - 80%, Porcela ** 80% ** 20%	1-5	\$100,100		
Generic ertical Transport Elevators Geared Traction Hydraulic ire Suppression Standpipe Generic Sprinkler	Other Observation, Extent : Se Location : Throughout Explanation : Stainless Steel 20% Other Observation, Extent : N/ Location : 1st Floor To Roof Explanation : 4 Units 20% Other Observation, Extent : N/ Location : 1st To 2nd Floor Explanation : 1 Unit 100%	Fixtures For Inma LIFE A, Area Affected : LIFE A, Area Affected :	tes - 80%, Porcela ** 80% ** 20%				

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

Asset # : 2033

Mechanical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Chemical System							
No Component	99%						
Generic	1%		2026	\$500	1-3	\$2,400	

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.

Print Date : 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: QUEENS HOUSE OF DETENTION		
Address	: 126-02 82ND AVENUE		
Borough	: QUEENS	Agency's Number	: N/A
Program / Asset #	: DOC0006.000 / 2034	Yr Built/Renovated	: 1960 / 2006
Area Sq Ft	: 208,887	Project Type	: CORRECTION
Date of Survey	: 19-Nov-2019	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,4,7,8		
Block	: 9653 Lot : 1	BIN	: 4458616

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$187,000	\$1,804,700
Interior Architecture	\$2,050,500	\$2,190,200
Electrical	\$1,839,500	\$3,968,100
Mechanical	\$4,354,800	\$12,753,500
Site Pavements	\$110,300	\$551,400
Total	\$8,542,100	\$21,267,900
Importance Code A	\$313,400	\$2,033,500
Importance Code B	\$7,963,600	\$18,683,000
Importance Code C	\$265,100	\$551,400
Total	\$8,542,100	\$21,267,900

\$438,600	\$102,000	\$114,500	\$105,500
\$76,900	\$6,200		\$100
\$515,400	\$108,200	\$114,500	\$105,700
\$40,800	\$40,800	\$40,800	\$40,800
\$5,000			
\$112,300	\$35,700	\$39,700	\$24,500
\$232,000	\$31,700	\$29,400	\$32,500
\$50,000		\$4,700	\$7,700
\$75,200			\$100
FY 2026	FY 2027	FY 2028	FY 2029
	\$75,200 \$50,000 \$232,000 \$112,300 \$5,000 \$40,800 \$515,400 \$76,900	\$75,200 \$50,000 \$232,000 \$112,300 \$35,700 \$5,000 \$40,800 \$40,800 \$515,400 \$108,200 \$76,900 \$6,200	\$75,200 \$50,000 \$4,700 \$232,000 \$31,700 \$29,400 \$112,300 \$35,700 \$39,700 \$5,000 \$40,800 \$40,800 \$40,800 \$515,400 \$108,200 \$114,500 \$76,900 \$6,200



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

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

Asset # : 2034

chitecture	С	urrent F	Repair	Futur	e Replacement	M		
stem Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls		_				_		
Masonry: Brick	95% 1		\$93,900	LIFE	* *	5	\$56,700	
			od, Extent : Moder	ate, Arec	a Affected : 10%			
			r Recreation Yard	1.00	1 150/			
	•	-	Extent : Light, Are	ea Affecte	ed : 15%			
	Location : 1	-			1 100/			
			xtent : Moderate, A		cted : 10%			
		intels A	t Cell Floors, 4th I					
Masonry: Granite	3%			LIFE	* *	5	\$1,300	
Metal Sect. OHD	2%			2036	* *	5	\$3,700	
Windows	•			0000	بالاربول	-	#2 0 0	
Aluminum	20%			2039	* *	5	\$300	
Glass Block	15%	~ •		LIFE	* *	5	\$100	
Metal/Detention Type		0-2	\$22,900	2031	\$228,500	5	\$1,100	
		0	xtent : Moderate, A	lrea Affe	cted : 25%			
	Location : 1	-			6 . 1 500/			
			Extent : Moderate,	Area Aff	ected : 50%			
	Location : 1	0						
	-		ked, Extent : Mode					
			g Area, Kitchen, D	•				
	Location : 1		Extent : Severe, A out	rea Affec	sted : 50%			
Steel	15% 1		\$8,600	2056	* *	5	\$1,200	
	-		t : Severe, Area Af	fected : 5	50%			
	Location : T	Chrough	out					
Parapets	6 i					E	A · • • • •	
Masonry: Brick	90%		** -**	LIFE	* *	5	\$13,500	
Masonry: Limestone	10%	4+	\$3,700	LIFE	* *	5	\$1,900	
	-		d, Extent : Light, A	rea Affe	cted : 10%			
	Location : 0	oping S	sione					
Roof	550/			2021	\$775 (AA	10	¢77 100	
Built-Up (BUR)	55%			2031	\$775,600 * *	10	\$66,100 \$12,000	
Copper/Terne IRMA/Protected	4% 0%	0.2	¢5 100	2046		10	\$12,000	
Membrane	9%	0-2	\$5,100	2031	\$257,300			
wiemorane	Vegetation G	rowth F	xtent : Moderate, A	Area Affa	cted · 20%			
	0		h Water Tank	пси лује	cica : 2070			
D		-		2024	¢ 400 500			
Paver: Asphalt	25% 1 Broken/Missi		\$21,000 ents, Extent : Mode	2034	\$420,500			
	Location : I	-		erute, Ar	еи Ајјестей : 570			
01-1'-1 (D1 ('		v		2044	* *	1		
Skylight, Plastic	7%] Buokon/Missi		\$93,100	2044		1		
			ents, Extent : Mod	erate, Ar	ea Ajjecied : 5%			
Prior	Location : 7							

Interior

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

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

Asset # : 2034

Architecture		Current F	Repair	Future	Replacement	M		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Cast in Place Concrete		-	: Light, Area Affec t And Throughout	LIFE eted : 10%	/)	5	\$306,700	
Cast in Place Concrete	Broken/Mi Location Cracking/O	: Steps At L Crumbling,	\$26,600 ents, Extent : Mod Loading Platform Extent : Moderate Loading Platform			5	\$34,100	
Quarry Tile	Cracking/0	Now Crumbling, : Basemen	\$92,200 Extent : Moderate t Laundry	2036 , Area Aff	* * Sected : 10%	5	\$18,700	
Terrazzo	20%			LIFE	* *	5	\$48,700	
Traffic Topping	5%			2031	\$747,300	5	\$19,500	
Vinyl Tile	12%			2031	\$1,038,200 * *	3	\$14,000	
Wood	Location Split/Crack	: Recreation (xed, Extent	\$93,400 t : Moderate, Area on Room On Eight, : Moderate, Area on Room On Eight,	h Floor Affected :		5	\$14,600	
Interior Walls								
Concrete Masonry Unit	Diagonal (Now Cracks, Ext : Roof Stai	\$89,300 ent : Moderate, Ar r	LIFE ea Affecte	* * ed : 5%	5	\$18,900	
	Location	: Stair Bul						
			nt : Moderate, Area Pilasters 7th Floor		: 5%			
Glass: Single Pane	Location	: Througho	xtent : Light, Area out nated Security Gla		**	5	\$7,100	
Metal Security Bars	5%			LIFE	* *			
Plaster	Cracking/O Location	: Basemen	\$65,500 Extent : Moderate t Throughout			5	\$16,100	
	Location Water Pene	: Througho	ctent : Light, Area					
		. / in F 1001	Offices	LIPP	* *			
SGFT/Glazed Masonry	35%			LIFE	· · ·			

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

Asset # : 2034

Architecture		Current Repair Future Replacement			М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn		Now	\$150,400	2036	* *	5	\$19,400	
		issing Elem : At Entra	ents, Extent : Mod	erate, Ar	ea Affected : 30%			
			nce , Extent : Moderate	Area A	ffeeted . 50%			
	-	: First Flo		, лгеи Ај	<i>Jecleu</i> . <i>5070</i>			
			: Moderate, Area A	ffected :	50%			
		: First Flo						
AcousTileSusp.Lay-In	5%			2044	* *	5	\$15,500	
Exposed Struc: Concrete				LIFE	* *	5	\$19,400	
1		ling, Extent	: Light, Area Affec	ted : 159	%		. ,	
	Location	: Through	out					
Exposed Struc: Steel	2%	Now	\$1,497,200	LIFE	* *			
1	Corrosion	Rusting, E	xtent : Severe, Arec	a Affected	d : 30%			
	Location	: 8th Floo	r Outdoor Recreati	on Yard				
Gypsum Board	5%	Now	\$13,600	LIFE	* *	5	\$19,400	
			ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Basemen	t Throughout					
Metal Panel	5%			LIFE	* *	5	\$19,400	
Plaster		Now	\$62,500	LIFE	* *	5	\$63,900	
		etration, E : 7th Floo	xtent : Moderate, A r Offices	rea Affe	cted : 10%			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	* *			
Bite Pavements								
Public Sidewalk Cast in Place Concrete	100%	4+	\$5,000	2044	* *			
Cast III I lace Concrete			Extent : Light, Are		$ed \cdot 5\%$			
	-	: Through	-					
On-Site Walkways		0						
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	100%	Now	\$110,300	2034	\$551,400			
			Extent : Moderate	, Area Aj	ffected : 10%			
		: Through						
			oderate, Area Affec	ted : 5%				
		: Through		1.00	. 1 . 50 /			
			xtent : Moderate, A	rea Affec	cied : 5%			
	Location	: Through	001					

Electrical	Current F	Repair	Futur	re Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset # : 2034

ectrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment Air Circuit Breaker		ervation, E : Electrico	Extent : Light, Are al Room 1	2031 a Affected	\$228,800 : 100%	5	\$500	
	Explanat	ion : No A	vailable Namepla	te Ratings				
Molded Case Bkrs	50% Other Obs Location	ervation, E : Electrico	Extent : Light, Area al Room 2	2041 a Affected	* * : 100% ted At 2,000 Amper	5 res	\$2,800	
Transformers					The second se			
Dry Type			Extent : Light, Are · Control Room	2044 a Affected	* *	5	\$800	
	Explanat	ion : Three	e 51 Kilovolt-amp	ere, 208/1	20 Volts			
Switchgear / Switchboard Air Circuit Breaker	80%			2031	\$366,000	5	\$900	
Molded Case Bkrs	20%			2041	* *	5	\$1,100	
Raceway								
Conduit	80%			2031	\$367,200	1		
Conduit	20%			2041	* *	1		
Panelboards	- 0 (• • • • •		_	**	
Fused Disc Sw	5%			2039	* *	5	\$200	
Molded Case Bkrs Molded Case Bkrs	15% 80%			2039 2030		5 5	\$800 \$4,400	
Wiring	80%			2030	\$385,200	3	\$4,400	
Braided Cloth		0	\$546,700 ent : Moderate, Ar out The Building	2056 ea Affecte	* * d : 100%	1		
Thermoplastic	20%			2041	* *	1		
Motor Controllers	_0,0			_0.1		*		
Locally Mounted	5%			2036	* *	5	\$100	
Locally Mounted	10%			2029	\$62,500	5	\$100	
Locally Mounted	5%	2-4	\$31,300	2051	* *	5		
		ed Life, Ex : Mechan	tent : Moderate, 2 ical Room	Area Affec	ted : 100%			
Locally Mounted	3%			2044	* *	5		
Locally Mounted	2%	0-2	\$12,500	2051	* *	5		
	Location	: Basemer		a Affected	: 100%			
		ion : Start	ers Are Rusted.					
Motor Control Center	75%			2029	\$658,400	5	\$4,300	

Ground

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

Asset # : 2034

	A3561 # . /					
Electrical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices Generic	100% 2-4 \$10,500 Other Observation, Extent : Moderate, Location : Mechanical Room In The Explanation : Corroded	, Area Affe	* * cted : 100%	5	\$3,100	
Stand-by Power	*					
Transfer Switches						
Automatic	50%	2029	\$52,500	1	\$32,100	
Automatic	50%	2036	* *	1	\$32,100	
Generators						
Diesel	50% Other Observation, Extent : Light, Are Location : Generator Room 1 Explanation : Emergency Generator			1	\$40,500	
Diesel	50%	2034	\$54,600	1	\$40,500	
Diesei	Other Observation, Extent : Light, Are Location : Generator Room 2 Explanation : Emergency Generator Tested.	ea Affected	: 100%	-	-	
Batteries	Testeu.					
Lead/Acid	100%	2026	\$2,500	5	\$7,700	
Fuel Storage			•)=	-	4 -)	
Day Tank	50% Other Observation, Extent : Light, Are Location : Basement Explanation : 275 Gallon Capacity	2039 va Affected	* *	5		
Main Tank	50%	2034	\$38,600	5		
	Other Observation, Extent : Light, Are Location : Underground Explanation : 5,000 Gallon Capacity	ea Affected		5		
Lighting						
Interior Lighting	<u>(00)</u>		d1 01 1 00 -	10	MAA P A A A	
Fluorescent	60% Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : T-12 Lamps	2031 Affected :	\$1,916,800 100%	10	\$115,000	
Fluorescent	10%	2031	\$319,500	10	\$19,200	
	Other Observation, Extent : N/A, Area Location : Throughout The Building Explanation : Compact Fluorescent	Affected :			,	
Fluorescent	10% T-8 Lamps And Fixtures, Extent : Ligh Location : Hallways, Kitchen, Visitor		* * ected : 100%	10	\$19,200	
Incandescent LED	2% 18%	2026 2036	\$70,700 * *	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.

Asset # : 2034

Electrical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
Egress Lighting								
Emergency, Service	35%			2026	\$45,300	1	#2 5 00	
Emergency, Battery	5%			2031	\$17,600	10	\$2,500	
Exit, Service	50% 10%		\$29,700	2026	\$45,300 * *	1		
Exit, Battery			\$29,700 Extent : Light, Area	2041 Affected				
			out Building	Лугескей	. 10070			
		-	res Are Old And Be	evond Th	eir Useful Life.			
Exterior Lighting	1			2				
HID	20%			2031	\$195,900	10	\$100	
No Component	80%							
larm								
Security System	1000/			2026	#204.200			
Generic	100%			2026	\$394,200	1	\$78,000	
			xtent : Light, Area out The Building	Ajjeciea	: 100%			
			V Surveillance Cam	oras				
Fire/Smoke Detection	Елрини		Surveillance Can	ierus				
No Component	40%							
Generic, Digital	60%			2036	* *	1-3	\$77,200	
Mechanical		-	out The Building e Lights, Manual F Repair		ons, Alarm Bells, H e Replacement		aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
eating Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
	Location	ı : Adjacent	xtent : Light, Area D C A S Building 1 Supplied From Ad			all Buildi	ng	
Conversion Equipment Pres. Reducing Valve/LP Steam				2027	\$126,400	5	\$12,400	
2		ervation, E 1 : Basemen	Extent : Light, Area t	Affected	: 5%			
	Explana	tion : Shell	And Tube Heat Exc	changer	With Circulating P	umps Fo	r 2nd Floor Hot	

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

Asset # : 2034

Mechanical	Currer	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț
leating							
Distribution Central Plant Steam Piping/Pmp	100% Now	\$590,400	2031	\$5,904,300	4	\$10,300	
		Severe, Area Affected	d : 30%				
	Location : Throu	-	<i>cc</i> 1	250/			
		xtent : Severe, Area A ensate Return System,	-				
		Extent : Severe, Area	0				
	•	m Pump Leaks. Base			nt Room		
		y, Extent : Severe, Are					
	Location : Throu	ghout					
Terminal Devices							
Air Handler	55% Now	\$1,303,900	2041	* *	1	\$63,900	
	Location : Variou	Severe, Area Affected	1:40%				
		Extent : Severe, Area	Affected	: 100%			
	Location : Varior		55				
Air Handler	15%		2031	\$592,700	1	\$19,400	
Convector/Radiator	18% Now	\$15,500	2029	\$309,100	1	\$10,900	
		Severe, Area Affected	d : 15%				
	Location : Varior	IS					
Convector/Radiator	2%		2036	* *	1	\$1,400	
	Location : 2nd F	, Extent : Light, Area	Affectea	: 100%			
		ot Water Radiators					
Unit Heater - Steam	10%		2026	\$119,300	4	\$2,900	
ir Conditioning				. ,		. ,	
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment	5%		2026	\$176 400	C	\$600	
Ext Pkg Unit - Heating/Cooling	370		2020	\$176,400	2	\$600	
meaning/ cooning	R-22 Refrigerant,	Extent : Light, Area A	ffected :	5%			
	Location : Roof (
Split Unit	5%		2036	* *			
		, Extent : Light, Area	Affected	: 5%			
	Location : Variou						
	Explanation : R-	410a	0001	0.10.000			
Split Unit Window/Wall Unit	5% 5%		2031 2026	\$249,300	1		
No Component	3% 80%		2020	\$39,800	1		
Heat Rejection	0070						
Evaporative Condenser	5%		2036	* *	2	\$7,300	
No Component	95%						

Ventilation

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

Asset # : 2034

Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$322,800	LIFE	* *	2-5	\$81,500	
	-	Extent : So : Various	evere, Area Affected	d:/0%				
			Extent : Light, Area	Affected	· 20%			
			nt, 1st Floor	Ајјестеи	. 2070			
			lation Does Not Ex	ist In Lo	hby Rasement And	Various	Offices	
No Component	30%			151 111 200	soy, Basement IIna	, an louis	ojjiees	
Exhaust Fans	5070							
Interior	70%	Now	\$651,900	2041	* *	2	\$3,600	
	On Extend	led Life, Ex	tent : Severe, Area	Affected	: 70%			
	Location	a : Through	out					
No Component	30%							
Plumbing								
H/C Water Piping								
Brass/Copper		Now	\$269,700	2031	\$2,696,700	1		
			oderate, Area Affe		%			
	Location	i : water M	ain And Various Lo	ocations				
HW Heat Exchanger Steam Fired	50%			2031	\$507 700	4	\$15 500	
Steam Fired	50%	Now	\$152,300	2051	\$507,700 * *	4 4	\$15,500 \$10,300	
Steam Filed			Txtent : Light, Area		· 100%	4	\$10,500	
			it Mechanical Equi					
			Not In Service. Poi	-		Being U	sed Throughout.	
Sanitary Piping	X			5		0	0	
Cast Iron	100%	0-2	\$132,200	LIFE	* *	1		
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 10%			
		a : 2nd Floo						
	Explana	tion : Pipin	g Decaying Due To	o Corrosi	on			
Storm Drain Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/	N	¢(500	2026	\$6,500	4	¢4 400	
Submersible		Now lad Life Ex	\$6,500 tent : Severe, Area	2026	\$6,500	4	\$4,400	
		-	it Next To Vacuum		. 10070			
Backflow Preventer	20041101			<i>p</i>				
Generic	100%			2031	\$93,800	1	\$12,800	
Fixtures	100/0				<i>***</i> ,000	-		
Generic	100%							
		Fixtures, Ex	tent : Severe, Area	Affected	: 100%			
	T .	i : Through	,					

Vertical Transport

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

Asset # : 2034

Mechanical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ertical Transport						
Elevators						
Geared Traction	70%	LIFE	* *			
	Other Observation, Extent : 1	ight, Area Affected :	70%			
	Location : Basement To 8th	Floor				
	Explanation : 3 Units					
Hydraulic	30%	LIFE	* *			
Try drudile	Other Observation, Extent : N		80%			
	Location : 1 Unit From Bas			To 2nd F	loor	
	Explanation : 2 Units		1 01111 1011 1011			
ire Suppression						
Standpipe						
Generic	100%	2031	\$966,800	1-5	\$105,300	
Sprinkler						
No Component	40%					
Generic	60%	2031	\$1,742,200	1-2	\$35,100	
Fire Pump						
Generic	100%	2027	\$200,500	1	\$39,000	
Chemical System						
No Component	99%					
Generic	1%	2026	\$500	1-3	\$2,400	

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.

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: RIKERS ISLAND FACILITIES 200 B	ED FACILITY (GRV	VC)
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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$126,200	\$1,515,000
Interior Architecture	\$1,303,000	\$133,300
Electrical	\$780,300	\$1,182,500
Mechanical	\$5,449,900	\$3,036,500
Site Pavements	\$79,200	
Total	\$7,738,600	\$5,867,400
Importance Code A	\$126,200	\$2,092,400
Importance Code B	\$7,533,200	\$3,775,000
Importance Code C	\$79,200	
Total	\$7,738,600	\$5,867,400

Total	\$284,800	\$57,900	\$62,300	\$246,900
Importance Code C	\$54,200	\$5,800		
Importance Code B	\$201,700	\$52,100	\$62,300	\$208,800
Importance Code A	\$28,900			\$38,100
Total	\$284,800	\$57,900	\$62,300	\$246,900
Elevators/Escalators	\$30,700	\$30,700	\$30,700	\$30,700
Site Pavements	\$12,000			
Mechanical	\$144,100	\$8,400	\$20,200	\$73,200
Electrical	\$10,300	\$13,000	\$11,300	\$101,800
Interior Architecture	\$87,700	\$5,800		\$3,100
Exterior Architecture				\$38,100
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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 200 BED FACILITY (GRVC)

Asset # : 4246

rchitecture	Cı	irrent F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		l Date 'ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	10/			••••	والدر والد	-	¢ 4 1 0 0	
Metal Coiling Doors	1%	tion F		2039	* *	5	\$4,100	
	Location : Lo		xtent : N/A, Area A Dock	jjecied :	100%			
	Explanation	-						
Pre-Cast Concrete	<u>99%</u>	. Locui	ion ivoieu	LIFE	* *	5	\$417,200	
FIE-Cast Collectete		nhlina	Extent : Light, Are			5	\$417,200	
	-	-	Effect Throughout	и лујесте	u . 1070			
Windows	Location - e		Lycer Intellghein					
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	\$1,016,200	10	\$48,200	
			t : Light, Area Affe	cted : 5%	0			
	Location : Th	0						
			xtent : Light, Area	Affected	: 100%			
	Location : P							
	Explanation	: Comp	onent Information					
terior								
Floors	250/	4 1	¢101.400	LIPP	* *	-	¢(7,(00)	
Cast in Place Concrete		4+ 	\$101,400	LIFE		5	\$67,600	
	Location : Lo	-	Extent : Moderate	, Area Aj	<i>Teclea</i> : 20%			
		-	Extent : Severe, Are	na Affacti	$d \cdot 10/$			
	-		Dock Surface	eu Affecte	<i>u</i> . 170			
Deired Assess Elsen	5% N	-	-					
Raised Access Floor			¢244 200	2042	* *	5	¢11.600	
			\$344,200 Extent : Savara A	2043	* *	5	\$11,600	
	Loose/Delam	Surface	, Extent : Severe, A			5	\$11,600	
	Loose/Delam Location : The	Surface hrough	, Extent : Severe, A out Control Rooms	rea Affec	eted : 75%			
Terrazzo	$\frac{Loose/Delam}{Location:Te}$	Surface hroughe 4+	, Extent : Severe, A out Control Rooms \$303,000	rea Affec	eted : 75% * *	5	\$11,600 \$65,700	
	Loose/Delam Location : The Content of Conten	Surface hroughe 4+ nbling,	, Extent : Severe, A out Control Rooms \$303,000 Extent : Light, Are	rea Affec LIFE a Affecte	rted : 75% * * d : 2%			
Terrazzo	Loose/Delam Location : Tr 68% Cracking/Crun Location : Tr	Surface hrougho 4+ nbling, hrougho	, Extent : Severe, A out Control Rooms \$303,000 Extent : Light, Are out Corridors And	rea Affec LIFE a Affecte Housing	eted : 75% * * d : 2% Areas	5	\$65,700	
	Loose/Delam Location : Tr 68% Cracking/Crun Location : Tr 2%	Surface hrought 4+ nbling, hrought 2-4	, Extent : Severe, A put Control Rooms \$303,000 Extent : Light, Are put Corridors And \$45,500	rea Affec LIFE a Affecte Housing 2039	eted : 75% * * d : 2% Areas * *	5		
Terrazzo	Loose/Delam Location : Tr 68% Cracking/Crun Location : Tr 2% 2 Worn/Eroded,	Surface hroughe 4+ nbling, hroughe 2-4 Extent	, Extent : Severe, A but Control Rooms \$303,000 Extent : Light, Are but Corridors And \$45,500 : Moderate, Area A	rea Affec LIFE a Affecte Housing 2039 Iffected :	eted : 75% * * d : 2% Areas * * 20%	5	\$65,700	
Terrazzo Traffic Topping	Loose/Delam Location : Tr 68% Cracking/Crun Location : Tr 2% 2 Worn/Eroded,	Surface hroughe 4+ nbling, hroughe 2-4 Extent	, Extent : Severe, A put Control Rooms \$303,000 Extent : Light, Are put Corridors And \$45,500	rea Affec LIFE a Affecte Housing 2039 Iffected :	eted : 75% * * d : 2% Areas * * 20%	5	\$65,700	
Terrazzo Traffic Topping Interior Walls	Loose/Delam A Location : Tr 68% A Cracking/Crun Location : Tr 2% 2 Worn/Eroded, Location : Tr	Surface hroughd 4+ nbling, hroughd 2-4 Extent hroughd	, Extent : Severe, A out Control Rooms \$303,000 Extent : Light, Are out Corridors And \$45,500 : Moderate, Area A out Maintenance A	rea Affec LIFE a Affecte Housing 2039 ffected : nd Contr	eted : 75% * * d : 2% Areas * * 20%	5	\$65,700	
Terrazzo Traffic Topping	Loose/Delam Location : Tr 68% Cracking/Crun Location : Tr 2% Worn/Eroded, Location : Tr 10%	Surface hroughd 4+ nbling, hroughd 2-4 Extent hroughd 4+	, Extent : Severe, A out Control Rooms \$303,000 Extent : Light, Are out Corridors And \$45,500 : Moderate, Area A out Maintenance A \$42,200	rea Affect LIFE a Affecte Housing 2039 Iffected : nd Contr LIFE	eted : 75% * * d : 2% Areas 20% ol Areas * *	5	\$65,700	
Terrazzo Traffic Topping Interior Walls	Loose/Delam Location : Tr 68% Cracking/Crun Location : Tr 2% Worn/Eroded, Location : Tr 10% Cracking/Crun	Surface hroughd 4+ nbling, hroughd 2-4 Extent hroughd 4+ nbling,	, Extent : Severe, A but Control Rooms \$303,000 Extent : Light, Are but Corridors And \$45,500 : Moderate, Area A but Maintenance A \$42,200 Extent : Light, Are	rea Affecte LIFE a Affecte Housing 2039 Iffected : nd Contri LIFE	eted : 75% * * d : 2% Areas 20% ol Areas * *	5	\$65,700	
Terrazzo Traffic Topping Interior Walls Cast in Place Concrete	Loose/Delam A Location : Tr 68% 4 Cracking/Crun Location : Tr 2% 2 Worn/Eroded, Location : Tr 10% 4 Cracking/Crun Location : Tr	Surface hroughd 4+ nbling, hroughd 2-4 Extent hroughd 4+ nbling,	, Extent : Severe, A out Control Rooms \$303,000 Extent : Light, Are out Corridors And \$45,500 : Moderate, Area A out Maintenance A \$42,200	rea Affec LIFE a Affecte Housing 2039 Iffected : nd Contro LIFE a Affecte	eted : 75% * * d : 2% Areas 20% ol Areas * *	5	\$65,700	
Terrazzo Traffic Topping Interior Walls Cast in Place Concrete Ceramic Tile	Loose/Delama Location : Tr 68% Cracking/Crun Location : Tr 2% 2 Worn/Eroded, Location : Tr 10% Cracking/Crun Location : Tr 8%	Surface hroughd 4+ nbling, hroughd 2-4 Extent hroughd 4+ nbling,	, Extent : Severe, A but Control Rooms \$303,000 Extent : Light, Are but Corridors And \$45,500 : Moderate, Area A but Maintenance A \$42,200 Extent : Light, Are	rea Affect LIFE a Affecte Housing 2039 (ffected : nd Contro LIFE a Affecte 2037	eted : 75% * * d : 2% Areas * * 20% ol Areas * * d : 5%	5	\$65,700 \$1,500 \$11,500	
Terrazzo Traffic Topping Interior Walls Cast in Place Concrete	Loose/Delam A Location : Tr 68% 4 Cracking/Crun Location : Tr 2% 2 Worn/Eroded, Location : Tr 10% 4 Cracking/Crun Location : Tr	Surface hroughd 4+ nbling, hroughd 2-4 Extent hroughd 4+ nbling,	, Extent : Severe, A but Control Rooms \$303,000 Extent : Light, Are but Corridors And \$45,500 : Moderate, Area A but Maintenance A \$42,200 Extent : Light, Are	rea Affec LIFE a Affecte Housing 2039 Iffected : nd Contro LIFE a Affecte	eted : 75% ** d : 2% Areas 20% ol Areas ** d : 5% **	5	\$65,700	

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

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

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

Asset # : 4246

Architecture	Current Repair Future Replacem			re Replacement	ment Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings						_		
AcousTileSusp.Lay-In	-	Discoloring	, Extent : Moderate out Control Areas	2039 e, Area A	* * ffected : 10%	5	\$6,200	
Exposed Struc: Concret	Cracking Location Other Ob Location	n : Random servation, H 1 : Texturea	\$357,100 , Extent : Light, Ara Locations Through Extent : Light, Area ! Surface Througho tional Component	out Base Affected	ement ' : 75%	5	\$9,700	
Metal Panel	Location Staining/I	/Dented, E. 1 : Various Discoloring	\$197,300 xtent : Light, Area A Locations Through , Extent : Light, Are Locations Through	out Corr ea Affect	idors ed : 60%	5	\$38,600	
Plaster	20%			LIFE	* *	5	\$15,500	
lite Enclosure								
Fence/Gates Chain Link	Location	servation, 1 1 : Includes	Extent : Light, Area Razor Wire At Top tional Component		** ':100%			
Retaining Walls								
Cast in Place Concrete	Location	servation, H	Extent : N/A, Area A t To Loading Dock tion Noted	2069 ffected :	**			
Site Pavements								
On-Site Walkways	1000			.				
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway Asphalt		Crumbling	\$79,200 , Extent : Light, Are out Driveways	2043 ea Affecte	* * ed : 10%			
Cast in Place Concrete		Crumbling	\$12,000 , Extent : Light, Are Dock Area	2047 ea Affecte	* * ed : 10%			
Activity Yard								
Asphalt	Location	servation, I	Extent : N/A, Area A st Corner Of Buildi tion Noted		** 100%			
	Lapiana							

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

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

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

Asset # : 4246

		A3301 # . 4	240				
Electrical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Transformers							
Dry Type	100%		2032	\$51,500	5	\$300	
Switchgear / Switchboard Molded Case Bkrs	100%		2034	\$313,300	5	\$2,200	
Raceway							
Conduit	100%		2044	* *	1		
Panelboards	1000/		2 0 2 2	#22 0.000	_	*2 2 0 0	
Molded Case Bkrs	100%		2033	\$230,800	5	\$2,200	
Wiring Thermoplastic	100%		2044	* *	1		
Motor Controllers					_		
Locally Mounted	10%		2032	\$51,400	5	\$100	
Motor Control Center	90%		2032	\$236,700	5	\$2,000	
Ground Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,200	
tand-by Power							
Transfer Switches	1000/		2022	#2 < 5 00	1	#25 400	
Automatic	100%		2032	\$26,500	1	\$25,400	
lighting							
Interior Lighting Fluorescent	30%		2029	\$726,800	10	\$22,700	
Fluorescent	T-12 Lamps And Fix	tures Extent · Ligh			10	\$22,700	
	Location : Throug	-	, леи лј	<i>Jecieu</i> : 10070			
LED	70%		2039	* *			
LED	Other Observation,	-					
	Location : Throug						
	Explanation : Orig	ginal Fixtures Retrof	fitted				
Egress Lighting	2007		2020	¢20.400			
Emergency, Service	30%		2029	\$29,400	1	#4.000	
Emergency, Battery	20%		2029	\$53,500	10	\$4,000	
Exit, Service	50%		2029	\$34,300	1		
Exterior Lighting LED	30%		2039	* *			
No Component	30% 70%		2039				
1	/ U / 0						
larm Security System							
Generic	100%		2034	\$298,900	1	\$30,900	
Generic	Other Observation,	Extent : Light Area			1	\$30,700	
	Location : Throug	-					
	-	TV Surveillance Syst	em				
Fire/Smoke Detection							
Generic, Digital	100%		2039	* *	1-3	\$50,900	
., = -8					-		

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

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

Asset # : 4246

lechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	 	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating									
Energy Source Plant Campus Steam / PRV	100%			2034	\$18,800	1			
Conversion Equipment Heat Exchanger, Shell & Tube	x 85%	Now	\$28,900	2030	\$577,300				
	Damaged,	Extent : M	oderate, Area Affe	cted : 10	%				
	Location	a : Basemen	nt Mechanical Roor	n - Damo	aged Insulation				
No Component	15%								
Distribution									
Hot Wtr Piping/Pump	Location Insul. Det	Extent : M : Mechani eriorating,	Extent : Moderate,			4	\$3,500		
	Leak Evid Location	i : Mechani	: Moderate, Area A cal Rooms						
Steam Piping/Pump	Insul. Det Location Leak Evid Location	a : Basemen ent, Extent a : Basemen	\$32,500 Extent : Moderate, It Mechanical Roon : Severe, Area Affe It Mechanical Roon Extent : Moderate,	n cted : 20 n	%				
			nt Mechanical Roor						
Terminal Devices				· · · ·					
Air Handler		led Life, Ex 1 : Mechani	tent : Light, Area A cal Rooms	2029 ffected :	\$127,400 100%	1	\$2,600		
Unit Heater - Hot Water No Component	5% 90%			2029	\$40,100				
	Location	ı : Mechani	Extent : Light, Area Ical Rooms Iandlers With Cooli			orted Un	der Air		
~ 1	Conditio	ning							
Controls	500/			2027	¢1 042 COO				
Digital	50% 50%			2027 2028	\$1,943,600 \$1,307,000				
Pneumatic Conditioning	30%			2028	\$1,307,900				
Energy Source									
Electricity	7%			2042	* *	1			
No Component	93%								
			Extent : Light, Area						
			t Building - 300 Bee						
	Explana	tion : Chille	ed Water Provided	From Ad	ljacent Building - 3	00 Bed I	<i>acility</i>		

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

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

Asset # : 4246

echanical		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Conditioning								
Conversion Equipment Exterior Pkg Unit - Cooling	2%	4+	\$34,900	2044	* *	2	\$100	
	-	: Penthou	tent : Light, Area A se Mechanical Root	-		ator Mac	hine Room, On	
No Component	Location	ervation, E 1 : Adjacen	Extent : Light, Area t Building - 300 Be ed Water Provided	l Facility	,	200 Red 1	Facility	
No Component	5%		Extent : Light, Area			oo beu i	ucinty	
			se Mechanical Roo To Heat Rejection		minal Devices			
Distribution CW & CHW Wtr Pipe/Pump	93%	Now	\$1,700	2034	\$16,800	4	\$3,800	
		eriorating, 1 : Mechan	Extent : Moderate, cal Rooms	Area Aff	fected : 10%			
No Component	7%							
Terminal Devices Air Handler/Dir Expansion	5%			2029	\$10,700	1		
Tubanoron		-	tent : Light, Area A se Mechanical Roo					
Air Handler/Cool/Ht	Broken, E:		\$10,300 lerate, Area Affecte se Mechanical Roo		\$205,500	1	\$43,700	
	On Extend		tent : Light, Area A			uciwork		
Heat Rejection Air Cooled Condenser Unit	5%	Now	\$1,600	2044	* *	2	\$2,300	
	Location		lerate, Area Affecte se Mechanical Rood prated			ondensin	g Units -	

Ventilation

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

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

Asset # : 4246

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation							
Distribution							
Ductwork/Diffusers	100% Now	\$699,300	LIFE	* *	2-5	\$46,100	
	Broken, Extent : Sev						
		enetrations In Floor		neumatic Fire / Sm	oke Dan	pers / Actuators	
	Damaged, Extent : S	00			(. 		
		ent Mechanical Room			o Air Hai	ndlers	
	Faulty Air Intake, E.						
		Air Dampers / Actu					
	Insul. Deteriorating Location : Mechar		Area Aff	ected : 5%			
				1.1000/			
	Needs Cleaning, Ext		a Affecte	a : 100%			
	Location : Throug Unbalanced System,		Anog Aff	patad · 100%			
	Location : Through		Area Ajjo	ected . 10076			
Exhaust Fans	Location : Through	1011					
Interior	100%		2029	\$706,200	2	\$2,500	
	On Extended Life, E	xtent : Light. Area A			2	φ2,500	
	Location : Mechar	U	55				
lumbing							
H/C Water Piping							
Brass/Copper	100%		2034	\$2,045,000	1		
HW Heat Exchanger							
Steam Fired	100%		2044	* *	4	\$8,200	
	Abandoned in Place	-					
	Location : Baseme	ent Mechanical Room	n - 2 Of 4	⁴ Units Abandonea	In Place	2	
Sanitary Piping	1000/ 11	\$2 00 (00	TIPP	* *	1		
Cast Iron	100% Now	\$200,600	LIFE		1		
	Leak Evident, Exten	n : Severe, Area Ajje ent Mechanical Roor			Dy Vitch	on Coiling	
Storm Drain Dining	Location . Daseme	ni Mechanicai Koor	n, 1st 1 ⁻ ic	or storage Room	<i>Бу</i> Кисп	en - Ceuing	
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIFL		1		
Submersible	100%		2026	\$4,900	4	\$2,600	
Submersiole	On Extended Life, E	xtent · Light Area A			-	\$2,000	
		ent Mechanical Roor					
Sewage Ejector(s)			1				
Electric	100%		2029	\$83,400	4	\$3,300	
	On Extended Life, E	xtent : Light, Area A					
		ent Mechanical Roor					
Fixtures							
Generic	100%						

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

Asset # : 4246

Mechanical	Current Re	Current Repair		e Replacement	М	aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport								
Elevators								
Geared Traction	100%		LIFE	* *				
	Other Observation, Ex	tent : N/A, Area A	ffected :	100%				
	Location : Two Units Penthouse Explanation : 4 Units		To Top Fl	oor, Two Units Fre	om Basen	nent To		
ire Suppression								
Standpipe								
Generic	100%		2044	* *	1-5	\$43,200		
Sprinkler								
No Component	20%							
Generic	80% Now	\$176,200	2044	* *	1-2	\$16,000		
	Heads Blocked, Extent	: Moderate, Area	Affected	: 20%				
	Location : Various Pi	rison Calla						

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: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: RIKERS ISLAND FACILITIES 300 B	ED FACILITY (GRV	/ C)
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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,238,700	\$627,900
Interior Architecture	\$1,793,800	\$225,000
Electrical	\$1,020,700	\$2,534,400
Mechanical	\$11,700,000	\$4,269,900
Site Pavements	\$168,500	
Total	\$15,921,700	\$7,657,100
Importance Code A	\$1,238,700	\$1,871,200
Importance Code B	\$14,514,500	\$5,785,900
Importance Code C	\$168,500	
Total	\$15,921,700	\$7,657,100

Total	\$311,600	\$90,100	\$108,800	\$307,700
Importance Code C	\$4,400	\$8,700		
Importance Code B	\$269,400	\$81,400	\$108,700	\$258,100
Importance Code A	\$37,800		\$100	\$49,700
Total	\$311,600	\$90,100	\$108,800	\$307,700
Elevators/Escalators	\$31,700	\$31,700	\$31,700	\$31,700
Site Enclosure	\$4,400			
Mechanical	\$244,700	\$21,900	\$58,000	\$40,200
Electrical	\$17,800	\$27,900	\$19,100	\$187,600
Interior Architecture	\$13,000	\$8,700		
Exterior Architecture				\$48,200
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

Asset # : 4245

Architecture	Current Repair Future Replacem				ment Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	-						
Exterior Walls							
Pre-Cast Concrete	100% 4+	\$1,058,500	LIFE	* *	5	\$492,200	
	Cracking/Crumbling,		a Affected	d : 10%			
	Location : Crazing I	Effect Throughout					
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	
	Debris Present, Exten		ected : 5%)			
	Location : Througho						
	Recent Repair Eviden			ed : 50%			
	Location : Leaks The	e 1					
	Other Observation, Ex	-	Affected :	100%			
	Location : Painted V						
	Explanation : Comp	onent Information					
terior							
Floors					_	*** - ***	
Cast in Place Concrete	25% 4+	\$132,600	LIFE	* *	5	\$88,500	
	Cracking/Crumbling,	-					
	Location : Througho	ut Basement And	Penthouse	2			
Raised Access Floor	5% Now	\$450,200	2043	* *	5	\$15,200	
	Loose/Delam Surface,	Extent : Severe, A	rea Affec	ted : 75%			
	Location : Througho	ut Control Rooms					
Terrazzo	68% 4+	\$396,400	LIFE	* *	5	\$85,900	
	Cracking/Crumbling,	Extent : Light, Are	a Affecte	d : 2%			
	Location : Througho						
Traffic Topping	2% 0-2	\$89,300	2039	* *	5	\$2,000	
frame ropping	Worn/Eroded, Extent :			30%	5	\$2,000	
	Location : Through						
Interior Walls							
Cast in Place Concrete	10%		LIFE	* *			
	Cracking/Crumbling,	Extent · Light Are		1 · 5%			
	Location : Various L	-					
Ceramic Tile				* *	5	\$17.200	
	10% 67%		2037 L IEE	* *	5 5	\$17,300 \$46,500	
Concrete Masonry Unit	67% Cracking/Crumbling,	Extant · Light Am	LIFE		3	\$40,300	
	Location : Various L	-		1. J70			
		ocultons In Dusen					
Glass: Single Pane	5%		LIFE	* *	5	\$6,500	
Metal Security Bars	8%		LIFE	* *			<u> </u>

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

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

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

Asset # : 4245

Architecture	Current Repair Future Replacemen			e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	5%		\$13,000	2039	* *	5	\$4,000	
		-	ents, Extent : Mod		•••			
		0	out Maintenance A					
	-	-	Extent : Moderate	-	-			
	Location	1 : Through	out Maintenance A	nd Conti	rol Areas			
Exposed Struc: Concrete		Now	\$467,200	LIFE	* *	5	\$12,600	
		-	ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	1 : Through	out Basement					
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 75%			
	Location	ı : Textured	Surface Througho	ut Housi	ng Areas			
	Explana	tion : Addii	ional Component					
Metal Panel	25%	2-4	\$258,100	LIFE	* *	5	\$50,600	
	Deformea	/Dented, E:	xtent : Light, Area A	Affected	5%			
	Location	1 : Through	out Corridors					
	Staining/I	Discoloring	, Extent : Light, Are	ea Affect	ed : 50%			
	Location	1 : Through	out Corridors					
Plaster	20%			LIFE	* *	5	\$20,200	
ite Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Includes	Razor Wire At Top					
	Explana	tion : Addii	ional Component					
Free Standing Walls								
Concrete Masonry Unit	100%	2-4	\$4,400	2054	* *			
			Extent : Light, Are					
	Location	ı : Mechani	cal Area North Of	Building				
ite Pavements								
On-Site Walkways								
Cast in Place Concrete		Now	\$113,200	2047	* *			
		-	ents, Extent : Seve		<i>Affected : 60%</i>			
			Perimeter Locatior					
			xtent : Severe, Area		l : 60%			
	Location	1 : Various	Perimeter Location	ıs				
Parking/Driveway								
Asphalt	100%		\$55,300	2043	* *			
			Extent : Light, Are	ea Affecte	ed : 5%			
	Location	1 : Through	out					
Activity Yard								
Asphalt	100%			2043	* *			
			Extent : N/A, Area A		100%			
	Location	1 : Northea	st Corner Of Buildi	ng				
	F 1	tion : Loca						

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

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

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

Asset # : 4245

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts			•				•
Service Equipment							
Fused Disc Sw	100%		2034	\$112,100	3	\$300	
	Other Observation, E Location : Electric	al Room					
	Explanation : No N	ameplate Ratings A	lvailable				
Transformers	1000/		2022	\$22C (00	2	¢900	
Dry Type	100%		2032	\$326,600	3	\$800	
Feeders	1000/		20.42	* *	1		
Cable	100%		2042	4. 4.	1		
Raceway Conduit	1000/		2044	* *	1		
	100%		2044		1		
Jnder 600 Volts Service Equipment							
Molded Case Bkrs	100%		2034	\$375,900	5	\$2,800	
Wolded Case BRIS	Other Observation, E	Extent · N/A Area A			5	\$2,800	
	Location : Electric		<i>jjecieu</i> .	10070			
	Explanation : Main		tod At ?	000 Amneres			
Transformers	Explanation . Main	Service Switch Rul	<i>cu 111 2</i> ,0	500 milliperes			
Dry Type	100%		2032	\$51,500	5	\$400	
Switchgear / Switchboard	10070		2052	\$51,500	5	φ - 00	
Molded Case Bkrs	100%		2034	\$375,900	5	\$2,800	
Raceway	10070		2031	\$575,700	5	\$2,000	
Conduit	100%		2044	* *	1		
Panelboards							
Molded Case Bkrs	100%		2033	\$307,700	5	\$2,800	
Wiring				+)	-	, ,	
Thermoplastic	100%		2044	* *	1		
Motor Controllers			-				
Locally Mounted	5%		2039	* *	5		
Motor Control Center	90%		2032	\$331,300	5	\$2,700	
Variable Frequency	5%		2047	**	=1		
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,600	
Stand-by Power							
Transfer Switches							
Automatic	100%		2032	\$52,900	1	\$33,300	
Generators							
Diesel	100%		2030	\$209,400	1	\$41,900	
	Other Observation, I	Extent : N/A, Area A	ffected :	100%			
	Location : Generat	or Room					
	Explanation : Two		Rated At	650 Kilowatts And	900 Kild	owatts (Serves G	
	R V C 200 Bed Fac	ility)					
Batteries				• • •			
Lead/Acid	100%		2027	\$4,700	5	\$4,000	

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

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

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

Asset # : 4245

	Assel # .	7273	
Electrical	Current Repair	Future Replacement	Maintenance
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost Prior (Yrs)
tand-by Power			
Fuel Storage			
Day Tank	50%	2042 **	5
	Other Observation, Extent : N/A, Area Location : Generator Room	Affected : 100%	
		Soming Bath Consustant	
	Explanation : 275 Gallon Capacity 2		
Main Tank	50% Other Observation, Extent : N/A, Area	2047	5
	Location : Basement	Ajjecieu . 10076	
	Explanation : Two 7,500 Gallon Cap	acity Tanks	
ighting	Explanation : 1wo 7,500 Gation Cap	acity tunks	
Interior Lighting			
Fluorescent	30%	2029 \$950,800	10 \$29,700
	T-12 Lamps And Fixtures, Extent : Lig		· · · · · · · ·
	Location : Throughout The Building		
LED	70%	2039 **	
	Other Observation, Extent : Light, Are		
	Location : Throughout The Building		
	Explanation : Original Fixtures Retr	ofitted	
Egress Lighting			
Emergency, Service	30%	2029 \$38,500	1
Emergency, Battery	20%	2029 \$69,900	10 \$5,200
Exit, Service	50%	2029 \$44,900	1
Exterior Lighting			
HID	5%	2029 \$48,600 2030 **	10
LED	25%	2039 **	
No Component	70%		
larm Security System			
Generic	100%	2034 \$391,000	1 \$40,400
Generie	Other Observation, Extent : N/A, Area		1 \$40,400
	Location : Throughout The Building		
	Explanation : CCTV Surveillance Sy		
Fire/Smoke Detection	*		
Generic, Digital	100%	2039 **	1-3 \$66,600
Mechanical	Current Repair	Future Replacement	Maintenance
System Component	% of Fail Date Estimated Cos		Cycle Estimated Cost Prior
Туре	Total (Years)	FY	(Yrs)
leating	I		I
Energy Source			
Plant Campus Steam /	100%	2034 \$24,600	1
PRV		···	

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

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

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

Asset # : 4245

Vechanical Current Repair Future Replacement Maintenance											
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori			
ating											
Conversion Equipment											
Heat Exchanger, Shell & Tube	85%	Now	\$37,800	2030	\$755,300						
	-		loderate, Area Affec nt Mechanical Room								
No Component	15%										
Distribution											
Hot Wtr Piping/Pump		Extent : M	\$32,900 oderate, Area Affec at Mechanical Room			4 Piping	\$4,500				
	Location	ı : Mechani									
		ent, Extent 1 : Mechan	: Moderate, Area A ical Rooms	ffected :	10%						
Steam Piping/Pump	Insul. Det	-	\$42,500 Extent : Moderate, nt Mechanical Roon		\$212,700 fected : 50%						
			: Severe, Area Affe nt Mechanical Room		%						
			Extent : Moderate, . nt Mechanical Room								
Terminal Devices											
Air Handler	5%			2029	\$166,600	1	\$3,300				
			tent : Light, Area A	ffected :	100%						
		n : Mechan	cal Kooms		.						
Unit Heater - Hot Water	5% 90%			2029	\$52,500						
No Component			Extent : Light, Area	Affected	· 0%						
		i : Mechani	0	лјјестей	. 0/0						
		tion : Air H	landlers With Cooli	ng And H	Heating Coils, Rep	orted Un	der Air				
Controls											
Digital	50%			2027	\$2,542,500						
Pneumatic	50%			2028	\$1,710,900						
Conditioning											
Energy Source	100%			2042	* *	1					
Electricity	100%			2042	-11-	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.

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

Asset # : 4245

echanical		Current Repair Future Replacement					aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2037	* *	1	\$108,800	
			Extent : Light, Area nt Mechanical Roor					
Exterior Pkg Unit - Cooling	2%	Now	\$45,700	2044	* *	2	\$100	
-	Unit Inope	erable, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location Deterior		se Roof - Unit Servi	ng Eleve	ator Machine Roon	ı - Inopel	rable /	
No Component	5%							
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 0%			
	Location	a : Penthou	se Mechanical Roo	т				
	Explana	tion : Refer	r To Heat Rejection	And Ter	minal Devices			
Distribution								
CW & CHW Wtr Pipe/Pump	93%	Now	\$14,900	2034	\$297,600	4	\$5,000	
			Extent : Moderate, ical Rooms	Area Afj	fected : 10%			
No Component	7%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2029	\$189,700	1		
Empanoron	On Extend	led Life. Ex	tent : Light, Area A	ffected :	100%			
		-	se Mechanical Roo	-				
Air Handler/Cool/Ht	95%			2029	\$3,647,700	1	\$63,500	
	2010		tent : Light, Area A			1	ψ05,500	
		-	ical Rooms	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Heat Rejection								
Air Cooled Condenser Unit	5%	Now	\$28,600	2044	* *	2	\$3,000	
	Location		lerate, Area Affecte se Mechanical Rooi orated	n Roof -	Two Air Cooled C			
Water Cooling Tower	95%			2028	\$949,600	2	\$103,300	
	Location	ı : Building	Extent : Light, Area Exterior - Ground		': 100%			
	Explana	tion : Loca	tion Noted					

Ventilation

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

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

Asset # : 4245

Mechanical	Curren	t Repair	Μ	aintenance			
System Component Type	% of Fail Dat Total (Years	e Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution	1000/ 31	\$614.000			~ -	¢ < 0, 0 0 0	
Ductwork/Diffusers	100% Now	\$914,800	LIFE	* *	2-5	\$60,300	
		vere, Area Affected : Penetrations In Floor		noumatic Fira / Sw	oka Dan	mars / Actuators	
		Extent : Moderate, Ai			ioke Dun	ipers / Actuators	
	•	e Dampers / Actuato	00				
		g, Extent : Moderate,	-	•			
	Location : Mecha	-					
	Needs Cleaning, Ex	ctent : Moderate, Are	a Affecte	d : 100%			
	Location : Throug						
	Unbalanced System	n, Extent : Moderate,	Area Aff	ected : 100%			
	Location : Throug	ghout					
Exhaust Fans							
Interior	100%		2029	\$923,800	2	\$3,300	
	•	Extent : Light, Area A	<i>Iffected</i> :	100%			
N	Location : Mecha	nical Rooms					
Plumbing H/C Water Piping							
Brass/Copper	100%		2034	\$2,675,200	1		
HW Heat Exchanger	10070		2054	\$2,075,200	1		
Steam Fired	100%		2044	* *	4	\$10,700	
Sanitary Piping			-				
Cast Iron	100% Now	\$262,400	LIFE	* *	1		
	Leak Evident, Exter	nt : Severe, Area Affe	cted : 10	%			
	Location : Basem	ent Mechanical Room	n Ceiling				
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)	1000/		2020	¢100.100		* 4 2 0 0	
Electric	100%	Future I to be down	2029	\$109,100	4	\$4,300	
	0	Extent : Light, Area A ent Mechanical Room					
Fixtures	Locanon . Dusem	em meenumeur 1001	п трир	nen ber			
Generic	100%						
Vertical Transport	20070						
Elevators							
Geared Traction	100%		LIFE	* *			
		Extent : Light, Area					
		nits From Basement	To Top F	loor, Two Units Fr	om Baser	nent To	
	Penthouse Explanation : 4 U	Inits					
Fire Suppression		11113					
Standpipe							
Generic	100%		2044	* *	1-5	\$56,500	

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.

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

Asset # : 4245

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler								
No Component	20%							
Generic	80%	Now	\$230,400	2044	* *	1-2	\$21,000	
	Leak Evide	nt, Extent : S	Severe, Area Affe	cted : 5%	ó			
	Location	: Basement	Mechanical Room	n - Corro	oded / Leaking			
	Heads Bloc	eked, Extent	: Moderate, Area	Affected	l : 20%			
	Location	: Various Pr	ison Cells					

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: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey		ZEN ST., R .010 / 2045	ACILITIES <i>A</i> SIKERS ISLA	NNA M. KROSS CENTI ND Agency's Number Yr Built/Renovated Project Type Landmark Status	ER (AMKC) : N/A : 1986 / 2023 : CORRECTION : NONE	
Areas Surveyed	: Basement	, Roof, Floc	ors 1,2,Ph			
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architect	ture			\$66,686,500		\$1,831,800
Interior Architect	ure			\$31,831,600		\$10,547,500
Electrical				\$5,363,800		\$8,339,000
Mechanical				\$11,515,000		\$35,758,000
Site Pavements				\$1,347,000		
Total				\$116,743,800		\$56,476,300
Importance Code	А			\$66,844,300		\$5,861,200
Importance Code	В			\$44,290,800		\$50,443,300
Importance Code	С			\$5,608,700		\$171,800

Total

\$116,743,800

\$56,476,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$40,400			\$8,900
Interior Architecture				\$32,200
Electrical	\$101,800	\$110,300	\$85,300	\$85,800
Mechanical	\$74,900	\$68,700	\$106,600	\$48,200
Site Pavements	\$44,200			
Elevators/Escalators	\$72,000	\$72,000	\$72,000	\$72,000
Total	\$333,300	\$251,000	\$263,800	\$247,100
Importance Code A	\$41,700	\$200	\$700	\$10,800
Importance Code B	\$247,500	\$250,800	\$263,100	\$236,300
Importance Code C	\$44,200			
Total	\$333,300	\$251,000	\$263,800	\$247,100



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 ANNA M. KROSS CENTER (AMKC)

Asset # : 2045

Architecture		Current Repair Future Replacement					aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	• • •		<i>• · · · · • • • • • • • • • • • • • • •</i>		* *	_		
Cast in Place Concrete		Now	\$64,400	LIFE		5	\$139,500	
			xtent : Moderate, A tration Building M	00				
					* *		¢24.000	
Concrete Masonry Unit		Now	\$115,300	LIFE		5	\$34,900	
			xtent : Moderate, A tration Building M					
			ration building Me		* *	5	¢5 000	
Glass Block	1% 80%		¢22 (14 (00	LIFE LIFE	* *	5	\$5,800 \$744,100	1
Masonry: Brick			\$23,614,600 ents, Extent : Seve			3	\$744,100	1
		issing Elem n : Through		re, Areu .	Ајјестей . 2576			
		-	Extent : Light, Are	a Affect	$d \cdot 20$			
	-	-	all Of Dormitory B		cu . 270			
			: Light, Area Affec	-				
	00		se/ Bulkheads					
			od, Extent : Moder	ate. Area	Affected : 25%			
		n : Through		,	55			
		-	nt, Extent : N/A, Ar	ea Affect	ed : 20%			
	Location	n : Below T	he Roof Line					
Metal/Glass Curt Wall	2%			LIFE	* *	5	\$34,900	
	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	100%		. ,	
	Location	n : Egress S	tairs At Dormitory	Building	T			
	Explana	tion : Loca	tion Noted					
Metal Panel	5%	Now	\$118,800	2044	* *	5	\$87,200	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	n : Through	out					
	Corrosion	/Rusting, E	xtent : Moderate, A	1rea Affe	cted : 30%			
	Location	n : South Fo	ıcade Of Gymnasiı	ım And N	laintenance Area			
	Deformed	//Dented, Ex	ctent : Moderate, A	rea Affec	cted : 25%			
	Location	n : Through	out					
Window Wall	3%	1		2044	* *	5	\$104,600	
	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	100%		-	
	Location	n : Ends Wa	lls At Housing Que	ad Corria	dors			
	Explana	tion : Loca	tion Noted					

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

Asset # : 2045

chitecture	Current Repair Future Replacement Maintenance							
stem Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priorit
erior								
Windows								
Metal/Detention Type	Air Infiltra Location	: Througho				5	\$346,100	
			tent : Moderate, A	rea Affe	ctea : 50%			
		: Througho			100 1 50/			
	-		xed, Extent : Mode	rate, Are	ea Affected : 5%			
		: Througho		1.00	1 100/			
	-		nt : Moderate, Are	a Affecte	ed : 10%			
		: Througho						
Metal Louvers	3%	2-4	\$125,600	2043	* *			
		-	tent : Moderate, A	rea Affe	cted : 100%			
	Location	: Througho	ut					
Parapets	a = 0 /					_	****	
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%		\$40,400	2047	* *			
			tent : Moderate, A	rea Affe	cted : 10%			
		: Gymnasii						
Modified Bitumen		Now	\$2,064,900	2039	* *			
			Severe, Area Affe	cted : 10	00%			
	Location	: All Mod U	Units					
Panel/Paver: Cer/Brk	5%			2044	* *	10	\$48,100	
Single Ply Membrane	25%	0-2	\$711,500	2039	* *			
	Blisters, E.	xtent : Mod	erate, Area Affecte	ed : 2%				
	Location : Various Locations On Administration Building							
	Debris Present, Extent : Moderate, Area Affected : 10%							
	Location : Administration Building Roof							
			nt : Severe, Area A	-	1%			
			ation Building Roo	-				
Soffits			-					
Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

Asset # : 2045

Architecture	Current Repair			Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Floors								
Cast in Place Concrete		Crumbling	\$531,300 , Extent : Light, Are yout Maintenance A		* * ed : 5%	5	\$354,500	
Ceramic Tile	Broken/M	Now issing Elen 1 : Through	\$80,000 nents, Extent : Mod out	2037 erate, Ar	* * ea Affected : 5%	5	\$18,400	
Quarry Tile			\$417,800 : Moderate, Area A let Rooms	2047 Affected :	* *	5	\$5,500	
Sheet Vinyl/Rubber	Worn/Ero	Now ded, Extent 1 : Gymnas	\$928,900 : Severe, Area Affe ium	2044 cted : 50	* *	5	\$5,500	
Terrazzo	-	Crumbling	\$1,460,100 Extent : Moderate out Corridors And	-		5	\$126,600	
Traffic Topping	Worn/Ero	Now ded, Extent 1 : Through	\$948,500 : Moderate, Area A out	2034 Affected :	\$9,484,800 10%	5	\$64,500	
Vinyl Tile	Broken/M Location Uneven Su Location Worn/Eroo	1 : Through ubstrate, Ex 1 : Main Co	xtent : Severe, Area orridors : Severe, Area Affe	Affected	: 20%	3	\$69,100	
Vinyl Tile 9" X 9"	10% Cracking/	Now Crumbling	\$227,100 , Extent : Moderate de (North) Corridon	+	\$11,354,300 ffected : 50%	3	\$27,600	

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

Asset # : 2045

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prioriț
terior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	-	¢1 51 000	
Concrete Masonry Unit	53%		\$3,889,600	LIFE	* *	5	\$171,800	
		Deleriorale 1 : Through	ed, Extent : Modera	ile, Area .	Affected : 5%			
		0	nt : Light, Area Aff	ected : 1	0%			
			out Corridors And					
Folding Partition	1%	Now	\$432,500	2042	* *	5	\$10,100	
e	Unit Inop	erable, Exte	ent : Severe, Area A	ffected :	100%			
	Location	ı : Gymnas	ium					
Glass: Single Pane	3%			LIFE	* *	5	\$18,200	
Metal Security Bars	3%			LIFE	* *	_		
Plaster	10%		\$190,000	LIFE	* *	5	\$24,300	
		0	ents, Extent : Seve le (North) Corridor		Ajjecieu : 10%			
SGFT/Glazed Masonry	15%			LIFE	* *			
Steel Plate	5%			LIFE	* *	5	\$24,300	
Ceilings						-	<i> </i>	
AcousTileSusp.Lay-In	25%	2-4	\$295,100	2047	* *	5	\$92,100	
		-	ents, Extent : Ligh	t, Area Aj	ffected : 1%			
			tration Areas		<i>(</i> 1) 0 /			
			Extent : Moderate tration Areas	e, Area Aj	Jeclea : 2%			
Exposed Struc: Concrete			\$1,063,700	LIFE	* *	5	\$28,800	
Exposed Strue. Concrete			Extent : Moderate		fected : 20%	5	\$28,800	
	-	-	s And Mechanical		,			
Exposed Struc: Steel	5%	2-4	\$341,200	LIFE	* *			
	Broken/M	issing Elen	ents, Extent : Seve	re, Area A	Affected : 1%			
	Location	ı : Basemer	nt Mechanical Room	п				
Metal Panel	10%		\$235,100	LIFE	* *	5	\$92,100	
			xtent : Moderate, A					
		-	out Corridors And					
	-		ctent : Light, Area A out Corridors	Affected :	10%			
Plaster		Now	\$4,533,800	LIFE	* *	5	\$161,200	
Flaster			ents, Extent : Seve			5	\$101,200	
		-	le (North) Corridor		-55			
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 75%			
	Location	ı : Through	out Dark Side (Nor	th) Corr	idor, Stairs And Ho	ousing U	nits	
te Enclosure								
Fence/Gates Chain Link	100%			2054	* *			
			Extent : N/A, Area A					
			Razor Ribbon At T		100/0			
			ional Component	*				

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

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

Asset # : 2045

		~	550t <i>m</i> . <i>L</i>	540						
Architecture	G	Current Rep	air	Futur	re Replacement	М	aintenance			
ystem Component Type		ail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
te Pavements										
On-Site Walkways										
Cast in Place Concrete	100%	4+	\$44,200	2047	**					
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Curbs At Main Entrance									
				4	<i>C</i> 1 - 50/					
	•	-	ent : Moderate Main Entrance		ifectea : 5% ading Dock Area					
Parking/Driveway										
Asphalt		2-4	\$1,096,700	2043	* *					
	-	umbling, Ext Throughout	ent : Moderate	, Area Aj	ffected : 25%					
Cast in Place Concrete	10%			2047	* *					
	Other Obser	vation, Exter	nt : N/A, Area A	ffected :	100%					
	Location :	Loading Doo	ck Area							
	Explanation	n : Location	Noted							
Activity Yard										
Asphalt	50%		\$97,100	2043	* *					
	Cracking/Cri Location : 1	-	ent : Severe, A	rea Affec	eted : 50%					
		Bulging, Exte Throughout	ent : Severe, Ar	ea Affect	ed : 50%					
			nt : Severe, Are	a Affecte	d : 20%					
		Throughout	,	55						
		n : Vegetatio	n Growth							
Cast in Place Concrete	50%	-	\$153,200	2047	* *					
			ent : Severe, A	rea Affec	eted : 50%					
	Location : Throughout									
	Misaligned/I	Bulging, Exte	ent : Severe, Ar	ea Affect	ed : 50%					
	Location :	Throughout								
lectrical		Current Repa	air	Futur	e Replacement	М	aintenance			
vstem			timated Cost		Estimated Cost			Driovi		
Component	70 01 F	an Date Es	unhated Cost	rear	Estimated Cost	Cycle	Estimated Cost	rriorii		

ecifical	Current Repair	Future Rep	Future Replacement		Maintenance				
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
er 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2044	* *	3	\$1,100				
	Other Observation, Extent : N/2	4, Area Affected : 100%							
	Location : Buildings 1 And 2	Electrical Room							
	Explanation : One 600 Amper	re, 4,160 Volt Main Disc	onnect Swite	ch					
Fused Disc Sw	50%	2044	* *	3	\$1,100				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Buildings 3 And 4 Electrical Room								
	Explanation : One 600 Amper	re, 4,160 Volt Main Disc	onnect Swite	ch					
Transformers									
Dry Type	100%	2039	* *	3	\$2,700				
Feeders									
Cable	100%	2042	* *	1					

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

Asset # : 2045

		A3301 m . 2					
Electrical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Over 600 Volts							
Raceway							
Conduit	100%		2044	* *	1		
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	50%		2034	\$626,500	5	\$1,300	
		Extent : N/A, Area A	ffected :	100%			
	Location : Main E						
	Explanation : Ma	in Service Switch Ra	ted At 4,(000 Amperes			
Fused Disc Sw	50%		2054	* *	5	\$1,100	
		Extent : N/A, Area A	ffected :	100%			
	Location : Main E						
	Explanation : Ma	in Service Switch Ra	ted At 2,0	000 Amperes			
Transformers							
Dry Type	100%		2032	\$51,500	5	\$1,800	
Switchgear / Switchboard							
Fused Disc Sw	50%		2034	\$626,500	5	\$1,100	
Molded Case Bkrs	40%		2054	* *	5	\$5,200	
Molded Case Bkrs	10%		2034	\$125,300	5	\$1,300	
Raceway							
Busway	5%		2032	\$66,000	1		
Conduit	70%		2034	\$924,100	1		
Conduit	25%		2044	* *	1		
Panelboards							
Fused Disc Sw	10%		2033	\$138,500	5	\$1,100	
Molded Case Bkrs	70%		2033	\$969,200	5	\$9,100	
Molded Case Bkrs	20%		2042	* *	5	\$2,600	
Wiring							
Braided Cloth	20%		2033	\$393,000	1		
Thermoplastic	50%		2034	\$982,600	1		
Thermoplastic	30%		2044	* *	1		
Motor Controllers							
Locally Mounted	40%		2032		5	\$1,300	
Locally Mounted	10%		2039	* *	5	\$300	
Motor Control Center	50%		2032	\$1,262,200	5	\$6,700	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$7,200	
tand-by Power							
Transfer Switches							
Automatic	100%		2039	* *	1	\$151,400	

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.

Asset # : 2045

Electrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power							
Generators Diesel	100% No Start Syst Needs Location : PB	Repair, Extent : Moder	2037 ate, Area	* * Affected : 10%	1	\$171,500	
	Location : Ou	ion, Extent : N/A, Area A tdoor Enclosures Throug There Are Seven Fixed (ghout The	Site	le Gener	ators Serving	
Batteries	1000/		2027	¢ 4 700	-	¢10 2 00	
Lead/Acid	100%		2027	\$4,700	5	\$18,200	
Fuel Storage Day Tank	Location : W1	ion, Extent : N/A, Area A 7, 18, 19 275 Gallon Capacity	2050 Affected :	* * 100%	5		
Day Tank	25% Other Observat Location : Ou	ion, Extent : N/A, Area A tside Of Main Kitchen A 250 Gallon Capacity		**	5		
Underground Storage	50% Other Observat Location : Unit	ion, Extent : N/A, Area A		**	5		
ighting							
Interior Lighting Fluorescent	-	l Fixtures, Extent : Light roughout The Building	2029 t, Area Afj	\$2,886,400 Fected : 100%	10	\$90,300	
Fluorescent	5%		2029	\$721,600	10	\$22,600	
	-	Fixtures, Extent : Light, roughout The Building	Area Affe	ected : 100%			
LED	75%		2039	* *			
Egress Lighting							
Emergency, Service	40%		2034	\$233,700	1		
Emergency, Battery	10%		2034	\$159,200 \$204,500	10	\$11,900	
Exit, Service	50%		2029	\$204,500	1		
		\$222 000	2029	\$1,106,500			
Exterior Lighting HID	0	w \$332,000 n During Daytime, Exten ilding Perimeters			: 25%		
6 6	Outdr Lights Or	n During Daytime, Exter			: 25%		

Alarm

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

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

Asset # : 2045

			////////	040				
lectrical		Current I	Repair	Futu	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
arm								
Security System	1000/			2024	¢1 700 (00	1	¢102 000	
Generic	100%		xtent : N/A, Area A	2034	\$1,780,600	1	\$183,800	
			out The Building	jjecieu .	10070			
		-	V Surveillance Syst	em				
Fire/Smoke Detection			~					
Generic, Digital	100%			2039	* *	1-3	\$303,300	
lechanical		Current I	Repair	Futu	e Replacement	М	aintenance	
ystem Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Plant Campus Steam /	95%			2034	\$100,000	1		
PRV								
Electricity	1%			2054	* *	1		
Natural Gas	4%			2044	* *	1		
			xtent : N/A, Area A	ffected :	100%			
			ilding - Roof	.				
	Explana	tion : Gas S	Service For Roofto	o Units				
Conversion Equipment	1%			2034	\$20,500	1	\$2,400	
Furnace			xtent : N/A, Area A		\$29,500	1	\$2,400	
					Techanical Room S	7		
		tion : 1 Uni	0 1 1					
Heat Exchanger, Shell &			\$157,800	2030	\$3,156,100			
Tube	, , , , , ,	02	<i>Q107,000</i>	2050	\$5,100,100			
	Corroded,	Extent : M	oderate, Area Affe	cted : 10	%			
	Location	n : Building	3 - Basement Mec	hanical I	Room			
	-		oderate, Area Affe					
	Location	n : Building	3 - Basement Mec	hanical I	Room - Damaged I	nsulation	ı	
Radiant Heater	1%			2034	\$246,900	2	\$2,300	
			xtent : N/A, Area A					
			ilding - Maintenan	ce Areas				
	-		ric Unit Heaters					
No Component	20%	·						

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

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

Asset # : 2045

echanical		Current I	Repair	Futur	e Replacement	Μ	aintenance			
stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit		
ating										
Distribution										
Hot Wtr Piping/Pump	Corroded, Location Damaged, Location Insul. Dete	: Mechant Extent : Se : Building eriorating,	\$232,300 Joderate, Area Affect Joderate, Area Affected Source, Area Affected 3 - Basement Mec Extent : Moderate, Joderate,	d : 2% chanical .	Room - Deteriorate	4 ed Expan	\$17,000 sion Tank			
	Malfunctio	oning, Exte	nt : Moderate, Area	a Affected	d : 10%					
	Location	: Building	s 3, 4 - Radiant He	ating Ma	lfunctioning					
	On Extend	ed Life, Ex	tent : Light, Area A	Iffected :	100%					
	Location	: Through	out							
Steam Piping/Pump	Insul. Dete Location	: Mechani	\$182,300 Extent : Light, Area ical Rooms							
	On Extended Life, Extent : Light, Area Affected : 100%									
	Location : Various Locations Steam Traps Faulty, Extent : Moderate, Area Affected : 100%									
				00						
	Location	: Dormito	ry Building, Gymn	asium Bu	ilding, Basement I	Aechanic	cal Rooms			
Terminal Devices	1.50/			2020	¢2 1 42 000	1	¢ 45 700			
Air Handler	15%	ad Life En	tout . Light Auga	2029	\$2,142,000	1	\$45,700			
		-	tent : Light, Area A ium Mechanical Ro			ise Mech	anical Rooms S6,			
Convector/Radiator	76%	Now	\$471,600	2032	\$4,715,900	1	\$108,700			
	Damaged, Extent : Moderate, Area Affected : 10%									
	Location : 1st Floor Corridors - Fin Tube Covers With Heavy Paint Blocking Air									
	<i>Circulati</i>		44 . T := 1.4 . 4	(<i>C</i> C	1000/					
			tent : Light, Area A	gjecieu :	100%					
		: Through		2020	#00.000					
Unit Heater - Hot Water		Now	\$4,500	2029	\$90,000					
	-		ent : Moderate, Are			inas 5	Unite			
			r Passageway Betw Extent : N/A, Area A			ings - J	Units			
			cal Rooms, 1st Flo			orth And	South Buildings			
		tion : Loca		01 1 4354	geway Derween 100	<i>n in 111</i> a	South Duttaings			
Unit Heater - Steam	-	Now	\$15,100	2029	\$301,800	4	\$3,200			
Unit Heater - Steam	Broken, Ex	ctent : Mod	erate, Area Affecte ium - 4 Units		\$501,800	4	\$3,200			
		-	Extent : N/A, Area A	ffected :	100%					
			ry Building, Gymn							
		tion : Loca								
Controls										
Electrical	28%			2029	\$1,181,200					
Pneumatic	2%			2028	\$293,300					
No Component	70%									

Air Conditioning

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

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

Asset # : 2045

Mechanical	Current Repai	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	45%	2042	* *	1		
No Component	55%					

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

Asset # : 2045

Mechanical	Current Re	epair	Futur	e Replacement	Μ	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning								
Conversion Equipment Int Pkg Unit - Heating/Cooling	2%		2028	\$309,100	2	\$600		
	R-22 Refrigerant, Exte Location : Main Build Condenser				t With Re	mote Air Cooled		
Reciprocating Compr/Chiller	2%		2029	\$279,900	1	\$4,600		
	On Extended Life, Exte	-						
	Location : Main Buil Chiller For Clinic R-22 Refrigerant, Exte				7 - Packo	aged Air Cooled		
	Location : Main Buil				7			
Ext Pkg Unit - Heating/Cooling	8%		2042	* *	2	\$2,400		
8	R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building Roof Near Main Entrance, Building 2 - Roof							
	Recent Installation, Ex Location : Main Build	tent : N/A, Area A	Affected :	100%				
Ext Pkg Unit - Heating/Cooling	2% Now	\$31,900	2034	\$318,700	2	\$500		
	Broken, Extent : Model Location : Building 2 Unit - Condenser Fau Controller Not Working Location : Building 2	- Ground Level - n Defective g, Extent : Moder	Quad 8 ate, Area	Affected : 25%	ors Defec	ctive, Quad 5		
	R-410a Refrigerant, Ex Location : Building 2		Affected	! : 100%				
Ext Pkg Unit - Heating/Cooling	1% Now	\$159,400	2044	* *	2	\$200		
	Broken, Extent : Moder Location : Main Buil	00		,)				
	R-22 Refrigerant, Exte Location : Main Buil			100%				
	8%			\$1,274,900	2	** ***		
Ext Pkg Unit - Heating/Cooling			2029	¢1,271,900		\$2,400		
Ext Pkg Unit - Heating/Cooling	R-22 Refrigerant, Exte Location : Main Build					\$2,400		
		ding Roof	ffected : 2034	100%		\$2,400		
Heating/Cooling	Location : Main Build	ding Roof ctent : Light, Area	ffected : 2034 a Affected	100% \$2,252,400 !: 100%		\$2,400		
Heating/Cooling Split Unit	Location : Main Build 10% R-410a Refrigerant, Es	ding Roof ctent : Light, Area	ffected : 2034 a Affected	100% \$2,252,400 !: 100%		\$2,400		
Heating/Cooling	Location : Main Build 10% R-410a Refrigerant, Ex Location : Dormitory	ding Roof ctent : Light, Area Building, Buildin \$450,500 t : Moderate, Are	ffected : 2034 a Affectea ngs 1, 2 - 2044 a Affecte	100% \$2,252,400 1: 100% Control Rooms * *		\$2,400		

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

Asset # : 2045

Mechanical	Current R	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	2%		2044	* *	4	\$500	
Pipe/Pump	0.00 (
No Component	98%						
Terminal Devices	20/		2020	¢1(5(00	1	¢C 100	
Air Handler/Cool/Ht	2% On Extended Life, Ext	tout · Light Away	2029	\$165,600	1	\$6,100	
	Location : Main But	-					
No Common ant		nung - 1 ennouse	meenum				
No Component	98%						
Heat Rejection Dry Cooler	2% 2-4	\$39,200	2044	* *	2	\$5,500	
Dry Cooler	Corroded, Extent : Me)%	2	\$5,500	
	Location : Main But	•••			6 - Air C	ooled Condenser	
No Component	98%						
Ventilation	70 /0						
Distribution							
Ductwork/Diffusers	100% Now	\$833,200	LIFE	* *	2-5	\$274,500	
	Faulty Air Intake, Ext		ea Affect	ed : 20%	-	÷)	
	Location : Mechania	cal Rooms - Air Ha	undlers C	utside Air Intake I	Dampers		
	Insul. Deteriorating, I	Extent : Moderate,	Area Aff	ected : 2%			
	Location : Main But	ilding - Penthouse	Mechani	cal Rooms S6, S7			
	Needs Cleaning, Exte	nt : Moderate, Are	a Affecte	d : 30%			
	Location : Various I	Prison Cells - Clog	ged Exha	ust Ducts			
Exhaust Fans							
Interior	10%		2029	\$420,700	2	\$1,500	
	On Extended Life, Ext	-					
	Location : Main Bui	Iding - Penthouse					
Roof	45%		2039	* *	2	\$6,800	
Roof	44%		2029	\$809,800	2	\$6,600	
Wall Unit	1%		2029	\$4,100	2	\$200	
	Other Observation, E.						
	Location : Main But	-	Mechanic	al Room			
<u> </u>	Explanation : 1 Unit	t					
Plumbing							
H/C Water Piping Brass/Copper	100% Now	\$243,700	2034	\$12,182,500	1		
Blass/Copper	Corroded, Extent : Me				1		
	Location : Basemen						
	On Extended Life, Ext			100%			
	Location : Through	ст. лет, лей А	jjecieu.	100/0			

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

Asset # : 2045

Maahaniaal					_		
Mechanical	Current R			e Replacement		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
HW Heat Exchanger							
Steam Fired	50%		2060	* *	4	\$24,300	
Steam Fired	40%		2044	* *	4	\$19,500	
Steam Fired	10% 2-4	\$458,700	2064	* *	4	\$4,900	
	Abandoned in Place, I	-					
	Location : Main Bui						
	Corroded, Extent : Mo						
	Location : Building.						
	On Extended Life, Ext	-					
	Location : Building .	3 - Basement Mec	hanical F	Room - 2 Units			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/			***			
Submersible	100%		2027	\$29,200	4	\$15,600	
Sewage Ejector(s)				* • • • • • • •			
Electric	100%		2029	\$496,600	4	\$19,600	
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	1000/			* *			
Hydraulic	100%		LIFE				
	Other Observation, Ex	-			F 1		
	Location : 6 Units F		oor, 1 Un	it From 1st 10 sra	Floor		
	Explanation : 7 Unit	S					
Fire Suppression							
Standpipe Generic	100%		2034	\$1267600	15	\$240 200	
	100%0		2034	\$4,367,600	1-5	\$248,200	
Sprinkler No Component	60%						
Generic	40% Now	\$104,900	2034	\$5,246,900	1-2	\$47,800	
Generic	40% Now Damaged, Extent : Ma				1-2	\$47,800	
	Damagea, Extent : Mo Location : Main Buil Leaks				kler Main	n Closed Due To	

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

Print Date : 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: RIKERS ISLAND FACILITIES CENT	FRAL 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 2026 - 2029		FY 2030 - 2035
Exterior Architecture		\$264,100		
Interior Architecture		\$134,000		
Mechanical		\$91,100		\$179,100
Site Pavements		\$250,000		
Total		\$739,200		\$179,100
Importance Code A		\$264,100		\$83,900
Importance Code B		\$225,100		\$95,300
Importance Code C		\$250,000		
Total		\$739,200		\$179,100
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$13,900		\$38,700	
Interior Architecture	\$30,100			
Electrical	\$18,800	\$1,400	\$1,700	\$1,400
Mechanical	\$300	\$100	\$4,500	\$100
Total	\$63,100	\$1,500	\$44,900	\$1,500
Importance Code A	\$14,000		\$38,900	
Importance Code B	\$39,800	\$1,500	\$6,100	\$1,500
Importance Code C	\$9,300			
Total	\$63,100	\$1,500	\$44,900	\$1,500



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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.

Asset # : 13661

			A5561#.13					
Architecture	Current Repair Future Replaceme				e Replacement	ent Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls						_		
Cast in Place Concrete	5%		\$8,000	LIFE	* *	5	\$6,900	
	-	-	Extent : Light, Are	ea Affecte	ed : 10%			
		1 : Loading						
Concrete Masonry Unit			\$5,700	LIFE	* *	5	\$1,700	
			od, Extent : Moder Dock Area	ate, Area	Affected : 2%			
Metal Panel	79%	2-4	\$55,700	2055	* *	5	\$40,900	
	Broken/M	issing Elen	nents, Extent : Mod	erate, Ar	ea Affected : 2%			
	Locatio	1 : Various	Locations					
	Deformed	/Dented, E	xtent : Light, Area 2	Affected :	10%			
	Location	1 : West Fac	cades At Loading E	Dock				
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	
			Extent : N/A, Area A	Iffected :	100%			
		-	To Main Roof					
		tion : Not A	accessible					
Metal Rail	50%			2048	* *	5-10	\$60,200	
			Extent : N/A, Area A	Iffected :	100%			
			To Main Roof					
	Explana	tion : Not A	<i>Accessible</i>					
Roof								
Not Accessible	100%		7		00 /			
			Extent : N/A, Area A	Iffected :	0%			
		1 : Main Ro						
S - 654-	Explana	поп : No К	ey To Ladder					
Soffits Metal Panel	1000/	Now	\$208,400	2055	* *	5	\$19,200	
Metal Fallel			\$208,400 xtent : Severe, Area			5	\$19,200	
			Ceiling Above Loa					
terior	Locuitor	1.5488118	County Hoove Loa	ung Doe				
Floors								
Cast in Place Concrete	98%	0-2	\$134,000	LIFE	* *	5	\$35,800	
			Extent : Moderate		ffected : 5%	-	400,000	
	0	0	Freezer Door Thre		-			
			Extent : Light, Area		: 5%			
			Dock And Interior					
Traffic Topping	2%			2040	* *	5	\$400	
Turne Topping			Extent : N/A, Area A		100%	5	φ100	
			oom At Loading Are					
		tion : Loca						

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

Asset # : 13661

Architecture	Current Repair			Futur	e Replacement	Ma	Maintenance	
System Component Type		Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	50/			LIPP	* *	-	¢1 400	
Glass: Single Pane	5%			LIFE	* *	5	\$1,400	
Metal Panel	60%			LIFE	* *	10	\$5,000	
SGFT/Glazed Masonry	20%			LIFE	* *	10	\$1,900	
Steel Plate	15%			LIFE		5	\$3,400	
			t: N/A, Area A		100%			
		~	eel At Freezer .	Area				
	Explanatio	on : Location	Noted					
Ceilings	200/			LIPP	* *	10	¢7.000	
Exposed Struc: Steel	20%			LIFE	* *	10	\$7,200	
Fiber Board	20%			2040				
			t: N/A, Area A	ffected :	100%			
		-	a At West End	, ,				
	-	on : Material	Is Actually Fib	÷	Reinforced Panels			
Metal Panel	60%			LIFE	* *	5	\$27,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	100%		\$250,000	2044	* *			
		•	, Extent : Sever	re, Area A	Affected : 2%			
	Location : Various Locations							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Throughout						
	Potholes, Ex	xtent : Severe,	Area Affected	: 2%				
	Location :	Various Loca	tions					

lectrical	Current Repair	rent Repair Future Replacement			Maintenance		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts						-	
Service Equipment							
Molded Case Bkrs	100%	2045	* *	5	\$300		
	Other Observation, Extent : N/A, Are	a Affected : 1	00%				
	Location : Electrical Room						
	Explanation : Main Service Switch	Rated At 800	Amperes				
Transformers							
Dry Type	100%	2040	* *	5			
Switchgear / Switchboard							
Molded Case Bkrs	100%	2045	* *	5	\$300		

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

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

Asset # : 13661

Current Repair Future Replac					aintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2045	* *	1		
100%		2043	* *	5	\$300	
1000/		0045				
100%		2045	* *	1		
1000/		2040	<u>ب</u> د بد	-	¢100	
100%		2040	* *	5	\$100	
1000/		LIFE	* *	5	\$200	
100%		LIFE	• •	3	\$300	
100%		2040	* *	1	\$3,400	
10070		2040		1	\$3,400	
100%						
10070						
100%						
10070						
100%		2050	* *	5		
	ion, Extent : N/A, Area		100%	5		
		55				
	-					
^	* *					
100%		2040	* *			
40%		2040	* *	1		
10%		2035	\$3,600	10	\$300	
50%		2035	\$12,400	10	\$400	
	-		* *			
		ffected :	100%			
Location : Ca	nopy At Loading Dock					
70%						
100%		2040	* *	1	\$4,200	
		Affected :	100%			
Explanation :	CCTV Surveillance Sys	tem				
				1-3	\$6,900	
()thou ()hearnat	ion Lintont , N/A Amore	Attacted .	11110/2			
	ion, Extent : N/A, Area . roughout The Building	Ajjecieu .	10070			
· · · · · · · · · · · · · · · · · · ·	Total (Ye 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 10% 100% 10% 100% 10% 100% 10% 100% 10% 100% 10% 100% 10% 100% 10% 100% 10% 100% 10% 100% 100% 100% 100% 100% 100% 100% 100%	Total (Years) 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 2,500 Gallon Capacity 100% 40% 10% 50% 30% Now \$17,300 Malfunctioning, Extent : Severe, Area A Location : Canopy At Loading Dock 70% 100% 0ther Observation, Extent : N/A, Area A Location : Canopy At Loading Dock 70% 100% 100% 0ther Observation, Extent : N/A, Area A Location : Throughout The Building Explanation : CCTV Surveillance Sys 100% 100%	Total (Years) FY 100% 2045 100% 2043 100% 2045 100% 2045 100% 2040 100% 2040 100% 2040 100% 2040 100% 2040 100% 2050 0ther Observation, Extent : N/A, Area Affected : Location : Underground Explanation : 2,500 Gallon Capacity 100% 2040 100% 2040 100% 2040 100% 2040 100% 2040 100% 2040 100% 2040 00% 2040 10% 2040 10% 2040 00% 2040 100% 2040 0ther Observation, Extent : N/A, Area Affected : Location : Canopy At Loading Dock 70% 100% 2040 0ther Observation, Extent : N/A, Area Affected : Location : Canopy At Loading Dock 100% 100% 2040 00% <td< td=""><td>Total (Years) FY 100% 2045 *** 100% 2043 ** 100% 2045 *** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2050 ** 100% 2050 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 10% 2035 \$3,600 50% 2035 \$12,400 30% Now \$17,300 2040 ** Malfunctioning, Extent : Severe, Area Affected : 100% Location : Canopy At Loading Dock 70% 100% 2040 ** * 00% 2040 ** * 100% 2040</td><td>Total (Years) FY (Yrs) 100% 2045 *** 1 100% 2043 *** 5 100% 2045 *** 1 100% 2045 *** 1 100% 2040 *** 5 100% 2040 *** 5 100% 2040 *** 1 100% 2040 *** 1 100% 2040 *** 1 100% 2050 ** 5 00her Observation, Extent : N/A, Area Affected : 100% Location : Underground Explanation : 2,500 Gallon Capacity ** 1 100% 2040 ** 1 10% 2040 ** 1 30% Now \$17,300 2040 ** 1 30% Now \$17,300 2040 ** 1 00% 2040 ** 1 1 00% 2040 ** 1 1 00%</td><td>Total (Years) FY (Yrs) 100% 2045 ** 1 100% 2043 ** 5 \$300 100% 2045 ** 1 1 100% 2045 ** 1 1 100% 2040 ** 5 \$100 100% 2040 ** 5 \$300 100% 2040 ** 1 \$3,400 100% 2040 ** 1 \$3,400 100% 2050 ** 5 \$300 100% 2050 ** 5 \$3,400 100% 2050 ** 5 \$3,400 100% 2050 ** 5 \$3,400 100% 2050 ** 5 \$3,400 100% 2050 ** 5 \$3,400 100% 2050 ** 1 \$3,400 100% 2040 ** 1</td></td<>	Total (Years) FY 100% 2045 *** 100% 2043 ** 100% 2045 *** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2050 ** 100% 2050 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 100% 2040 ** 10% 2035 \$3,600 50% 2035 \$12,400 30% Now \$17,300 2040 ** Malfunctioning, Extent : Severe, Area Affected : 100% Location : Canopy At Loading Dock 70% 100% 2040 ** * 00% 2040 ** * 100% 2040	Total (Years) FY (Yrs) 100% 2045 *** 1 100% 2043 *** 5 100% 2045 *** 1 100% 2045 *** 1 100% 2040 *** 5 100% 2040 *** 5 100% 2040 *** 1 100% 2040 *** 1 100% 2040 *** 1 100% 2050 ** 5 00her Observation, Extent : N/A, Area Affected : 100% Location : Underground Explanation : 2,500 Gallon Capacity ** 1 100% 2040 ** 1 10% 2040 ** 1 30% Now \$17,300 2040 ** 1 30% Now \$17,300 2040 ** 1 00% 2040 ** 1 1 00% 2040 ** 1 1 00%	Total (Years) FY (Yrs) 100% 2045 ** 1 100% 2043 ** 5 \$300 100% 2045 ** 1 1 100% 2045 ** 1 1 100% 2040 ** 5 \$100 100% 2040 ** 5 \$300 100% 2040 ** 1 \$3,400 100% 2040 ** 1 \$3,400 100% 2050 ** 5 \$300 100% 2050 ** 5 \$3,400 100% 2050 ** 5 \$3,400 100% 2050 ** 5 \$3,400 100% 2050 ** 5 \$3,400 100% 2050 ** 5 \$3,400 100% 2050 ** 1 \$3,400 100% 2040 ** 1

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

Asset # : 13661

Mechanical Current Repair Future Replacement Maintenance										
Mechanical	Current Repair	Futur	e Replacement	M						
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Ieating										
Energy Source										
Electricity	15%	2045	* *	1						
No Component	85%									
Conversion Equipment										
Radiant Heater	15%	2030	\$83,900	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						
	On Extended Life, Extent : Light, A Location : Officer Station	rea Affected :	100%							
No Component	95%									
Ventilation										
Exhaust Fans										
Interior	100%	2030	\$95,300	2	\$300					
Plumbing										
H/C Water Piping										
Brass/Copper	100%	2045	* *	1						
Water Heater With Tanks										
Electric	100%	2028	\$91,100	4						
	Other Observation, Extent : N/A, A	rea Affected :	100%							
	Location : Janitor Closet									
	Explanation : One 80 Gallon Uni	it								
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
Sump Pump(s)										
Non-Submersible	100%	2040	* *	4	\$200					
	Other Observation, Extent : N/A, A	rea Affected :	100%							
	Location : Crawl Space									
	Explanation : Duplex Unit									
Backflow Preventer										
Generic	100%	2030	\$9,600	1	\$700					
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.

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: RIKERS ISLAND FACILITIES COGI	ENERATION POWE	ER 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 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$267,100
Mechanical	\$715,800	\$7,907,800
Total	\$715,800	\$8,174,900
Importance Code A		\$8,016,300
Importance Code B	\$715,800	\$158,600
Total	\$715,800	\$8,174,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$45,700		\$3,600	
Interior Architecture	\$80,800			\$1,900
Electrical	\$3,000	\$1,800	\$2,400	\$4,100
Mechanical	\$23,000	\$120,200	\$24,600	\$29,200
Site Pavements	\$2,900			
Total	\$155,500	\$122,000	\$30,600	\$35,200
Importance Code A	\$63,900	\$28,500	\$21,800	\$28,500
Importance Code B	\$46,400	\$93,500	\$8,800	\$5,800
Importance Code C	\$45,100			\$900
Total	\$155,500	\$122,000	\$30,600	\$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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES COGENERATION POWER PLANT

Asset # : 14781

Architecture	Current Repair		Future Replacement		t Maintenance			
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	\$2,900	
Metal/Glass Curt Wall	5%	4+	\$14,800	LIFE	* *	5	\$4,300	
	0	0	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: North Ar	nd West Facades					
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	1000/		** - • • • •		at at	_		
Metal Panel	0	2-4 Discoloring, a : West Fac	\$25,900 Extent : Moderate	2055 , Area A <u>j</u>	* * fected : 5%	5	\$16,000	
Roof	Locuiton	. mest i at	uuc					
Single Ply Membrane	100%			2040	* *	10	\$30,400	
	10070			2010		10	\$20,100	
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
Ceramic Tile	10%			2044	* *	5	\$2,100	
Traffic Topping	85%			2040	* *	5	\$21,900	
Interior Walls								
Cast in Place Concrete	30%	4+	\$31,600	LIFE	* *			
	-	-	Extent : Light, Are		ed : 2%			
		: various I	Locations Through					
Ceramic Tile	5%			2044	* *	5	\$1,800	
Concrete Masonry Unit	40%			LIFE	* *	5	\$11,500	
Gypsum Board	25%	2-4	\$4,800	LIFE	* *	5	\$5,400	
			Extent : Light, Are		ed : 2%			
	Location	: various i	Locations Through	out				
Ceilings	100/	N	¢1 200	20.49	* *	F	¢1.000	
AcousTileSusp.Lay-In		Now	\$1,300 Extent : Moderate	2048		5	\$1,000	
			Extent : Moderate					
		. лијисет	To All Air Conditi	-	**	10	005 100	
Exposed Struc: Steel	90%			LIFE	* *	10	\$35,100	
Site Pavements								
On-Site Walkways	1000/	4.1	¢2 000	2049	* *			
Cast in Place Concrete	100% Cracking/	4+ Crumbling	\$2,900 Extent : Light, Are	2048 a Affecte				
	-	-	er Walkways	и лујесте	u. 270			
Parking/Driveway								
Asphalt	100%			2044	* *			
		Crumbling,	Extent : Moderate		fected : 10%			
		: North Lo		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.

Asset # : 14781

		ASSEL # . 14/0	DI				
Electrical	Current R	epair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
over 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2055	* *	3	\$100	
	Other Observation, Ex			100%			
	Location : 27kv Elec			1 4 1200 4	27 K·I	1.	
	Explanation : Four I	Main Service Switche	es Rate	d At 1200 Ampere.	s, 27 Kile	ovolts	
Transformers Dry Type	100%	2	2048	* *	3	\$100	
Dry Type	Other Observation, Ex				3	\$100	
	Location : Electrical		<i>си</i> еи .	10070			
	Explanation : Two 3,		4 160	0/480/277 Volts			
Switchgear / Switchboard	Lapranation . 1100 5,	sso inoron ampere	, ,,100				
Air Circuit Breaker	100%	2	2055	* *	3	\$100	
Feeders		-			~	÷	
Busway	100%	2	2048	* *	1		
Raceway							
Tray	100%	2	2048	* *	1		
Inder 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2	2055	* *	5	\$100	
	Other Observation, Ex		cted :	100%			
	Location : Electrical						
	Explanation : Two M	lain Power Breakers	Rated	At 4,000 Amperes	Each.		
Transformers	1000/			4.4	_	\$1 00	
Dry Type	100%	2	2048	* *	5	\$100	
Switchgear / Switchboard	1000/			* *	-	¢100	
Air Circuit Breaker	100%	2	2055	* *	5	\$100	
Raceway	1000/	~	0.40	* *	1		
Tray	100%	2	2048	Υ Υ	1		
Panelboards	100%	~	0051	* *	5	\$400	
Molded Case Bkrs	100%	2	2051		5	\$400	
Wiring	100%	2	2055	* *	1		
Thermoplastic Motor Controllers	10070	2	.033		1		
Locally Mounted	5%	n	2048	* *	5		
Motor Control Center	80%		2048	* *	5	\$300	
Variable Frequency	15%		2048	* *	5	\$300	
Drive	1.0 / 0	2	2010				
bround							
Grounding Devices							
Generic	100%	T	JFE	* *	5	\$400	
	100/0						
	10070	L			5	\$100	
tand-by Power Transfer Switches	10070	1				<i></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.

Asset # : 14781

Electrical	Current Repair Future Replacement					Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power								
Generators	500/		2044	* *	1	¢2 700		
Diesel	50% Other Observati	on, Extent : N/A, Area	2044 Affected ·		1	\$2,700		
	Location : Out		ijjecieu .	10070				
	Explanation : I	Emergency Generator	Rated At .	500 Kilowatts				
Diesel	50%		2044	* *	1	\$2,700		
	Other Observation	on, Extent : N/A, Area	Affected :	100%				
	Location : Out							
	Explanation : I	Backup Portable Gener	ator Rate	ed At 1,500 Kilowa	tts			
Batteries	500/		2020	¢2 400	F	¢200		
Lead/Acid Nickel Cadmium	50% 50%		2029 2030	\$2,400 \$2,400	5 5	\$300 \$1,500		
Nickel Cadillulli		on, Extent : N/A, Area			5	\$1,500		
		door Electrical Room	- <u>-</u>	10070				
	Explanation : 1	Backup Battery Bank						
Fuel Storage								
Main Tank	100%		2063	* *	5			
		on, Extent : N/A, Area	Affected :	100%				
	Location : Una		an a cita					
ighting	Explanation . 1	,000 Gallons Rated C	ιραζιιγ					
Interior Lighting								
LED	100%		2043	* *				
	Recent Installati	on, Extent : N/A, Area	Affected :	: 100%				
	Location : Three	oughout The Building						
Egress Lighting	100 (• • • • •					
Emergency, Service	40%		2040	* *	1	¢200		
Emergency, Battery Exit, Battery	10% 50%		2040 2040	* *	10 10	\$300 \$500		
Exterior Lighting	30%		2040		10	\$300		
LED	30%		2043	* *				
		on, Extent : N/A, Area		100%				
		f And Building Perime						
No Component	70%							
ightning Protection								
Arresters/Cabling								
Generic	100%		2063	* *	5	\$300		
Alarm								
Fire/Smoke Detection	100%		2040	* *	1 2	¢0 500		
Generic, Digital		on, Extent : N/A, Area			1-3	\$8,500		
		oughout The Building	meeted .	100/0				
		trobe Lights, Manual	Pull Stati	ons, Alarm Bells. H	Iorns And	d Smoke		
	Detectors	0						

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

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

Asset # : 14781

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	_
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating								
Energy Source								
Electricity	33%			2055	* *	1		
			Extent : N/A, Area A	Iffected :	100%			
		a : Offices						
	-	tion : Repo	rted Under Electric	cal Basel		Air Cond	ditioning	
Natural Gas	67%			2055	* *	1		
Conversion Equipment								
Furnace	10%			2035	\$2,207,800	1	\$182,100	
Radiant Heater	3%		7	2035	\$5,541,400	2	\$51,200	
			Extent : N/A, Area A	ffected :	100%			
		a : Offices						
		tion : Elect	ric Baseboard Hea		ala ala			
Steam Boiler Central Plant	57%			2048	* *			
			Extent : N/A, Area A	ffected :	100%			
		i : Generat						
	Explana	tion : Boile	er Steam Economize	er, 2 Unit	S			
No Component	30%							
			Extent : N/A, Area A	ffected :	0%			
		a : Offices						
	Explana	tion : Repo	rted Under Air Cor	nditioning	3			
Distribution	1000/			2055	ate ate		****	
Central Plant Steam	100%			2055	* *	4	\$272,300	
Piping/Pmp								
Controls	1000/			2029	\$522 500			
Digital	100%			2028	\$533,500			
Air Conditioning Energy Source								
Electricity	30%			2051	* *	1		
No Component	70%			2001		1		
Conversion Equipment	1070							
Ext Pkg Unit -	8%			2035	\$35,700	2	\$100	
Heating/Cooling					<i></i>	_	+	
6 6	R-410a Re	frigerant,	Extent : Light, Area	a Affected	l : 100%			
	Location							
Split Unit	17%			2035	\$107,100			
-1		frigerant,	Extent : Light, Area					
	Location		č					
Window/Wall Unit	5%	-		2028	\$5,000	1		
		ervation, l	Extent : Light, Area			-		
			Distribution Modula					
			terior Wall Mount A		-			
No Component	70%							
	/0/0							

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

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

Asset # : 14781

Mechanical	Current Repair			re Replacement	Maintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost [•] s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Distribution								
CW & CHW Wtr	100%		2055	* *	4	\$1,000		
Pipe/Pump								
		n, Extent : N/A, Area A	Iffected :	100%				
	Location : Roof							
	Explanation : F	or Gas Turbine Fresh.	Air Intak	tes Cooling				
Ventilation								
Distribution	1000/		LIPP	* *	2.5	¢10 000		
Ductwork/Diffusers	100%		LIFE	Ϋ́ Ϋ́	2-5	\$12,200		
Exhaust Fans	1000/		2025	051 500	2	ф. 4 00		
Roof	100%		2035	\$51,500	2	\$400		
Plumbing								
H/C Water Piping Brass/Copper	100%		2055	* *	1			
Water Heater With Tanks	10070		2033		1			
Electric	100%		2028	¢192 200	4			
Electric		n, Extent : N/A, Area A		\$182,300	4			
	Location : Gene		ijjecieu .	10070				
		ne 200 Gallon Unit						
Sanitary Piping	Explanation . O	ne 200 Guilon Onli						
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	10070		LIFL		1			
Cast Iron	100%		LIFE	* *	1			
Backflow Preventer	10070		LIFL		1			
Generic	100%		2035	\$11,900	1	\$800		
Fixtures	10070		2000	ψ11,700	1	ψ000		
Generic	100%							
Fire Suppression	10070							
Sprinkler								
Generic	100%		2055	* *	1-2	\$3,900		
Generie	10070		2000		1 4	ψ5,700		

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.

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

EXPENSE			FY 2026	FY 2027	FY 2028	FY 2029
Total				\$80,714,900		\$70,885,300
Importance Code	С			\$2,789,000		\$126,700
Importance Code	В			\$20,390,900		\$60,415,000
Importance Code				\$57,535,000		\$10,343,500
Total				\$80,714,900		\$70,885,300
Site Pavements				\$2,515,800		
Mechanical				\$3,816,900		\$26,356,600
Electrical				\$7,544,200		\$12,027,000
Interior Architectu	ıre			\$9,302,900		\$22,343,400
Exterior Architect	ure			\$57,535,000		\$10,158,200
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Block	: 2605	Lot	: 40	BIN	: 2096863	
Areas Surveyed	: Roof, Floo	rs 1,2,3				
Date of Survey	: 25-Apr-20	23		Landmark Status	: NONE	
Area Sq Ft	: 362,978			Project Type	: CORRECTION	
Program / Asset #	: DOC0001.	040 / 2026		Yr Built/Renovated	: 1963 / 1996	
Borough	: BRONX			Agency's Number	: N/A	
Address	: 10-10 HAZ	ZEN ST., R	IKERS ISLAN	D		
	: RIKERS I					

Total	\$220,500	\$138,400	\$167,100	\$178,700
Importance Code C	\$42,700			
Importance Code B	\$164,000	\$118,900	\$167,100	\$128,900
Importance Code A	\$13,800	\$19,500		\$49,800
Total	\$220,500	\$138,400	\$167,100	\$178,700
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
Site Pavements	\$42,700			
Mechanical	\$71,800	\$22,300	\$75,300	\$26,200
Electrical	\$70,600	\$61,500	\$70,100	\$64,900
Interior Architecture		\$13,600		\$17,000
Exterior Architecture	\$13,800	\$19,500		\$49,000
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset # : 2026

chitecture	Curre	nt Repair	Future	e Replacement	M		
stem Component Type	% of Fail Da Total (Year	ate Estimated Cost ^(s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls Cast in Place Concrete	3% Now Broken/Missing E Location : Main	lements, Extent : Ligh	LIFE at, Area Af	* * fected : 10%	5	\$46,700	
Masonry: Brick Cavity	90% 0-2 Expansion Joint H Location : Throw	\$939,700 Failure, Extent : Mode ughout	LIFE erate, Area	* * Affected : 15%	5	\$279,900	
Metal Panel		\$238,400 I, Extent : Moderate, A inistrative Building Ar		* * ted : 15%	5	\$35,000	
Slate Panels	Location : Wind Spalling, Extent :	x \$279,200 Tements, Extent : Seve Tow Sills Throughout Severe, Area Affected Tow Sills Throughout		* * ffected : 100%	5	\$2,300	
Windows							
Aluminum Metal/Detention Type	5% 95% Now Corrosion/Rusting Location : Throp	g, Extent : Moderate, .	2042 2054 Area Affec	* * * * ted : 50%	5 5	\$6,900 \$240,500	
	Location : Throu Thermally Inefficu Location : Throu Recent Replace E	ient, Extent : Moderat	e, Area Afj 1rea Affect	fected : 100%			
Parapets		* •• •••			_	** • • • •	
Cast Stone/Terra Cotta	-	rated, Extent : Severe, ughout Coping Stones		* * cted : 25%	5	\$3,800	
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	<u>ት</u> ች	5-10	\$5,100	
Roof Built-Up (BUR)	98% 2-4 Blisters, Extent : Location : Throw	\$963,800 Severe, Area Affected ughout	2034 : 50%	\$9,637,800			
Metal Panel	2%		2047	* *	10	\$16,000	
Soffits Metal Panel	100% 0-2 Broken/Missing E Location : Main	\$5,200 Tements, Extent : Mod	2044 lerate, Are	* * a Affected : 5%	5	\$3,800	

Interior

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

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

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

Asset # : 2026

Architecture	Current Repair Future Replacement				Maintenance		
System							
Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Cast in Place Concrete	10% 4+ Cracking/Crumbling Location : Through	\$445,300 g, Extent : Light, Are hout Mechanical Ro		* * ed : 5%	5	\$118,800	
Ceramic Tile	5% Now Cracking/Crumbling Location : Through		2037 , Area A <u>j</u>	* * fected : 10%	5	\$13,600	
Poured Epoxy/Resin	2% 0-2 Cracking/Crumbling Location : Gymnas		2029 z, Area A <u>f</u>	\$1,173,100 fected : 10%			
Quarry Tile	5% 0-2 Cracking/Crumbling Location : Kitchen		2039 , Area A <u>f</u>	* * fected : 10%	5	\$20,400	
Terrazzo	35%	- All Cu	LIFE	* *	5	\$148,600	
Traffic Topping	18% 0-2 Worn/Eroded, Exten Location : Kitchen		2034	\$8,993,100 25%	5	\$61,100	
Vinyl Tile	15% 0-2 Cracking/Crumbling Location : Throug Worn/Eroded, Exten Location : Throug	hout t : Moderate, Area A			3	\$30,600	
Vinyl Tile 9" X 9"	10% Now Broken/Missing Eler Location : Through Worn/Eroded, Exten Location : Through	hout			3	\$20,400	
Interior Walls							
Concrete Masonry Unit	55% 4+ Cracking/Crumbling Location : Through		LIFE , Area A <u>j</u>	* * fected : 5%	5	\$126,700	
Glass: Special Gauge	5% Recent Replace Evic Location : 1/2 Incl	lent, Extent : N/A, A h Lexan Panes At Ré			1		
Metal Security Bars	5%		LIFE	**			
Metal: Cage/Fence	5%		LIFE	* *			
Plaster	10%		LIFE	* *	5	\$17,300	

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

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

Asset # : 2026

AcousTileSusp.Lay-In AcousTileSusp.Lay-In Conterned Exposed Struc: Concrete Exposed Struc: Concrete Cracki Local Metal Panel Plaster Site Enclosure Fence/Gates Chain Link 100 Other C Local Expla Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	Now Missing El- ion : Lobby Observation ion : Main - nation : Loo Main - nation : Loo Main - Pool (Crumblin ion : Basem Main - Crumblin ion : Corria	\$1,010,900 ements, Extent : Sev And Throughout , Extent : N/A, Area Entry And Control A cation Noted \$941,300 ng, Extent : Modera nent Mechanical Row \$191,100 ng, Extent : Light, A	FY 2039 Pere, Area A 2047 Affected : Areas LIFE te, Area Af oms LIFE LIFE LIFE	* * 100% ?fected : 10% * * * *	Cycle (Yrs) 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Estimated Cost \$81,500 \$27,200 \$25,500 \$34,000 \$101,900	Priority
Ceilings AcousTile,Adhered 3(Broken Local AcousTileSusp.Lay-In Exposed Struc: Concrete Exposed Struc: Concrete Exposed Struc: Concrete Deter Metal Panel Plaster 3(Cracki Local Plaster 3(Cracki Local Site Enclosure Fence/Gates Chain Link 10(Other (Local Explo Site Pavements On-Site Walkways Cast in Place Concrete 10(Broken	Missing El ion : Lobby % Diservation ion : Main nation : Loo 10% 4+ ng/Crumblin ion : Basen % 10% 0-2 ng/Crumblin ion : Corrid	ements, Extent : Sev And Throughout , Extent : N/A, Area Entry And Control A cation Noted \$941,300 ng, Extent : Modera nent Mechanical Roo \$191,100 ng, Extent : Light, A	ere, Area A 2047 Affected : Ireas LIFE te, Area Af oms LIFE LIFE LIFE	Affected : 50%	5 5 5 5	\$27,200 \$25,500 \$34,000	
AcousTile,Adhered 3(Broken Local AcousTileSusp.Lay-In Exposed Struc: Concrete Exposed Struc: Concrete Exposed Struc: Concrete Metal Panel Plaster Site Enclosure Fence/Gates Chain Link 100 Other (Local Local Local Local Cracki Local Cracki Local Explo Site Enclosure Fence/Gates Chain Link 100 Other (Local	Missing El ion : Lobby % Diservation ion : Main nation : Loo 10% 4+ ng/Crumblin ion : Basen % 10% 0-2 ng/Crumblin ion : Corrid	ements, Extent : Sev And Throughout , Extent : N/A, Area Entry And Control A cation Noted \$941,300 ng, Extent : Modera nent Mechanical Roo \$191,100 ng, Extent : Light, A	ere, Area A 2047 Affected : Ireas LIFE te, Area Af oms LIFE LIFE LIFE	Affected : 50%	5 5 5 5	\$27,200 \$25,500 \$34,000	
AcousTileSusp.Lay-In AcousTileSusp.Lay-In AcousTileSusp.Lay-In Character AcousTileSusp.Lay-In AcousTileSusp.Lay-In Character C	Missing El ion : Lobby % Diservation ion : Main nation : Loo 10% 4+ ng/Crumblin ion : Basen % 10% 0-2 ng/Crumblin ion : Corrid	ements, Extent : Sev And Throughout , Extent : N/A, Area Entry And Control A cation Noted \$941,300 ng, Extent : Modera nent Mechanical Roo \$191,100 ng, Extent : Light, A	ere, Area A 2047 Affected : Ireas LIFE te, Area Af oms LIFE LIFE LIFE	Affected : 50%	5 5 5 5	\$27,200 \$25,500 \$34,000	
AcousTileSusp.Lay-In AcousTileSusp.Lay-In Conterned Exposed Struc: Concrete Explosed Struc: Concrete Cracki Locan Metal Panel Plaster Site Enclosure Fence/Gates Chain Link 100 Other C Locan Explo Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	ion : Lobby % Dbservation ion : Main . nation : Lou 9% 4+ ng/Crumblin ion : Basen % 9% 0-2 ng/Crumblin ion : Corrid	And Throughout , Extent : N/A, Area Entry And Control A cation Noted \$941,300 ng, Extent : Modera nent Mechanical Roo \$191,100 ng, Extent : Light, A	2047 Affected : Areas LIFE te, Area Af oms LIFE LIFE	* * 100% ?fected : 10% * * * *	5	\$25,500	
Other G Local Exposed Struc: Concrete 30 Cracki. Metal Panel 30 Plaster 30 Cracki. Local Site Enclosure Fence/Gates Chain Link 100 Other G Local Local Explo Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	Dbservation ion : Main . nation : Loo 1% 4+ ng/Crumblin ion : Basem % 0% 0-2 ng/Crumblin ion : Corria	Entry And Control A cation Noted \$941,300 ng, Extent : Modera nent Mechanical Ro \$191,100 ng, Extent : Light, A	Affected : Areas LIFE te, Area Af oms LIFE LIFE LIFE	100% Fected : 10%	5	\$25,500	
Locat Exposed Struc: Concrete Exposed Struc: Concrete Metal Panel Plaster Site Enclosure Fence/Gates Chain Link Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	ion : Main 1 nation : Loo 1% 4+ ng/Crumblin ion : Basen 1% 0-2 ng/Crumblin ion : Corrid	Entry And Control A cation Noted \$941,300 ng, Extent : Modera nent Mechanical Ro \$191,100 ng, Extent : Light, A	LIFE te, Area Af oms LIFE LIFE	** fected : 10% ** **	5	\$34,000	
Image: Cracking Local state in the stat	ng/Crumblin ion : Basem % 0% 0-2 ng/Crumblin ion : Corrid	ng, Extent : Modera nent Mechanical Ro \$191,100 ng, Extent : Light, A	te, Area Af oms LIFE LIFE	fected : 10% ** **	5	\$34,000	
Metal Panel Local Plaster 30 Cracki Local Site Enclosure Fence/Gates Chain Link 100 Other of Local Explo Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	ion : Basen % % 0-2 ng/Crumblin ion : Corrid	nent Mechanical Ro \$191,100 ng, Extent : Light, A	oms LIFE LIFE	* *			
Plaster 30 Cracki Local Site Enclosure Fence/Gates Chain Link 100 Other of Local Explo Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	% 0-2 ng/Crumblin ion : Corrid	ng, Extent : Light, A	LIFE	* *			
Cracki Local Site Enclosure Fence/Gates Chain Link 100 Other of Local Explo Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	ng/Crumblin ion : Corric	ng, Extent : Light, A			5	\$101,900	
Site Enclosure Fence/Gates Chain Link 100 Other (Local Explo Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	ion : Corric		rea Affecte	ed : 5%			
Fence/Gates Chain Link 100 Other of Local Explo Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	-0 /						
Chain Link 100 Other of Local Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken	.0./						
Other C Loca Explo Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken							
Local Explo Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken			2054	* *			
Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken		, Extent : N/A, Area		100%			
Site Pavements On-Site Walkways Cast in Place Concrete 100 Broken		les Razor Ribbon At ditional Component	-				
On-Site Walkways Cast in Place Concrete 100 Broken	nation . Au	aiiionai Componeni					
Cast in Place Concrete 100 Broken							
Broken	% 0-2	\$42,700	2047	* *			
Loca		ements, Extent : Sev	ere, Area A	Affected : 5%			
	ion : Curbs	At Parking Area					
Parking/Driveway							
Asphalt 100	% 2-4	\$1,641,000	2037	* *			
Cracki	ıg/Crumblir	ng, Extent : Modera	te, Area Af	fected : 20%			
Loca	ion : Throuz	ghout					
Activity Yard							
Broken	% Now /Missing Ele ion : Throu	\$874,700 ements, Extent : Sev ghout	2049 ere, Area A	* * Affected : 40%			
		, Extent : Moderate,	Area Affe	cted : 20%			
		ghout Small Activity					
		getation Growth					
Electrical							

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

Under 600 Volts

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

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

Asset # : 2026

	Current Repair Future Replacement Maintenance							
Electrical	Current Repair Future Replacement							
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment Fused Disc Sw	100% Other Observation, Exten Location : Electrical Ro Explanation : One Main	oom		5 re	\$1,600			
Transformers	*		*					
Dry Type	100%	2032	\$51,500	5	\$1,300			
	Other Observation, Exten							
	Location : Basement (El	-						
	Explanation : Dry Type	Transformers Rated At	Various Capacities	5				
Switchgear / Switchboard	1000/	2024		_	\$ 0, (0,0)			
Molded Case Bkrs	100%	2034	\$877,100	5	\$9,600			
Raceway	1000/	2024	¢000,100	1				
Conduit Panelboards	100%	2034	\$880,100	1				
Fused Toggle Switch	10%	2033	\$92,300	5	\$800			
Molded Case Bkrs	80%	2033	\$738,500	5	\$7,600			
Molded Case Bkrs	10%	2033	\$756,500	5	\$1,000			
Wiring	1070	2042		5	\$1,000			
Braided Cloth	75%	2033	\$982,600	1				
Thermoplastic	25%	2035	\$327,500	1				
Motor Controllers		2001	<i>\$621,600</i>	-				
Locally Mounted	100%	2032	\$1,199,100	5	\$2,400			
round					-			
Grounding Devices								
Generic	100%	LIFE	* *	5	\$5,300			
and-by Power								
Transfer Switches								
Automatic	100%	2032	\$201,300	1	\$111,700			
Generators		2020	†2 00.000		*-2 - 2 - 2 - - 2 - - - - - - - - - -			
Diesel	50%	2030	\$200,800	1	\$70,300			
	Other Observation, Exten		100%					
	Location : Outdoor Enc. Explanation : One Diese		50 Vilouatta					
			* *	1				
Diesel	49%	2037		1	\$68,900			
	Other Observation, Exten Location : Outdoor Enc.		100%					
	Explanation : Capacity		bla					
Discal				1	¢1 400			
Diesel	1% Abandonad In Place Erte	2030	\$4,000	1	\$1,400			
	Abandoned In Place, Exte Location : Basement - G		u. 10070					
Batteries	Locunon . Dusement - C	Cherulor Koom						
Lead/Acid	100%	2026	\$4,700	5	\$13,400			
	10070	2020	\$ 4 ,700	5	\$15 , 1 00			

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

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

Asset # : 2026

Electrical	Current Repair Future Replacement					Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power								
Fuel Storage								
Day Tank	50%		2033	\$24,700	5			
	Other Observation, Ex		-	100%				
	Location : Basement			F = = I				
	Explanation : Two Ta	inks Ratea At 50 (* *				
Main Tank	50% Other Observation, Ex	tont · N/A Anog A	2037 ffootod		5			
	Location : Basement			100%				
	Explanation : One Ta	-		ç				
Lighting	Explanation : One It	<i>ini Haica 11</i> 1,070	Gunon	5				
Interior Lighting								
Fluorescent	60%		2029	\$6,385,800	10	\$199,700		
	T-12 Lamps And Fixtur	res, Extent : Light	, Area A <u>f</u>	ffected : 100%		-		
	Location : Throughout	ut The Building						
Fluorescent	25%		2034	\$2,660,700	10	\$83,200		
	T-8 Lamps And Fixture	s, Extent : Light,	Area Affe	ected : 100%				
	Location : Throughout	ut The Building						
LED	15%		2039	* *				
	Other Observation, Ex	tent : N/A, Area A	ffected :	100%				
	Location : Main Buil	ding (Gymnasium	, Lobby)					
	Explanation : LED L	ights						
Egress Lighting								
Emergency, Service	50%		2029	\$215,400	1			
Exit, LED	10%		2069	* *	1			
Exit, Service	30%		2029	\$90,500	1	** *		
Exit, Battery	10%		2034	\$99,100	10	\$2,500		
Exterior Lighting	200/		2020	¢(50 000	10	\$200		
HID HID	20% 10%		2029 2034	\$652,800 \$326,400	10 10	\$200 \$100		
No Component	70%		2034	\$520,400	10	\$100		
Alarm	/0/0							
Security System								
Generic	100%		2034	\$1,313,100	1	\$135,600		
	Other Observation, Ex	tent : N/A, Area A			-	+,		
	Location : Throughout							
	Explanation : CCTV	Surveillance Syst	em					
Fire/Smoke Detection								
Generic, Digital	100%		2034	\$1,804,300	1-3	\$223,700		
	Other Observation, Ex		ffected :	100%				
	Location : Throughout							
	Explanation : Strobe	Lights, Smoke De	tectors, I	Horns, Alarm Bells	s, And Ma	anual Pull		
	Stations							
Mechanical	Current Re			e Replacement		aintenance		

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

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

Asset # : 2026

abaniaal	Current Repair Future Replacement					Maintonona			
echanical					e Replacement				
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
ating									
Energy Source Plant Campus Steam / PRV	100%			2034	\$97,100	1			
Distribution									
Steam Piping/Pump		Now	\$560,200	2034	\$5,601,500				
	Broken, E	xtent : Mod	lerate, Area Affecte	d : 5%					
			r - Mechanical Roc	om 1 - De	fective Pressure Re	elief Valv	e And Steam		
		ate Return			c · 1 2 00/				
		0	Extent : Moderate,		ected : 20%				
	Location : 1st Floor - Mechanical Rooms								
	Leak Evident, Extent : Moderate, Area Affected : 10% Location : 1st Floor - Mechanical Rooms								
	On Extended Life, Extent : Light, Area Affected : 100%								
	On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout								
	Location	i : Through	oui						
	C T	Γ L		1 100	1 100/				
			Extent : Moderate,	00	ected : 10%				
T			Extent : Moderate, por - Mechanical R	00	ected : 10%				
Terminal Devices	Location			ooms		1	\$11,200		
Terminal Devices Air Handler	Location 5%	: First Flo	oor - Mechanical R	ooms 2029	\$658,200	1	\$11,200		
	Location 5% On Extend	led Life, Ex	oor - Mechanical R tent : Light, Area A	ooms 2029	\$658,200	1	\$11,200		
Air Handler	Location 5% On Extend Location	e : First Flo led Life, Ex 1 : 1st Floor	oor - Mechanical R tent : Light, Area A r - Fan Room	ooms 2029 Iffected :	\$658,200 100%				
	Location 5% On Extena Location 90%	led Life, Ex 1 : Ist Floor Now	oor - Mechanical R stent : Light, Area A r - Fan Room \$103,000	000ms 2029 (ffected : 2032	\$658,200 100% \$5,148,000	1	\$11,200 \$95,000		
Air Handler	Location 5% On Extena Location 90% Damaged,	led Life, Ex led Life, Ex i : 1st Floor Now Extent : M	oor - Mechanical R stent : Light, Area A r - Fan Room \$103,000 loderate, Area Affe	000ms 2029 [ffected : 2032 cted : 2%	\$658,200 100% \$5,148,000	1	\$95,000		
Air Handler	Location 5% On Extend Location 90% Damaged, Location	e : First Flo led Life, Ex : Ist Floor Now Extent : M : South - A	oor - Mechanical R stent : Light, Area A r - Fan Room \$103,000	000ms 2029 [ffected : 2032 cted : 2%	\$658,200 100% \$5,148,000	1	\$95,000		
Air Handler	Location 5% On Extena Location 90% Damaged, Location Circulati	led Life, Ex led Life, Ex 1 st Floor Now Extent : M 1 : South - A ion	oor - Mechanical R tent : Light, Area A r - Fan Room \$103,000 Ioderate, Area Affe Annex Corridor - Fa	2029 (ffected : 2032 cted : 2% in Tube C	\$658,200 100% \$5,148,000 Covers With Heavy	1	\$95,000		
Air Handler	Location 5% On Extend Location 90% Damaged, Location Circulation On Extend	led Life, Ex led Life, Ex 1 : Ist Floor Now Extent : M 1 : South - A ion led Life, Ex	oor - Mechanical R tent : Light, Area A r - Fan Room \$103,000 Ioderate, Area Affe Annex Corridor - Fa tent : Light, Area A	2029 (ffected : 2032 cted : 2% in Tube C	\$658,200 100% \$5,148,000 Covers With Heavy	1	\$95,000		
Air Handler Convector/Radiator	Location 5% On Extend Location 90% Damaged, Location Circulation On Extend Location	e : First Flo led Life, Ex : Ist Floor Now Extent : M : South - A ion led Life, Ex : Through	oor - Mechanical R tent : Light, Area A r - Fan Room \$103,000 loderate, Area Affe Annex Corridor - Fa tent : Light, Area A out	2029 2029 Iffected : 2032 cted : 2% in Tube C Iffected :	\$658,200 100% \$5,148,000 6 Covers With Heavy 100%	1 Paint Blo	\$95,000 ocking Air		
Air Handler	Location 5% On Extend Location 90% Damaged, Location Circulati On Extend Location 5%	led Life, Ex led Life, Ex a : 1st Flood Now Extent : M a : South - A ion led Life, Ex a : Through Now	oor - Mechanical R tent : Light, Area A r - Fan Room \$103,000 foderate, Area Affe Annex Corridor - Fa tent : Light, Area A out \$19,900	2029 2029 [ffected : 2032 cted : 2% in Tube C [ffected : 2029	\$658,200 100% \$5,148,000 Covers With Heavy 100% \$198,700	1	\$95,000		
Air Handler Convector/Radiator	Location 5% On Extend Location 90% Damaged, Location Circulation Circulation Circulation 5% Unit Inope	led Life, Ex led Life, Ex a : 1st Floor Now Extent : M a : South - A ion led Life, Ex a : Through Now erable, Exte	oor - Mechanical R stent : Light, Area A r - Fan Room S103,000 Ioderate, Area Affe Annex Corridor - Fa Stent : Light, Area A out \$19,900 ent : Moderate, Are	2029 2029 2032 cted : 2% in Tube C Iffected : 2029 a Affecte	\$658,200 100% \$5,148,000 Covers With Heavy 100% \$198,700 ed : 20%	1 Paint Blo 4	\$95,000 ocking Air \$1,700		
Air Handler Convector/Radiator Unit Heater - Steam	Location 5% On Extend Location 90% Damaged, Location Circulation Circulation Circulation 5% Unit Inope	led Life, Ex led Life, Ex a : 1st Floor Now Extent : M a : South - A ion led Life, Ex a : Through Now erable, Exte	oor - Mechanical R tent : Light, Area A r - Fan Room \$103,000 foderate, Area Affe Annex Corridor - Fa tent : Light, Area A out \$19,900	2029 2029 2032 cted : 2% in Tube C Iffected : 2029 a Affecte	\$658,200 100% \$5,148,000 Covers With Heavy 100% \$198,700 ed : 20%	1 Paint Blo 4	\$95,000 ocking Air \$1,700		
Air Handler Convector/Radiator Unit Heater - Steam	Location 5% On Extend Location 90% Damaged, Location Circulation Circulation Circulation 5% Unit Inope	led Life, Ex led Life, Ex a : 1st Floor Now Extent : M a : South - A ion led Life, Ex a : Through Now erable, Exte	oor - Mechanical R stent : Light, Area A r - Fan Room S103,000 Ioderate, Area Affe Annex Corridor - Fa Stent : Light, Area A out \$19,900 ent : Moderate, Are	2029 2029 2032 cted : 2% in Tube C Iffected : 2029 a Affecte	\$658,200 100% \$5,148,000 Covers With Heavy 100% \$198,700 ed : 20%	1 Paint Blo 4	\$95,000 ocking Air \$1,700		
Air Handler Convector/Radiator Unit Heater - Steam	Location 5% On Extend Location 90% Damaged, Location Circulation Circulation Circulation 5% Unit Inope	led Life, Ex led Life, Ex a : 1st Floor Now Extent : M a : South - A ion led Life, Ex a : Through Now erable, Exte	oor - Mechanical R stent : Light, Area A r - Fan Room S103,000 Ioderate, Area Affe Annex Corridor - Fa Stent : Light, Area A out \$19,900 ent : Moderate, Are	2029 2029 2032 cted : 2% in Tube C Iffected : 2029 a Affecte	\$658,200 100% \$5,148,000 Covers With Heavy 100% \$198,700 ed : 20%	1 Paint Blo 4	\$95,000 ocking Air \$1,700		

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

Asset # : 2026

Mechanical	Current Repair Future Repla			e Replacement	eplacement Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning								
Conversion Equipment Exterior Pkg Unit - Cooling	13%		2029	\$997,100	2	\$2,900		
	Abandoned in Place, Location : Courtyan R-22 Refrigerant, Exi Location : Roofs, B	rd - Packaged Unit tent : Light, Area A	For Spri ffected :	ung Not In Use 100%				
Exterior Pkg Unit - Cooling	1% Now	\$76,700	2044	* *	2	\$200		
-	Broken, Extent : Mod		d : 100%					
	Location : Roof - K							
	R-22 Refrigerant, Ext Location : Roof - K		ffected :	100%				
Exterior Pkg Unit - Cooling	10%		2034	\$767,000	2	\$2,200		
	R-410a Refrigerant, I Location : Roofs	Extent : Light, Area	a Affected	! : 100%				
Split Unit	2%		2034	\$332,200				
Window/Wall Unit	14%		2027	\$371,000	1			
No Component	60%							
entilation								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$202,400		
Exhaust Fans				* 1 • 1 • 0 0	•	* 400		
Interior	4%	\$22 000	2034	\$124,100	2	\$400		
Roof	50% Now On Extended Life, Ex Location : Roofs	\$33,900 tent : Moderate, Ai	2029 rea Affect	\$678,600 ted : 70%	2	\$4,400		
	Unit Inoperable, Exte Location : Roofs	ent : Moderate, Are	ea Affecte	d : 10%				
Roof	45%		2034	\$610,800	2	\$5,000		
Wall Unit	1%		2029	\$3,000	2	\$100		
	Other Observation, E Location : 1st Floor Explanation : Locat							
lumbing	Expranation . Docu							
H/C Water Piping								
Brass/Copper	100% On Extended Life, Ex Location : Through		2034 Affected :	\$8,984,000 90%	1			
HW Heat Exchanger	0							
Steam Fired	100% Abandoned in Place, Location : 1st Floor				4 3 Of 6	\$35,900		
Sanitary Piping			,	*******	- 5 -			
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.

Asset # : 2026

Mechanical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
lumbing								
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Non-Submersible	90%	2029	\$126,000	4	\$6,900			
	On Extended Life, Extent : Light,	Area Affected :	100%					
	Location : 1st Floor - Mechanic	al Room 1 - Du	plex Set					
Submersible	10%	2027	\$2,200	4	\$1,100			
	Other Observation, Extent : N/A,			•	\$1,100			
	Location : 1st Floor - Sewer Eje	00						
	Explanation : Location Noted							
Sewage Ejector(s)								
Electric	100%	2034	\$366,300	4	\$21,700			
	Other Observation, Extent : N/A, Location : 1st Floor - Sewer Eje Explanation : Location Noted	00						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
-	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Two Units From 1st 2	To 2nd Floor, Or	ne Unit From 2nd	To 3rd F	loor			
	Explanation : 3 Units							
ire Suppression	-							
Standpipe								
Generic	100%	2034	\$3,220,900	1-5	\$183,000			
					,			
Sprinkler								
Sprinkler 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.

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: RIKERS ISLAND FACILITIES FIRE	COMMAND CENTER
Address	: 17-29 HAZEN STREET RIKERS ISLA	ND
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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$65,500	
Total	\$65,500	
Importance Code A	\$65,500	
Total	\$65,500	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$75,000			
Interior Architecture	\$47,600			\$100
Electrical	\$400	\$300	\$400	\$300
Mechanical	\$5,400	\$100	\$300	\$31,200
Site Enclosure	\$13,000			
Site Pavements	\$38,700			
Total	\$180,200	\$500	\$700	\$31,700
Importance Code A	\$75,000	\$100		\$100
Importance Code B	\$47,200	\$400	\$700	\$31,600
Importance Code C	\$57,900			
Total	\$180,200	\$500	\$700	\$31,700



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

chitecture		Current Repair Future Replacement			Μ			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Cast in Place Concrete			\$17,300 nents, Extent : Mod	LIFE erate, Arc	* * ea Affected : 10%	5	\$3,800	
	Cracking/	Crumbling,	Extent : Moderate		,			
	Location	n : Upper W	Vall, South Facade	And Truc				
Masonry: Brick	55% Joint Mor		\$65,500 od, Extent : Moder	LIFE ate. Area	* * Affected : 40%	5	\$4,100	
		i : Through			199000000000000000000000000000000000000			
		-	nt : Light, Area Aff	ected : 2	2⁄0			
	Location	n : South Fa	acade					
Metal Panel	20%			2061	* *	5-10	\$10,300	
Metal Sect. OHD	5%			2033	\$26,200	5	\$1,200	
		0	xtent : Severe, Area Door Frame	a Affected	d : 20%			
		-	ent : Severe, Area A	ffacted .	1000/			
	-	i : East Fac		ijjecieu .	10070			
			Extent : N/A, Area A	Iffected ·	100%			
		i : East Fac		gjeereu .	10070			
			· Is Not In Use					
Metal Coiling Doors	-	Now	\$30,900	2048	* *	5	\$1,200	
Wetar Coning Doors			xtent : Severe, Area		l · 20%	5	\$1,200	
		0	Door Frame	<i>"</i> 11 <i>55</i> 000000				
Windows		0						
Aluminum	75%			2051	* *	5	\$400	
Steel	25%	0-2	\$20,400	2060	* *	5	\$900	
	Corrosion	Corrosion/Rusting, Extent : Severe, Area Affected : 20%						
		a : North Fe						
			: Severe, Area Affe	ected : 10	0%			
	Location	n : North Fo	acade					
Roof Not Accessible	100%							
Soffits								
Wood	100%	2-4	\$2,800	2033	\$28,400	5	\$1,700	
	Worn/Erod	led, Extent	: Light, Area Affec	ted : 100	%			
	Location	i : Main En	trance					

Interior

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors			** ***			_		
Cast in Place Concrete	75%		\$9,800	LIFE	* *	5	\$6,500	
	-	-	Extent : Moderate	, Area Aj	ffected : 20%			
		i : Apparati	us Floor : Light, Area Affec	tad . 250)/			
		0	s Ligni, Area Ajjec us Floor And Mech					
			as Floor And Mech		* *		\$2 00	
Quarry Tile	5%		¢10 700	2040	* *	5	\$300	
Vinyl Tile	20%		\$12,700	2040		3	\$300	
			tent : Moderate, Ar	ea Affec	ted : 5%			
		i : Office Al	rea ents, Extent : Mode	ovato Ar	an Affected . 100/			
		issing Elem i : Office Al		eruie, Ar	eu Ajjecieu . 1076			
			Extent : Moderate	Area A	ffected · 15%			
	-	i : Office A		, 11 cu 11j	<i>Jecieu</i> : 1570			
Interior Walls								
Ceramic Tile	2%			2044	* *	5		
Concrete Masonry Unit	58%			LIFE	* *	5	\$900	
Gypsum Board	10%			LIFE	* *	5-10	\$300	
Plaster	5%	Now	\$1,200	LIFE	* *	5		
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	ı : East Wal	ll Of Apparatus Roo	om And S	Storage Area			
		-	: Moderate, Area	Affected	: 20%			
		ı : Through						
			xtent : Moderate, A		cted : 20%			
	Location	ı : East Wa	ll Of Apparatus Ro	om				
SGFT/Glazed Masonry	25%		\$4,300	LIFE	* *			
			ents, Extent : Seven		Affected : 10%			
			Locations Through					
			Extent : Severe, A	rea Affec	ted : 2%			
	Location	i : Apparati	us Room					
Ceilings	750/	4 1	¢17 200	LIPP	* *	5	¢500	
Exposed Struc: Concrete			\$17,200 Extent : Light, Are	LIFE		3	\$500	
		i : Apparati		и лугси	<i>cu</i> . 10/0			
			: Light, Area Affec	rted · 200	26			
		i : Apparati		104 . 207	0			
Gypsum Board		Now	\$1,700	LIFE	* *	5	\$1,200	
Gypsull Board			ents, Extent : Mode		ea Affected · 5%	5	\$1,200	
		i : Toilet Ro		<i>ci uic</i> , 111				
Site Enclosure	-	-						
Fence/Gates								
Chain Link	100%	Now	\$13,000	2045	* *			
			ent : Moderate, Are	a Affecte	ed : 30%			
	Location	i : Rear Pa	rking Area					

Site Pavements

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 FIRE COMMAND CENTER

Asset # : 13662

			///////////////////////////////////////					
Architecture		Current I	Repair	Futu	re Replacement	Μ	aintenance	
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		
			Extent : N/A, Area A	ffected :	100%			
			trance Stairs					
	Explana	tion : Loca	tion Noted					
Parking/Driveway								
Asphalt	100%	• =	\$38,700	2038	* *			
	-	-	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	1 : Through	out					
	Potholes,	Extent : Mo	oderate, Area Affect	ted : 2%				
	Location	ı : East Sid	e					
	Sinking/St	ubsiding, E:	xtent : Moderate, A	rea Affec	cted : 5%			
	Location	1 : Garage	Driveway					
		-						
Electrical		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total	(Icars)		1.1		(113)		
Jnder 600 Volts								
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Molded Case Bkrs	100%			2051	* *	5	\$100	
Wiring								

Wiring					
Thermoplastic	100%	2055	* *	1	
Motor Controllers					
Locally Mounted	100%	2048	* *	5	
round					
Grounding Devices					
Generic	100%	LIFE	* *	5	\$100
ighting					
Interior Lighting					
LED	100%	2040	* *		
	Other Observation, Extent	: N/A, Area Affected : 100%	6		
	Location : Throughout T	he Building			
	Explanation : Retrofitted	l Light Fixtures			
Egress Lighting					
Emergency, Battery	50%	2035	\$5,800	10	\$400
Exit, Battery	50%	2035	\$4,900	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

ectrical	Current Repair Future Replacen			re Replacement	ement Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ırm								
Security System								
Generic	100%			2040	* *	1	\$1,300	
			Extent : N/A, Area A	ffected :	100%			
		-	out The Building					
	Explana	tion : CCT	V Surveillance Syst	ет				
Fire/Smoke Detection	1000/			2040	ale ale	1.0	** • • • •	
Generic, Digital	100%	1		2040	* *	1-3	\$2,200	
echanical		Current	Repair	Futu	re Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ating								
Energy Source								
Plant Campus Steam / PRV	40%	I		2055	* *	1		
	Other Ob.	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Garage						
	Explana	tion : Low	Pressure Steam Pro	wided Fi	rom Adjacent Build	ling		
Electricity	10%	1		2055	* *	1		
-	Other Ob.	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	n : Office A	rea					
	Explana	tion : 8 Ele	ctrical Radiant He	aters				
No Component	50%	I						
-	Other Ob.	servation, E	Extent : N/A, Area A	ffected :	0%			
	Location	n : Office A	rea					
	Explana	tion : Repo	rted Under Air Cor	nditionin	g			
Conversion Equipment								
Radiant Heater	20%			2035	\$36,100	2	\$300	
			Extent : N/A, Area A	ffected :	30%			
		n : Office A						
			ctrical Radiant He	aters				
No Component	80%							
			Extent : Light, Area	Affected	: 0%			
	Location		_					
D	Explana	tion : Low	Pressure Steam Pro	wided Fi	rom Adjacent Build	ling		
Distribution	1000/			2025	A11 100			
Steam Piping/Pump	100%	1		2035	\$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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

			5561#.13	002				
Mechanical	Cu	rrent Repa	air	Futur	e Replacement	M	aintenance	
System Component Type		Date Es ears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	10%			2033	\$1,100	1	\$100	
	Other Observa	tion, Exter	nt : N/A, Area A	ffected :	100%			
	Location : To	oilet Room,	Garage					
	Explanation .	: Location	Noted					
Unit Heater - Steam	40%			2035	\$3,200	4	\$200	
	Other Observa	tion, Exten	nt : N/A, Area A					
	Location : Ge							
	Explanation .	: 2 Units						
No Component	50%							
Air Conditioning	0070							
Energy Source								
Electricity	50%			2034	\$4,800	1		
No Component	50%			200.	\$ 1,000	-		
Conversion Equipment	2070							
Heat Pump Air Sourced	30%			2029	\$31,200	2	\$100	
	R-22 Refrigera	nt. Extent	: Light, Area A			-	\$100	
	Location : Oj							
Window/Wall Unit	10%	5		2033	\$2,600	1		
Window/Wall Unit	10% N	OW	\$2,600	2035	\$2,600	1		
window/ wair Onit	Broken, Extent				\$2,000	1		
			Room, Garage	10070				
		Jujerence 1	toom, Ouruge					
No Component	50%							
Ventilation								
Distribution	1000/			LIPP	* *	2.5	¢2 200	
Ductwork/Diffusers	100%			LIFE		2-5	\$3,200	
Exhaust Fans	0.00/			2020	¢27.700	2	¢100	
Interior	90%		¢1.500	2030	\$27,700 * *	2	\$100	
Interior	10% N		\$1,500	2040		2		
	Damaged, Exte		•••	cted : 10	0%			
	Location : Lo	ocker Roon	1					
Plumbing								
H/C Water Piping	1000/			2045	* *	1		
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks	1000/			2020	<i>Ф</i> 1<i>7</i> (00)			
Electric	100%	·		2030	\$45,600	4		
	Other Observa		it : Light, Area	Affectea	: 100%			
	Location : Cl		11 1 7 1					
	Explanation .	: One 40 G	allon Unit					
Sanitary Piping	1000							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

DEPARTMENT OF CORRECTION - FY 2025 Print Date: 04-Oct-2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 : 15-15 HA : BRONX : DOC0001 : 469,815 : 25-Apr-20 	ZEN ST., RIKERS ISL/	GEORGE MOTCHAN D AND Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A	ł
Block	: 2605	Lot : 40	BIN	: 2097042	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture		\$52,241,400		\$114,451,900
Interior Architect	ure		\$29,255,100		\$15,475,800
Electrical			\$8,595,800		\$12,399,500
Mechanical			\$10,675,300		\$32,532,700
Site Pavements			\$483,800		
Total			\$101,251,300		\$174,859,900
Importance Code	А		\$52,241,400		\$117,669,000
Importance Code	В		\$47,201,800		\$57,077,500
Importance Code	С		\$1,808,100		\$113,400
Total			\$101,251,300		\$174,859,900
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture		\$36,700		

Total	\$289,000	\$203,300	\$194,300	\$285,600
Importance Code C	\$48,600	\$20,300		
Importance Code B	\$240,000	\$146,300	\$193,800	\$284,600
Importance Code A	\$400	\$36,700	\$400	\$1,000
Total	\$289,000	\$203,300	\$194,300	\$285,600
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
Site Pavements	\$84,500			
Mechanical	\$85,600	\$36,300	\$90,600	\$78,200
Electrical	\$89,900	\$88,400	\$82,100	\$139,800
Interior Architecture	\$7,400	\$20,300		\$46,000
Exterior Architecture		\$36,700		



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

Asset # : 2025

		- ·					
Architecture	Current	Repair	Futur	e Replacement		aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Cast in Place Concrete	10% 4+ Cracking/Crumbling Location : Through		LIFE ea Affecte	* * d : 5%	5	\$465,000	
Masonry: Brick	65% 0-2 Cracking/Crumbling Location : Through Joint Mortar Miss/En Location : Through	out od, Extent : Light, .			5	\$604,600	
Metal Panel	5% 0-2 Deformed/Dented, E. Location : Through		2044 rea Affec	* * ted : 20%	5	\$87,200	
Pre-Cast Concrete	20% 2-4 Cracking/Crumbling Location : Walkway Caulking Deteriorate Location : Through	y Canopy At Main E ed, Extent : Light, A	Entrance		5	\$604,600	
Windows							
Aluminum	17% Now Air Infiltration, Exter Location : Adminis Glazing Broken/Crac Location : Adminis Caulking Deteriorate Location : Through Water Penetration, E Location : Gymnas	tration Building/off ked, Extent : Light, tration Building/off ed, Extent : Modera out xtent : Moderate, A	îces Area Afj îces te, Area A	fected : 10% Affected : 10%	5	\$16,600	
Metal/Detention Type	80% Now Glazing Broken/Crac Location : Through Thermally Inefficient Location : Through Unit Inoperable, Exte Location : Through	out , Extent : Severe, A out ent : Moderate, Are	rea Affec	ted : 100%	5	\$285,400	
	3%						

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

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

Asset # : 2025

rchitecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Parapets								
Metal Panel		Now	\$288,700	2044	* *	5	\$17,800	
		0	xtent : Moderate, A	lrea Affe	cted : 25%			
		: Through						
	-		ctent : Light, Area	Affected :	5%			
	Location	: Through	out					
Metal Rail		Now	\$1,784,800	2047	* *	5	\$163,100	
		0	ents, Extent : Seve		00			
	Location	: Perimete	er Of Administratio	n Buildin	lg			
Metal: Cage/Fence	30%			2039	* *	5-10	\$213,500	
Pre-Cast Concrete	35%			LIFE	* *	5	\$202,400	
Roof								
Built-Up (BUR)	75%	Now	\$12,158,800	2044	* *			
			lerate, Area Affecte					
		6	out Corridor Roofs					
			xtent : Moderate, A	00	cted : 20%			
	Location	: Various	Locations In Corri	lors				
Modified Bitumen	20%	0-2	\$607,300	2034	\$3,036,600			
	Blisters, E	xtent : Moo	lerate, Area Affecte	ed : 15%				
	Location	: Adminis	tration Building					
	0		derate, Area Affect	ed : 5%				
	Location	: Administ	tration Building					
Single Ply Membrane	5%	Now	\$1,423,000	2044	* *			
	Adhesion I	Failure, Ex	tent : Severe, Area	Affected	: 100%			
	Location	: Center A	dministration Build	ding				

Interior

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

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

DEPARTMENT OF CORRECTION - 072

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Architecture	Current Repair			Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors	20/			2025	# 500 0 00	2	***	
Carpet	2%			2035	\$502,200	3	\$29,500	
		stallation, E 1 : Auditori	Extent : Light, Area	Affectea	: 100%			
				1 100	* *		#2 00.100	
Cast in Place Concrete		Now	\$1,086,800	LIFE		5	\$290,100	
	0	Crumbling, 1 : Mechani	Extent : Light, Are	ea Affecte	ea : 10%			
			ecai Rooms ent : Severe, Area A	ffacted .	50/			
		0	Stair Treads Throug		570			
				-	¢1.500.700			
Poured Epoxy/Resin	2% Cracking		\$159,100 Extent : Moderate	2029	\$1,590,700			
	0	1 : Kitchen		, Areu Aj	ijecieu . 576			
				2020	* *	-	¢11.100	
Quarry Tile	2% Cracking		\$104,500 Extent : Light, Are	2039		5	\$11,100	
	-	crumoling, 1 : Kitchen	Extent . Ligni, Are	u Affecti	20.1070			
Τ			¢(()(000	LIPP	* *	5	¢142.000	
Terrazzo	25%		\$6,636,800 Extent : Moderate, A	LIFE		5	\$143,900	
			out Main Corridor			pa		
T. (C. T.	3%				-		¢12.000	
Traffic Topping	-		\$101,600 : Moderate, Area A	2034	\$2,032,500	5	\$13,800	
			out Control Rooms					
X ²	32%	0				2	¢99.400	
Vinyl Tile			\$3,765,200 ents, Extent : Sever	2034	\$12,550,600	3	\$88,400	
		issing Elem 1 : Through		е, лгеи.	Ајјестей . 1070			
		-	: Moderate, Area A	Iffected	50%			
		i : Through		gjeereu .	5070			
Vinyl Tile 9" X 9"	10%	0	\$5,677,100	2039	* *	3	\$27,600	
Villyl The 9 X 9			: Moderate, Area A			5	\$27,000	
		1 : Through		.,,				
Wood	6%		\$2,540,400	2062	* *	5	\$41,400	
wood	-		: Moderate, Area A			5	φ+1,+00	
			In Housing Units					

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

Asset # : 2025

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	Vertical Cr Location Water Pene	: Various . etration, E.	\$296,800 nt : Moderate, Area Locations In Corria xtent : Light, Area cal Spaces And Van	lors Affected	: 10%	rs		
Ceramic Tile	5%			2037	* *	5	\$40,500	
Concrete Masonry Unit			\$1,027,400 Extent : Light, Are out Basement	LIFE ea Affecte	* * ed : 5%	5	\$113,400	
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	Location	: Through			* * ed : 15%	5	\$69,100	
Exposed Struc: Concrete	Cracking/C	-	\$4,254,800 Extent : Light, Are cal Rooms	LIFE ea Affecte	* * ed : 20%	5	\$46,000	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	Location Deteriorate	: Corridor	\$1,410,600 xtent : Moderate, A s And Various Loca Extent : Moderate, out	ations Th	roughout	5	\$276,300	
Plaster	Cracking/C Location Recent Rep	: Stair Ha air Evider	\$431,800 Extent : Light, Are Ils nt, Extent : Light, A pairs At Roof Hatcl	rea Affec		5	\$46,000	
Site Enclosure								
Fence/Gates	1000/			2054	* *			
Chain Link	Location	: Includes	Extent : Light, Area Razor Ribbon At T ional Component					

Site Pavements

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

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

Asset # : 2025

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
e Pavements								
On-Site Walkways	220/	0.2	¢4.400	2027	* *			
Asphalt	23%		\$4,400 Extent : Moderate	2037				
	-	Crumbling, 1 : Through		, Area Aj	Jectea : 10%			
Cast in Place Concrete		Now	\$67,300	2039	* *			
	0	0 0	Extent : Severe, Ar					
		-	he Building And In		-			
			ent : Severe, Area					
	Location	1 : Various .	Locations Along T	ie Buildi	ng And Parking Ar	ea		
Masonry: Brick	2%		\$2,100	2044	* *			
			ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		ı : Main En						
			od, Extent : Moder	ate, Area	Affected : 10%			
	Location	ı : Main En	trance					
Parking/Driveway	0.00/		• • • • • • • • • •	2012	* *			
Asphalt		Now	\$416,500	2043				
	-	Crumbling, 1 : Through	Extent : Severe, A	rea Ађес	ted : 30%			
			oui oderate, Area Affec	tod . 50/				
		Extent : Mo 1 : Through		lea : 5%				
				2047	* *			
Cast in Place Concrete	10% Creaching		\$42,200 Extent : Moderate	2047				
	-	crumoting, 1 : Loading		, Area Aj	<i>Jecleu</i> . 2076			
Activity Yard		-						
Asphalt		Now	\$35,900	2049	* *			
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 75%			
		ı : Through						
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ed : 30%			
		1 : Through						
			vere, Area Affected	: 5%				
		1 : Through						
			Extent : Severe, Are	a Affecte	d : 50%			
		1 : Through						
	Explana	tion · Vaga	ation Growth					

Under 600 Volts

Component

Туре

System

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

% of Fail Date Estimated Cost

(Years)

Year

FY

Estimated Cost

Cycle Estimated Cost Priority

(Yrs)

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

Total

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

Asset # : 2025

Electrical Current Repair Future Replacement Maintenant System Type % of Total Fail Date (Years) Estimated Cost FY Year Estimated Cost FY Cycle Cycle (Yrs) Estimated Estimated (Yrs) Under 600 Volts Service Equipment Fused Disc Sw 70% 2034 \$194,500 5 Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Two Main Disconnect Switches Rated At 4,000 Amperes And 5,000 A 2034 \$83,400 5 Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switches Rated At 1,200 Amperes Transformers Dry Type 100% 2032 \$51,500 5 Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switch For Emergency Rated At 1,200 Amperes Transformers Dry Type 100% 2032 \$51,500 5 Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room, Mechanical Rooms I And 3 Explanation : Transformers Rated At Various Capacities Switchgear / Switchboard Fused Disc Sw 40% 2034 \$501,200 5 Raceway Conduit 95% 2034 \$1,254,100 1 <th></th>	
Component TypeTotalWith Third CostFrind Estimated CostOpticeEstimated CostEstimated CostEstimated CostEstimated CostEsti	ted Cost Priorit
Service Equipment Fused Disc Sw70%2034\$194,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Two Main Disconnect Switches Rated At 4,000 Amperes And 5,000 A.Fused Disc Sw30%2034\$83,4005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformers Dry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformers Dry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various CapacitiesSwitchgear / Switchboard Fused Disc Sw40%2034\$501,2005Raceway Conduit95%2034\$1,254,1001	
Fused Disc Sw70%2034\$194,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical RoomExplanation : Two Main Disconnect Switches Rated At 4,000 Amperes And 5,000 A.Fused Disc Sw30%2034\$83,4005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformers Dry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformers Dry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various CapacitiesSwitchgear / Switchboard Fused Disc Sw Molded Case Bkrs40%2034\$501,2005Raceway Conduit95%2034\$1,254,1001	
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Two Main Disconnect Switches Rated At 4,000 Amperes And 5,000 A 30%Fused Disc Sw30%2034\$83,4005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformers Dry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformers Dry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various CapacitiesSwitchgear / Switchboard Fused Disc Sw Molded Case Bkrs40%2034\$501,2005Raceway Conduit95%2034\$1,254,1001	* 4 400
Location : Basement - Electrical RoomExplanation : Two Main Disconnect Switches Rated At 4,000 Amperes And 5,000 ASwitches Switches Sated At 4,000 Amperes And 5,000 ATransformersDry Type100%2032\$51,500Switchgear / SwitchboardFused Disc Sw40%2034\$51,5005Other Observation, Extent : N/A, Area Affected : 100%Location : Basement - Electrical RoomExplanation : TransformersDry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100%Location : Basement - Electrical Room, Mechanical Rooms 1 And 3Explanation : Transformers Rated At Various CapacitiesSwitchgear / SwitchboardFused Disc Sw40%2034\$501,2005RacewayConduit95%2034\$1,254,1001	\$1,400
Explanation : Two Main Disconnect Switches Rated At 4,000 Amperes And 5,000 A.Fused Disc Sw30%2034\$83,4005Other Observation, Extent : N/A, Area Affected : 100%Location : Basement - Electrical RoomExplanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformersDry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100%Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various CapacitiesSwitchgear / Switchboard Fused Disc Sw40%2034\$501,2005Molded Case Bkrs60%2034\$501,2005Raceway Conduit2034\$1,254,1001	
Fused Disc Sw30%2034\$83,4005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformers Dry TypeDry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various CapacitiesSwitchgear / Switchboard Fused Disc Sw40%2034\$501,2005Molded Case Bkrs60%2034\$751,8005Raceway Conduit95%2034\$1,254,1001	mnaras
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room Explanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformers Dry TypeDry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various CapacitiesSwitchgear / Switchboard Fused Disc Sw40%2034\$501,2005Molded Case Bkrs60%2034\$751,8005Raceway Conduit95%2034\$1,254,1001	<u>^</u>
InterviewLocation : Basement - Electrical RoomExplanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformersDry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100%Location : Basement - Electrical Room, Mechanical Rooms 1 And 3Explanation : Transformers Rated At Various CapacitiesSwitchgear / SwitchboardFused Disc Sw40%2034\$501,2005Molded Case Bkrs60%2034\$751,8005RacewayConduit95%2034\$1,254,1001	\$600
Explanation : Main Disconnect Switch For Emergency Rated At 1,200 AmperesTransformers Dry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various CapacitiesSwitchgear / Switchboard Fused Disc Sw40%2034\$501,2005Molded Case Bkrs60%2034\$751,8005Raceway Conduit95%2034\$1,254,1001	
TransformersDry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100%Location : Basement - Electrical Room, Mechanical Rooms 1 And 3Explanation : Transformers Rated At Various CapacitiesSwitchgear / SwitchboardFused Disc Sw40%2034\$501,2005Molded Case Bkrs60%2034\$751,8005RacewayConduit95%2034\$1,254,1001	
Dry Type100%2032\$51,5005Other Observation, Extent : N/A, Area Affected : 100%Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various CapacitiesSwitchgear / Switchboard Fused Disc SwFused Disc Sw40%2034\$501,2005Molded Case Bkrs60%2034\$751,8005Raceway Conduit95%2034\$1,254,1001	
Other Observation, Extent : N/A, Area Affected : 100% Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various Capacities Switchgear / Switchboard Fused Disc Sw 40% 2034 \$501,200 5 Molded Case Bkrs 60% 2034 \$751,800 5 Raceway Conduit 95% 2034 \$1,254,100 1	\$1,700
Location : Basement - Electrical Room, Mechanical Rooms 1 And 3 Explanation : Transformers Rated At Various CapacitiesSwitchgear / Switchboard Fused Disc Sw40%2034\$501,2005Molded Case Bkrs60%2034\$751,8005Raceway Conduit95%2034\$1,254,1001	\$1,700
Explanation : Transformers Rated At Various CapacitiesSwitchgear / SwitchboardFused Disc Sw40%2034\$501,200Molded Case Bkrs60%2034\$751,800Raceway Conduit95%2034\$1,254,1001	
Switchgear / Switchboard Fused Disc Sw 40% 2034 \$501,200 5 Molded Case Bkrs 60% 2034 \$751,800 5 Raceway Conduit 95% 2034 \$1,254,100 1	
Molded Case Bkrs 60% 2034 \$751,800 5 Raceway Conduit 95% 2034 \$1,254,100 1	
Raceway 2034 \$1,254,100 1	\$800
Conduit 95% 2034 \$1,254,100 1	\$7,400
Conduit 5% 2044 ** 1	
Panelboards	
	511,100
Molded Case Bkrs 10% 2042 * * 5	\$1,200
Wiring	
Braided Cloth 70% 2033 \$1,375,600 1	
Thermoplastic 30% 2034 \$589,500 1	
Motor Controllers Locally Mounted 100% 2032 5	\$3,200
Locally Mounted 100% 2032 5 Ground	\$5,200
Grounding Devices	
Generic 100% LIFE ** 5	\$6,900
Stand-by Power	40,500
Transfer Switches	
	15,600
	528,900
Generators	
Diesel 100% 2030 \$401,600 1 \$1	81,900
Other Observation, Extent : N/A, Area Affected : 100%	
Location : Basement And Outdoor Enclosure	
Explanation : Four Diesel Generators Rated At 600 Kilowatts Each	
Batteries	
Lead/Acid 100% 2026 \$4,700 5 \$	517,400

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.

Asset # : 2025

Electrical	Current	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Fuel Storage	500/		20.42	* *	~		
Day Tank	50%	Enterior N/A America	2042		5		
	Location : Genero	Extent : N/A, Area A	gjecieu :	100%			
		e Tank Rated At 275	Gallons				
Main Tenls	_	i Tunk Kuleu Al 275		* *	5		
Main Tank	50%	Extent : N/A, Area A	2037		3		
	Location : Outside		gjecieu .	10070			
		z Tank Rated At 5,00	0 Gallon	ç			
Lighting	Explanation . One	. 1ank Raica 11 5,00	o Guilon	3			
Interior Lighting							
Fluorescent	28%		2034	\$3,857,100	10	\$120,700	
		ures, Extent : Light,				* -)	
	Location : Throug	-					
Fluorescent	42%		2029	\$5,785,700	10	\$181,000	
1 1001 000 000		ctures, Extent : Light			10	<i>Q</i> 101,000	
	Location : Throug						
HID	8%		2039	* *	10	\$1,200	
mb		Extent : N/A, Area A		100%	10	ψ1,200	
	Location : Gymna		55				
	Explanation : HIL						
Incandescent	2%		2029	\$304,800	2	\$200	
moundescent		Extent : N/A, Area A			2	\$200	
	Location : Auditor		55				
	Explanation : Inco	-					
LED	20%		2042	* *			
		Extent : N/A, Area A		100%			
		ent, Lobby, Hallways			ium		
	Explanation : LEI	D Lights		-			
Egress Lighting	*	0					
Emergency, Service	20%		2034	\$111,500	1		
Emergency, Battery	40%		2029	\$607,900	10	\$45,400	
Exit, Battery	35%		2029	\$449,000	10	\$11,100	
Exit, Battery	5%		2042	* *	10	\$1,600	
		Extent : N/A, Area A	Iffected :	100%			
	Location : Auditor						
	Explanation : Loc	ation Noted					
Exterior Lighting	• • • • •		• • • • •		10	* 4 • • •	
HID	30%		2029	\$1,267,400	10	\$400	
No Component	70%						
Alarm							
Security System	100%		2024	\$1 600 600	1	\$175 500	
Generic		Extent : N/A, Area A	2034 Iffected ·	\$1,699,600	1	\$175,500	
		hout The Building A					
		TV Surveillance Can					

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

DEPARTMENT OF CORRECTION - 072

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

lectrical		Current I	Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
rm Fire/Smoke Detection Generic, Digital	Location	servation, E 1 : Through	xtent : N/A, Area A out The Building e Lights, Smoke De		* * 100% Horns, Alarm Bells	1-3 s, And Ma	\$289,500 anual Pull	
echanical		Current I	Repair	Futu	e Replacement	M	aintenance	
stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
ating								
Energy Source Plant Campus Steam / PRV	99%			2034	\$88,300	1		
Electricity	1%			2044	* *	1		
Conversion Equipment Heat Exchanger, Shell & Tube	70%			2030	\$2,703,500			
	Location Explana	servation, E 1 : Loading tion : Elect	xtent : N/A, Area A Dock By Kitchen ric Air Curtain And			2	\$2,200	
No Component	29%							
	Location Corroded, Location Insul. Det Location Leak Evid Location On Extend Location Unbalance	xtent : Moa 1 : Basemer Extent : Se 1 : Basemer eriorating, 1 : Basemer lent, Extent 1 : Basemer led Life, Ex 1 : Through	Extent : Moderate,	n 1 - Exp I : 5% ns Area Afj ns (ffected : ns ffected :	fected : 5% 5% 100%	4	\$16,200	
	Insul. Det Location	n : Basemer						
			: Moderate, Area A nt Mechanical Roor		1070			

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

Asset # : 2025

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)		FY	25000000000000	(Yrs)	250000000000000000000000000000000000000	
leating								
Terminal Devices								
Air Handler	25%			2029	\$3,024,300	1	\$72,600	
			tent : Light, Area A Nt Mechanical Room		100%			
			ii Mechanicai Koon		¢2 (70 (00	1	¢10(2 00	
Convector/Radiator Unit Heater - Hot Water	70% 5%		\$19,100	2032 2029	\$3,679,600 \$190,600	1	\$106,200	
Unit Meater - Hot Water			ent : Moderate, Are					
	-		way Between Audit			Units		
Controls								
Digital	2%			2027	\$369,200			
Pneumatic	10%		\$1,242,400	2039	* *			
			lerate, Area Affecte					
			nt Mechanical Room	ns				
No Component	88%							
Air Conditioning Energy Source								
Electricity	35%			2042	* *	1		
No Component	65%			2012		-		
Conversion Equipment								
Reciprocating Compr/Chiller	2%			2029	\$267,100	1	\$4,400	
I	Other Obs	servation, E	Extent : N/A, Area A	Iffected :	100%			
			nt Mechanical Room					
			Serving Auditoriun	1 Only, R	efrigerant Nu22b			
Exterior Pkg Unit - Cooling	8%			2034	\$794,200	2	\$2,300	
			Extent : Light, Are Main Entrance - 1		d : 20%			
		efrigerant, . 1 : Roofs	Extent : Light, Arec	ı Affectea	1 : 100%			
Split Unit	10%			2034	\$2,150,000			
-			Extent : Light, Arec r Learning Center,					
Split Unit	5% R-22 Refr		tent : Light, Area A	2029	\$1,075,000			
	U U	igerani, Ex 1 : Various	0 1	jjecieu :	10070			
Window/Wall Unit	10%			2027	\$343,000	1		
No Component	65%							
Distribution	-				.			
CW & CHW Wtr	2%			2034	\$10,200	4	\$700	
Pipe/Pump	98%							
No Component	98%0							

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

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

Asset # : 2025

Mechanical	Current Repair Future Replacement					aintenance	
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices	20/		2020	¢122.000	1	¢ = 000	
Air Handler/Cool/Ht	2% On Extended Liv	fe, Extent : Light, Area	2029 Affected ·	\$123,000	1	\$5,800	
	•	ement Mechanical Ro			torium		
No Component	98%						
Heat Rejection							
Dry Cooler	2%		2029	\$29,100	2	\$6,500	
		on, Extent : N/A, Area	Affected :	100%			
	Location : Roo Explanation :	I Air Cooled Condenser	For Audit	orium Chiller			
No Component	<u>98%</u>	Air Coolea Conaenser	TOT Auun	orium Chiller			
Ventilation	2070						
Distribution							
Ductwork/Diffusers	100% No	* · · ·)- · ·		* *	2-5	\$262,000	
		ting, Extent : Moderat ement Mechanical Ro		tected : 2%			
Exhaust Fans	Location . Das	ement Mechanical Ko	oms				
Roof	98% No	w \$172,200	2029	\$1,721,700	2	\$11,300	
	Broken, Extent : Location : Roo	Light, Area Affected :					
	On Extended Lij Location : Roc	fe, Extent : Light, Area ofs	Affected :	80%			
Wall Unit	2%		2029	\$7,800	2	\$300	
		on, Extent : N/A, Area	Affected :	100%			
	Location : Gy	nnasium Location Noted					
lumbing		Locution Noted					
H/C Water Piping							
Brass/Copper	98%		2034	\$11,395,800	1		
		fe, Extent : Light, Area	Affected :	80%			
	Location : Thr	-	2024	0000	1		
Brass/Copper	2% No Leak Evident E	w \$11,600 xtent : Moderate, Area	2034 Affected :	\$232,600	1		
		ement Mechanical Ro			e-un Redi	uced Pressure	
	Zone Valve		-	-			
		fe, Extent : Light, Area		100%			
	Location : Bas	ement Mechanical Ro	om I				
HW Heat Exchanger Steam Fired	100%		2034	\$4,378,100	4	\$69,700	
Steam Fileu		lace, Extent : Light, Ai			+	\$09,700	
		ement Mechanical Ro					
		fe, Extent : Light, Area					
	Location : Bas	ement Mechanical Ro	om 1 - 2 O	<i>f 3</i>			

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

Asset # : 2025

Mechanical	Current I	Futur	e Replacement	М			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing							
Sanitary Piping							
Cast Iron	100% Now	\$228,100	LIFE	* *	1		
	Leak Evident, Extent	: Moderate, Area A	Affected :	2%			
	Location : Basemen	nt -					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2029	\$181,300	4	\$9,900	
Sewage Ejector(s)							
Compressed Air	100%		2044	* *	4	\$4,700	
Backflow Preventer							
Generic	100%		2029	\$404,300	1	\$28,800	
Fixtures							
Generic	100%						
ertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, E						
	Location : 2 Units I		2nd Floo	r, 1 Unit From Bas	ement To	o 1st Floor	
	Explanation : 3 Un	its					
ire Suppression							
Standpipe							
Generic	100%		2034	\$4,168,900	1-5	\$236,900	
Sprinkler							
No Component	50%						
Generic	50% Now	\$125,200	2044	* *	1-2	\$57,000	
	Damaged, Extent : M	00					
	Location : 1st Floor		ar Learni	ing Center - Burst	Pipe Due	e To Freeze	
	Condition - Line Sh	utoff					

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

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

DEPARTMENT OF CORRECTION - FY 2025 Print Date: 04-Oct-2024

Asset Name Address			ACILITIES IKERS ISLA	GEORGE R. VIERNO CI AND	ENTER GRVC	
Borough Program / Asset #	: BRONX : DOC0001		1011	Agency's Number Yr Built/Renovated	: N/A : 1986 / 2006	
Area Sq Ft Date of Survey	: 274,813 : 11-Apr-20			Project Type Landmark Status	: CORRECTION : NONE	
Areas Surveyed Block	: Roof, Flo : 2605	ors 1,2,Ph Lot	: 40	BIN	:	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec				\$3,561,200 \$7,722,200		\$1,034,000 \$875,100

Total	\$30,840,500	\$34,042,700
Importance Code C	\$2,900,800	\$163,000
Importance Code B	\$24,378,600	\$30,649,800
Importance Code A	\$3,561,200	\$3,229,900
Total	\$30,840,500	\$34,042,700
Site Pavements	\$1,914,700	
Mechanical	\$14,966,200	\$25,737,400
Electrical	\$2,666,200	\$6,396,200
Interior Architecture	\$7,732,300	\$875,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$13,800	\$9,000		
Interior Architecture	\$24,100	\$27,900		\$21,100
Electrical	\$34,100	\$58,500	\$53,500	\$49,600
Mechanical	\$91,500	\$41,000	\$80,300	\$93,400
Total	\$163,500	\$136,500	\$133,800	\$164,100
Importance Code A	\$54,100	\$9,200	\$100	\$17,200
Importance Code B	\$85,300	\$99,400	\$133,600	\$146,900
Importance Code C	\$24,100	\$27,900		
Total	\$163,500	\$136,500	\$133,800	\$164,100



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

Asset # : 4127

chitecture	Current Repair Future Replaceme				ment Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls Concrete Masonry Unit	29% Diagonal Cracks, Ex Location : Loading		LIFE ea Affect	* * ted : 2%	5	\$94,400	
Metal Panel	70% Now Deformed/Dented, E Location : Loading		2044 Affected	* * ! : 20%	5	\$683,300	1
Metal Coiling Doors	1% Other Observation, 1 Location : Loading Explanation : Loca	Dock	2047 ffected :	**	5	\$16,300	
Windows	1						
Aluminum Metal/Detention Type	5% 95%		2042 2044	* * *	5 5	\$1,800 \$125,000	
Parapets							
Metal Panel Metal: Cage/Fence	75% 25% Other Observation, I Location : West Fa	cades	2044 2039 ffected :	* * * * 100%	5 5-10	\$249,100 \$166,100	
Roof	Explanation : Loca	tion Noted					
Modified Bitumen	2% 0-2 Worn/Eroded, Extent Location : Various			**			
Single Ply Membrane	95% Now Gut/DS Non Func/M Location : Various Recent Repair Evide Location : Patches Water Penetration, E Location : Loading	Locations Through nt, Extent : Light, A At Various Roof Lo Extent : Moderate, A	out rea Affec cations rea Affec	cted : 10% cted : 15%	s At Buil	ding Connections	
Skylight, Plastic	3%		2039	* *	1		
Soffits							
Metal Panel	100% Now Broken/Missing Elen Location : Loading	-	-	•	5	\$10,100	

Interior

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

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

Asset # : 4127

rchitecture	Current Repair Future Replace				acement Maintenance			
vstem Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Floors								
Cast in Place Concrete		s, Extent : Moderate, A sus Locations In Penth			5	\$377,900		
				* *	_	#20 (00		
Ceramic Tile	U	s \$223,500 ing, Extent : Light, Ard t Rooms Throughout	2037 ea Affected		5	\$20,600		
Quarry Tile	2% 2-4 Cracking/Crumbl Location : Food	\$58,300 ing, Extent : Light, Ard Services Areas	2047 ea Affected	* * 1 : 2%	5	\$6,200		
	Joint Mortar Mis. Location : Food	s/Erod, Extent : Moder Services Areas ent : Moderate, Area A						
Sheet Vinyl/Rubber	1%		2039	* *	5	\$6,200		
5		n, Extent : N/A, Area A loor Gymnasium ocation Noted		100%	-			
Traffic Topping	10% 0-2	\$1,891,300	2042	* *	5	\$25,700		
nume ropping	Worn/Eroded, Ext	ent : Severe, Area Affe ughout Control Rooms	cted : 50%		0	<i>_2</i> ,700		
Vinyl Tile	35% Now	\$2,299,300	2039	* *	3	\$54,000		
-	Location : Thro	lements, Extent : Seve		-				
	Location : Thro							
Interior Walls								
Ceramic Tile	10%		2037	* *	5	\$55,800		
Concrete Masonry Unit	73% Now	\$1,476,500	LIFE	* *	5	\$163,000		
	-	Extent : Severe, Area ing Rooms At Intake A		2%				
Folding Partition	1% Now	\$298,000	2050	* *	5	\$7,000		
	~	Extent : Severe, Area A loor Gymnasium	Iffected : 1	100%				
Glass: Single Pane	3%		LIFE	* *	5	\$12,600		
Gypsum Board		ing, Extent : Severe, A	LIFE rea Affecto	* * ed : 2%	5	\$26,800		
		loor Gymnasium	1 100					
Metal Security Bars	5%		LIFE	* *				

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

Asset # : 4127

Architecture		Current Repair Future Replaceme			re Replacement	nent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings						_		
AcousTileSusp.Lay-In	10%		\$65,900	2039	* *	5	\$20,600	
		-	ents, Extent : Light	-				
			Rooms And Staff Lo , Extent : Moderate					
	-	-	Rooms And Storage	-	-			
Energy 1 Sterror Conservat			Rooms ind storage		* *	5	¢16 100	
Exposed Struc: Concrete Metal Panel		Now	\$952 200	LIFE LIFE	* *	5 5	\$16,100 \$224,200	
Metal Panel			\$853,200 ents, Extent : Mode			3	\$334,200	
		n : Through		<i>ci uic</i> , <i>1</i> 1	<i>cu nyjecieu : 576</i>			
		-	, Extent : Moderate	. Area A	ffected : 25%			
		n : Through		,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
		-	xtent : Moderate, A	rea Affe	cted : 5%			
			Corridor Locations					
Site Enclosure					-			
Fence/Gates								
Chain Link	100%			2054	* *			
			Extent : Light, Area		1:100%			
			Razor Ribbon At T	op				
	Explana	tion : Addii	tional Component					
Site Pavements								
On-Site Walkways Cast in Place Concrete	100%	Now	\$186,600	2047	* *			
Cast III I lace Coherete			Extent : Severe, Ar		ted · 10%			
			f Main Entrance An					
			xtent : Severe, Area					
	-	-	out Building Perim					
		-	Extent : N/A, Area A		5%			
			, To Main Entrance					
	Explana	tion : Rece	nt Installation					
Parking/Driveway								
Asphalt		Now	\$939,800		* *			
			Extent : Moderate	, Area Aj	ffected : 20%			
		-	out Parking Areas					
			Extent : Moderate,	Area Afj	fected : 5%			
			uck Entrance	1.00	1 100/			
	-	-	xtent : Severe, Area					
	LOCATION	n : various.	Locations At Buildi	ng Perin	neier			

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

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

Asset # : 4127

Architecture		Current Repair Future Replacement				м	ļ.	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements Activity Yard								
Asphalt	20% Cracking		\$107,900 , Extent : Light, Are	2043 ea Affecte	* * ed : 20%			
	-	-	out Peripheral Acti					
Cast in Place Concrete	Cracking/ Location	n : Through	\$680,500 , Extent : Light, Are out Central Activity	v Yard				
			Extent : Severe, Area out Central Activity		d : 100%			
		-	riorated And Missir		c Topping			
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts	-							
Service Equipment	1000/			0004	¢105.000	_	
Fused Disc Sw			Extent : N/A, Area A al Room	2034 ffected :	\$185,300 100%	5	\$1,200	
	Explana	tion : Three	e Main Service Swi	tches Ra	ted At 2,000 Amper	res Each		
Transformers	1000/			2022	Ф <i>с</i> 1 соо	-	¢1.000	
Dry Type	100% Other Ob		Extent : N/A, Area A	2032	\$51,500	5	\$1,000	
			out The Building	<i><i>jjecieu</i> .</i>	10070			
		-	ous Capacities					
Switchgear / Switchboard	[^]		²					
Fused Disc Sw	100%)		2034	\$877,100	5	\$1,200	
Raceway	100%			2044	* *	1		
Conduit Panelboards	10070)		2044		1		
Molded Case Bkrs	100%)		2033	\$923,100	5	\$7,200	
Wiring						-	4.9.5	
Thermoplastic	100%)		2044	* *	1		
Motor Controllers								
Locally Mounted	10%			2032	\$119,900	5	\$200	
Motor Control Center	90%)		2032	\$1,514,600	5	\$6,700	
Bround Grounding Devices								
Generic	100%)		LIFE	* *	5	\$4,000	
tand-by Power	100/0			<u></u>		2	\$ 1,000	
Transfer Switches								
Automatic	100%			2032	\$201,300	1	\$84,600	

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

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

Asset # : 4127

lectrical	Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power							
Generators						* • • • • • •	
Diesel	100% Now Start Syst Needs Repo Location : Generate Other Observation, E Location : Second I Explanation : Two I	or Room Extent : N/A, Area A Floor Generator Ro	ffected : oom	100%	1 ach.	\$95,800	
Batteries							
Lead/Acid	100%		2027	\$4,700	5	\$10,200	
Fuel Storage							
Day Tank	50% Other Observation, E Location : Second I Explanation : 275 (Floor Generator Ro	oom		5		
Main Tank	50%		2049	* *	5		
	Other Observation, E Location : Outside Explanation : 8,000	Underground	ffected :	100%			
ighting							
Interior Lighting Fluorescent	30% T-12 Lamps And Fixt Location : Through	-	2029 , Area A <u>j</u>	\$2,417,400 fected : 100%	10	\$75,600	
LED	70% Other Observation, E Location : Through Explanation : Origi	out The Building		**			
Egress Lighting	1 0						
Emergency, Service	50%		2034	\$163,100	1		
Exit, Service	30%		2029	\$68,500	1		
Exit, Battery	20%		2039	* *	10	\$3,700	
Exterior Lighting Under Construction	100%						
larm							
Security System Generic	100% Other Observation, E Location : Through Explanation : CCT	out The Building		\$994,200 100%	1	\$102,600	
Fire/Smoke Detection Generic, Digital	100%		2034	\$1,366,100	1-3	\$169,400	
lechanical	Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priorit

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

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

Asset # : 4127

lechanical		Current I	Renair	Futur	e Replacement	м	aintenance	
/stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
ating								
Energy Source Plant Campus Steam / PRV	99%			2034	\$65,500	1		
Natural Gas	1%			2034	\$1,200	1		
Conversion Equipment Furnace	Location		xtent : N/A, Area A Iding Roof Units	2029 ffected :	\$16,500	1	\$1,400	
Heat Exchanger, Shell & Tube	89%	Now	\$40,200	2030 cted : 20	\$2,010,600			
	Location	i : Mechani	cal Room J - Lowe	r Level -	Damaged Insulati	on		
No Component	10%							
Distribution								
	Corroded, Location Damaged, Location Insul. Det Location Leak Evid Location Malfunction Malfunction On Extend Location Unbalance	 a: Various 1 Extent : M a: Various 1 eriorating, a: Various 1 ent, Extent a: Various 1 oning, Exte a: Main Buttioning led Life, Ex a: Through 	Extent : Moderate,	cted : 20! - Defect Area Aff Affected : Affected anical Ra Affected :	% ive Plug Valves fected : 15% 15% d : 20% pom D - Pumps Fo 100%	4 r Perime	\$12,200 ter Heating -	
	Insul. Det Location Leak Evid Location Condens Steam Tra	a : Mechani ent, Extent a : Mechani ate Tank ps Faulty, I	\$76,300 Extent : Moderate, cal Room J : Severe, Area Affe cal Room J, Piping Extent : Moderate, cal Room J, Piping	Area Aff cted : 50 Distribu Area Affe	% ution Tunnels - Pip ected : 100%	ing And S	Steam	

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

Asset # : 4127

Mechanical	Curre	nt Repair	Futur	e Replacement	Μ	aintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
eating									
Terminal Devices	4 = 0 /		• • • • •		_				
Air Handler	15%		2029	\$1,345,400	1	\$25,500			
	e e	Extent : Light, Area A Mus Mechanical Rooms		100%					
			-	<u> </u>		** * • • • • •			
Convector/Radiator	45% Now	+,	2032	\$1,753,900	1	\$35,900			
	0	: Moderate, Area Affe							
		ling Perimeter And Pa ocking Air Circulation		s - Fin Tube Cove	rs Dama	gea Ana with			
	~	Extent : Light, Area		100%					
		ling Perimeter And Pa							
Unit Heater - Hot Water	2%		2029	\$56,500					
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Rooms, Building Exits, Other Locations								
	Explanation : U	nit Heaters, Cabinet H	Heaters						
No Component	38%								
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Vario								
	Explanation : H Under Air Cond	eating Provided By Ai itioning	ir Handlei	rs With Hot And C	ooling Co	oils, Reported			
Controls									
Electrical	75%		2033	\$1,987,300					
		n, Extent : N/A, Area			Alexa El	la stuis Controla			
		nus Mechanical Rooms			Alone El	ectric Controls			
Pneumatic	5%		2028	\$460,600					
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mechanical Room J Explanation : Pneumatics For Steam Pressure Controls								
		neumatics For Steam.	Pressure	Controls					
No Component	20%								
ir Conditioning Energy Source									
Electricity	85%		2050	* *	1				
No Component	15%		2030		1				
to component		n, Extent : Light, Area	Affected	: 0%					
		lings 1,2 And Other Lo							
		reas Without Air Cond							

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

Asset # : 4127

Mechanical		Current	Repair	Futur	e Replacement	M	laintenance		
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	45%	,		2042	* *	1	\$57,400		
·	Location Package Recent In	n : Ground I ed Air Cool stallation, I	Extent : Light, Arec Level - Courtyards ed Chillers Extent : Light, Area Level - Courtyards	Between Affected	Buildings 6-10 An : 100%		-		
Reciprocating Compr/Chiller	9%			2029	\$703,200	1	\$11,500		
L			tent : Light, Area A ilding - Southwest I			croll Pac	kaged Air Cooled		
Exterior Pkg Unit - Cooling	5%		\$290,300	2044	* *	2	\$700		
			loderate, Area Affe of By Main Entran			ged Fins			
Split Unit	Unit Inop		\$125,800 ent : Moderate, Are iilding Roof - Office						
Window/Wall Unit	5%)		2029	\$100,300	1			
No Component	15%								
			Extent : Light, Area is 1, 2 And Other L		: 0%				
	Explana	tion : Areas	s Without Air Cond	itioning					
No Component	15%								
			Extent : Light, Area		: 0%				
	Location : Main Building - Various Locations								
	Explanation : Areas Cooled By Water Cooled And Air Cooled Split Direct Expansion Systems, Reported Under Heat Rejection And Terminal Devices								
Not Accessible	5%	-							
			Extent : Light, Area	Affected	: 0%				
	Location	n : Main Bu	ilding						
	Explanation : Water Cooled Packaged Units Connected To Dry Cooler Located On								
	Southwe	est Mechani	cal Room Roof - N	o Access					
Distribution CW & CHW Wtr	45%			2060	* *	4	\$6,100		
Pipe/Pump	4370	,		2000		+	\$0,100		
<u>r</u> -,			Extent : N/A, Area A s 3-5, 4-6, 7-9, 8-1		100%				
CW & CHW Wtr Pipe/Pump	9%)		2044	* *	4	\$1,200		
-	Location		Extent : N/A, Area A uilding Roof - South tion Noted						
No Component	<u>46%</u>								
ino Component	40%								

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

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

Asset # : 4127

simated Cost Priorit
\$91,800
\$91,800
\$91,800
\$91,800
\$91,800
\$91,800
ls
\$9,600
\$9,000
\$33,200
/
Below
¢152 200
\$153,200
\$5,100
\$5,100
\$3,400
\$5,100

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

Asset # : 4127

Mechanical	Current Repair	· Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100% Now	\$667,100 LIFE	* *	1		
	Broken, Extent : Severe, Ar	ea Affected : 10%				
	Location : Kitchen Area -	Collapsed Undergrou	ind Pipe			
	Leak Evident, Extent : Mod	erate, Area Affected :	10%			
	Location : Various Locati	ons				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2034	\$2,438,600	1-5	\$138,600	
Sprinkler						
No Component	15%					
Generic	85%	2034	\$6,225,300	1-2	\$65,400	
Fire Pump						
Generic	100%	2030	\$505,700	1	\$51,300	

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.

FY 2030 - 2035 \$523,200

\$80,300

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address	 RIKERS ISLAND FACILITIES 16-16 HAZEN ST., RIKERS ISL 	
Borough Program / Asset #	: BRONX : DOC0001.110 / 2554	Agency's Number : N/A Yr Built/Renovated : 2002 / 2023
Area Sq Ft Date of Survey Areas Surveved	: 28,838 : 29-Nov-2023 : Roof, Floors 1,Ph	Project Type: CORRECTIONLandmark Status: NONE
Block	: 2605 Lot : 40	BIN : 2096863
CAPITAL		FY 2026 - 2029
Exterior Architec Interior Architect		\$71,900 \$475,900

Mechanical Site Pavements	\$106,600	\$651,400
Total	\$654,400	\$1,254,800
Importance Code A	\$71,900	\$887,100
Importance Code B	\$308,600	\$367,700
Importance Code C	\$274,000	

Total		\$654,400		\$1,254,800
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$67,400		\$4,400	
Interior Architecture	\$11,600		\$2,700	\$1,800
Electrical	\$7,200	\$4,700	\$10,300	\$4,700
Mechanical	\$40,400	\$4,100	\$49,700	\$3,500
Site Enclosure	\$22,600			
Site Pavements	\$29,600			
Total	\$178,900	\$8,800	\$67,100	\$10,000
Importance Code A	\$79,100	\$1,200	\$6,000	\$1,200
Importance Code B	\$47,600	\$7,600	\$61,100	\$7,600
Importance Code C	\$52,300			\$1,200
Total	\$178,900	\$8,800	\$67,100	\$10,000



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

Asset # : 2554

rchitecture	Current Repair Future Replacement					М		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Exterior Walls Concrete Masonry Unit	Location Caulking	el Cracks, E 1 : Penthou. Deteriorate	\$71,900 Extent : Moderate, 2 Se Above Main Roo ed, Extent : Severe,	f		5	\$8,700	
	Water Per		out xtent : Moderate, A 50m - North Side A					
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	* *	5-10		
Roof Built-Up (BUR)			\$11,200 nt : Moderate, Area se Roof	2040 a Affected	* * d : 25%			
Metal, Corrugated	Location Vegetation	1 : Penthou 1 Growth, E 1 : Penthou	ent : Moderate, Are se Extent : Moderate, 2 se - Plant Growth 2 \$48,400	Area Affe	cted : 2%	1		
	-		Extent : Moderate, A of - Plant Growth A					
Soffits	1000					- 10	**	
Metal Panel	100%			2055	* *	5-10	\$29,000	
erior Floors								
Cast in Place Concrete		l Cracks, E	\$120,300 Extent : Moderate, A use Near Garage D			5	\$80,300	
Mosaic Tile	5%			2048	* *	5	\$5,400	
Vinyl Tile	Location Repairs in Location Worn/Ero	issing Elen 1 : 1st Floo 1 Progress, 1 : Open O <u>f</u>	Extent : N/A, Area fice Area Is Being . : Severe, Area Affe	Affected Renovate	: 50% d	3	\$1,600	
Interior Walls				0 0 + +		-	** ***	
Ceramic Tile Concrete Masonry Unit		2-4 Cracks, Ex	\$167,300 tent : Moderate, Ai cal Room And Stai		* * * * ted : 5%	5 5	\$2,400 \$18,500	

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

Asset # : 2554

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	
nterior									
Ceilings AcousTileSusp.Lay-In	5%	0-2	\$6,900	2052	* *	5	\$1,100		
Acous mesusp.Lay-m	Broken/M Location Repairs in Location Staining/I	issing Elem a : Control . Progress, . a : Open Of Discoloring,	ents, Extent : Light Room And Offices Extent : N/A, Area fice Area Is Being I Extent : Light, Are Room And Offices	t, Area A Affected Renovate	ffected : 25% : 50% ed	J	\$1,100		
Exposed Struc: Concrete				LIFE	* *	5-10	\$5,400		
Exposed Struc: Steel	85%			LIFE	* *	10	\$73,400		
Site Enclosure									
Fence/Gates Chain Link			\$22,600 xtent : Light, Area	2055 Affected	* * : 10%				
Site Pavements									
On-Site Walkways									
Asphalt	-		Extent : Moderate out	2044 , Area Aj	* * ffected : 2%				
Cast in Place Concrete	Location Cracking/ Location Spalling, L	issing Elem 1 : Steel Edg Crumbling, 1 : Loading	\$29,600 ents, Extent : Sever ge Of Loading Doc Extent : Severe, A Dock And Ramps derate, Area Affect Dock	k rea Affec	eted : 10%				
Parking/Driveway									
Asphalt	Cracking/ Location Potholes,	a : Through Extent : Sev	\$106,600 Extent : Light, Are out vere, Area Affected ter Security Gate E	: 2%	* * ed : 20%				
Cast in Place Concrete	0		Extent : Moderate aroughout	2048 , Area Aj	* * ffected : 25%				
Electrical		Current I	Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Under 600 Volts Service Equipment Fused Disc Sw	Location	ervation, E 1 : Electrico	xtent : N/A, Area A al Room Service Switch Ra			5	\$100		

Explanation : Main Service Switch Rated At 400 Amperes

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

Asset # : 2554

			A5561 # . Z	554				
Electrical		Current I	Repair	M				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 600 Volts								
Transformers								
Dry Туре	Location	: Electrica	xtent : N/A, Area A ul Room formers Rated At 3			5 eres	\$100	
Switchgear / Switchboard	1		·		1			
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	1000/			• • • • •		_	**	
Locally Mounted	100%			2040	* *	5	\$200	
round Grounding Devices Not Accessible	100%							
tand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$8,900	
Generators Diesel	100%			2038	* *	1	\$11,200	
			xtent : N/A, Area A	ffected :	100%			
		: Generate						
	Explanati	ion : Emer	gency Generator R	ated At 3	355 Kilowatts			
Batteries Lead/Acid	100%			2028	\$4,700	5	\$1,100	
Fuel Storage	10070			2028	\$4,700	5	\$1,100	
Day Tank	50%			2043	* *	5		
	Other Obse Location	: Generate			100%	5		
		ion : 275 C	Gallon Capacity					
Main Tank		ervation, E : Undergr	Extent : N/A, Area A ound	2050 [ffected :	* *	5		
	Explanati	ion : 1,000	Gallon Rated Cap	oacity				
ighting								
Interior Lighting								
Fluorescent	-		res, Extent : Light, ical Spaces	2030 Area Affe	\$19,700 ected : 100%	10	\$1,300	
LED	95%			2040	* *			
Egress Lighting				-				
Emergency, Service	40%			2040	* *	1		
,,,								
Emergency, Battery	10%			2030	\$9,300	10	\$700	

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

Asset # : 2554

		Asset # : 2	554				
Electrical	Currer	nt Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting							
Exterior Lighting	• • • • •		• • • • •				
LED	30%		2040	* *			
No Component	70%						
Alarm							
Security System Generic	100%		2040	* *	1	\$10,800	
Generic		, Extent : N/A, Area A		100%	1	\$10,000	
		ghout The Building		10070			
		CTV Surveillance Syst	em				
Fire/Smoke Detection	1						
Generic, Digital	100%		2040	* *	1-3	\$17,800	
	Other Observation	, Extent : N/A, Area A	Iffected :	100%			
	Location : Throu	ghout The Building					
	-	obe Lights, Manual F	Pull Static	ons, Smoke Detecto	ors, Horn	s And Alarm	
	Bells						
Mechanical	Currer	nt Repair	Futur	e Replacement	М	aintenance	
System							Deriouit
Component	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Туре		,			()		
Ieating							
Energy Source	150/		2045	* *	1		
Electricity	15% Other Observation	Entont , N/A Anor	2045		1		
		, Extent : N/A, Area A Rooms, Offices, Wate			Floctri	cal Room Stair	
		ectrical Unit Heaters			, Liecirii	cui Room, Siuii	
Natural Gas	85%	ectrical Ontil Heaters	2045	* *	1		
Natural Gas Conversion Equipment	8370		2043		1		
Furnace	85% Now	\$7,300	2030	\$146,900	1	\$10,900	
Turnace		oderate, Area Affecte		\$140,700	1	\$10,900	
		ge Area, Penthouse M		ıl Room			
Radiant Heater	15% Now			\$217,000	2	\$1,600	
Radiant freater		oderate, Area Affecte		φ217,000	2	\$1,000	
		Floor Office - Brake I					
		, Extent : N/A, Area A		100%			
		Rooms, Offices, Wate			, Electri	cal Room, Stair	
		ectrical Unit Heaters					
Air Conditioning	· · ·						
Energy Source							
Electricity	10%		2043	* *	1		
No Component	90%						
Conversion Equipment							
Split Unit	10%		2030	\$132,000			
	Other Observation	, Extent : N/A, Area A	Iffected :	100%			
		16 1					
	Location : Penth	ouse Mechanical Roo	m				
No Component			om				

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

Asset # : 2554

		A3361#.2					
lechanical	Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
entilation							
Distribution Ductwork/Diffusers	25% Now Damaged, Extent : Me Location : Storage A		LIFE cted : 5%	/ * *)	2-5	\$4,000	
No Component	75%						
Exhaust Fans Interior	5%		2030	\$12,300	2	¢200	
Roof lumbing	95%		2030	\$102,400	2	\$800	
H/C Water Piping Brass/Copper	100%		2045	* *	1		
Water Heater With Tanks Electric	100% On Extended Life, Ext		2028 ffected :	\$45,600 100%	4		
	Location : 1st Floor Other Observation, E: Location : 1st Floor Explanation : One 5	xtent : N/A, Area A Office - Closet	ffected :	100%			
Sanitary Piping Cast Iron	100% Now Other Observation, E: Location : 1st Floor				1		
Storm Drain Piping	Explanation : Consi.	sieni biockage Ai	roni Oj	Building			
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer Generic	100%		2030	\$24,800	1	\$1,800	
Fixtures Generic	100%					,	
ire Suppression Standpipe	1000/		2015			.	
Generic	100%		2045	* *	1-5	\$14,500	
Sprinkler Generic	100%		2045	* *	1-2	\$8,100	
Fire Pump Generic	100% 2-4 Corroded, Extent : Lig Location : Building			\$53,100	1	\$4,900	

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

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 : 16-16 HA : BRONX : DOC0001 : 79,197 : 02-May-2 : Floors 1,2 	ZEN ST., RII 1.063 / 4248 023 2,4,5	KERS ISLAN	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1994 / 2023 : CORRECTION : NONE	
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture			\$1,199,800		\$232,900
Interior Architect	ure			\$3,896,800		\$842,300
Electrical				<i> </i>		\$2,565,000
Mechanical				\$2,946,900		\$4,633,000
Site Pavements				\$143,700		
Total				\$8,187,300		\$8,273,100
Importance Code	А			\$1,199,800		\$345,000
Importance Code	В			\$4,299,900		\$7,928,100
Importance Code	С			\$2,687,600		
Total				\$8,187,300		\$8,273,100
EXPENSE			FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture					
Interior Architect	ure		\$4,000		\$1,200	\$13,300
Electrical			\$19,200	\$14,800	\$14,000	\$14,300
Mechanical			\$60,800	\$8,200	\$13,600	\$17,100
Elevators/Escalat	ors		\$14,900	\$14,900	\$14,900	\$14,900

Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$98,900	\$37,900	\$43,700	\$59,600
Importance Code A	\$100		\$200	\$200
Importance Code B	\$98,800	\$37,900	\$43,600	\$59,400
Importance Code C				
Total	\$98,900	\$37,900	\$43,700	\$59,600



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

Asset # : 4248

Architecture	Cu	rent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		Date E ars)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Metal Panel	-	Elemen	\$317,400 ts, Extent : Ligh Trim On South F	-	* * ffected : 1%	5	\$232,900	
Windows								
Metal/Detention Type	95% 0 Broken/Missing Location : Th	Elemen		2044 erate, Art	* * ea Affected : 10%	5	\$35,400	
Metal Louvers	5%			2043	* *	10	\$6,400	
Parapets								
Not Accessible	100% Other Observa Location : Ma Explanation :	in Roof		Iffected :	0%			
Roof		-						
IRMA/Protected Membrane	100% No	W	\$206,100	2039	* *			
	Location : 5th Other Observa	Floor E ion, Exte	ent : Severe, Area Elevator Lobby ent : N/A, Area A					
	Location : Ma Explanation :		Surface To Access (No K	(ev)				
nterior	*							
Floors								
Cast in Place Concrete			\$58,300 ent : Moderate, A l Rooms	LIFE Area Affe	* * cted : 10%	5	\$38,900	
Ceramic Tile	2%			2043	* *	5	\$2,400	
	Other Observa Location : Sta Explanation :	ff Toilet		Iffected :	100%			
Raised Access Floor	5% N	w	\$131,900	2037	* *	5	\$11,100	
	Location : Co	ntrol Ro						
	Location : Va	rious Co	ent : N/A, Area A ntrol Rooms ly Under Constr		23%			
Terrazzo		+	\$640,700	LIFE	* *	5	\$55,600	
TUTTALLU			ent : Light, Area			5	<i>\$33</i> ,000	
	Location : Th	roughou	t Housing Areas					

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

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

Asset # : 4248

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls								
Ceramic Tile		ded, Extent	\$597,100 : Moderate, Area A And Toilet Rooms	2047 Iffected :	**	5	\$5,600	
Concrete Masonry Unit	Location Vertical C Location Other Obs Location	onstruction, 1 : Various : racks, Exte 1 : Corridous servation, E 1 : Various :	\$918,100 Extent : N/A, Area Housing Units Cur nt : Light, Area Aff And Stairways Extent : N/A, Area A Housing Units ently Being Demoli	ffected : 5	ing Renovated %	5	\$40,500	
Fiberglass Panel	25% Recent Re Location Other Obs Location	0-2 pair Evider 1 : Some Lo servation, E 1 : Housing	\$1,172,400 nt, Extent : N/A, Ard cations Are Curren Extent : Moderate, A	LIFE ea Affecta tly Being Area Affe	Renovated			
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Security Bars	5%			LIFE	* *			
Steel Plate	15%			LIFE	* *	5	\$20,300	
Ceilings								
Exposed Struc: Concrete Exposed Struc: Steel Fiber Board	5% 20% Other Obs Location			LIFE LIFE 2034 ffected :	* * * * \$712,600	5	\$3,700	
Gypsum Board	5% Broken/M Location Recent Re	2-4 issing Elem 1 : Mainten place Evide	\$4,000 ents, Extent : Light	rea Affec	ted : 25%	5	\$7,400	
Metal Panel	Broken/M Location Corrosion Location Recent Re	n : Through /Rusting, E 1 : Bathroot place Evide	\$378,300 eents, Extent : Seven out Corridors extent : Severe, Area ns And Corridors ent, Extent : N/A, A cations Are Curren	a Affected rea Affec	1 : 20% ted : 25%	5	\$74,100	
e Enclosure								
Fence/Gates								
Chain Link	Location	servation, E 1 : Includes	Xtent : N/A, Area A Razor Ribbon At I ional Component		* * 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 FACILITY, OBCC 300 CELL ANX

Asset # : 4248

			ASSEL # . 44	L-TO				
Architecture		Current I	Repair	Futu	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements Activity Yard Asphalt	Cracking/	Now Crumbling, a : Activity	\$143,700 Extent : Moderate Yard	2037 , Area Aj	* * ffected : 40%			
Electrical		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Over 600 Volts Service Equipment Fused Disc Sw	Location	i : Outdoor	Extent : N/A, Area A Electrical And Ger 600 Ampere Main I	ierator l	Room	3	\$300	
Transformers Dry Type	100%			2032	\$326,600	3	\$600	
Feeders Cable	100%			2032	\$39,200	1	\$000	
Raceway Conduit	100%			2034	\$94,400	1		
Inder 600 Volts Service Equipment Fused Disc Sw	Location	ervation, E 1 : Outdoor	xtent : N/A, Area A Electrical And Ger 4,000 Ampere Main	nerator l	Room	5	\$300	
Transformers	Елрійни	lion . One ·	,000 Ampere Muin	Discon	neer Switch			
Dry Type	100%			2032	\$51,500	5	\$300	
Switchgear / Switchboard Molded Case Bkrs	100%			2034	\$313,300	5	\$2,100	
Raceway Conduit Panelboards	100%			2034	\$223,400	1		
Fused Disc Sw Molded Case Bkrs	10% 90%			2033 2033	\$17,300 \$155,800	5 5	\$200 \$1,900	
Wiring Thermoplastic	100%			2034	\$335,100	1	-	
Motor Controllers Locally Mounted	100%			2032	\$456,800	5	\$500	
Grounding Devices	100%			LIFE	* *	5	\$1,200	
tand-by Power Transfer Switches Automatic	100%			2032	\$26,500	1	\$24,400	

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

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

Asset # : 4248

Electrical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power							
Generators							
Diesel	100%		2030	\$209,400	1	\$30,700	
	Other Observation, E						
	Location : Outdoor			Room			
D	Explanation : One	900 Kilowatts Capa	icity				
Batteries	1000/		2026	¢ 4 700	-	¢2.000	
Lead/Acid	100%		2026	\$4,700	5	\$2,900	
Fuel Storage	500/		20.42	* *	5		
Day Tank	50%	Tutout N/A Aman A	2042		5		
	Other Observation, E Location : At Gene		jjeciea :	100%			
	Explanation : One		<i>t</i> .				
				* *			
Main Tank	50%		2049		5		
	Other Observation, E		ffected :	100%			
	Location : Outside		•.				
• •	Explanation : One	10,000 Gallon Cap	acity				
Lighting							
Interior Lighting	1000/						
Under Construction	100%						
Egress Lighting	500/		2024	¢ 47,000	1		
Emergency, Service	50%		2034	\$47,000	1		
Exit, Service	50%		2034	\$32,900	1		
Exterior Lighting	200/		2020	* *			
LED	30%		2039				
No Component	70%						
ightning Protection							
Arresters/Cabling Not Accessible	100%						
	100%						
Alarm							
Security System Generic	100%		2034	\$286,500	1	\$29,600	
Generic	Other Observation, 1	Extent · N/A Area A			1	\$29,000	
	Location : Through		jjecieu .	10070			
	Explanation : CCT	-	am				
Fire/Smoke Detection	Explanation . CC1	r Surveniunce Syste	cin				
Generic, Digital	100%		2039	* *	1-3	\$48,800	
Oriente, Digital	10070		2057		1-5	ψτ0,000	
Mechanical	Current	Repair	Futu	re Replacement	Μ	aintenance	
System		Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimateu Cost	
Туре	(10013)				(115)		

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.

Asset # : 4248

	-						
lechanical	Current Rep	pair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Energy Source							
Electricity	1%		2044	* *	1		
Not Accessible	99%						
	Other Observation, Exte		-				
	Location : Building Ex						
<u> </u>	Explanation : No Acce	ss - High Pressu	re Steam	Service			
Conversion Equipment	10/		2024	*??.7.?	2	¢ 400	
Radiant Heater	1% Other Observation Fute	nt N/A Anor A	2034	\$39,700	2	\$400	
	Other Observation, Exte Location : Building Ex	-	-	100%			
	Explanation : Electric		и коот				
NT 4 A		Unit Healers					
Not Accessible	99% Other Observation, Exte	nt · N/A Area A	floated	0%			
	Location : Building Ex						
	Explanation : No Acce						
Distribution	Ехриппинон : 110 лесс	ss steam i ress	are Reau	eing ruives			
Steam Piping/Pump	100% Now Insul. Deteriorating, Ext Location : Mechanical		2044 Area Affe	* * ected : 5%			
Terminal Devices							
Air Handler	80%		2029	\$2,297,700	1	\$39,200	
	On Extended Life, Exten Location : Mechanical		ffected :	100%			
Convector/Radiator	20% Now	\$49,900	2032	\$249,600	1	\$4,600	
	Damaged, Extent : Mode Location : Various Loc Circulation	**			eavy Pai	nt Blocking Air	
Controls							
Digital	100%		2032	\$4,383,400			
	Recent Installation, Exte		-		<i>T</i> 1 · D		
	Location : Throughout	- Central Buildi	ng Mana	gement System Fo	or This Bi	ulding And	
	Adjacent Buildings Other Observation, Exte	nt : N/A. Area A	ffected :	80%			
	Location : Mechanical	-	,				
	Explanation : Electric		rols For	Air Handlers Aba	ndoned I	n Place	
r 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.

Asset # : 4248

			A3561 # . 4					
Mechanical		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Conversion Equipment Int Pkg Unit - Heating/Cooling	5%	Now	\$124,300	2039	* *	2	\$200	
8 8	-	-	tent : Light, Area A or Mechanical Roo		100%			
	-		ent : Moderate, Are or Mechanical Roo			Rooms		
Window/Wall Unit	Location			2032 Affected :	\$28,900 100%	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers		Now ed System,	\$335,200 Extent : Moderate,	LIFE Area Aff	* * fected : 10%	2-5	\$44,200	
		n : Control						
Exhaust Fans								
Interior	19%			2029	\$128,600	2	\$500	
Wall Unit	1%		7	2034	\$700	2		
	Location		Extent : N/A, Area A r Machine Room, B Units			Room		
Not Accessible	80% Other Obs Location	ervation, E	Extent : N/A, Area A	Affected :	0%			
lumbing								
H/C Water Piping Brass/Copper			Extent : Light, Are or Mechanical Roo			1 n		
HW Heat Exchanger								
Steam Fired	100%			2054	* *	4	\$11,700	
			Extent : Light, Are or Mechanical Roo					
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.

Asset # : 4248

Mechanical	Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Instantaneous Hot Water							
Electric	1%		2039	* *			
	Other Observation, E	Extent : N/A, Area A	ffected :	100%			
	Location : 1st Floor	r Corridor					
	Explanation : One U	Unit					
No Component	99%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, E		ffected :	100%			
	Location : 1st Throw	ugh 5th Floor					
	Explanation : 2 Uni	its					
Fire Suppression							
Standpipe							
Generic	100%		2054	* *	1-5	\$39,900	
Sprinkler							
No Component	50%						
Generic	50%		2054	* *	1-2	\$11,100	
Fire Pump							
Not Accessible	100%						
	Other Observation, E	Extent : N/A, Area A	ffected :	0%			
	Location : Outer Fi	re Pump Room					
	Explanation : No A	ccess					

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: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: RIKERS	ISLAND FACILITIES N	ORTH FACILITY,OB	CC 500 CELL ANX	
Address	: 16-16 HA	ZEN ST., RIKERS ISLAI	ND		
Borough	: BRONX		Agency's Number	: N/A	
Program / Asset #	: DOC000	1.065 / 4249	Yr Built/Renovate	d : 1994 /	
Area Sq Ft	: 136,605		Project Type	: CORRECTION	
Date of Survey	: 15-Nov-2	023	Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Floors 1,2,5,Ph			
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture		\$3,138,100		\$1,809,400
Interior Architect	ure		\$2,078,700		\$906,800
Electrical			\$104,700		\$516,500
Mechanical			\$8,889,100		\$8,534,400
Total			\$14,210,600		\$11,767,100
Importance Code	А		\$3,138,100		\$1,809,400
Importance Code			\$10,096,500		\$9,906,700
Importance Code	С		\$976,000		\$51,000
Total			\$14,210,600		\$11,767,100
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture	\$24,400			
Interior Architect	ure	\$78,300			\$1,300
Electrical		\$83,500	\$22,400	\$31,600	\$22,200
Mechanical		\$47,000	\$28,100	\$27,900	\$18,800
Elevators/Escalat	ors	\$43,200	\$43,200	\$43,200	\$43,200
Total		\$276,400	\$93,700	\$102,700	\$85,500
Importance Code	А	\$24,400	\$100		
Importance Code	В	\$240,000	\$93,500	\$102,700	\$85,500
Importance Code	С	\$12,000			
Total		\$276,400	\$93,700	\$102,700	\$85,500



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.

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

Asset # : 4249

rchitecture		Current	Repair	Futur	e Replacement	nt Maintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Metal Panel	100%	I		2045	* *	5-10	\$1,756,100	
Windows						_		
Metal/Detention Type	Air Infiltre Location	n : Through				5	\$53,400	
		-	ents, Extent : Mod		**			
			orridor And Various		-			
	-	roкen/Crac n : Corridoi	eked, Extent : Mode rs	rate, Are	a Affectea : 5%			
Parapets	Locanor		~					
Metal Rail	100%	4+	\$24,400	2040	* *	5	\$21,400	
		ted Finish, n : Through	Extent : Light, Area out	a Affecte	d : 25%			
Roof								
Built-Up (BUR)	Debris on	-	\$1,101,500 nt : Moderate, Arec cal Room Roof	2045 Affected	* * d : 10%			
	Ponding,	Extent : Mo	oderate, Area Affect South Wing	ed : 10%	ó			
			xtent : Moderate, A r Breezeway And 51			2		
erior								
Floors	400/	2.4	¢2(0,100	LIPP	* *	5	¢179.000	
Cast in Place Concrete	-	Crumbling,	\$268,100 Extent : Moderate Cells Within Housi			5	\$178,900	
			Extent : Moderate, A	-	cted · 15%			
			out Basement	i eu 11jje				
Raised Access Floor		Now	\$227,600	2038	* *	5	\$19,200	
		lam Surface n : Through	e, Extent : Severe, A		cted : 50%	-	,	
Terrazzo	35%	I		LIFE	* *	5	\$111,800	
Traffic Topping	15%			2040	* *	5	\$38,300	
Vinyl Tile	5%		\$54,400	2035	\$544,300	3	\$3,800	
		0	ents, Extent : Sever	re, Area 1	Affected : 2%			
		n : 1st Floo						
			: Moderate, Area A	ffected :	30%			
	Location	n : 1st Floo	r Corridor					

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

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

Asset # : 4249

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Cast in Place Concrete	45%			LIFE	* *	10	\$531,400		
	-	-	Extent : Light, Are	a Affecte	ed : 5%				
			thin Housing Units						
		0	: Moderate, Area	00	: 20%				
	Location	: Cells Wit	thin Housing Units						
Concrete Masonry Unit	23%	2-4	\$393,600	LIFE	* *	5	\$43,500		
-	Vertical C	racks, Exte	nt : Light, Area Affe	ected : 5	%				
	Location	: Mechani	cal Rooms And Sta	irwells					
Glass: Special Gauge	5%			LIFE	* *	1			
Metal Panel	3%			LIFE	* *	10	\$6,400		
Metal: Cage/Fence	6%			LIFE	* *	10	\$5,700		
Steel Plate	18%			LIFE	* *	5	\$102,000		
Ceilings									
Exposed Struc: Concrete	47%			LIFE	* *	5-10	\$120,100		
Exposed Struc: Steel	8%			LIFE	* *	10	\$32,700		
Metal Panel	30%	Now	\$391,500	LIFE	* *	5	\$76,700		
	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%				
	Location	: Through	out						
	Corrosion	Rusting, E.	xtent : Moderate, A	rea Affe	cted : 15%				
	Location	: Through	out						
Plaster	15%			LIFE	* *	5-10	\$52,700		
ite Pavements							. ,		
Activity Yard									
Not Accessible	100%								

lectrical	Current Repair	Future Re	placement	M		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	3	\$400	
	Other Observation, Extent : N/A, Area	Affected : 100%	%			
	Location : Electrical Room					
	Explanation : One 600 Ampere Main	n Disconnect Sw	vitch			
Transformers						
Dry Type	100%	2040	* *	3	\$800	
Feeders						
Cable	100%	2043	* *	1		
Raceway						
Conduit	100%	2045	* *	1		

Under 600 Volts

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

Asset # : 4249

				273					
Electrical		Current	Repair	Futur	e Replacement	cement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2045	* *	5	\$600		
			Extent : N/A, Area A						
			ectrical Room And				~ .		
	Explana	tion : One	2,500 Ampere And	Two 1,60	00 Ampere Main L	Disconnect	t Switches		
Transformers	1000/			20.40	* *		\$ 500		
Dry Type	100%		Tredenad + N/A Array A	2040		5	\$500		
			Extent : N/A, Area A ical And Electrical		100%				
				Rooms					
Switchgear / Switchboard	Елриани		ous Capacities						
Molded Case Bkrs	100%			2045	* *	5	\$3,600		
Raceway	10070			2010		5	\$5,000		
Conduit	100%			2045	* *	• 1			
Panelboards	10070			20.0		-			
Molded Case Bkrs	100%			2043	* *	5	\$3,600		
Wiring							. ,		
Thermoplastic	100%			2045	* *	• 1			
Motor Controllers									
Locally Mounted	60%			2040	* *	5	\$600		
Variable Frequency	40%	Now	\$42,100	2040	* *				
Drive									
		-	Extent : Light, Are		ed : 100%				
	Location	i : Mechan	ical Equipment Roc	om M5					
round									
Grounding Devices	1000/				* *	_	* 4 * * *		
Generic	100%			LIFE	* 1	5	\$4,000		
tand-by Power									
Transfer Switches	100%			2040	* *	: 1	¢42.000		
Automatic	100%			2040		1	\$42,000		
Generators Diesel	1000/	Now	\$104,700	2044	* *	: 1	\$47,600		
Diesei			5104,700 Extent : Severe, Area		$d \cdot 100\%$	1	\$47,000		
		i : Generat		л 11 <i>ј</i> јесте	u. 10070				
			Extent : N/A, Area A	ffected ·	100%				
		i : Generat		gjeeneu .	100/0				
			1,100 Kilowatts Ra	ted Cana	ıcitv				
Batteries	T				7				
Lead/Acid	100%			2028	\$4,700	5	\$5,100		
	/0			.=	4 .,. 00	-	÷=,=00		

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

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

Asset # : 4249

Electrical	Current	Repair	Futur	re Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power							
Fuel Storage		A- 400		at at	_		
Day Tank	50% Now	\$7,400	2043	* *	5		
	Other Observation, E		area Affe	ctea : 100%			
	Location : Generat		6. Eval 1	Dumma Ana Nat On	mational		
	Explanation : Two	275 Gallon Capacil		**			
Main Tank	50%	7	2050		5		
	Other Observation, E		jjectea :	100%			
	Location : Undergr						
:-1- <u>4:</u>	Explanation : Two	25,000 Gallon Cap	acity				
ighting Interior Lighting							
Interior Lighting Fluorescent	5%		2030	\$200,300	10	\$6,300	
ruoreseem	T-8 Lamps And Fixtu	res Frient · Light			10	\$0,500	
	Location : Mechan	0	00		rea		
Fluorescent	5%		2030	\$200,300	10	\$6,300	
Fluorescent	T-12 Lamps And Fixt	uras Extant · Light			10	\$0,500	
	Location : Mechan			<i>Jecieu</i> . 10070			
LED				* *			
LED	90%		2040	* *			
Egress Lighting	400/		2025	¢(1,000	1		
Emergency, Service	40%		2035	\$64,900	1	¢2 200	
Emergency, Battery	10%		2035	\$44,200	10	\$3,300	
Exit, Service	45% 5%		2030 2040	\$51,100 * *	1 10	\$500	
Exit, Battery	370		2040		10	\$300	
Exterior Lighting LED	30%		2040	* *			
	30% 70%		2040				
No Component ightning Protection	/070						
Arresters/Cabling							
Generic	100%		2050	* *	5	\$500	
larm	10070		2050		5	\$500	
Security System							
Generic	100%		2040	* *	1	\$51,000	
Contra	Other Observation, E	Extent : N/A. Area A		100%	1	<i>\$</i> ,000	
	Location : Through))				
	Explanation : CCT	-	em				
Fire/Smoke Detection	1						
Generic, Digital	100%		2040	* *	1-3	\$84,200	
Mechanical	Current	-	Futur	re Replacement		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating Energy Source Plant Campus Steam / PRV	100%		2035	\$36,500	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.

Asset # : 4249

Mechanical	Current Repair Future Re				e Replacement	Replacement Maintenance			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating									
Distribution									
Steam Piping/Pump	100%			2035	\$2,108,100				
Terminal Devices									
Air Handler	90%	T		2030	\$4,458,700	1	\$76,000		
			xtent : N/A, Area A ugh 5th Floor Mezz						
			t In Each Of 1st Th			Mechar	vical Rooms ?		
			Aezzanine Mechan			meenun	neur Rooms, 2		
Convector/Radiator	10%			2033	\$215,300	1	\$4,400		
Controls									
Digital	100%			2028	\$7,560,800				
Air Conditioning									
Energy Source	••••			000 1					
Electricity	30%			2034	\$67,300	1			
No Component	70%								
Conversion Equipment Int Pkg Unit -	24%			2029	\$1,029,400	2	\$2,000		
Heating/Cooling	2470			2029	\$1,029,400	2	\$2,000		
including, cooling	R-22 Refrig	erant, Ext	tent : Light, Area A	ffected :	100%				
	Location :	1st, 3rd,	4th, 5th Floor Mez	zanine M	lechanical Rooms				
Int Pkg Unit -	6%			2039	* *	2	\$500		
Heating/Cooling									
			Extent : Light, Area or Mezzanine Mech						
Split Unit	1%			2035	\$62,500				
1			Extent : N/A, Area A	Iffected :					
			Machine Room						
	Explanatio	on : Locai	tion Noted						
No Component	69%								
entilation									
Distribution Ductwork/Diffusers	100%	Now	\$231,200	LIEE	* *	2-5	\$76,200		
Ductwork/Diffusers			\$251,200 t, Area Affected : 1	LIFE %		2-3	\$70,200		
	Location :	-	,, ea 199 eerea : 1	/0					
		-	Extent : Light, Area	a Affected	d : 20%				
	Location :	Mechani	cal Rooms						
Exhaust Fans									
Interior	95%			2030	\$1,109,200	2	\$4,000		
Roof		Now	\$25,500	2045	* *	2	\$200		
			re, Area Affected :						
1	Location :	Emergen	cy Generator Roon	n, Koof					
lumbing H/C Water Dining									
H/C Water Piping Brass/Copper	100%	Now	\$67,600	2045	* *	1			
Drass/Copper			: Severe, Area Affe			1			
			r Janitor Closet In						

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

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

Asset # : 4249

	A550	. 4240				
Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Water Heater With Tanks	1000/	2025	* 1* < * *			
Electric	100% Decemt Installation Fraterit N	2035	\$45,600	4		
	Recent Installation, Extent : N/ Location : Basement Mechan	•••	100%			
HW Heat Exchanger	10/	2025	¢10 700		#2 00	
Steam Fired	1%	2035	\$12,700	4	\$200	
	Abandoned in Place, Extent : 1 Location : Basement Mechan		a : 100%			
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)	1000/	2020	¢50 700	4	¢4.200	
Non-Submersible	100%	2030	\$52,700	4	\$4,300	
Sewage Ejector(s) Electric	100%	2030	\$137,800	4	\$8,200	
Backflow Preventer	10070	2030	\$157,800	4	\$8,200	
No Component	50%					
Generic	50%	2035	\$58,800	1	\$4,200	
	Other Observation, Extent : N/			-	¢.,=00	
	Location : Basement Mechan	ical Area				
	Explanation : Sprinkler Main	1				
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : N/					
	Location : Two Units Baseme	ent Io 5th Floor, I	hree Units 1st 10 3	oth Floor	•	
: <u>C</u>	Explanation : 5 Units					
ire Suppression Standpipe						
Generic	100%	2045	* *	1-5	\$68,900	
Sprinkler	10070	2043		1-5	φ 00,900	
Generic	100%	2045	* *	1-2	\$38,300	
Fire Pump	10070	2013			\$20,200	
Generic	100%	2031	\$251,400	1	\$25,500	
		2001	<i>+-e1</i> ,	•	<i>+=0,000</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.

DEPARTMENT OF CORRECTION - FY 2025 Print Date: 04-Oct-2024

Asset Name Address		ISLAND FACILITIES NO AZEN ST., RIKERS ISLAN		ENTER (NIC)	
Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: 87,169 : 04-Apr-2	1.080 / 2029 023 t, Roof, Floors 1,3,5,Ph	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1935 / 2021 : CORRECTION : NONE	
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture		\$12,616,700		\$243,700
Interior Architect	ure		\$3,547,100		\$4,565,500
Electrical					\$707,200
Mechanical			\$1,799,300		\$949,600
Site Pavements			\$338,500		
Total			\$18,301,600		\$6,465,900
Importance Code	А		\$12,616,700		\$330,900
Importance Code	В		\$4,492,800		\$6,135,000
Importance Code	С		\$1,192,100		
Total			\$18,301,600		\$6,465,900
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture	\$28,600			
Interior Architect	ure	\$197,300			\$17,100
Electrical		\$14,200	\$22,200	\$15,300	\$15,500
		¢170 100	¢10.000	\$20 (00)	ФСА 400

Total	\$434,500	\$48,300	\$51,700	\$112,900
Importance Code C	\$96,200			
Importance Code B	\$309,700	\$48,300	\$51,600	\$112,700
Importance Code A	\$28,700		\$100	\$200
Total	\$434,500	\$48,300	\$51,700	\$112,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Site Pavements	\$6,500			
Mechanical	\$172,100	\$10,300	\$20,600	\$64,400
Electrical	\$14,200	\$22,200	\$15,300	\$15,500



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

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

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

Asset # : 2029

Estimated Cost ** a Affected : 25% oading Dock Area ** Affected : 50% d : 25% ** 10% Roof And Penthou. **	(Yrs) 5 5 5 5	Estimated Cost \$32,000 \$108,900 \$12,000	Priority
a Affected : 25% oading Dock Area ** Affected : 50% d : 25% ** 10% Roof And Penthou. * *	15 5 5 5 5 5 5	\$108,900	
a Affected : 25% oading Dock Area ** Affected : 50% d : 25% ** 10% Roof And Penthou. * *	15 5 5 5 5 5 5	\$108,900	
a Affected : 25% oading Dock Area ** Affected : 50% d : 25% ** 10% Roof And Penthou. * *	15 5 5 5 5 5 5	\$108,900	
Affected : 50% d : 25% * * 10% Roof And Penthou. * *	5 5 se	\$12,000	
* * Affected : 50% d : 25% * * * 10% Roof And Penthou. * *	5 5 se	\$12,000	
Affected : 50% d : 25% * * · 10% Roof And Penthou. * *	5 se	\$12,000	
d : 25% ** · 10% Roof And Penthou. * *	se		
* * • 10% Roof And Penthou. * *	se		
* * • 10% Roof And Penthou. * *	se		
· 10% Roof And Penthou. * *	se		
· 10% Roof And Penthou. * *	se		
Roof And Penthou. * *			
* *			
	5	*	
ted : 25%	-	\$14,000	
* *	5	\$68,400	
5%			
a Affected : 25%			
1 1000/			
ed : 100%			
* *	5 10	¢169.000	
	3-10	\$108,900	
* *			
ecieu : 570			
ed · 25%			
04.2070			
* *			
eu . 2070			
* *			1
			1
ecieu. 570			
. 25%			
. 2370			
* *	5		
	** % a Affected : 25% ed : 100% ** ected : 5% ed : 25% ** ected : 5% ** ected : 5%	** 5 % a Affected : 25% ed : 100% ** 5-10 ** ected : 5% ed : 25% ** ed : 20% ** ected : 5% 25%	** 5 \$68,400 % a Affected : 25% ed : 100% ** 5-10 \$168,900 ** eeted : 5% ed : 25% ** eeted : 5% ** eeted : 5%

Interior

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

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

Asset # : 2029

Architecture	C	urrent Re	pair	Futur	e Replacement	М	aintenance	
ystem Component Type		il Date H Years)	Estimated Cost	Year FY	Estimated Cos	st Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors								
Cast in Place Concrete	10% Horizontal C Location : 1		\$42,800 ent : Light, Area	LIFE Affected	* 10%	* 5	\$28,500	
Ceramic Tile	•	umbling, E	\$35,400 Extent : Moderate And Toilet Rooms		* Fected : 100%	* 5	\$3,300	
Poured Epoxy/Resin	• • •		\$8,500 Extent : Light, Are ea	2029 va Affecte	\$422,60 ad : 2%	0		
Terrazzo	-	0	\$587,700 Extent : Moderate t	LIFE , Area Af	* Fected : 40%	* 5	\$25,500	
Traffic Topping		Kitchen Ar	ent : N/A, Area A ea And Guard Ro n Noted		\$1,439,80 100%	0 5	\$19,600	
Vinyl Tile	Broken/Missi Location : T Cracking/Cru Location : T	Throughou umbling, E Throughou , Extent : 1	xtent : Moderate t Moderate, Area A	, Area Af	fected : 20%		\$22,000	
Interior Walls								
Ceramic Tile		ng Elemen	\$50,000 hts, Extent : Light ns Throughout	2037 , Area A <u>j</u>	* ffected : 10%	* 5	\$11,800	
Concrete Masonry Unit	Broken/Missi	-	\$853,600 hts, Extent : Light tt Corridors	LIFE , Area Aj	* ffected : 20%	* 5	\$37,700	
	Vertical Crac	ks, Extent	: Light, Area Aff Mechanical Roo		%			
Glass: Single Pane Metal Security Bars	Vertical Crac	ks, Extent	: Light, Area Affe	ms LIFE	*	5	\$7,100	
Glass: Single Pane Metal Security Bars Plaster	Vertical Crac Location : 1 4% 10% 18% 1 Cracking/Cru Location : S Water Penetr	ks, Extent Basement/ Now umbling, E Stairways 2 ation, Exte	: Light, Area Affe	ms LIFE LIFE LIFE , Area Af	* * fected : 15%	*	\$7,100 \$12,700	

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

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

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

Asset # : 2029

Architecture	Current Repair			Futu	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings AcousTileSusp.Lay-In	10%	5 4+	\$20,900	2039	* *	5	\$6,500		
Acous mesusp.Lay-m			, Extent : Light, Are		ed : 5%	5	\$0,500		
	Location	n : Through	out Various Offices						
Exposed Struc: Concret			\$471,000	LIFE	* *	5	\$5,100		
			Extent : Moderate						
		0	out Corridors And				<u> </u>		
Metal Panel	10% Staining/		\$166,500 , Extent : Moderate	LIFE	* *	5	\$16,300		
	-	-	out Kitchen Areas	, лгеи А	<i>Jeciea</i> . 10078				
Plaster		Now	\$420,600	LIFE	* *	5	\$44,800		
	Cracking	/Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%		. ,		
	Locatio	n : Through	out						
ite Enclosure Fence/Gates									
Chain Link	100%)		2054	* *				
			Extent : N/A, Area A	ffected :	100%				
			Razor Ribbon At T	op					
·	Expland	ition : Addii	tional Component						
Site Pavements On-Site Walkways									
Cast in Place Concrete	100%	5 2-4	\$6,500	2047	* *				
	-	-	Extent : Moderate	-	ffected : 5%				
	Locatio	n : Loading	Dock And Rear Ar	eas					
Parking/Driveway Asphalt	60%	5 2-4	\$275,700	2043	* *				
Asphan			Extent : Moderate		ffected : 20%				
	-	-	out Front And Real	-	•				
Cast in Place Concrete	40%	6 4+	\$62,800	2047	* *				
	-	-	Extent : Light, Are						
	Locatio	n : Through	out Front And Real	r Parking	g Areas				
Electrical		Current	Repair	Futu	re Replacement	Μ	aintenance		
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component Type	Total	(Years)		FY		(Yrs)			
Jnder 600 Volts				1				1	
Service Equipment									
Fused Disc Sw	100%			2034	\$87,300	5	\$400		
		servation, E n : Electrico	Extent : N/A, Area A	ffected :	100%				
			service Switch Ra	ted At 1.	200 Amperes. Fed	From Po	wer House.		
Transformers	100%			2039	[^]		\$300		

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

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

Asset # : 2029

Electrical	Current Rep	air Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts						•	
Switchgear / Switchboard							
Fused Disc Sw	50%	2034	\$156,600	5	\$200		
Molded Case Bkrs	50%	2044	* *	5	\$1,100		
Raceway							
Conduit	100%	2044	* *	1			
Panelboards				_	*		
Fused Disc Sw	5%	2033	\$11,500	5	\$100		
Molded Case Bkrs	90%	2033	\$207,700 * *	5	\$2,100		
Molded Case Bkrs	5%	2050	* *	5	\$100		
Wiring	100%	2044	* *	1			
Thermoplastic	100%	2044	• •	1			
Motor Controllers Locally Mounted	100%	2039	* *	5	\$600		
Ground	10070	2039		5	\$000		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,300		
Stand-by Power	10070			5	\$1,500		
Transfer Switches							
Automatic	100%	2039	* *	1	\$26,800		
Generators					. ,		
Diesel	100%	2037	* *	1	\$33,800		
	Other Observation, Exte	nt : N/A, Area Affected :	100%				
	Location : Outdoor En						
	Explanation : 530 Kilo Generator Is Located I	watt Capacity. Feeds An In The Power House	nex Building MOL	0 4. For 1	This Building		
Batteries	Generalor Is Localea I	n The Tower House.					
Lead/Acid	100%	2027	\$4,700	5	\$3,200		
Fuel Storage	10070	_0_/	\$.,700		\$2,200		
Day Tank	50%	2042	* *	5			
,	Other Observation, Exte		100%				
	Location : Outdoors						
	Explanation : 70 Galle	on Capacity					
Main Tank	50%	2049	* *	5			
	Other Observation, Exte	nt : N/A, Area Affected :	100%				
	Location : Outdoors						
	Explanation : 2,000 Ge	allon Capacity					
Lighting	_	- •					
Interior Lighting							
Fluorescent	10%	2034	\$255,600	10	\$8,000		
	T-8 Lamps And Fixtures,	Extent : Light, Area Affe	ected : 100%				
		Extent : Light, Area Affe	ected : 100%				

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

Asset # : 2029

Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
ghting								
Egress Lighting	100			• • • • •				
Emergency, Service	49%			2039	* *	1	**	
Emergency, Battery	1%		7	2042	* *	10	\$200	
		stallation, 1 n : Locker 1	Extent : N/A, Area A Rooms	ffected :	100%			
			Coms	2020	ىك ىك	1		
Exit, Service	50%)		2039	* *	1		
Exterior Lighting	200/			2020	* *			
LED	30%			2039				
No Component	70%							
larm Security System								
Generic	100%			2039	* *	1	\$32,600	
Generie			Extent : N/A, Area A		100%	1	\$52,000	
			out The Building	jjecieu .	10070			
		-	V Surveillance Syst	2m				
	Buptanta							
Fire/Smoke Detection								
Fire/Smoke Detection Generic, Digital	100%)		2039	* *	1-3	\$53,700	
Generic, Digital	100%)		2039	* *	1-3	\$53,700	
	100%	Current	Repair		* * re Replacement	-	\$53,700 aintenance	
Generic, Digital Aechanical ystem Component	100% % of Total	Current	Repair Estimated Cost	Futur		М		Priorit
Generic, Digital Aechanical ystem Component Type	% of	Current Fail Date		Futur Year	e Replacement	M Cycle	aintenance	Priorit
Generic, Digital Aechanical ystem Component Type eating	% of	Current Fail Date		Futur Year	e Replacement	M Cycle	aintenance	Priorit
Generic, Digital Aechanical ystem Component Type eating Energy Source	% of Total	Current Fail Date (Years)		Futur Year FY	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Priorit
Generic, Digital Aechanical ystem Component Type eating Energy Source Plant Campus Steam /	% of	Current Fail Date (Years)		Futur Year	e Replacement	M Cycle	aintenance	Priorit
Generic, Digital Mechanical ystem Component Type eating Energy Source	% of Total	Current Fail Date (Years)		Futur Year FY	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Priorit
Generic, Digital Mechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Electricity	% of Total 99%	Current Fail Date (Years)		Futur Year FY 2034	e Replacement Estimated Cost \$2,500	M Cycle (Yrs) 1	aintenance	Priorit
Generic, Digital Aechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV	% of Total 99%	Current Fail Date (Years)		Futur Year FY 2034	e Replacement Estimated Cost \$2,500	M Cycle (Yrs) 1	aintenance	Priorit
Generic, Digital Mechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell &	% of Total 99% 1%	Current Fail Date (Years)		Futur Year FY 2034 2044 2037	e Replacement Estimated Cost \$2,500 ** **	M Cycle (Yrs) 1	aintenance	Priorit
Generic, Digital Aechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell &	% of Total 99% 1% 10% Other Ob:	Current Fail Date (Years)	Estimated Cost	Futur Year FY 2034 2044 2037 ffected :	e Replacement Estimated Cost \$2,500 ** ** 100%	M Cycle (Yrs) 1	aintenance	Priorit
Generic, Digital Mechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell &	% of Total 99% 1% 10% Other Ob: Location	Current Fail Date (Years)	Estimated Cost	Futur Year FY 2034 2044 2037 ffected : ical Roo	e Replacement Estimated Cost \$2,500 ** ** 100%	M Cycle (Yrs) 1	aintenance	Priorit
Generic, Digital Mechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell &	% of Total 99% 1% 10% Other Ob: Location	Current Fail Date (Years)	Estimated Cost Extent : N/A, Area A r - Kitchen Mechan	Futur Year FY 2034 2044 2037 ffected : ical Roo	e Replacement Estimated Cost \$2,500 ** ** 100%	M Cycle (Yrs) 1	aintenance	Priorit
Generic, Digital	% of Total 999% 1% 10% Other Obs Location Explana 1%	Current Fail Date (Years)	Estimated Cost Extent : N/A, Area A r - Kitchen Mechan	Futur Year FY 2034 2044 2037 ffected : ical Roo hanger 2034	e Replacement Estimated Cost \$2,500 ** ** 100% m \$43,700	M Cycle (Yrs) 1 1	aintenance Estimated Cost	Priorit
Generic, Digital Mechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell & Tube	% of Total 999% 1% 0ther Obs Location Explana 1% Other Obs	Current Fail Date (Years)	Estimated Cost Extent : N/A, Area A r - Kitchen Mechan n / Glycol Heat Exc	Futur Year FY 2034 2044 2037 ffected : ical Roo hanger 2034 ffected :	e Replacement Estimated Cost \$2,500 ** ** 100% m \$43,700 100%	M Cycle (Yrs) 1 1	aintenance Estimated Cost	Priorit
Generic, Digital Mechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell & Tube	% of Total 99% 1% 0% Other Obs Location Explana 1% Other Obs Location	Current Fail Date (Years)	Estimated Cost Extent : N/A, Area A r - Kitchen Mechan n / Glycol Heat Exc Extent : N/A, Area A	Futur Year FY 2034 2044 2037 ffected : ical Roo hanger 2034 ffected : Electrica	e Replacement Estimated Cost \$2,500 ** ** 100% m \$43,700 100% 100%	M Cycle (Yrs) 1 1 2	aintenance Estimated Cost	Priorit
Generic, Digital Aechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell & Tube Radiant Heater	% of Total 99% 1% 0% Other Obs Location Explana 1% Other Obs Location	Current Fail Date (Years)	Estimated Cost Extent : N/A, Area A r - Kitchen Mechan n / Glycol Heat Exc Extent : N/A, Area A Exits By Kitchen, A	Futur Year FY 2034 2044 2037 ffected : ical Roo hanger 2034 ffected : Electrica	e Replacement Estimated Cost \$2,500 ** ** 100% m \$43,700 100% 100%	M Cycle (Yrs) 1 1 2	aintenance Estimated Cost	Priorit
Generic, Digital Aechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Electricity Conversion Equipment Heat Exchanger, Shell & Tube	% of Total 999% 1% 10% Other Ob: Location Explana 1% Other Ob: Location Explana 89%	Current Fail Date (Years)	Estimated Cost Extent : N/A, Area A r - Kitchen Mechan n / Glycol Heat Exc Extent : N/A, Area A Exits By Kitchen, A	Futur Year FY 2034 2044 2037 ffected : ical Roo hanger 2034 ffected : Electrica s, Air Cu	e Replacement Estimated Cost \$2,500 ** ** 100% m \$43,700 100% il Room rtains, Electric Un	M Cycle (Yrs) 1 1 2	aintenance Estimated Cost	Priorit

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

Asset # : 2029

	7,0000(# 1, 2020							
Mechanical	Current Repai	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Distribution	100/ N.	¢400	2022	¢4.000	4	¢400		
Hot Wtr Piping/Pump	10% Now Leak Evident, Extent : Mod	\$400 danata Anag A	2033	\$4,000	4	\$400		
	Location : 1st Floor - Ki		5					
	Other Observation, Extent							
	Location : Kitchen Build	-	0					
	Explanation : Glycol Hyd	dronic Heating	5					
Steam Piping/Pump	90% Now	\$26,600	2034	\$133,200				
	Leak Evident, Extent : Mod							
	Location : Roof At Air H	-			om			
	On Extended Life, Extent :	Light, Area A	ffected :	75%				
	Location : Throughout							
Terminal Devices Air Handler	10%		2029	\$34,800	1	\$5,400		
All Halldler	On Extended Life, Extent :	Light Area A			1	\$5,400		
	Location : Kitchen Roof							
Convector/Radiator	80% Now	\$12,100	2032	\$120,900	1	\$20,300		
	Broken, Extent : Moderate			¢120,900	-	\$=0,000		
	Location : Various Locations							
	On Extended Life, Extent :	Light, Area A	ffected :	90%				
	Location : Throughout							
Unit Heater - Steam	10%		2034	\$10,500	4	\$1,200		
Controls								
Digital	80% Now	\$42,500	2027	\$424,600				
	Malfunctioning, Extent : M. Location : Throughout -			d : 100%				
		Noi Operation	ui					
No Component Air Conditioning	20%							
Energy Source								
District Chilled Water	74%		2044	* *	1			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Mechanical Room							
	Explanation : Chilled Wa	ter Supplied H			ant			
Electricity	16%		2050	* *	1			
No Component	10%							

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Asset # : 2029

		A5501 # . Z	025							
Mechanical	Current F	Futur	e Replacement	Maintenance						
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
Air Conditioning										
Conversion Equipment Int Pkg Unit - Heating/Cooling	10% Now	\$27,400	2028	\$273,700	2	\$400				
	Controller Not Working, Extent : Moderate, Area Affected : 100% Location : 1st Floor Offices									
	Other Observation, E		Iffected :	100%						
	Location : 1st Floor Explanation : Packa		C Units V	Vith Steam Coils						
Split Unit	4% Now	\$31,900	2039	**						
-	R-410a Refrigerant, Extent : Light, Area Affected : 100%									
	Location : Penthous Unit Inoperable, Exte		fected · 1	00%						
	Location : Penthous									
	Other Observation, E				1.0					
	Location : Penthous Explanation : Multi					Plumbing Shop				
Split Unit	<u>1%</u>	spin system min	2039	* *						
	R-410a Refrigerant, I Location : 1st Floor		a Affected	! : 100%						
Window/Wall Unit	1%		2029	\$6,400	1					
	Other Observation, E Location : Penthous		Iffected :	100%						
	Explanation : Local									
No Component	84%									
Distribution										
CW & CHW Wtr	74%		2044	* *	4	\$3,200				
Pipe/Pump No Component	26%									
Terminal Devices										
Air Handler/Cool/Ht	74%		2034	\$385,900	1	\$39,900				
	Other Observation, Extent : N/A, Area Affected : 100% Location : Roofs									
	Explanation : 6 Roc	oftop Air Handlers	With Chi	lled And Steam Co	oils					
No Component	26%	5 1								
entilation										
Distribution	0.50/		LIFE	* *	2.5	¢46 2 00				
Ductwork/Diffusers Ductwork/Diffusers	95% 5% Now	\$18,400	LIFE LIFE	* *	2-5 2-5	\$46,200 \$2,400				
Ductwork/Diffusers	Insul. Deteriorating, Location : Main Ro	Extent : Moderate,		ected : 20%	2-3	\$2,700				
Exhaust Fans	50/		2020	* *	2	0100				
Interior	5% Other Observation, E	rtent · N/A Area	2039 Iffected ·		2	\$100				
	Location : Basemen	nt Locker Room	gjecieu :	10070						
Duch	Explanation : Local	tion Noted	2024	¢200 700		#3 5 00				
Roof	95%		2034	\$309,700	2	\$2,500				

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.

Asset # : 2029

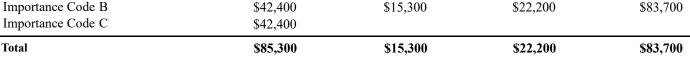
Mechanical	Current	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
lumbing									
H/C Water Piping	0.50/		0044						
Brass/Copper	95%	¢107.000	2044	* * * *	1				
Brass/Copper	5% Now	\$107,900	2064	* *	1				
	Leak Evident, Extent : Moderate, Area Affected : 100% Location : Basement Mechanical Room, Kitchen Mechanical Room - Domestic Hot Water								
	Lines	επι πεςπαπισαι κουτ	n, Kiiche	n Mechanicai Koo	<i>m - Dom</i>				
HW Heat Exchanger									
Steam Fired	100% Now	\$812,300	2064	* *	4	\$8,600			
	Corroded, Extent : 1								
		ent Mechanical Roor			m - 3 Ins	tantaneous Steam			
	Heat Exchangers -	Malfunctioning / D	eteriorat	ed					
Sanitary Piping Cast Iron	95%		LIFE	* *	1				
Cast Iron	93% 5% Now	\$105,800	LIFE	* *	1				
Cast IIOII	Leak Evident, Exten	. ,		0%	1				
		n Mechanical Room							
Storm Drain Piping				1					
Cast Iron	100%		LIFE	* *	1				
Sump Pump(s)									
Non-Submersible	100%		2034	\$33,600	4	\$2,800			
Sewage Ejector(s)									
Not Accessible	100%	D		22 <i>i</i>					
	Other Observation,								
		n Mechanical Room		•					
Backflow Preventer	Explanation : No .	Access Due To Sewa	ge Leaks	In Crawispace					
Generic	100%		2029	\$75,000	1	\$5,300			
Fixtures	10070		2027	\$75,000	1	\$5,500			
Generic	100%								
ertical Transport	10070								
Elevators									
Geared Traction	100%		LIFE	* *					
	Other Observation,								
		iit From Basement T	o 7th Flo	oor, One Unit From	n 1st To 6	th Floor			
	Explanation : 2 U	nits							
ire Suppression									
Standpipe	1000/		2044	ىك باب	1 7	045 600			
Generic	100%		2044	* *	1-5	\$45,600			
Sprinkler	20%								
No Component Generic	20% 80%		2044	* *	1-2	\$19,500			
Generic	0070		∠044		1-2	\$19,300			

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.

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey	: HAZ : BRO : DOC : 78,10	ZEN ST., RIKER DNX 20001.500 / 1463	RS ISLAND	ORTH INFIRMARY CI Agency's Number Yr Built/Renovated Project Type Landmark Status	ENTER ANNEX : N/A : 1935 / 1985 : CORRECTION : NONE	
Areas Surveyed	: Roof	f, Floors 1				
Block	:	Lot	:	BIN	:	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture			\$3,841,400		\$521,100
Interior Architect	ure			\$2,814,200		\$3,907,600
Electrical						\$563,300
Mechanical				\$1,630,400		\$6,139,000
Site Enclosure				\$51,500		
Site Pavements				\$1,915,500		
Total				\$10,253,100		\$11,131,000
Importance Code				\$3,841,400		\$521,100
Importance Code				\$3,077,800		\$10,609,900
Importance Code	С			\$3,333,900		
Total				\$10,253,100		\$11,131,000
EXPENSE			FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture		\$400			
Interior Architect	ure					\$6,400
Electrical			\$7,300	\$8,800	\$8,300	\$7,300
Mechanical			\$35,200	\$6,500	\$13,900	\$70,100
Site Pavements			\$42,400			
Total			\$85,300	\$15,300	\$22,200	\$83,700
Importance Code	А		\$400			
Importance Code	В		\$42,400	\$15,300	\$22,200	\$83,700





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.

Asset # : 14636

rchitecture	Current	Repair	м					
remuecture				e Replacement				
Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior								
Exterior Walls Cast in Place Concrete	15% Now	\$192,300	LIFE	* *	5	\$83,400		
	Cracking/Crumbling Location : Throug Exposed Reinforcen Location : East Fa	g, Extent : Moderate hout hent, Extent : Light, .	e, Area Af		5	\$63,400		
Exposed Struc: Steel	5%		LIFE	* *	5	\$17,400		
Masonry: Brick	65% Now Broken/Missing Elec Location : Throug Cracking/Crumbling Location : North A Joint Mortar Miss/E	hout z, Extent : Severe, A And West Walls Srod, Extent : Moder	rea Affect	ted : 10%	5	\$72,300		
	Location : Throug							
Metal Panel	15% Now Corrosion/Rusting, J Location : Dormit Deformed/Dented, I Location : Dormit	ory 4 Extent : Moderate, A			5	\$31,300		
Windows				* *	_			
Metal/Detention Type	95% Now Air Infiltration, Exte Location : Throug Broken/Missing Elec Location : Various Thermally Inefficien Location : Throug Unit Inoperable, Ex	hout ments, Extent : Mod Locations Through t, Extent : Moderate hout	erate, Are out e, Area A <u>f</u>	5% ea Affected : 25% ffected : 100%	5	\$5,000		
	Location : Through		u nyjeere	. 1070				
Steel	5% Now Broken/Missing Elev Location : Gymna	-	2042 t, Area A <u>j</u>	* * ffected : 5%	5	\$900		
Parapets	1000/		2020	* *	5 10	¢582 200		
Metal Rail Roof	100%		2039	* *	5-10	\$582,200		
Modified Bitumen	75% Recent Installation, Location : All Roo	Extent : N/A, Area A fs Except Dormitory		* *	10	\$136,800		
Skylight, Metal/Glass	5% Recent Installation, Location : All Skyl	Extent : N/A, Area A lights Recently Repla		**	10	\$30,400		
Under Construction	20% Other Observation, Location : Dormit Explanation : No 2	ory 4		0%				

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

Asset # : 14636

robitooturo		C						
rchitecture		Current		Futur	re Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$14,400	
terior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$69,700	
Ceramic Tile	8%		\$55,400	2037	* *	5	\$5,100	
		0	ents, Extent : Mode		00			
	Location	1 : Through	out Shower Rooms	And Toil	let Rooms			
Sheet Vinyl/Rubber	7%	Now	\$112,500	2034	\$1,124,600	5	\$6,700	
-	Worn/Eroo	ded, Extent	: Moderate, Area A	Iffected :	20%			
	Location	1 : Through	out Corridors					
Vinyl Tile	40%	Now	\$814,000	2034	\$2,713,400	3	\$19,100	
viliyi The	Broken/M		ents, Extent : Sever			5	ψ1 9 ,100	
		0	ent : Moderate, Are	a Affecte	ed : 2%			
		-	out Corridors	55				
		-	: Severe, Area Affe	cted · 75	%			
		1 : Through	•••		, ,			
			0111					
Under Construction	20%			<i>C</i> 1 .	00/			
			Extent : N/A, Area A	jjectea :	0%			
		ı : Dormito						
T	Explana	tion : No A	ccess/ Under Const	truction				
Interior Walls	5.50/	0.0	#1.2 ((.000	TIPE	* *	-	#20.200	
Concrete Masonry Unit	55%		\$1,366,900	LIFE		5	\$30,200	
	-	-	Extent : Light, Are					
			ry 3 And Througho					
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%							
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	0%			
		1 : Dormito						

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

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

Asset # : 14636

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	Location	Discoloring, 1 : Through	\$204,100 . Extent : Moderate out : Moderate, Area A	-	-	5	\$15,900	
			reas And Offices Th					
Exposed Struc: Concrete	5%			LIFE	* *	5	\$1,000	
	Cracking/	Crumbling,	Extent : Light, Are out Dormitories An	a Affecte		C	<i> </i>	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	10%			LIFE	* *	5	\$15,900	
Plaster	Broken/M	-	\$261,400 eents, Extent : Mode out Corridors	LIFE erate, Ar	* * ea Affected : 5%	5	\$27,900	
Under Construction	Location	servation, E 1 : Dormito	Extent : N/A, Area A ry 4 ccess/ Under Const		0%			
ite Enclosure								
Fence/Gates								
Chain Link		/Rusting, E	\$51,500 xtent : Moderate, A cy Generator On N					
ite Pavements								
On-Site Walkways								
Cast in Place Concrete	-	Crumbling,	\$42,400 Extent : Moderate t Various Exits And	-				
Parking/Driveway								
Asphalt		Crumbling,	\$1,315,700 Extent : Severe, An veway And Parking					
Cast in Place Concrete	Cracking/	0	\$599,700 Extent : Severe, At y At Rear Courtyar	00	* * ted : 60%			
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
nder 600 Volts								
Raceway Conduit	100%			2034	\$223,400	1		
Panelboards Molded Case Bkrs	100%			2033	\$173,100		\$2,100	

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

Asset # : 14636

				030				
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Wiring								
Thermoplastic	100%			2044	* *	1		
tand-by Power								
Transfer Switches								
Not Accessible	100%							
Generators	1000/							
Not Accessible	100%							
Batteries	1000/							
Not Accessible	100%							
Fuel Storage Not Accessible	100%							
	100%							
ighting Interior Lighting								
LED	100%			2039	* *			
Egress Lighting	10070			2037				
Emergency, Service	50%			2034	\$50,500	1		
Exit, Battery	50%			2034	\$116,200	10	\$2,900	
Exterior Lighting					,	-		
LED	30%			2039	* *			
No Component	70%							
larm								
Marm Security System								
	100%			2039	* *	1	\$29,200	
Security System	Other Obs		xtent : N/A, Area A			1	\$29,200	
Security System	Other Obs		xtent : N/A, Area A out The Building			1	\$29,200	
Security System Generic	Other Obs Location	: Through		ffected :		1	\$29,200	
Security System Generic Fire/Smoke Detection	Other Obs Location Explanat	: Through	out The Building	ffected : em	100%	1		
Security System Generic	Other Obs Location	: Through	out The Building	ffected :		1	\$29,200 \$48,100	
Security System Generic Fire/Smoke Detection Generic, Digital	Other Obs Location Explanat	: Through ion : CCT	out The Building 7 Surveillance Syst	ffected : em 2039	100%	1-3	\$48,100	
Security System Generic Fire/Smoke Detection Generic, Digital	Other Obs Location Explanat 100%	: Through ion : CCT Current F	out The Building 7 Surveillance Syst Repair	ffected : em 2039 Futur	100% * *	1-3 M	\$48,100 aintenance	
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System	Other Obs Location Explanat 100%	: Through ion : CCT Current F Fail Date	out The Building 7 Surveillance Syst	ffected : em 2039 Futur Year	100%	1-3 M Cycle	\$48,100	Priority
Security System Generic Fire/Smoke Detection Generic, Digital	Other Obs Location Explanat 100%	: Through ion : CCT Current F	out The Building 7 Surveillance Syst Repair	ffected : em 2039 Futur	100% * *	1-3 M	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type	Other Obs Location Explanat 100%	: Through ion : CCT Current F Fail Date	out The Building 7 Surveillance Syst Repair	ffected : em 2039 Futur Year	100% * *	1-3 M Cycle	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type	Other Obs Location Explanat 100%	: Through ion : CCT Current F Fail Date	out The Building 7 Surveillance Syst Repair	ffected : em 2039 Futur Year	100% * *	1-3 M Cycle	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating	Other Obs Location Explanat 100%	: Through ion : CCT Current F Fail Date	out The Building 7 Surveillance Syst Repair	ffected : em 2039 Futur Year	100% * *	1-3 M Cycle	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating Energy Source	Other Obs. Location Explanat 100% % of Total	: Through ion : CCT Current F Fail Date	out The Building 7 Surveillance Syst Repair	ffected : em 2039 Futur Year FY	100% * * re Replacement Estimated Cost	1-3 M Cycle (Yrs)	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating Energy Source Plant Campus Steam /	Other Obs. Location Explanat 100% % of Total	: Through ion : CCT Current F Fail Date	out The Building 7 Surveillance Syst Repair	ffected : em 2039 Futur Year FY	100% * * re Replacement Estimated Cost	1-3 M Cycle (Yrs)	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating Energy Source Plant Campus Steam / PRV	Other Obs Location Explanat 100% % of Total 100%	: Through ion : CCT Current F Fail Date	out The Building 7 Surveillance Syst Repair	ffected : em 2039 Futur Year FY	100% * * re Replacement Estimated Cost	1-3 M Cycle (Yrs)	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating Energy Source Plant Campus Steam / PRV Distribution	Other Obs. Location Explanat 100% % of Total 100% Insul. Dete	: Through ion : CCT Current F Fail Date (Years) Now rriorating,	out The Building 7 Surveillance Syst Repair Estimated Cost \$26,300 Extent : Moderate,	ffected : em 2039 Futur Year FY 2044 2034 Area Afj	100% ** re Replacement Estimated Cost ** \$1,313,700 fected : 5%	1-3 M Cycle (Yrs) 1	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating Energy Source Plant Campus Steam / PRV Distribution	Other Obs. Location Explanat 100% % of Total 100% Insul. Dete	: Through ion : CCT Current F Fail Date (Years) Now rriorating,	out The Building 7 Surveillance Syst Repair Estimated Cost \$26,300 Extent : Moderate,	ffected : em 2039 Futur Year FY 2044 2034 Area Afj	100% *** Te Replacement Estimated Cost ** \$1,313,700	1-3 M Cycle (Yrs) 1	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating Energy Source Plant Campus Steam / PRV Distribution	Other Obs. Location Explanat 100% % of Total 100% 100% Insul. Dete Location	: Through ion : CCT Current F Fail Date (Years) Now rriorating,	out The Building 7 Surveillance Syst Repair Estimated Cost \$26,300 Extent : Moderate,	ffected : em 2039 Futur Year FY 2044 2034 Area Afj	100% ** re Replacement Estimated Cost ** \$1,313,700 fected : 5%	1-3 M Cycle (Yrs) 1	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating Energy Source Plant Campus Steam / PRV Distribution Steam Piping/Pump	Other Obs. Location Explanat 100% % of Total 100% 100% Insul. Dete Location 90%	: Through ion : CCT Current F Fail Date (Years) Now riorating, : Dorm No	out The Building 7 Surveillance System Repair Estimated Cost \$26,300 Extent : Moderate, 0. 3 Building Extern	ffected : em 2039 Futur Year FY 2044 2034 Area Afj or - Rise 2032	100% ** te Replacement Estimated Cost ** \$1,313,700 fected : 5% er To Rooftop Air H \$1,207,400	1-3 M Cycle (Yrs) 1	\$48,100 aintenance	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating Energy Source Plant Campus Steam / PRV Distribution Steam Piping/Pump Terminal Devices	Other Obs Location Explanat 100% % of Total 100% 100% Insul. Dete Location 90% On Extend	: Through ion : CCT Current I Fail Date (Years) Now eriorating, : Dorm No ed Life, Ex	out The Building 7 Surveillance System Repair Estimated Cost \$26,300 Extent : Moderate, 0. 3 Building Extern tent : Light, Area A	ffected : em 2039 Futur Year FY 2044 2034 Area Afj or - Rise 2032	100% ** te Replacement Estimated Cost ** \$1,313,700 fected : 5% er To Rooftop Air H \$1,207,400	1-3 M Cycle (Yrs) 1	\$48,100 aintenance Estimated Cost	Priority
Security System Generic Fire/Smoke Detection Generic, Digital Mechanical System Component Type Heating Energy Source Plant Campus Steam / PRV Distribution Steam Piping/Pump Terminal Devices	Other Obs Location Explanat 100% % of Total 100% 100% Insul. Dete Location 90% On Extend	: Through ion : CCT Current F Fail Date (Years) Now riorating, : Dorm No	out The Building 7 Surveillance System Repair Estimated Cost \$26,300 Extent : Moderate, 0. 3 Building Extern tent : Light, Area A	ffected : em 2039 Futur Year FY 2044 2034 Area Afj or - Rise 2032	100% ** te Replacement Estimated Cost ** \$1,313,700 fected : 5% er To Rooftop Air H \$1,207,400	1-3 M Cycle (Yrs) 1	\$48,100 aintenance Estimated Cost	Priority

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

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

Asset # : 14636

			ASSEL # . 14					
Mechanical	Cu	urrent R	Repair	Futur	e Replacement	М	aintenance	
System Component Type		l Date (ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Energy Source								
Electricity	80%			2042	* *	1		
No Component	20%							
Conversion Equipment								
Ext Pkg Unit -	15%			2034	\$413,400	2	\$800	
Heating/Cooling				1.00	1 1000/			
			Extent : Light, Area	Affectea	1:100%			
	Location : R	oof - M	ultiple Units					
Split Unit	33%			2029	\$1,285,600			
			ent : Light, Area A	ffected :	100%			
	Location : V	arious I	locations					
Split Unit	20%			2034	\$779,100			
1	R-410a Refrig	erant, E	Extent : Light, Area	Affected	1:100%			
	Location : V	arious I	Locations					
Window/Wall Unit	2%			2029	\$12,400	1		
No Component	20%				÷,···	-		
No Component	10%							
1		ation, E.	xtent : N/A, Area A	ffected :	0%			
	Location : D							
			To Heat Rejection	And Terr	ninal Devices			
Terminal Devices	*	5	<u></u>					
Air Handler/Dir	10%			2029	\$251,600	1		
Expansion								
	Other Observe	ation, E.	xtent : N/A, Area A	ffected :	100%			
	Location : D	orm No	. 3 Roof					
	Explanation	: Rooft	op Air Handler Wi	th Steam	And Direct Expans	sion Coil	ls	
No Component	90%							
Heat Rejection								
Air Cooled Condenser	10%			2029	\$38,000	2	\$5,900	
Unit								
	Other Observe	ation, E.	xtent : N/A, Area A	ffected :	100%			
	Location : D	orm No	. 3 Roof					
	Explanation	: One A	lir Cooled Conden	sing Unit	t			
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,500	
Exhaust Fans								
Roof	100%			2034	\$318,300	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$2,107,000	1		
		-	tent : Light, Area A	ffected :	100%			
	Location : T	hroughd	out					

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

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

Asset # : 14636

Mechanical	Current Repair	Future Rep	acement	Maintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Estin FY		ycle Estimated Cost Yrs)	Priority
Plumbing					
HW Heat Exchanger					
Not Accessible	100%				
	Other Observation, Extent :	N/A, Area Affected : 0%			
	Location : Mechanical Ro	oom			
	Explanation : Steam Heat	Exchanger Not Accessible	- No Keys		
Sanitary Piping					
Cast Iron	100%	LIFE	* *	1	
Storm Drain Piping					
Cast Iron	100%	LIFE	* *	1	
Backflow Preventer					
Not Accessible	100%				
Fixtures					
Generic	100%				
Fire Suppression					
Standpipe					
Generic	100%	2044	** 1	-5 \$44,500	
Sprinkler					
No Component	20%				
Generic	80%	2044	** 1	-2 \$19,100	

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.

\$47,292,900

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey		ZEN ST., R .060 / 2028	ACILITIES (ACILITIES (ACILIT	OTIS BANTUM CORREC ND Agency's Number Yr Built/Renovated Project Type Landmark Status	CT CENTER -OBCC : N/A : 1985 / 2023 : CORRECTION : NONE	
Areas Surveyed	: Roof, Floo	ors 1,2,Ph				
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture			\$7,246,600		\$542,900
Interior Architect	ure			\$8,249,500		\$13,226,300
Electrical						\$6,396,700
Mechanical				\$4,593,800		\$27,127,000
Site Pavements				\$2,076,800		
Total				\$22,166,700		\$47,292,900
Importance Code	А			\$7,246,600		\$2,231,100
Importance Code	В			\$12,278,000		\$44,971,700
Importance Code	С			\$2,642,100		\$90,100

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$7,700			\$5,900
Interior Architecture	\$82,600	\$4,400		\$29,800
Electrical	\$43,700	\$61,300	\$46,900	\$44,800
Mechanical	\$117,900	\$21,700	\$38,800	\$85,300
Site Enclosure	\$5,700			
Total	\$257,600	\$87,400	\$85,800	\$165,700
Importance Code A	\$35,500		\$300	\$6,400
Importance Code B	\$216,400	\$83,000	\$85,500	\$159,300
Importance Code C	\$5,700	\$4,400		
Total	\$257,600	\$87,400	\$85,800	\$165,700

\$22,166,700



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.

Asset # : 2028

chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Data Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
rerior							
Exterior Walls							
Cast in Place Concrete	10% 4+	\$132,300	LIFE	* *	5	\$114,800	
	-	g, Extent : Light, Are					
	Location : Front C	Of Building And Cent	tral Activ	ity Yard			
Concrete Masonry Unit	3%		LIFE	* *	5	\$4,300	
Metal Panel	87% 2-4	\$1,275,700	2044	* *	5	\$374,400	
	-	Extent : Moderate, A	lrea Affec	cted : 10%			
	Location : Throug	hout					
	Deformed/Dented, I	Extent : Moderate, A	rea Affec	ted : 5%			
	Location : Throug	hout					
Windows							
Aluminum	2% Now	\$5,700	2042	* *	5	\$300	
		Extent : Moderate, A	rea Affec	eted : 100%			
	Location : Gymna	sium					
Metal/Detention Type	95% Now	\$4,101,300	2044	* *	5	\$53,700	
	Air Infiltration, Ext	ent : Moderate, Area	Affected	: 100%			
	Location : Throug	hout					
	Broken/Missing Ele	ments, Extent : Mode	erate, Are	ea Affected : 10%			
	Location : Throug	hout					
	Water Penetration,	Extent : Moderate, A	rea Affec	eted : 5%			
	Location : Corride	ors					
Metal Louvers	3% 4+	\$2,000	2037	* *			
	Bent/Warped Eleme	nts, Extent : Light, A	rea Affec	eted : 1%			
	-	Mechanical Penthou					
Parapets							
Metal Panel	93%		2044	* *	5	\$10,000	
Metal: Cage/Fence	7%		2039	* *	5-10	\$1,500	
Roof							
Metal Panel	100% Now	\$1,737,300	2039	* *			
		Extent : Moderate, A	lrea Affec	cted : 10%			
	Location : Throug	hout					
	Deformed/Dented, I	Extent : Moderate, A	rea Affec	ted : 5%			
	Location : Throug						
		liss, Extent : Severe,	00				
	Location : Perime	ter Gutters And Lead	ders Thro	ughout			
	-	xtent : Light, Area A	ffected :	5%			
	Location : Throug						
		Extent : Severe, Area	ı Affected	: 10%			
	Location : Gymna	sium					
Soffits Metal Panel	100%		2044	* *	5-10		

Interior

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

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

Asset # : 2028

Architecture		Current Repair Future Replacement					Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors						_			
Cast in Place Concrete	15%		\$487,700	LIFE	**	5	\$130,200		
			xtent : Moderate, A						
			out Maintenance A						
Ceramic Tile	5%	0-2	\$107,800	2037	**	5	\$9,900		
		0	ents, Extent : Seve		Affected : 5%				
		-	out Staff Toilet Roc						
Poured Epoxy/Resin	5%	0-2	\$2,141,500	2034	\$2,141,500				
			: Moderate, Area A	Iffected :	75%				
		: Kitchen							
Quarry Tile	5%			2039	* *	5	\$29,800		
Raised Access Floor	5%		\$883,200	2047	* *	5	\$37,200		
			e, Extent : Moderat		ffected : 50%				
			Rooms And Telecor	n Room					
Sheet Vinyl/Rubber	3%	2-4	\$75,000	2034	\$1,500,600	5	\$8,900		
			: Light, Area Affec		6				
	Location	: Minor C	racks In Gymnasiu	т					
Terrazzo	25%	4+	\$893,500	LIFE	* *	5	\$77,500		
			xtent : Moderate, A	lrea Affe	cted : 5%				
	Location	: Through	out						
Traffic Topping	7%	Now	\$51,100	2034	\$2,553,800	5	\$17,400		
	-	-	Extent : Moderate						
	Location	: Through	out Control Areas	And Corr	ridor Stairs				
			: Moderate, Area A						
	Location	: Through	out Control Areas	And Corr	ridor Stairs				
Vinyl Tile	30%	Now	\$1,900,800	2034	\$6,336,000	3	\$44,600		
-	Broken/M	issing Elem	ents, Extent : Seve	re, Area 1	Affected : 10%				
	Location	: Through	out						
	-	Crumbling, : Through	Extent : Moderate	, Area A <u>j</u>	ffected : 20%				
		-	: Moderate, Area A	Iffected ·	50%				
		: Through			/				

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

Asset # : 2028

rchitecture	Current Repair Future Replacem				e Replacement	ment Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior	•							
Interior Walls Concrete Masonry Unit	64%		\$816,100	LIFE	* *	5	\$90,100	
	Location Caulking	ı : Through Deteriorate	ure, Extent : Model out Corridors d, Extent : Modera out Corridors					
Folding Partition	Location			2042 ffected :	**	5	\$8,800	
Glass: Single Pane	3%			LIFE	* *	5	\$7,900	
Glass: Special Gauge	2%			LIFE	* *	1	4,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Gypsum Board		issing Elem	\$132,900 eents, Extent : Mod out Corridors	LIFE	* * ea Affected : 5%	5	\$29,600	
Metal Security Bars	5%	0		LIFE	* *			
Plaster	3%			LIFE	* *	5	\$3,200	
SGFT/Glazed Masonry	8%		\$97,600	LIFE	* *	5	\$5,200	
Sof Polized Musonly	Broken/M	issing Elem	ents, Extent : Mod ry Bathrooms		ea Affected : 10%			
Ceilings								
AcousTileConcealSpLn	Location Worn/Ero	issing Elem 1 : Staff Toi	\$49,200 eents, Extent : Mod let Rooms In Admit : Moderate, Area 2 out	nistrative	Area	5	\$19,800	
Exposed Strue: Steel	Other Obs Location	ı : Stair To	\$257,200 Extent : Severe, Are North Mechanical ing Spray-on Firep	Penthous				
Gypsum Board	Broken/M		\$33,400 eents, Extent : Seve out Corridor Outsi			5	\$24,800	
Metal Panel			\$405,100 Extent : Moderate, A out	LIFE Irea Affe	* * cted : 10%	5	\$396,700	
e Enclosure								
Fence/Gates	1000/			2054	* *			
Chain Link	Location	servation, E 1 : Includes	Extent : N/A, Area A Razor Ribbon At T ional Component					
Free Standing Walls	-		<u>^</u>					
Cast in Place Concrete	-	Crumbling,	\$5,700 Extent : Moderate	2069 , Area A <u>j</u>	* * fected : 5%			
	Location	1 : Central 4	Activity Yard					

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

Asset # : 2028

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Pavements								
On-Site Walkways								
Cast in Place Concrete		Now	\$258,400	2047	* *			
		-	ents, Extent : Seven					
			try Area And Centr Extent : Severe, Ai					
	0	0	try Area, Central A	00		ock Ram	n	
			ctent : Severe, Area	-	-	ock Rum	p	
	0	0	Activity Yard	Injjecieu	1. 570			
			ent : Severe, Area A	Affected	. 5%			
			try Area And Centr					
Parking/Driveway			<i>.</i>		<u> </u>			
Asphalt	90%	2-4	\$1,088,900	2043	* *			
-		Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 15%			
	Ponding,	Extent : Mo	derate, Area Affect	ed : 25%	ó			
	Location	1 : Through	out Main Parking A	1rea				
Cast in Place Concrete	10%	2-4	\$248,200	2047	* *			
	-	Crumbling, 1 : Loading	Extent : Moderate Dock Area	, Area Aj	ffected : 25%			
Activity Yard								
Cast in Place Concrete		Now	\$481,300	2047	**			
			Extent : Moderate	, Area Aj	fected : 20%			
			Activity Yard Extent : Severe, Are	a Affact	$ad \cdot 20/$			
	-		Activity Yard	eu Ajjeci	eu . 270			
			ent : Severe, Area A	ffected	. 20%			
	Ι ΓΓΙΝΝΙΝΟ Ι							
			Activity Yard	gjeereu .	270			
lectrical		ı : Central A	-			M	aintenance	
	Location	n : Central 2 Current F	Repair	Futur	e Replacement			Priorit
		n : Central 2 Current F	-				aintenance Estimated Cost	Priori
vstem Component Type ver 600 Volts	Location % of	n : Central 2 Current F Fail Date	Repair	Futur Year	e Replacement	Cycle		Priori
vstem Component Type ver 600 Volts Service Equipment	Location % of Total	a : Central 2 Current F Fail Date (Years)	Repair	Futur Year FY	e Replacement Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
vstem Component Type ver 600 Volts	Location % of Total	Current f Current f Fail Date (Years)	Repair Estimated Cost	Futur Year FY 2034	re Replacement Estimated Cost \$112,100	Cycle		Priori
vstem Component Type ver 600 Volts Service Equipment	Location % of Total 100% Other Obs	a : Central 2 Current F Fail Date (Years)	Repair Estimated Cost xtent : N/A, Area A	Futur Year FY 2034	re Replacement Estimated Cost \$112,100	Cycle (Yrs)	Estimated Cost	Priori
vstem Component Type ver 600 Volts Service Equipment	Location % of Total 100% Other Obs Location	a : Central 2 Current F Fail Date (Years) Servation, E 1 : Outdoor	Repair Estimated Cost Extent : N/A, Area A Cage	Futur Year FY 2034 ffected :	e Replacement Estimated Cost \$112,100 100%	Cycle (Yrs)	Estimated Cost	Priori
vstem Component Type ver 600 Volts Service Equipment Fused Disc Sw	Location % of Total 100% Other Obs Location	a : Central 2 Current F Fail Date (Years) Servation, E 1 : Outdoor	Repair Estimated Cost xtent : N/A, Area A	Futur Year FY 2034 ffected :	e Replacement Estimated Cost \$112,100 100%	Cycle (Yrs)	Estimated Cost	Priori
ver 600 Volts Service Equipment Fused Disc Sw	Location % of Total 100% Other Obs Location Explana	n : Central A Current F Fail Date (Years) servation, E n : Outdoor tion : One of	Repair Estimated Cost Extent : N/A, Area A Cage	Futur Year FY 2034 ffected : Disconne	e Replacement Estimated Cost \$112,100 100% ct Switch	Cycle (Yrs) 3	Estimated Cost \$900	Priori
Ver 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type	Location % of Total 100% Other Obs Location	n : Central A Current F Fail Date (Years) servation, E n : Outdoor tion : One of	Repair Estimated Cost Extent : N/A, Area A Cage	Futur Year FY 2034 ffected :	e Replacement Estimated Cost \$112,100 100%	Cycle (Yrs)	Estimated Cost	Priori
ver 600 Volts Service Equipment Fused Disc Sw	Location % of Total 100% Other Obs Location Explana	a : Central 2 Current F Fail Date (Years) Servation, E a : Outdoor tion : One of	Repair Estimated Cost Extent : N/A, Area A Cage	Futur Year FY 2034 ffected : Disconne	e Replacement Estimated Cost \$112,100 100% ct Switch	Cycle (Yrs) 3	Estimated Cost \$900	Priori
Type ver 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Feeders	Location % of Total 100% Other Obs Location Explana 100%	a : Central 2 Current F Fail Date (Years) Servation, E a : Outdoor tion : One of	Repair Estimated Cost Extent : N/A, Area A Cage	Futur Year FY 2034 ffected : Disconne 2032	e Replacement Estimated Cost \$112,100 100% ct Switch \$326,600	Cycle (Yrs) 3 3	Estimated Cost \$900	Priori

Under 600 Volts

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

Asset # : 2028

			A55el # . 2	VZ0				
Electrical		Current Repair Future Replacement					aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$185,300	5	\$1,100	
			Extent : N/A, Area A	Iffected :	100%			
		n : Electrico						
	Expland	tion : Two	2,000 Ampere Main	1 Disconi	nect Switches			
Transformers	1000/			2022	\$51.500	~	¢1.000	
Dry Type	100%)		2032	\$51,500	5	\$1,000	
Switchgear / Switchboard	1000/			2024	#077 100	-	¢1 100	
Fused Disc Sw	100%)		2034	\$877,100	5	\$1,100	
Raceway	1000/			2024	#000 100	1		
Conduit	100%			2034	\$880,100	1		
Panelboards	1000/			2022	¢022 100	5	¢7.000	
Molded Case Bkrs	100%)		2033	\$923,100	5	\$7,000	
Wiring	100%			2034	¢1 210 100	1		
Thermoplastic Motor Controllers	100%			2054	\$1,310,100	1		
Locally Mounted	15%			2032	\$179,900	5	\$300	
Motor Control Center	80%			2032	\$1,346,300	5	\$5,800	
Variable Frequency	5%			2032	\$1,540,500 * *	5	\$5,800	
Drive	570			2039				
round								
Grounding Devices								
Generic	100%	1		LIFE	* *	5	\$3,900	
and-by Power	10070			211 2		U	<i>\$2,700</i>	
Transfer Switches								
Automatic	100%	1		2039	* *	1	\$81,600	
Generators							-	
Diesel	100%)		2037	* *	1	\$102,600	
	Other Ob	servation, E	Extent : N/A, Area A	Affected :	100%			
	Location	n : Outdoor	· Cage					
	Explana	tion : One	900 Kilowatt Capa	city				
Batteries								
Lead/Acid	100%	1		2027	\$4,700	5	\$9,800	
Fuel Storage								
Main Tank	100%			2049	* *	5		
			Extent : N/A, Area A		100%			
			Cage Above Groun					
	Explana	ttion : One	5,000 Gallon Capa	city				
ghting								
Interior Lighting	1000/			2020	* *			
LED	100%	1		2039	Υ Ϋ́			
Egress Lighting	500/			2020	* *	1		
Emergency, Service	50% 50%			2039		1		
Exit, Service	50%)		2034	\$110,100	1		
Exterior Lighting LED	30%			2039	* *			
	30% 70%			2039				
No Component	/0%)						

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

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

Asset # : 2028

ectrical		Current I	Repair	Futur	re Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
arm								
Security System	1000/			2020	* *		\$00.000	
Generic	100%		Lutout , N/A Auga A	2039		1	\$99,000	
			Extent : N/A, Area A out The Building	jjecied :	100%			
		-	V Surveillance Syst	em				
Fire/Smoke Detection	Liptana							
Generic, Digital	100%			2039	* *	1-3	\$163,300	
echanical		Current I	Repair	Futur	re Replacement	M	aintenance	
stem Component	% of		Estimated Cost		Estimated Cost	•	Estimated Cost	Priori
Туре	Total	(Years)		FY		(Yrs)		
ating	•							
Energy Source								
Plant Campus Steam /	100%			2034	\$45,200	1		
PRV								
			Extent : N/A, Area A		100%			
			r - Main Mechanica Durana Starma Star		Duran Daduaina	IZ-L		
Conversion Equipment	Ехрійни	lion . Low .	Pressure Steam Ser	vice, no	r ressure Reducing	; vuives		
Heat Exchanger, Shell &	100%	Now	\$27,800	2030	\$1,390,800			
Tube	10070	1101	<i>\$27,000</i>	2050	\$1,590,000			
	Damaged	, Extent : M	oderate, Area Affe	cted : 10	%			
	Location	1 : 1st Floor	r - Main Mechanica	al Room	- Damaged Insulat	ion		
Distribution								
Hot Wtr Piping/Pump		Now	\$16,000	2056	* *	4	\$3,800	
			: Moderate, Area		: 40%			
			Locations - Above (-	. 1 1000/			
		-	ent, Extent : N/A, A					
			Locations - Hydron	_	-		#2 000	
Hot Wtr Piping/Pump	-	Now	\$32,100	2033	\$320,800	4	\$3,800	
			oderate, Area Affec	:tea : 5%	0			
		ı : Mechanı erioratina	Extent : Moderate,	Area Af	facted · 20%			
		0	cal Rooms, Other 1	00		sino		
			tent : Light, Area A		-	8		
		1 : Various		jjeereu .	10070			
Steam Piping/Pump		Now	\$13,100	2034	\$261,100			
			Extent : Moderate,					
			· · · · · · · · · · · · · · · · · · ·					

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

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

Asset # : 2028

		-						
Mechanical	Cur	rent Re	pair	Future	e Replacement	М	aintenance	
System Component Type		Date E ars)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Terminal Devices								
Air Handler	40%			2029	\$2,454,200	1	\$41,900	
	On Extended Li		-	Iffected :	100%			
	Location : Me	chanica	l Rooms					
Convector/Radiator	58% No		\$154,600	2032	\$1,546,300	1	\$28,500	
	Damaged, Exte		00					
				ory Buildi	ngs - Fin Tube Co	vers Dar	naged With	
	On Extended Li		Air Circulation	Iffacted .	100%			
	Location : Thi		-	gjecieu .	10070			
	Recent Repair 1	-		on Afforta	$d \cdot 30\%$			
	-				ers And Valves Rep	nlaced		
Unit Heater - Hot Water	2%	millory		2029	\$38,700			
Unit Heater - Hot water	276 Other Observat	ion Ext	ant · N/A Area					
			l Rooms, Other					
	Explanation :			Docunons				
Controls	Explanation :	Locuitor	1110100					
Digital	100%			2033	\$14,670,000			
8	Recent Installat	ion, Exte	ent : N/A, Area A					
	Location : Th	oughoui	t - Central Build	ing Mana	gement System Fo	or This Bi	uilding And	
	Adjacent Build							
	Other Observat			ffected :	55%			
	Location : Me							
	Explanation :	Electric	Honeywell Con	trols For	Air Handlers Aba	ndoned I	n Place	
Air Conditioning								
Energy Source	15%			2050	* *	1		
Electricity Steam/HW System	15% 15%			2030 2044	* *	1		
Steam/n w System	15% Other Observat	ion Fre	ont · N/A Aroa			1		
			Main Mechanic		100/0			
			essure Steam Fo		ion Chiller			
No Component	70%	201116	ssare steam 10	10501 pt	ion Chinel			
	/0/0							

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

Asset # : 2028

	A3561	#.2020				
Mechanical	Current Repair	Future Replacement	N	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priorit	
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	15%	2043 **	* 1	\$27,500		
	Other Observation, Extent : N/A Location : 1st Floor - Main M Explanation : 1 Unit For Adm.		Area And	Other Locations		
Ext Pkg Unit - Heating/Cooling	10%	2034 \$547,80) 2	\$1,000		
	R-410a Refrigerant, Extent : Lig Location : Roof Above Intake	ght, Area Affected : 100% Area - 1 Unit With Hot Water Coi	s			
Split Unit	3% R-410a Refrigerant, Extent : Lig Location : Conference Room A Other Observation, Extent : N/A Location : Carpenter Shop	Ind One Office - 2 Units)			
Split Unit	Explanation : 1 Unit With Refr 2% R-22 Refrigerant, Extent : Light, Location : Telecom Room - 2 U	2029 \$154,800 , Area Affected : 100%)			
No Component	70%					
Distribution CW & CHW Wtr Pipe/Pump		1,200 2034 \$23,700) 4	\$1,300		
	Insul. Deteriorating, Extent : Mo Location : Mechanical Rooms					
No Component	85%					
Terminal Devices Air Handler/Cool/Ht	15% On Extended Life, Extent : Light Location : Mechanical Rooms	2029 \$284,700 t, Area Affected : 100%) 1	\$15,700		
No Component	85%					
Heat Rejection No Component Not Accessible	85% 15% Other Observation, Extent : N/A Location : Roof Explanation : Cooling Tower N					
Ventilation Distribution Ductwork/Diffusers		6,400 LIFE ** oderate, Area Affected : 30%	* 2-5	\$9,400		
Ductwork/Diffusers	90%	LIFE *	* 2-5	\$84,900		
Ductwork/Dillusers	JU/U	LIFL	2-3	φ0 1 ,200		

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

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

Asset # : 2028

		. 2020				
Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation						
Exhaust Fans	000/		* • • • • • • • • • •		.	
Interior	80%	2029	\$1,156,800	2	\$4,100	
	On Extended Life, Extent : Light, Ar	ea Affected : I	100%			
	Location : Mechanical Rooms					
Roof	20%	2034	\$126,500	2	\$1,000	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2034	\$4,187,400	1		
HW Heat Exchanger						
Steam Fired	100%	2054	* *	4	\$25,100	
	Abandoned in Place, Extent : Light,	00				
	Location : 1st Floor - Main Meche	anical Room -	1 Of 3			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$102,300	4	\$5,600	
	Other Observation, Extent : Light, A	00	100%			
	Location : 1st Floor - Main Meche	anical Room				
	Explanation : Duplex Set					
Backflow Preventer						
Generic	100%	2034	\$228,100	1	\$16,200	
Fixtures						
Generic	100%					
ire Suppression						
Standpipe						
Generic	100%	2034	\$1,501,200	1-5	\$85,300	
Sprinkler						
No Component	60%					
Generic	40%	2034	\$1,803,500	1-2	\$19,000	
Fire Pump						
Generic	100%	2030	\$311,300	1	\$31,600	

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

Print Date : 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 : 16-16 HA : BRONX : DOC0001 : 40,450 : 13-Dec-20 : Basement)23 t, Roof, Floors 1	ND Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1931 / 1999 : CORRECTION : NONE	
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architect			\$4,893,000		\$3,101,900
Interior Architect	ure		\$3,604,100		\$675,400
Electrical			0 000		\$2,326,600
Mechanical Site Enclosure			\$946,000 \$203,300		\$7,984,600
Site Pavements			\$116,500		
Total			\$9,762,900		\$14,088,600
Total			\$9,702,900		\$14,000,000
Importance Code			\$5,321,300		\$5,873,200
Importance Code			\$3,212,600		\$8,215,400
Importance Code	C		\$1,229,000		
Total			\$9,762,900		\$14,088,600
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architect	ure	\$94,900	\$200		
Interior Architect	ure	\$58,900			\$900
Electrical		\$4,200	\$2,900	\$2,900	\$8,000
Mechanical		\$17,000	\$12,400	\$27,300	\$11,400
Site Pavements		\$20,800			
Total		\$195,800	\$15,400	\$30,200	\$20,300
Importance Code	А	\$94,900	\$200		
Importance Code		\$21,200	\$15,200	\$30,200	\$20,300
Importance Code	С	\$79,700			
Total		\$195,800	\$15,400	\$30,200	\$20,300



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

Asset # : 2030

Architecture		Current Repair Future Replacement				nt Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Cast in Place Concrete	Broken/M Location Diagonal	a : West Fac	ent : Moderate, A		-	5	\$70,700		
	-	•	nt, Extent : Moder d West Facades	ate, Area	Affected : 5%				
	Location	a : Throughd							
	Location	a : South Fa							
		led, Extent . 1 : Throughc	: Moderate, Area A put	Affected :	10%				
Concrete Masonry Unit	-	Crumbling,	\$14,600 Extent : Moderate Locations Through	-	* * ffected : 5%	5	\$4,400		
Masonry: Brick	Diagonal Location Joint Mor	t : Various I tar Miss/Ero	\$3,276,900 ent : Severe, Area Locations Through od, Extent : Moder	out		5	\$103,300		
	Repointing	-	out Extent : Severe, Are ade Above Window		ed : 5%				
			ere, Area Affected d East Facades		g				
			nt : Severe, Area A Locations Through		5%				
Metal Panel	10%			2055	* *	5-10	\$97,200		
Metal Coiling Doors			\$11,600 xtent : Light, Area ade	2048 Affected	* *	5	\$4,400		

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.

Asset # : 2030

rchitecture	Current Repair	Future Replacem	ent M	Maintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Prioriț	
terior						
Windows						
Aluminum	5%	2057	** 5	\$300		
Metal Louvers		1,800 2048	* *			
	Bent/Warped Elements, Extent :	Moderate, Area Affected : 10	%			
	Location : Throughout					
	Other Observation, Extent : Seve	00				
	Location : Exhaust Louvers At	Boiler Room Roof				
	Explanation : Inoperable					
Steel	90% Now \$884	4,300 2060	** 5	\$38,200		
	Air Infiltration, Extent : Severe, .	Area Affected : 100%				
	Location : Throughout					
	Broken/Missing Elements, Exten	t : Moderate, Area Affected :	50%			
	Location : Various Locations T	hroughout				
	Deteriorated Finish, Extent : Mo	oderate, Area Affected : 35%				
	Location : 1968 Wing					
	Glazing Broken/Cracked, Extent	: Moderate, Area Affected : .	25%			
	Location : 1968 Wing					
	Thermally Inefficient, Extent : M	oderate, Area Affected : 50%	ó			
	Location : 1968 Wing					
	Water Penetration, Extent : Mod	erate, Area Affected : 8%				
	Location : Various Locations					
Parapets						
Metal Rail	10%	2033	5-10			
	Corrosion/Rusting, Extent : Mod	lerate, Area Affected : 75%				
	Location : Throughout					
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.

Asset # : 2030

Architecture	Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
Modified Bitumen	85% Now	\$568,700	2035	\$1,137,400			
	Blisters, Extent : Moa Location : Through	out					
	Seams Open/Split, Ex Location : Through		rea Affec	ted : 10%			
	Water Penetration, E	xtent : Severe, Area	Affected	l : 10%			
	Location : Various I		a Affanta	J. 10/			
	Other Observation, E Location : Upper Ro		i Ajjecie	1 : 170			
	Explanation : Roof	-					
Single Ply Membrane	10% Now	\$12,500	2040	* *			
Single TTy Weinbrane	Gut/DS Non Func/Mi			Affected : 40%			
	Location : Through		,	55			
	Ponding, Extent : Mo		ed : 10%	ó			
	Location : East Roo	f					
	Water Penetration, E	xtent : Severe, Area	Affected	l : 10%			
	Location : Pressure	Reducing Valve Re	oom				
	Other Observation, E Location : East Roo		Affected	: 2%			
	Explanation : Memb	brane Partially Me	lted Due	To Steam Pipe Lea	ık		
Skylight, Metal/Glass	5% Now	\$34,400	2035	\$1,719,900			1
	Broken/Missing Elem Location : Upper Ro		re, Area 1	Affected : 50%			
	Water Penetration, E: Location : Through	xtent : Severe, Area	Affected	l : 10%			
nterior	0						
Floors							
Cast in Place Concrete	95% Now	\$2,219,000	LIFE	* *	5	\$296,100	
	Broken/Missing Elem Location : Boiler Re		erate, Ar	ea Affected : 2%			
	Cracking/Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 10%			
	Location : Second L	evel Boiler Room	And Vari	ous Locations Thre	oughout		
Vinyl Tile	5% Now Broken/Missing Elem	\$75,900 ents, Extent : Mode	2035 erate, Art	\$379,300 ea Affected : 15%	3	\$2,700	
	Location : 2nd Floo						
	Cracking/Crumbling, Location : 2nd Floo		, Area A <u>j</u>	fected : 20%			
	Worn/Eroded, Extent		cted : 25	%			
	Location : Through						

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

Asset # : 2030

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Interior Walls								
Cast in Place Concrete		Now	\$32,500	LIFE	* *			
	-	-	Extent : Moderate	, Area Aj	ffected : 40%			
		: Through			Affer a d a 20/			
	-	-	ent, Extent : Moder Boiler Room Locat		i Affected : 2%			
~					ماد ماد		<u> </u>	
Concrete Masonry Unit		Now	\$16,100	LIFE	* *	5	\$1,800	
	-		tent : Moderate, Ar	ea Affeci	ted : 5%			
		-	out Lower Level					
Masonry: Brick		Now	\$813,200	LIFE	* *			
			Extent : Moderate	, Area Aj	ffected : 10%			
		: Through		<i>cc</i> 1	100/			
			nt : Severe, Area Aj	-	10%			
			Locations Through		(1 100/			
			xtent : Moderate, A	геа Ађе	ctea : 10%			
		: Engine l					<u> </u>	
Plaster		Now	\$10,400	LIFE	* *	5	\$1,300	
			, Extent : Severe, Ai	rea Ађес	ted : 5%			
		: Through	oui xtent : Moderate, A	nag Affa	atad · 50/			
		erration, E : Through		reu Ajje	cieu . 570			
		-		TIPP	* *			
SGFT/Glazed Masonry	25%	0-2	\$96,000	LIFE				
		ssing Elem : Generat	ents, Extent : Sever	re, Area .	Affected : 2%			
				factod .	50/			
		cracks, Ex 1 : Boiler R	tent : Light, Area A	jjeciea :	570			
Ceilings	Locuion	. Doner R	00m					
AcousTileConcealSpLn	5%			2040	* *	5	\$1,300	
Exposed Struc: Concrete		Now	\$106,700	LIFE	* *	5	\$1,200	
Enposed Subtract Contract			ent, Extent : Moder		Affected : 10%	C	\$1,200	
	-	-	Locations Through					
	Paint Peel	ing, Extent	t : Severe, Area Affe	ected : 70	0%			
	Location	: Through	out, Boiler Feed Pa	ımp Roo	т			
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
Exposed Struc: Steel	60%	0-2	\$293,300	LIFE	* *			
*			xtent : Moderate, A		cted : 10%			
	Location	: Through	out					
			t : Light, Area Affec	ted : 50%	%			
	Location	: Through	out Boiler Room					

Site Enclosure

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

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

Asset # : 2030

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Enclosure								
Fence/Gates	1000/	N T	\$202.200	2055	* *			
Chain Link	Broken/Mi Location Impact Da	: North Ai mage, Exte	\$203,300 eents, Extent : Seven ad East Side ent : Severe, Area A ad East Side		Affected : 5%			
ite Pavements								
On-Site Walkways								
Asphalt	Cracking/O Location Sinking/Su	: Through bsiding, E:	\$20,800 Extent : Moderate out xtent : Severe, Area Locations On West	Affected	-			
Cast in Place Concrete	47%	0-2	\$58,100	2040	* *			
	Cracking/(Crumbling,	Extent : Moderate	, Area A <u>f</u>	ffected : 20%			
Parking/Driveway								
Asphalt		2-4 Crumbling, : South Lo	\$58,400 Extent : Moderate of	2038 , Area A <u>f</u>	* * ffected : 30%			
Cast in Place Concrete	22%			2040	* *			
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priority
Over 600 Volts								
Service Equipment Fused Disc Sw	Location	: Outside	xtent : N/A, Area A Cage 600 Ampere Main I			3	\$100	
Transformers	X							
Dry Type		ervation, E : Outside	xtent : N/A, Area A Cage	2040 ffected :	* * 100%	3	\$200	
	Explanat	ion : 3,000)/4,000 Kilovolt-am	pere 416	50 Primary - 480/2	77 Secon	dary	
Feeders Cable	100%			2043	* *	1		
Raceway Conduit	100%			2045	* *	1		
Inder 600 Volts	100%			2043		1		
nder 600 Volts								

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

Asset # : 2030

			A3361 # . 2	030				
lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Transformers								
Dry Type	100%			2040	* *	5	\$100	
			Extent : N/A, Area A		100%			
			al And Mechanical	Spaces				
	Explanati	on : Vario	us Capacities					
Switchgear / Switchboard	(00/			2025	¢710.200	-	¢100	
Air Circuit Breaker	60%			2035	\$719,300	5	\$100	
Fused Knife Sw	20% Obsolate E	a vinne out	Extent : Moderate,	2035	\$239,800	5		
	Location			Area Aj	Jeclea . 10076			
Molded Case Bkrs	20%	. 1.000.000		2045	* *	5	\$200	
Raceway	_0.0					2	÷=00	
Conduit	80%			2035	\$1,211,000	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	\$100	
Fused Knife Sw	5%			2034	\$9,200	5		
	Obsolete E Location		<i>Extent : Moderate,</i> oor.	Area Af	fected : 100%			
		+	tent : Light, Area A por Electrical Roon		100%			
Molded Case Bkrs	85%			2034	\$156,500	5	\$900	
Wiring								
Braided Cloth	10%			2034	\$26,100	1		
Thermoplastic	90%			2045	* *	1		
Motor Controllers								
Locally Mounted	5%			2033	\$5,700	5		
Locally Mounted	5%			2040	* *	5		
Motor Control Center	80%			2040	* *	5	\$900	
Variable Frequency	10%			2040	* *			
Drive								
round								
Grounding Devices Generic	100%			LIFE	* *	5	\$1,200	
and-by Power	10070			LILE		5	\$1,200	
and-by Power Transfer Switches								
Automatic	100%			2048	* *	1	\$12,400	
Generators	10070			2040		1	ψ12, 1 00	
Generators				2044	* *	1	\$15,700	
	100%			/144				
Diesel	100% Other Obse	ervation. F	Extent : N/A. Area A	2044 Iffected :		1	\$15,700	
	Other Obse		Extent : N/A, Area A Enclosure			1	\$13,700	
	Other Obse Location	: Outdoor	Enclosure	Iffected :	100%	1	\$13,700	
	Other Obse Location	: Outdoor		Iffected :	100%		\$13,700	

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

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

Asset # : 2030

Electrical	Curren	Repair	Futur	e Replacement	Replacement Maintenance				
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power									
Fuel Storage									
Day Tank	50%		2051	* *	5				
		Extent : N/A, Area A	ffected :	100%					
	Location : Under								
	Explanation : Two	o 850 Gallon Tanks							
Main Tank	50%		2050	* *	5				
	Other Observation,	Extent : N/A, Area A	ffected :	100%					
	Location : Underg	ground							
	Explanation : Two	20,000 Gallon Tank	cs.						
Lighting									
Interior Lighting									
Under Construction	100%								
Egress Lighting									
Emergency, Service	25%		2035	\$12,000	1				
Emergency, Battery	25%		2035	\$32,700	10	\$2,400			
Exit, Service	25%		2035	\$8,400	1				
Exit, Battery	25%		2035	\$27,600	10	\$700			
Exterior Lighting									
LED	30%		2040	* *					
No Component	70%								
Lightning Protection									
Arresters/Cabling									
Generic	100%		2050	* *	5	\$700			
Machanical	0	b Down of a	F orte and						
Mechanical		Repair		e Replacement		aintenance			
System Component		e Estimated Cost	Year	Estimated Cost		Estimated Cost	Priority		
Туре	Total (Years)		FY		(Yrs)				
leating									
Energy Source									
Interruptible Gas/Dual	100%		2035	\$178,900	1				
Fuel									
	Other Observation,	Extent : N/A, Area A	ffected :	100%					
	Location : North	End Of Building							
	Explanation : Six	40,000 Gallon Burie	d Tanks	For No.2 Fuel With	h Leak D	etection System			

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

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

Asset # : 2030

			A3561 # . Z					
lechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Conversion Equipment Steam Boiler Central Plant	76%	Now	\$239,300	2033	\$2,393,300			
		· Not Worki 1 : Boiler R	ng, Extent : Light, . oom	Area Affe	ected : 100%			
		eriorating, 1 : Boiler R	Extent : Light, Are oom	a Affecte	d : 100%			
		ent, Extent 1 : Boiler R	: Light, Area Affec oom	ted : 100	%			
		-	tent : Light, Area A In Boiler Room	Affected :	100%			
Steam Boiler Central Plant	12%			2033	\$377,900			
			t : Severe, Area Aff 5 In Boiler Room	fected : 1	00%			
Steam Boiler Central Plant	12%	Now	\$188,900	2040	* *			
			lerate, Area Affecte 6 In Boiler Room	ed : 100%	ó			
Distribution								
Pres. Reducing Valve/LP Steam	5 %	Now	\$1,000	2031	\$3,500			
			: Moderate, Area A Reducing Valve Re		100%			
Central Plant Steam Piping/Pmp		Now	\$175,400	2035	\$1,753,600	4	\$1,600	
			: Moderate, Area A					
			oom, Pump Room,			els And C	Other Locations	
	Location	-	nt : Severe, Area A Pumps, Water Trea ations	-		anks And	Water Feeding	
			Extent : Moderate,	Area Affe	ected : 10%			
	Location	i : Various .	Locations					
Steam Piping/Pump	15%			2035	\$93,600			
Terminal Devices								
Convector/Radiator	15%			2033	\$95,600	1	\$2,000	
Unit Heater - Steam		Now	\$3,100	2030	\$155,000	4	\$1,300	
		xtent : Ligh 1 : Boiler R	t, Area Affected : 5 oom	5%				
No Component	50%							
Controls								
Digital	100%			2030	\$2,238,800			
ir Conditioning								
Energy Source	= = 0 (2051	باد بان			
Electricity	55%			2051	* *	1		
Steam/HW System	45%			2055	* *	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.

Asset # : 2030

							aintenance	
Mechanical		Current F	Repair	Futur	re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning Conversion Equipment Absorption	45%			2044	* *	1	\$19,700	
Chiller/Steam/HW Reciprocating Compr/Chiller	45%			2040	* *	1	\$8,400	
Split Unit	3% R-410a Re Location		Extent : Light, Are	2035 a Affected	\$55,500 d : 100%			
Window/Wall Unit	7%			2028	\$20,700	1		
Distribution CW & CHW Wtr Pipe/Pump	100%			2055	* *	4	\$3,000	
Heat Rejection Water Cooling Tower	100%			2033	\$393,700	2	\$40,700	
Ventilation Distribution Ductwork/Diffusers	Broken, E.	Now xtent : Seve a : All Louv	\$342,400 re, Area Affected . ers	LIFE 20%	* *	2-5	\$22,600	
Exhaust Fans								
Interior Roof	50% 50%			2030 2030	\$172,900 \$75,600	2 2	\$600 \$600	
Plumbing H/C Water Piping Brass/Copper Galvanized Steel	30% 70%			2045 2040	**	1		
Water Heater With Tanks Electric	Location	n : Room Ne	Extent : N/A, Area . ear Pressure Redu 38 Gallon Unit			4		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	Broken, E.	Now xtent : Seve 1 : Service T	\$9,400 re, Area Affected : Tunnels	2040 60%	* *	4	\$900	
		0	tent : Light, Area . Locations In Baser	00	100%			
Backflow Preventer Generic	100%			2035	\$34,800	1	\$2,500	
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.

DEPARTMENT OF CORRECTION - FY 2025 Print Date: 04-Oct-2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 18-01 H : BRONX : DOC000 : 277,788 : 08-Nov-2	AZEN ST.)1.300 / 14554 2023 oors 1,5,Ph	TIES RN	ISC, 800 BED ADDITI Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	ON : N/A : 2011 / 2023 : CORRECTION : NONE : 2830817	
	. 2000				. 2000017	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec				\$2,120,100		\$1,192,500
Interior Architect	ure			\$2,610,700		\$1,311,900
Electrical						\$920,500
Mechanical				\$9,292,700		\$25,049,600
Total				\$14,023,500		\$28,474,500
Importance Code	А			\$2,252,600		\$1,192,500
Importance Code	В			\$11,143,200		\$27,087,600
Importance Code	С			\$627,700		\$194,500
Total				\$14,023,500		\$28,474,500
EXPENSE		FY	2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture	\$49	9,800			
Interior Architect	ure	\$46	5,000		\$20,800	\$4,200
Electrical		\$58	3,100	\$45,800	\$54,700	\$50,000
Mechanical		\$114	,900	\$47,800	\$57,400	\$51,900
Elevators/Escalat	ors	\$29	,800	\$29,800	\$29,800	\$29,800
Total		\$298	8,500	\$123,300	\$162,600	\$135,800

Importance Code A \$49,800 \$13,500 \$13,800 \$13,500 Importance Code B \$216,800 \$109,800 \$148,900 \$122,400 Importance Code C \$32,000 Total \$298,500 \$123,300 \$162,600 \$135,800



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

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

Asset # : 14554

% of Total		Estimated Cost	Year	Estimated Cos	t Cyala	Estimated Cost	I
	(Years)		FY	Estimated Cos	(Yrs)	Estimated Cost	Priority
•							•
65%			LIFE	*	* 5	\$1,678,800	
3%			LIFE	*	* 5	\$15,500	
32%			LIFE	*	* 5	\$537,200	
100%			2055	*	* 5	\$77,400	
Caulking I	Deteriorate	d, Extent : Light, A			* 5	\$84,400	
		\$1,012,100	2040	*	*		
				cted · 5%			
80%			LIFE	*	* 5	\$1,455,200	
				*			
8%	0-2	\$177,100	2040	*			
Cracking/	Crumbling,		, Area A <u>f</u>	fected : 5%		. ,	
Worn/Erod	led, Extent	: Moderate, Area A	Iffected :	50%			
Location	: Through	out					
70%			LIFE	*	* 5	\$389,000	
4%			LIFE	*	* 5	\$41,700	
4%			LIFE	*	* 10	\$5,600	
4%			LIFE	*	* 10	\$5,600	
18%	0-2	\$433,200	LIFE	*	*		
Joint Mort	tar Miss/Er	od, Extent : Light,	Area Affe	ected : 2%			
Location	: Toilet Ro	oms And Showers					
10%			2048	*	* 5	\$41,600	
10%			LIFE	*	* 10	\$83,200	
5%	Now	\$14,000	LIFE	*	* 5	\$26,000	
Cracking/	Crumbling,		rea Affec	ted : 1%		-	
Location	: 5th Floo	r Corridor Near Re	oom 579				
75%	2-4	\$995,200	LIFE	*	* 5	\$389,800	
				ected : 20%	-		
			55				
	3% 32% 100% Caulking D Location Unow Blisters, E Location Water Pen Location Water Pen Location Water Pen Location Water Pen Location Water Pen Location Water Pen Location Unow S% Cracking/U Location 10% 18% Joint Mort Location 10% 5% Cracking/U Location	3% 32% 100% 100% 0-2 Caulking Deteriorate Location : Through 100% Now Blisters, Extent : Ligh Location : Along Pe Water Penetration, E: Location : Housing 80% 12% 8% 0-2 Cracking/Crumbling, Location : Through Worn/Eroded, Extent Location : Through Worn/Eroded, Extent Location : Through 70% 4% 4% 18% 0-2 Joint Mortar Miss/Er Location : Toilet Ro 10% 10% 5% Now Cracking/Crumbling, Location : 5th Floo 75% 2-4 Deteriorated Finish, Location : Through	3% 32% 100% 100% 0-2 \$42,100 Caulking Deteriorated, Extent : Light, A Location : Throughout 100% Now \$1,012,100 Blisters, Extent : Light, Area Affected : I Location : Along Perimeter Of Parape Water Penetration, Extent : Moderate, A Location : Housing Units 5-South A & 80% 12% 8% 0-2 \$177,100 Cracking/Crumbling, Extent : Moderate Location : Throughout Worn/Eroded, Extent : Moderate, Area A Location : Throughout 70% 4% 4% 4% 18% 0-2 \$433,200 Joint Mortar Miss/Erod, Extent : Light, Location : Toilet Rooms And Showers 10% 10% 10% 5% Now \$14,000 Cracking/Crumbling, Extent : Severe, At Location : 5th Floor Corridor Near Re 75% 2-4 \$995,200	3%LIFE32%LIFE100%2055100%0-2\$42,100LIFECaulking Deteriorated, Extent : Light, Area AffectLocation : Throughout100%Now\$1,012,1002040Blisters, Extent : Light, Area Affected : 10%Location : Along Perimeter Of ParapetsWater Penetration, Extent : Moderate, Area AffectLocation : Housing Units 5-South A & B And 480%LIFE12%20408%0-2\$177,10020408%0-28%0-2\$177,100Cracking/Crumbling, Extent : Moderate, Area Affected : Location : ThroughoutWorn/Eroded, Extent : Moderate, Area Affected : Location : Throughout70%LIFE4%LIFE4%LIFE10%0-2\$433,200LIFEJoint Mortar Miss/Erod, Extent : Light, Area Affected : Location : Toilet Rooms And Showers10%204810%LIFE5%Now\$14,000LIFE5%Now\$14,000LIFEDotation : 5th Floor Corridor Near Room 57975%2-4\$995,200LIFEDeteriorated Finish, Extent : Moderate, Area AffectLocation : Throughout Corridors	3%LIFE*32%LIFE*100%2055*100%0-2\$42,100LIFECaulking Deteriorated, Extent : Light, Area Affected : 2% Location : Throughout*100%Now\$1,012,1002040Blisters, Extent : Light, Area Affected : 10% Location : Along Perimeter Of Parapets*Water Penetration, Extent : Moderate, Area Affected : 5% Location : Housing Units 5-South A & B And 4-East A & B80%LIFE*12%2040*Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout2040Worn/Eroded, Extent : Moderate, Area Affected : 5% Location : Throughout*70%LIFE*4%LIFE*4%LIFE*4%LIFE*10%2040*70%LIFE*4%LIFE*4%LIFE*4%LIFE*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%2048*10%	$\begin{array}{c cccc} 3\% & \ LIFE & *** & 5 \\ 32\% & \ LIFE & *** & 5 \\ \hline 32\% & \ LIFE & *** & 5 \\ \hline 100\% & 2055 & *** & 5 \\ \hline 100\% & 0-2 & $42,100 & LIFE & *** & 5 \\ \hline Caulking Deteriorated, Extent : Light, Area Affected : 2% \\ \hline Location : Throughout & & & \\ \hline 100\% & Now & $1,012,100 & 2040 & *** \\ \hline Blisters, Extent : Light, Area Affected : 10\% \\ \hline Location : Along Perimeter Of Parapets & \\ Water Penetration, Extent : Moderate, Area Affected : 5% \\ \hline Location : Housing Units 5-South A & B And 4-East A & B \\ \hline & 80\% & LIFE & *** & 5 \\ \hline 12\% & 2040 & *** & 3 \\ \hline Cracking/Crumbling, Extent : Moderate, Area Affected : 5% \\ \hline Location : Throughout \\ \hline & Worn/Eroded, Extent : Moderate, Area Affected : 50% \\ \hline Location : Throughout \\ \hline & Worn/Eroded, Extent : Moderate, Area Affected : 50% \\ \hline Location : Throughout \\ \hline & 70\% & LIFE & *** & 5 \\ \hline & 4\% & LIFE & *** & 10 \\ \hline & 4\% & LIFE & *** & 10 \\ \hline & 4\% & LIFE & *** & 10 \\ \hline & 4\% & LIFE & *** & 10 \\ \hline & 4\% & LIFE & *** & 10 \\ \hline & 4\% & LIFE & *** & 10 \\ \hline & 10\% & 2048 & *** & 5 \\ \hline & 10\% & 2048 & *** & 5 \\ \hline & 10\% & LIFE & *** & 10 \\ \hline & 10\% & 2048 & *** & 5 \\ \hline & 10\% & LIFE & *** & 10 \\ \hline & 10\% & 2048 & *** & 5 \\ \hline & 10\% & 0-2 & $433,200 & LIFE & $**$ & 10 \\ \hline & 10\% & 2048 & *** & 5 \\ \hline & 10\% & LIFE & *** & 10 \\ \hline & 5\% & Now & $$14,000 & LIFE & $**$ & 5 \\ \hline & 10\% & LIFE & $**$ & 5 \\ \hline & 10\% & S14,000 & LIFE & $**$ & 5 \\ \hline & 10\% & S14,000 & LIFE & $**$ & 5 \\ \hline & 20cation : 5th Floor Corridor Near Room 579 \\ \hline & 75\% & 2-4 & $$995,200 & LIFE & $**$ & 5 \\ \hline & Deteriorated Finish, Extent : Moderate, Area Affected : 20\% \\ \hline & Location : Throughout Corridors \\ \hline & 10\% & 20\% & 5 \\ \hline & 20\% & 2-4 & $$995,200 & LIFE & $**$ & 5 \\ \hline & 20\% &$	3% LIFE ** 5 \$15,500 32% LIFE ** 5 \$537,200 100% 2055 ** 5 \$77,400 100% 0-2 \$42,100 LIFE ** 5 \$84,400 Caulking Deteriorated, Extent : Light, Area Affected : 2% Location : Throughout ** 5 \$84,400 100% Now \$1,012,100 2040 ** 5 \$84,400 Location : Throughout 100% Now \$1,012,100 2040 ** 5 \$62,400 Ware Penetration, Extent : Moderate, Area Affected : 5% Location : Housing Units 5-South A & B And 4-East A & B \$12,500 Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Throughout \$12,500 Vorn/Eroded, Extent : Moderate, Area Affected : 50% Location : Throughout \$12,500 70% LIFE ** 5 \$41,700 4% LIFE ** 5 \$41,700 4% LIFE ** 5 \$41,700 4%

Electrical	Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Asset # : 14554

ted Cost Priori \$900 \$ \$1,500 \$ \$700 \$
\$1,500
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\$6,600
\$1,500
· ,- · ·
\$8,200
<i>40,200</i>
85 500
\$85,500
585,500 107,600

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

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

Asset # : 14554

Electrical		Current I	A55el # . 1- Repair		e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
tand-by Power Batteries Lead/Acid	100%			2029	\$4,700	5	\$10,300	
Fuel Storage	10070			202)	\$1,700	5	\$10,500	
Day Tank	Location	i : Generat	Extent : N/A, Area A or Room 275 Gallons For B			5		
Main Tank	Location	ervation, E 1 : Undergr	Extent : N/A, Area A ound 10,000 Gallon	2063 ffected :	**	5		
lighting								
Interior Lighting Fluorescent	-		res, Extent : Light, out The Building	2040 Area Aff	* * Sected : 100%	10	\$101,900	
LED	60%			2040	* *			
Egress Lighting Emergency, Service Exit, Service	70% 30%			2040 2035	* * \$69,300	1		
Exterior Lighting HID No Component	30% 70%			2035	\$749,400	10	\$300	
ightning Protection Arresters/Cabling Generic	100%			2063	* *	5	\$5,400	
Alarm	10070			2005		5	\$5,100	
Security System Generic	Location	i : Through	Extent : N/A, Area A out The Building V Surveillance Syst		**	1	\$103,800	
Fire/Smoke Detection Generic, Digital	100%			2040	* *	1-3	\$171,200	
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priority
Heating Energy Source Plant Campus Steam / PRV	100%			2055	* *	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.

Asset # : 14554

Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priorit
eating								
Conversion Equipment Heat Exchanger, Plate & Frame	98%	Now	\$132,500	2048	* *	1	\$121,100	
			: Moderate, Area A r Mechanical Roon		100%			
No Component	2%							
Distribution	270							
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	90% 10%			2051 2055	* *	4 4	\$18,500 \$2,100	
Controls Digital	Broken, Ez	Now ctent : Seve : Through	\$9,040,500 ere, Area Affected : out	2033 100%	\$15,067,600			
ir Conditioning Energy Source	1000/			2051	* *	1		
Electricity	100%			2051	~ ~	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%			2035	\$587,000	2	\$1,700	
	Other Obs Location	ervation, E	oof, Elevator Mach Extent : N/A, Area A oof, Elevator Mach its	ffected :	100%			
Ext Pkg Unit - Heating/Cooling	88%			2035	\$7,914,900	2	\$15,000	
	Location	: Lower R	Extent : Light, Area oof, Main Roof					
	Location		Extent : N/A, Area A oof, Main Roof its	ffected :	100%			
Split Unit	2% Malfunctio	Now oning, Exte	\$50,800 nt : Severe, Area A r Telecom Room	2040 ffected :	* *			
		-	Extent : Light, Area r Telecom Room	Affected	1 : 100%			
entilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$245,300	
Exhaust Fans	100/			2025	\$ 227 400	2	#000	
Interior Roof	10% 90%			2035 2035	\$237,400 \$934,900	2 2	\$900 \$7,700	
umbing	20/0			2033	\$ 754,700	2	\$7,700	
H/C Water Piping	1000/			0055	ىلە بىل			
Brass/Copper	100%			2055	* *	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.

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

Asset # : 14554

Mechanical	Cu	urrent Repair		Futur	e Replacement	M	aintenance	
System Component Type		l Date Estin Zears)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
HW Heat Exchanger								
HTHW/HW	20% N	low	\$30,000	2061	* *			
	Other Observe	ation, Extent :	Moderate, A	4rea Affe	cted : 100%			
	Location : 1.	st Floor Mech	nanical Roon	n				
	Explanation	: Leaking						
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% N	low	\$47,800	2035	\$239,100	1	\$15,300	
	Other Observe	ation, Extent :	Light, Area	Affected	: 100%			
	Location : 1.	st Floor Mech	nanical Room	п				
	Explanation	: Leaking						
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			
	Other Observe	ation, Extent :	N/A, Area A	Iffected :	100%			
	Location : 2	Units From 1	st To 5th Flo	oor, 2 Un	its From Basement	To 5th F	loor	
	Explanation	: 4 Units						
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	

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

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address			ACILITIES H IKERS ISLA	ROBERT N. DAVOREN (ND	CENTER	
Borough	: BRONX	LLI (51., I		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-2()23		Landmark Status	: NONE	
Areas Surveyed	: Basement		ors 1.2			
Block	: 2605	Lot	: 40	BIN	: 2097042	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture			\$31,291,500		\$2,816,300
Interior Architect	ture			\$24,891,900		\$9,602,800
Electrical				\$4,877,200		\$5,191,900
Mechanical				\$17,535,100		\$26,648,100
Site Pavements				\$1,010,300		
Total				\$79,606,000		\$44,259,100
Importance Code	А			\$31,397,300		\$5,208,600
Importance Code	В			\$41,650,600		\$38,801,300
Importance Code	С			\$6,558,100		\$249,100
Total				\$79,606,000		\$44,259,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$10,900			\$14,700
Interior Architecture				\$52,300
Electrical	\$92,100	\$122,900	\$95,000	\$98,500
Mechanical	\$1,695,000	\$140,200	\$120,800	\$91,100
Elevators/Escalators	\$64,800	\$64,800	\$64,800	\$64,800
Total	\$1,862,900	\$327,900	\$280,700	\$321,400
Total Importance Code A	\$1,862,900 \$10,900	\$327,900	\$280,700 \$3,300	\$321,400 \$15,900
	, ,	\$327,900 \$327,900	,	,
Importance Code A	\$10,900	,	\$3,300	\$15,900



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.

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

Asset # : 2046

N	ASSet # . 2040						
Architecture	Current Repair Future Replacement			Maintenance			
system Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior			•				
Exterior Walls							
Cast in Place Concrete	2% Now Cracking/Crumblin Location : Loadin	\$267,300 ng, Extent : Severe, An ng Dock Area	LIFE rea Affected : 209	**	5	\$58,000	1
Cement - Fiber Panel	Location : West F Cracking/Crumblin	ng, Extent : Moderate	t, Area Affected :				
	-	ng Dock ng, Extent : Moderate Entrance And West Fo		25%			
Masonry: Brick Cavity	Location : Courty	\$3,015,600 Extent : Moderate, Ar wards And Bulkheads Erod, Extent : Moder			5	\$359,300	
	Location : Throug Rusting Masonry S	Erod, Extent : Moder zhout upt, Extent : Modera dows Throughout					
Metal Panel	Location : Femal Deformed/Dented,	\$2,221,500 ements, Extent : Seven e Gymnasium/ Locke Extent : Light, Area A #1 - #4 And Attached	r Room Building Affected : 2%	* *	5	\$326,000	
Metal Coiling Doors	1%	Extent : N/A, Area A ng Dock	2039	* *	5	\$18,100	
Windows	200/ 2.4	¢1 202 400	20.42	* *	~	¢ 21 000	
Aluminum	Location : Throug Glazing Clouded, E Location : Throug Worn/Eroded, Exte	Extent : Moderate, Ar ghout nt : Moderate, Area A	ea Affected : 10%	ted : 10%	5	\$21,800	
Metal/Detention Type	Location : Throug 75% 0-2	\$22,771,400	2044	* *	5	\$298,400	
	Air Infiltration, Ext Location : Throug Thermally Inefficie Location : Throug Unit Inoperable, E.	tent : Moderate, Area ghout Housing Areas nt, Extent : Moderate ghout xtent : Moderate, Are	Affected : 50% 2, Area Affected :		-	,	
		ghout Housing Areas	2027	<u>ب</u> ب	10		
Metal Louvers	5%		2037	* *	10	\$68,200	

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

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

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

Asset # : 2046

rchitecture	Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Parapets							
Metal Rail	95%	-	2039	* *	5-10	\$430,800	
Metal: Cage/Fence	5%		2039	* *	5-10	\$9,700	
	Other Observation, E.	xtent : N/A, Area Affe	ected :	100%			
	Location : Razor Ri	bbon On Chain Link	Fencin	g			
	Explanation : Addit	ional Component					
Roof							
Modified Bitumen	65%		2042	* *	10	\$426,100	
	Recent Installation, Extent : N/A, Area Affected : 100% Location : All Buildings Except Mods #1-#4						
Modified Bitumen	10% Now	\$1,381,000	2044	* *			
	Blisters, Extent : Moderate, Area Affected : 50%						
	Location : Mod #1 And Female Gymnasium/ Locker Room Building						
	Worn/Eroded, Extent : Moderate, Area Affected : 100%						
	Location : Mod #1 And Female Gymnasium/Locker Room Building						
Single Ply Membrane	25%		2042	* *	10	\$163,900	
	Recent Installation, E			100%	10	\$100,000	
	Location : Mods #2, #3 And #4						
Soffits							
Metal Panel	100% Now	\$10,900	2044	* *	5	\$20,100	
	Broken/Missing Elem	. ,	Area A	Affected : 2%	-	÷ -, •••	
	Location : Loading						

Interior

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

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

Asset # : 2046

Architecture	Curre	ent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost [•] s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors					_		
Cast in Place Concrete		x \$217,600 s, Extent : Moderate, 1 hanical Rooms And Ot	00		5	\$145,200	
Ceramic Tile	5% 0-2	\$72,100	2037	* *	5	\$16,600	
		Elements, Extent : Mod		ea Affected : 10%	-	4 - 0,000	
Quarry Tile	3%		2039	* *	5	\$29,900	
	Location : Kitch		Affected :	100%			
	Explanation : L		LIEE	* *	-	#205 400	
Terrazzo		\$4,783,800 s, Extent : Moderate, . loor Lobby And Main	00	cted : 15%	5	\$207,400	
Traffic Topping		\$1,526,000 sh, Extent : Moderate ughout Guard Areas (00		5	\$41,500	
Vinyl Tile	30% 0-2	\$5,300,600	2039	* *	3	\$74,700	
-	Location : Thro	tent : Moderate, Area .					
Wood	2%		2049	* *	5	\$24,900	
		ent : Light, Area Affec	eted : 10%	6	-	+= ·;; • •	
	Location : Plyw	ood In Mod #1 Dormi	tory				
Interior Walls							
Concrete Masonry Unit	85% 0-2	\$5,641,200	LIFE	* *	5	\$249,100	
	ç	Extent : Moderate, A ughout Corridors And	00		oms		
Gypsum Board	10%		LIFE	* *	5	\$44,000	
SGFT/Glazed Masonry	5%		LIFE	* *			

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

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

Asset # : 2046

Architecture		Current	Repair	Futu	re Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Ceilings								
AcousTile,Adhered		Now	\$205,800	2039	* *	5	\$16,600	
	-		Extent : Moderate,					
	Location	n : Through	out Guard Rooms		ement Throughout			
AcousTileConcealSpLn		Now	\$123,500	2039	* *	5	\$124,500	
		-	ents, Extent : Ligh	t, Area A	ffected : 20%			
	Location	n : Through	out					
Exposed Struc: Concret			\$5,750,300	LIFE	* *	5	\$31,100	
			, Extent : Light, Are					
			Dormitory, Corride					
		-	t : Moderate, Area					
	Location	n : Mod #1	Dormitory, Corrido	ors And l	Mechanical Rooms			
Fiber Board	5%	1		2034	\$997,600			
	Other Ob.	servation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	n : Kitchen	Area					
	Explana	tion : Loca	tion Noted					
Metal Panel	30%	2-4	\$1,271,000	LIFE	* *	5	\$248,900	
	Deformed	l/Dented, E:	xtent : Moderate, A	rea Affec	cted : 25%			
	Location	n : Through	out 1st Floor And	Corridor	\$			
	-	-	, Extent : Moderate	e, Area A	ffected : 25%			
	Location	n : Through	out Corridors					
ite Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
			Extent : N/A, Area A		100%			
			Razor Ribbon At T	op				
* D	Explana	tion : Addit	tional Component					
ite Pavements								
On-Site Walkways Cast in Place Concrete	100%	0-2	\$239,900	2047	* *			
Cast III I lace Concrete			Extent : Moderate		ffected · 20%			
	-	-	out Sidewalks And		•			
Parking/Driveway				8				
Asphalt	100%	Now	\$677,100	2037	* *			
rispilate			Extent : Moderate		ffected : 20%			
			out Parking Areas	,,	,			
Activity Yard		5	6					
Asphalt	100%	2-4	\$93,400	2043	* *			
.	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	n : Through	out					
Electrical		Current	Ponair	Eutor	e Replacement		aintenance	
System Component	% of Total		Estimated Cost		Estimated Cost	-	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		

Under	600	Volts

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

Asset # : 2046

		A3361 # . 20	0-10				
Electrical	Current F	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment					_		
Fused Disc Sw	100%		2034	\$277,900	5	\$2,400	
	Other Observation, E. Location : Electrica		ffected :	100%			
	Explanation : Two 4		Disconn	act Switches			
Transformers		,000 Ampere Muin	Disconn	ect Switches			
Dry Type	90%		2039	* *	5	\$1,900	
Dry Type	10%		2032	\$5,200	5	\$200	
	Other Observation, E.	xtent : N/A, Area A		-	5	¢200	
	Location : Mechani						
	Explanation : Vario	us Capacities					
Switchgear / Switchboard	^	^					
Fused Disc Sw	70%		2034	\$877,100	5	\$1,700	
Fused Disc Sw	30%		2044	* *	5	\$700	
Raceway							
Conduit	80%		2034	\$1,056,100	1		
Conduit	20%		2044	* *	1		
Panelboards	100/				_	* * * *	
Fused Disc Sw	10%		2033	\$138,500 * *	5	\$1,300	
Molded Case Bkrs	60% 20%		2042		5	\$8,900 \$4,500	
Molded Case Bkrs	30%		2033	\$415,400	5	\$4,500	
Wiring Thermoplastic	80%		2034	\$1,572,100	1		
Thermoplastic	20%		2034	\$1,372,100 **	1		
Motor Controllers	2070		2044		1		
Locally Mounted	10%		2032		5	\$400	
Locally Mounted	10%		2032	* *	5	\$400	
Motor Control Center	70% Now	\$706,800	2039	* *	5	\$5,400	
	Enclosure Corroded,		Area Affe	ected : 20%			
	Location : Basemen	t Mechanical Room	ns				
	Other Observation, E.	xtent : Moderate, A	Area Affec	eted : 20%			
	Location : Basemen	t Mechanical Room	ns				
	Explanation : Comp	artment Units Not	Operatio	nal			
Variable Frequency Drive	10%		2047	* *			
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$8,300	
tand-by Power							
Transfer Switches							
Automatic	100%		2039	* *	1	\$174,100	

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.

Asset # : 2046

Electrical	<u> </u>	urrent R	ASSEL # . 20 enair		e Replacement	M	aintenance	
System								
Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power								
Generators								
Diesel	25%			2037	* *	1	\$54,800	
			tent : N/A, Area A	ffected :	100%			
			r Room Outside					
		1 : One 8	00 Kilowatts For					
Diesel	25%			2037	* *	1	\$54,800	
			tent : N/A, Area A	ffected :	100%			
			r Room Outside	N 11	4 1 2			
		i: One I	000 Kilowatts Fo					
Diesel	25%			2037	* *	1	\$54,800	
			tent : N/A, Area A	ffected :	100%			
	Location : E				11. 4 1 12. 1			
		1 : One /	00 Kilowatts For		lding And Kitchen		• • • • • • • •	
Diesel	24%			2037	* *	1	\$52,600	
			tent : N/A, Area A					
			Enclosure. Outside		6			
		i : No Ca	pacity Information					
Diesel	1%			2030	\$32,200	1	\$2,200	
	Abandoned Ir Location : E		Extent : Light, Are Room	a Affecte	d : 100%			
Batteries	Location . 1		Room					
Lead/Acid	100%			2027	\$4,700	5	\$21,000	
Fuel Storage					. ,		. ,	
Main Tank	100%			2049	* *	5		
	Other Observ	ation, Ex	tent : N/A, Area A	ffected :	100%			
	Location : C	Dutside A	nd Basement					
	Explanation	a : Two 4,	000 Gallon And G	Dne 275 (Gallon			
ighting								
Interior Lighting								
Fluorescent	10%			2029	\$1,300,300	10	\$40,700	
	-		res, Extent : Light ut The Building	, Area A <u>j</u>	fected : 100%			
Fluorescent	20%			2029	\$2,600,600	10	\$81,300	
	-		es, Extent : Light, ut The Building	Area Affe	ected : 100%			
		nrougno	ui The Duilding	2020	* *			
LED	70%	F		2039				
			tent : N/A, Area A ut The Building	jjectea :	100%			
		0	e	Stead Wit	LED Lamma			
Egress Lighting	Explanation	i . Origin	al Fixtures Retrof	mea Will	n LED Lamps			
Emergency, Service	45%			2034	\$236,900	1		
Emergency, Battery	5%			2034	\$230,500	10	\$5,400	
Exit, Service	40%			2034	\$147,400	1	$\psi_{2}, \tau_{0}0$	

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

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

Asset # : 2046

Electrical	Curr	ent Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lighting							
Exterior Lighting							
HID	10%		2034	\$508,800	10	\$200	
LED	20%		2039	* *			
No Component	70%						
larm							
Security System							
Generic	100%		2039	* *	1	\$211,300	
		on, Extent : N/A, Area A	ffected :	100%			
		oughout The Building					
	Explanation : C	CCTV Surveillance Syst	ет				
Fire/Smoke Detection							
Generic, Digital	100%		2039	* *	1-3	\$348,700	
Vechanical	C	nut Domoin	-		5.4	-:	
	Cum	ent Repair	Futu	re Replacement	IVI	aintenance	
System Component Type	% of Fail D Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Plant Campus Steam / PRV	83%		2034	\$81,700	1		
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location : Base	ement Mechanical Roor	п				
	Explanation : H	ligh Pressure Steam Fr	om Main	n Plant			
Electricity	15%		2034		1		
Natural Gas	2%		2044	* *	1		
		on, Extent : N/A, Area A		100%			
	Location : Mai	n Building					

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

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

Asset # : 2046

lechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Conversion Equipment Heat Exchanger, Shell & Tube	58%	Now	\$105,700	2030	\$2,114,400			
	Damaged, I	Extent : M	oderate, Area Affe	cted : 10	0%			
	-		t Mechanical Room					
			xtent : N/A, Area A		-			
			nt Mechanical Room					
	Explanati	on : Stean	n / Hw Heat Excha	ngers Fo	r Perimeter Hydro	nic Heat	ing Throughout	
Pres. Reducing Valve/LP Steam				2043	* *	5	\$6,600	
	Other Obse	rvation, E	xtent : N/A, Area A	ffected :	100%			
	Location :	Basemer	nt Mechanical Room	n				
	Explanatio Water Gen		lir Handlers And U	nit Heat	ers With Steam Co	ils And F	or Domestic Hot	
No Component	17%							
-	Other Obser	rvation, E	xtent : N/A, Area A	ffected :	0%			
	Location :	Mods 1,	2, 3, 4 Buildings					
	Explanatio	on : Packa	aged Rooftop Units	And Spl	it Systems With Ele	ectric / H	eat Pump	
	Heating, F	Reported l	Under Air Conditio	ning				
Distribution	200/	NT	¢10 100	2022	¢<05 000	4	#0.500	
Hot Wtr Piping/Pump	39%		\$12,100	2033	\$605,000	4	\$8,500	
		-	Extent : Light, Are Mechanical Rooms		a : 5%			
	Location .	various I						
	0 5 1	11.0 0			1000/			
	On Extended Location :		tent : Light, Area A		100%			
Hot Wtr Piping/Pump			tent : Light, Area A		100%	4	\$4,600	
	$\frac{\text{Location}:}{14\%}$	Through	tent : Light, Area A	<i>ffected :</i> 2050	* *	4	\$4,600	
	$\frac{\text{Location :}}{14\%}$ Other Obset	Throught	tent : Light, Area A out	ffected : 2050 ffected :	**		-	
	$\frac{\text{Location :}}{14\%}$ Other Obset	Through rvation, E From Ba	tent : Light, Area A out xtent : N/A, Area A sement Mechanica	ffected : 2050 ffected :	**		-	
	Location : 14% Other Obser Location :	Through rvation, E From Ba on : Locat	tent : Light, Area A out xtent : N/A, Area A sement Mechanica	ffected : 2050 ffected :	**		-	
	Location : 14% Other Observert Location : Explanation 30%	Throught rvation, E From Ba on : Locat Now	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted	ffected : 2050 ffected : l Room T 2034	* * 100% Fo Penthouse Meck \$1,704,100		-	
	Location : 14% Other Obser Location : Explanation 30% Corroded, E	Through rvation, E : From Ba on : Locat Now Extent : M	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted \$340,800	ffected : 2050 ffected : l Room 1 2034 cted : 109	* * 100% Fo Penthouse Meck \$1,704,100		-	
Steam Piping/Pump	Location : 14% Other Obser Location : Explanatio 30% Corroded, E Location :	Through rvation, E From Ba on : Locat Now Extent : M Basemen	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted \$340,800 Foderate, Area Affe	ffected : 2050 ffected : l Room T 2034 cted : 109 ms	* * 100% Fo Penthouse Mech \$1,704,100 %		-	
Steam Piping/Pump	Location : 14% Other Obser Location : Explanatio 30% Corroded, E Location : Insul. Deter	• Through rvation, E : From Ba on : Locat Now Extent : M : Basement riorating,	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted \$340,800 foderate, Area Affec at - Various Locatio	iffected : 2050 Iffected : 1 Room T 2034 cted : 109 ms Area Aff	* * 100% Fo Penthouse Mech \$1,704,100 %		-	
Steam Piping/Pump	Location : 14% Other Obser Location : Explanation 30% Corroded, E Location : Insul. Deter Location :	• Through rvation, E • From Ba on : Locat Now Extent : M • Basement • iorating, • Basement	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted \$340,800 foderate, Area Affea tt - Various Locatio Extent : Moderate,	Iffected : 2050 Iffected : 1 Room T 2034 2034 cted : 109 ns Area Aff ns	* * 100% Fo Penthouse Meck \$1,704,100 % Fected : 30%		-	
Steam Piping/Pump	Location : 14% Other Obser Location : Explanation 30% Corroded, E Location : Insul. Deter Location : Leak Evider	Through rvation, E From Ba on : Locat Now Extent : M Basemen iorating, Basemen t, Extent	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted \$340,800 foderate, Area Affe t - Various Locatio Extent : Moderate, tt - Various Locatio	Iffected : 2050 Iffected : I Room T 2034 cted : 109 ns Area Aff ns Iffected :	* * 100% Fo Penthouse Meck \$1,704,100 % Fected : 30%		-	
Steam Piping/Pump	Location : 14% Other Obser Location : Explanation 30% Corroded, E Location : Insul. Deter Location : Leak Evider Location :	• Through rvation, E • From Ba on : Locat Now Extent : M • Basement • orating, • Basement t, Extent • Basement	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted \$340,800 oderate, Area Affe t - Various Locatio Extent : Moderate, t - Various Locatio : Moderate, Area A	Iffected : 2050 Iffected : I Room T 2034 cted : 109 ms Area Aff ms Affected : ns	* * 100% Fo Penthouse Meck \$1,704,100 % fected : 30% 10%		-	
Steam Piping/Pump	Location : 14% Other Obser Location : Explanation 30% Corroded, E Location : Insul. Deter Location : Leak Evider Location :	 Through rvation, E From Ba on : Locat Now Extent : M Basement ciorating, Basement tasement tasement d Life, Ex 	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted \$340,800 oderate, Area Affed t - Various Locatic Extent : Moderate, t - Various Locatic : Moderate, Area A ot - Various Locatic tent : Light, Area A	Iffected : 2050 Iffected : I Room T 2034 cted : 109 ms Area Aff ms Affected : ns	* * 100% Fo Penthouse Meck \$1,704,100 % fected : 30% 10%		-	
Steam Piping/Pump	Location : 14% Other Obser Location : Explanatio 30% Corroded, E Location : Insul. Deter Location : Leak Evider Location : On Extended Location :	 Through rvation, E From Ba on : Locat Now Extent : M Basement Gasement Extent Extent Basement d Life, Ex Basement 	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted \$340,800 oderate, Area Affed t - Various Locatic Extent : Moderate, t - Various Locatic : Moderate, Area A ot - Various Locatic tent : Light, Area A	ffected : 2050 ffected : 1 Room T 2034 cted : 10% ns Area Aff ns Area Aff ns ffected : ms	* * 100% Fo Penthouse Mech \$1,704,100 % fected : 30% 10% 75%		-	
Steam Piping/Pump	Location : 14% Other Obser Location : Explanatio 30% Corroded, E Location : Insul. Deter Location : Leak Evider Location : On Extended Location :	 Through rvation, E From Ba on : Locat Now Extent : M Easement iorating, Basement Basement Basement Basement Sasement Sasement 	tent : Light, Area A out Extent : N/A, Area A sement Mechanica tion Noted \$340,800 oderate, Area Affe t - Various Locatio : Moderate, Area A t - Various Locatio : Moderate, Area A t - Various Locatio tent : Light, Area A t Extent : Moderate,	ffected : 2050 ffected : 1 Room T 2034 cted : 10% ns Area Aff ns Area Aff ns ffected : ms	* * 100% Fo Penthouse Mech \$1,704,100 % fected : 30% 10% 75%		-	

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

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

Asset # : 2046

Mechanical		Current	Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Terminal Devices								
Air Handler	19%			2029	\$2,536,200	1	\$52,100	
		-	tent : Light, Area A		100%			
	Location	1 : Basemer	nt Mechanical Roor	ns				
Air Handler	5%			2034	\$667,400	1	\$13,700	
Convector/Radiator	51%	Now	\$295,800	2032	\$2,958,200	1	\$65,700	
	Damaged	, Extent : M	oderate, Area Affe	cted : 20	%			
	Location	ı : Various I	Locations - Damag	ed Cover	rs With Heavy Pain	t Coverii	ng Blocking Air	
	Circulat							
			tent : Light, Area A	ffected :	100%			
	Location	1 : Through	out					
Unit Heater - Steam	2%			2029	\$80,600	4	\$800	
No Component	17%							
Under Construction	6%							
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	0%			
	Location	1 : Penthou	se Mechanical Roo	ms				
	Explana	tion : Heat	ing And Ventilating	Units				
Controls								
Digital	30%	Now	\$1,559,500	2027	\$7,797,600			
	Malfuncti	oning, Exte	nt : Moderate, Area	a Affecte	d : 50%			
	Location	ı : Various	Locations					
Pneumatic	10%	Now	\$1,749,100	2039	* *			
			nt : Moderate, Area		d : 100%			
			nt Mechanical Room			mpressed	l Air Supply.	
			cted, Other Deficie			T		
No Component	20%		-					
Under Construction	40%							
ir Conditioning								
Energy Source								
Electricity	90%			2042	* *	1		
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.

Asset # : 2046

			ASSEL # . 2					
Mechanical		Current	Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2037	* *	1	\$24,000	
			Extent : Light, Area nt - 1 Unit For Mai					
Ext Pkg Unit - Heating/Cooling	2%	I		2034	\$287,200	2	\$500	
			Extent : Light, Arec uilding Roof - 2 Uni					
Ext Pkg Unit - Heating/Cooling	5%	1		2029	\$717,900	2	\$1,400	
	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	100%			
	-	-	Ruilding - Roof - 11					
Ext Pkg Unit - Heating/Cooling	8%	1		2039	* *	2	\$2,200	
	Other Ob.	servation, H	Extent : Light, Area	Affected	: 100%			
			4 Buildings - Roofs					
	Explana	tion : Loca	tion Noted					
Split Unit	10%	I		2039	* *			
Split Unit	5%			2029	\$1,014,700			
Window/Wall Unit	5%			2027	\$161,900	1		
No Component	20%							
Under Construction	40%							
	Other Ob.	servation, H	Extent : N/A, Area A	Iffected :	0%			
	Location	n : Building	gs 1, 2, 3, 4, 5, 6 - R	loofs				
	Explana	tion : Varie	ous Packaged Roofi	op Units	And Split System			
Distribution								
CW & CHW Wtr	5%			2044	* *	4	\$1,100	
Pipe/Pump								
No Component	95%	1						
Terminal Devices								
Air Handler/Cool/Ht	5%			2034	\$663,300	1	\$13,700	
No Component	95%							
Heat Rejection				2024	#00.000	•	¢15.400	
Air Cooled Condenser	5%			2034	\$99,000	2	\$15,400	
Unit	0.50/							
No Component	95%	1						
/entilation Distribution								
Distribution Ductwork/Diffusers	68%			LIFE	* *	2-5	\$168,200	
Ductwork/Diffusers	2%		\$75,100	LIFE	* *	2-5 2-5	\$108,200	
Ductwork/Dillusers			ight, Area Affected			2-3	φ+,200	
	0		ical Rooms - Flexik		ections. Access Do	ors		
Under Construction	30%							
Under Construction			Extent : N/A, Area A	Iffacted .	0%			
			zsient : N/A, Area A zs 1, 2, 3, 4, 5, 6 - R		070			
			s 1, 2, 3, 4, 5, 0 - K work Under Consti					
	елриана	non . Duci	work Onder Constr	uciion				

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

Asset # : 2046

		A5561 # . 2	040				
echanical	Currer	t Repair	Futur	e Replacement	М	aintenance	
/stem Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ntilation							
Exhaust Fans							
Interior	10%		2034	\$379,000	2	\$1,400	
Roof	90%		2034	\$1,492,500	2	\$12,200	
umbing							
H/C Water Piping	1000/		2024	¢10.076.200	1		
Brass/Copper	100% On Entended Life	Entont . Light Ange	2034	\$10,976,300	1		
	Location : Throu	Extent : Light, Area A about	ijjecied :	90%			
Water Heater With Tanks	Location . Throug	znoui					
Electric	1%		2029	\$500	4		
Licettie		, Extent : N/A, Area A			-		
		ent Mechanical Roor					
	Explanation : 1 U	Init, 30 Gallons Appr	юx.				
No Component	99%						
HW Heat Exchanger							
Steam Fired	100%		2034	\$4,132,600	4	\$65,800	
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location : Basen	ent Mechanical Room	m, Penthe	ouse Mechanical R	looms		
	Explanation : Ins	tantaneous And Tank	Type Ste	am Heat Exchange	ers		
Sanitary Piping							
Cast Iron	100% Now	\$2,153,100	LIFE	* *	1		
		oderate, Area Affecte					
		ent Tunnel Undergro		ildings 2 And 4			
		Severe, Area Affected					
		ent - Various Locatio		0/			
		nt : Severe, Area Affe 1ent - Kitchen Waste I					
Storm Drain Piping	Location . Dasen	ieni - Kiichen wasie I	Lines, Oi	ter Locuitons			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIIL		1		
Not Accessible	100%						
Sewage Ejector(s)							
Compressed Air	100% Now	\$17,600	2034	\$352,600	4	\$5,700	
	Malfunctioning, Ex	tent : Moderate, Area	a Affected	d : 100%			
	Location : Main	Building - Basement					
Backflow Preventer							
Not Accessible	100%	_					
		, Extent : N/A, Area A	Iffected :	0%			
	Location : Basem						
Eisetenen	Explanation : Wa	ter Mains Not Access	sible				
Fixtures Generic	100%						
rtical Transport	10070						

Vertical Transport

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 ROBERT N. DAVOREN CENTER

Asset # : 2046

Mechanical	Current Repa	ir Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
/ertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Exten	0 10	00%			
	Location : Basement To	2nd Floor				
	Explanation : 8 Units					
Hydraulic	10%	LIFE	* *			
	Other Observation, Exten	: Light, Area Affected : 1	00%			
	Location : Basement To	1st Floor				
	Explanation : 1 Freight	Elevator				
ire Suppression						
Standpipe						
Generic	100%	2044	* *	1-5	\$231,900	
Sprinkler						
No Component	30%					
Generic	70% Now	\$165,500 2044	* *	1-2	\$75,400	
	Not in Service, Extent : M	oderate, Area Affected : 5	5%			
	Location : Mod 1 Building	ng - Sprinkler Main Valve	Closed			
Fire Pump						
Not Accessible	100%					
Chemical System						
Generic	100%	2027	\$283,100	1-3	\$669,800	
	Other Observation, Exten	: Light, Area Affected : 1	00%			
	Location : Kitchen					
	Explanation : 180 Squar	e Foot Hood				

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.

\$55,430,500

DEPARTMENT OF CORRECTION - FY 2025 Print Date: 04-Oct-2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed		ZEN ST., R .070 / 2792)23	RIKERS ISLA	ROSE M. SINGER CENT ND Agency's Number Yr Built/Renovated Project Type Landmark Status	ER RMSC : N/A : 1988 / 2023 : CORRECTION : NONE	
Block	: 2605	Lot	: 40	BIN	: 2109477	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture			\$39,866,600		\$16,229,800
Interior Architect	ure			\$8,417,100		\$9,456,000
Electrical				\$83,800		\$9,256,400
Mechanical				\$1,122,700		\$20,488,300
Site Pavements				\$2,928,200		
Total				\$52,418,300		\$55,430,500
Importance Code	А			\$39,866,600		\$16,229,800
Importance Code	В			\$9,320,300		\$39,011,100
Importance Code	С			\$3,231,500		\$189,600

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$31,300			\$2,200
Interior Architecture	\$155,800		\$49,400	\$19,700
Electrical	\$64,000	\$49,000	\$58,200	\$57,300
Mechanical	\$294,000	\$188,300	\$174,300	\$275,300
Total	\$545,100	\$237,300	\$281,900	\$354,500
Importance Code A	\$31,300			\$2,200
Importance Code B	\$456,200	\$237,300	\$232,500	\$352,300
Importance Code C	\$57,600		\$49,400	
Total	\$545,100	\$237,300	\$281,900	\$354,500

\$52,418,300



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

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

Asset # : 2792

rchitactura		Cumant			Donlogeneut		aintononaa	
rchitecture		Current			e Replacement		aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	200/	NT	¢1.554.000		* *	-	¢ 47 000	
· · · · · · · · · · · · · · · · · · ·	Cracking/ Location Caulking Location Staining/L	e : North W Deteriorate e : Through Discoloring	, Extent : Moderate	te, Area 2	fected : 5% Affected : 25%	5	\$47,000	
	Water Pen		out Extent : Severe, Arec E Above All Doors T					
	70% Broken/M Location Deformed Location Staining/L	Now issing Elen Penthou Dented, E.	\$448,600 nents, Extent : Seven se And Above Load xtent : Light, Area A yout , Extent : Moderate	2045 re, Area A ling Dock Affected :	* * Affected : 2% Area 10%	5	\$329,100	
Windows								
	Location Thermally	ation, Exter : Through	t, Extent : Moderate			5 5	\$4,500 \$155,000	
Parapets								
	Location	: Through	\$854,900 Extent : Moderate, A out Light, Area Affecte		* * eted : 20%	5	\$52,700	
		: Various						
Metal: Cage/Fence No Component	10% 30%			2040	* *	5-10	\$35,100	
Roof Metal, Corrugated	Location	: Clinic Re	Extent : N/A, Area A oof tion Noted	2048 ffected :	* *	1		
Single Ply Membrane	92%	Now	\$1,528,200 iss, Extent : Severe,	2035 Area Aff	\$15,281,900 fected : 5%			
	Location Recent Re Location Water Pen	e : Surround pair Evider e : Leaders etration, E	ding Central Yard A nt, Extent : N/A, Ard Throughout Replac Extent : Moderate, A Dock And Corrido	ea Affecte eed rea Affec	ed : 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.

Asset # : 2792

			A3501#.2					
Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	_
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Soffits								
Metal Panel	100%		\$31,300	2045	* *	5	\$11,500	
		/Rusting, E 1 : Through	xtent : Light, Area out	Affected	: 50%			
nterior								
Floors						_		
Cast in Place Concrete	48%		\$708,300	LIFE	**	5	\$472,600	
	-		Extent : Moderate cal Room And Cor		fected : 15%			
					ate ate		***	
Ceramic Tile	10%		\$97,800	2038	**	5	\$22,500	
	-	-	Extent : Moderate	, Area Aj	fected : 5%			
		1 : Through		A.CC (1 (00/			
			nt, Extent : N/A, Are		ed : 00%			
		0	out All Housing Ar					
Quarry Tile		Now	\$63,800	2040	* *	5	\$6,800	
			: Moderate, Area A	Iffected :	10%			
		n : Kitchen						
Traffic Topping		Now	\$207,000	2040	* *	5	\$14,100	
	-		Extent : Moderate					
			Area And Basemen					
			Extent : Severe, Ar					
	Location	i : Kitchen	Area And Basemen	t Corride	Dr			
Vinyl Tile	35%	Now	\$2,516,000	2035	\$8,386,800	3	\$59,100	
		-	ents, Extent : Sever		Affected : 15%			
			rs And Offices Thro	-				
	-	-	Extent : Severe, A	rea Affec	ted : 35%			
			s Throughout					
			: Moderate, Area A	Iffected :	25%			
	Location	i : Through	out					
Interior Walls								
Ceramic Tile	15%			2038	* *	5	\$98,800	
Concrete Masonry Unit			\$1,717,700	LIFE	* *	5	\$189,600	
			nt : Light, Area Aff		%			
		i : Various I	Locations Through	out				
Glass: Single Pane	3%			LIFE	* *	5	\$29,600	
Gypsum Board	5%			LIFE	* *	5-10	\$56,000	
Metal Security Bars	5%			LIFE	* *	10	\$6,600	

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

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

Asset # : 2792

Architecture	C	urrent R	epair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	100/		†2 < 0.00	2040	ala ala	-	***	
AcousTileConcealSpLn		2-4	\$26,900	2040	* *	5	\$27,100	
		-	ents, Extent : Mod ut Office Areas	erate, Ar	ea Affectea : 2%			
				20.40	* *	5	¢21.700	
AcousTileSusp.Lay-In		2-4 na Flom	\$27,800 ents, Extent : Light	2040		5	\$21,700	
		-	ut Office Areas	, лгеи Ај	<i>Jecleu</i> . 1070			
Exposed Struc: Steel	5%	moughe		LIFE	* *	10	\$43,400	
Gypsum Board		2-4	\$58,500	LIFE	* *	5	\$108,500	
Gypsull Doard			Extent : Light, Are		$d \cdot 2\%$	5	\$108,500	
	-	-	d Nursery Areas					
			t, Extent : N/A, Ar	ea Affecte	ed : 60%			
	-		ut All Housing Ar					
Metal Panel	55% 1	low	\$3,047,900	LIFE	* *	5	\$298,500	
	Broken/Missin	ng Eleme	ents, Extent : Seve	re, Area A	Affected : 2%			
	Location : V	'arious C	Corridors Location	S				
		0	tent : Moderate, A	00				
			And Other Areas	0				
	-	-	Extent : Severe, A	rea Affec	ted : 75%			
	Location : T	hrougho	ut Corridors					
Site Enclosure Fence/Gates								
Chain Link	100%			2055	* *			
		ation, Es	tent : N/A, Area A		100%			
			Razor Ribbon At T					
	Explanation	: Additi	onal Component					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100% N		\$903,600	2048	* *			
		-	ents, Extent : Seven		Affected : 2%			
			Surrounding Cent		- 1 - 50/			
	0	0 0	Extent : Severe, Ar Surrounding Cent	00	20:5%			
			surrounding Ceni stent : N/A, Area A		15%			
	Location : N			jjecieu .	15/0			
			t Installation					
Parking/Driveway								
Asphalt	100% N	low	\$610,100	2044	* *			
	0	0	Extent : Moderate					
			king And Loading		reas			
	-		ere, Area Affected	: 10%				
	Location : N	lear Mai	n Entrance					

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

Asset # : 2792

			A3301#.2					
Architecture		Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Activity Yard								
Asphalt		Now	\$498,000	2044	* *			
	U	0	Extent : Moderate	Area Aj	ffected : 15%			
		6	out Side Yards					
	-		Extent : Severe, Are	ea Affect	ed : 5%			
		ı : Various						
	-	-	xtent : Severe, Area	Affected	l : 5%			
		ı : Various						
			Extent : N/A, Area A	-	30%			
		-	t To Men's Housing	Wings				
			nt Installation					
Cast in Place Concrete	70%		\$916,500	2048	* *			
	-	-	Extent : Moderate	Area Aj	ffected : 20%			
	Location	1 : Through	out Central Yard					
lectrical		Current	Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	\$1,300	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
	Location	ı : Electrico	al Room					
	Explana	tion : Six 1	600 Ampere Main	Disconn	ect Switches			
Transformers								
Dry Type	100%			2040	* *	5	\$1,100	

	1000/	20.40	* *	~	¢1 100
Dry Type	100%	2040		5	\$1,100
	Other Observation, Extent : N/A, Area	00	0%		
	Location : Mechanical Equipment H	Rooms			
	Explanation : Various Capacities				
Switchgear / Switchboard					
Fused Disc Sw	90%	2035	\$789,400	5	\$1,200
Fused Disc Sw	10%	2055	* *	5	\$100
Raceway					
Conduit	95%	2035	\$836,100	1	
Conduit	5%	2055	* *	1	
Panelboards					
Molded Case Bkrs	90%	2034	\$830,800	5	\$7,100
Molded Case Bkrs	10%	2051	* *	5	\$800
Wiring					
Thermoplastic	100%	2035	\$1,310,100	1	
Motor Controllers					
Locally Mounted	5%	2033	\$60,000	5	\$100
Locally Mounted	5%	2048	* *	5	\$100
Motor Control Center	85%	2033	\$1,430,500	5	\$7,000
Variable Frequency	5%	2048	* *		
Drive					

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

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

Asset # : 2792

Electrical	Current Repai	sel # : 2792	e Replacement	- 14	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
bround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$8,800	
Stand-by Power						
Transfer Switches						
Automatic	100%	2040	* *	1	\$92,500	
Generators						
Diesel	80% Now Start Syst Needs Repair, E: Location : Second Floor Other Observation, Extent Location : Second Floor	Generator Room : N/A, Area Affected :		1	\$83,900	
	Explanation : Two 800 K	ilowatts Rated Capaci	ty			
Diesel	10% Other Observation, Extent Location : Outdoor Encl Explanation : 100 Kilow	osure	* *	1	\$11,700	
Diesel	10%	2044	* *	1	\$11,700	
Dieser	Other Observation, Extent Location : Outdoor Encl Explanation : 700 Kilow	: N/A, Area Affected : osure	100%	1	\$11,700	
Batteries						
Lead/Acid	100%	2029	\$4,700	5	\$11,100	
Fuel Storage	• • • • •			_		
Day Tank	20% Other Observation, Extent Location : Generator Ro		* * : 100%	5		
	Explanation : One 250 G Generators Have Their (oor. Oth	er Two Outdoor	
Main Tank	80% Other Observation, Extent Location : Underground Explanation : 10,000 Ga		* *	5		
Lighting		- <i>T</i>				
Interior Lighting						
Fluorescent	5%	2030	\$440,900	10	\$13,800	
	T-12 Lamps And Fixtures, Location : Throughout T		fected : 100%			
Fluorescent	30%	2035	\$2,645,500	10	\$82,800	
	T-8 Lamps And Fixtures, E Location : Throughout T	0 10	ected : 100%			
LED	65%	2040	* *			
Egress Lighting						
Egress Lighting Emergency, Service	50%	2035	\$178.500	1		
Egress Lighting Emergency, Service Exit, Service	50% 20%	2035 2030	\$178,500 \$50,000	1 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.

Asset # : 2792

lectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Exterior Lighting								
HID	15%			2030	\$405,700	10	\$100	
LED	15%			2040	* *			
No Component	70%							
larm								
Security System Generic	100%			2040	* *	1	\$112,300	
Generic	Other Obs Location	servation, E 1 : Through	xtent : N/A, Area A out The Building 7 Surveillance Syst	Iffected :		1	\$112,500	
Fire/Smoke Detection	.1							
Generic, Digital	100%			2040	* *	1-3	\$185,300	
lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
eating								
Energy Source								
Plant Campus Steam /	100%			2045	* *	1		
PRV								
Conversion Equipment								
Heat Exchanger, Shell & Tube	98%			2038	* *			
Tube	Other Ob	ervation F	xtent : N/A, Area A	ffected .	100%			
			ng - Penthouse Me					
		tion : Local		enanicai	10011			
No Component	$\frac{2mptanta}{2\%}$							
Distribution	270							
Hot Wtr Piping/Pump	98%			2043	* *	4	\$21,800	
Central Plant Steam	2%		\$6,400	2035	\$319,400	4	\$300	
Piping/Pmp			40,100		** -> ,			
	Leak Evid	ent, Extent	: Light, Area Affec	ted : 1%				
	Location	n : Wing J -	1st Floor Mechani	ical Roon	n			
Terminal Devices								
Convector/Radiator	48%			2040	* *	1	\$46,600	
Unit Heater - Hot Water	2%			2035	\$67,400			
			xtent : N/A, Area A	Iffected :	100%			
		ı : Mechani						
		tion : Locat	tion Noted					
No Component	50%							
			xtent : N/A, Area A	Iffected :	0%			
	Location							
	F 1	4 D	rted Under Air Cor	ditionin	a.			

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

Asset # : 2792

		A5501 # . Z	1 52				
lechanical	Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Controls Digital	40% Recent Installation, E. Location : Building	xtent : N/A, Area A	2035 Iffected :	\$6,525,100 100%			
No Component	60%						
ir Conditioning Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	8%		2029	\$755,400	2	\$1,500	
	R-22 Refrigerant, Exte Location : Main Win		ffected :	100%			
Int Pkg Unit - Heating/Cooling	2%		2033	\$188,900	2	\$400	
	R-134a Refrigerant, E Location : Main Win		ı Affectea	l : 100%			
Reciprocating Compr/Chiller	40%		2045	* *	1	\$55,800	
	R-410a Refrigerant, E Location : Building Recent Replace Evide Location : Building	Exterior nt, Extent : N/A, A					
	Other Observation, Ex Location : Building	ctent : N/A, Area A Exterior	ffected :	100%			
Reciprocating	Explanation : 4 Unit 20%	<i>'S</i>	2030	\$1,710,100	1	\$27,900	
Compr/Chiller	R-22 Refrigerant, Exto Location : Building		ffected :	100%			
Ext Pkg Unit - Heating/Cooling	13%		2035	\$1,265,900	2	\$2,400	
	R-134a Refrigerant, E Location : Dormitor	-					
Split Unit	2% R-410a Refrigerant, E Location : Various C	-	2040 Affected	* * l : 100%			
Split Unit	15% R-22 Refrigerant, Exte Location : Roof	ent : Light, Area A	2030 ffected :	\$2,064,400 100%			
Distribution CW & CHW Wtr Pipe/Pump	100%		2045	* *	4	\$14,800	

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

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

Asset # : 2792

			A55el # . Z					
Mechanical		Current	Repair	Futur	re Replacement	М	aintenance	
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	40%			2045	* *	1	\$74,400	
			Extent : N/A, Area A	Iffected :	100%			
		n : Mechan	ical Rooms					
Air Handler/Cool/Ht	20%			2030	\$2,249,200	1	\$37,200	
No Component	40%)						
Heat Rejection	100			2015	* *	•	* •• • ••••	
Air Cooled Condenser	40%)		2045	* *	2	\$83,800	
Unit	Pocont In	stallation	Extent N/A Area	Iffacted .	1000/			
		n : Building	Extent : N/A, Area A Exterior	ijjecieu .	10070			
Air Cooled Condenser	20%	-		2030	\$335,600	2	¢ 41 000	
Air Cooled Condenser Unit	20%)		2030	\$335,600	2	\$41,900	
Water Cooling Tower	10%			2029	\$292,800	2	\$30,300	
No Component	30%			2027	\$272,000	2	\$50,500	
Ventilation	507	,						
Distribution								
Ductwork/Diffusers	100%)		LIFE	* *	2-5	\$265,500	
Exhaust Fans							. ,	
Interior	60%	,)		2030	\$1,542,300	2	\$5,500	
Roof	40%)		2030	\$449,800	2	\$3,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%)		2045	* *	1		
HW Heat Exchanger								
Steam Fired	100%)		2035	\$2,802,500	4	\$44,600	
Sanitary Piping	600				ala ala			
Cast Iron	60%			LIFE	* *	1		
Cast Iron	40%		Terford + NI/A Array	LIFE		1		
		stallation, 1 n : Multiple	Extent : N/A, Area A Wings	Ijjectea :	100%			
Storm Drain Piping	1000			TIPP	* *	1		
Cast Iron	100%)		LIFE	-r* Tr	1		
Sewage Ejector(s) Electric	100%			2035	\$303,500	4	\$18,000	
Fixtures	100%)		2033	\$505,500	4	\$18,000	
Generic	100%							
Fire Suppression	10070	,						
Standpipe								
Generic	100%)		2045	* *	1-5	\$151,600	
Sprinkler	1007						+-01,000	
No Component	50%)						
Generic	50%			2045	* *	1-2	\$42,100	
Fire Pump				-			. ,	
Generic	100%)		2038	* *	1	\$56,200	

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

Asset # : 2792

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Chemical System						
Generic	100%	2030	\$550,400	1-3	\$1,415,600	
	Other Observation, Extent : N/A, Area	Affected : 10	0%			
	Location : Kitchen, Server					
	Explanation : 2 Units, 150 Square Fe	et Each; 1 U	Unit, 50 Square I	Feet		

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: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$189,600	
Interior Architecture	\$518,800	
Electrical		\$65,400
Mechanical		\$346,400
Site Pavements	\$455,000	
Total	\$1,163,500	\$411,800
Importance Code A	\$189,600	\$117,600
Importance Code B	\$518,800	\$294,200
Importance Code C	\$455,000	
Total	\$1,163,500	\$411,800

Total	\$140,100	\$900	\$3,300	\$3,200
Importance Code C	\$25,900			
Importance Code B	\$64,000	\$900	\$1,900	\$3,200
Importance Code A	\$50,200		\$1,400	
Total	\$140,100	\$900	\$3,300	\$3,200
Site Pavements	\$1,000			
Mechanical	\$9,900		\$1,100	
Electrical	\$1,300	\$900	\$900	\$1,200
Interior Architecture	\$77,800			\$2,000
Exterior Architecture	\$50,000		\$1,200	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

Current % of Fail Date Total (Years)	Repair e Estimated Cost	Year	e Replacement Estimated Cost		aintenance	
	e Estimated Cost		Estimated Cost	Cycle	Estimated Cast	
		FY		(Yrs)	Estimated Cost	Priorit
2% 0-2 racking/Crumbling	\$1,700 g, Extent : Moderate	LIFE e, Area Af	* * fected : 25%	5	\$2,800	
Location : Along I	Base Of Walls					
Location : Various iagonal Cracks, E Location : North E bint Mortar Miss/E Location : Throug unct/Tear/Impact I Location : Drive-t	Locations Through xtent : Moderate, An Intrance Trod, Extent : Moder hout Damage, Extent : Se hru Window	out rea Affecto rate, Area vere, Area	ed : 5% Affected : 50% a Affected : 2%	5	\$22,900	
Location : Above I	Doors At North Entr	ance	1 : 1%			
15% 0-2 orrosion/Rusting, 1 Location : Drive-t	\$27,600 Extent : Moderate, A hru Booths	2055 Area Affec		5	\$7,800	
		55				
Location : Throug lazing Clouded, E	hout xtent : Moderate, Ar			5	\$200	
onding, Extent : M Location : Drive-t Yorn/Eroded, Exten	oderate, Area Affect hru Canopy t : Moderate, Area A	ted : 10%				
90%		2040	* *	10	\$32,000	
	• • • •					
Location : Drive-t aint Peeling, Exter	hru Canopy nt : Moderate, Area .			5	\$500	
Location : Drive-t. eteriorated Finish	hru Canopy , Extent : Severe, Ar			5	\$4,000	
30%		2048	* *	5	\$2,500	
	Location : Along E 83% Now roken/Missing Elec Location : Various iagonal Cracks, E. Location : North E boint Mortar Miss/E Location : Throug, unct/Tear/Impact I Location : Drive-ti ther Observation, Location : Above I Explanation : Miss 15% 0-2 orrosion/Rusting, I Location : Drive-ti 100% Now ir Infiltration, Exter Location : Drive-ti 10% 0-2 onding, Extent : M Location : Drive-ti 10% 0-2 onding, Extent : M Location : Drive-ti 20% 5% Now orrosion/Rusting, I Location : Drive-ti 40% Now 5% Now orrosion/Rusting, I Location : Drive-ti 65% Now	Location : Along Base Of Walls 83% Now \$189,600 roken/Missing Elements, Extent : Seve Location : Various Locations Through iagonal Cracks, Extent : Moderate, An Location : North Entrance point Mortar Miss/Erod, Extent : Moder Location : Throughout unct/Tear/Impact Damage, Extent : Se Location : Drive-thru Window ther Observation, Extent : Severe, Are Location : Above Doors At North Entr Explanation : Missing Transom Panel 15% 0-2 \$27,600 orrosion/Rusting, Extent : Moderate, Are Location : Drive-thru Booths eteriorated Finish, Extent : Moderate, Are Location : Drive-thru Booths 100% Now \$1,100 ir Infiltration, Extent : Moderate, Are Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affect Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affect Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affect Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affect Location : Drive-thru Canopy 5% Now \$1,40	Location : Along Base Of Walls 83% Now \$189,600 LIFE roken/Missing Elements, Extent : Severe, Area A Location : Various Locations Throughout iagonal Cracks, Extent : Moderate, Area Affected Location : North Entrance Dint Mortar Miss/Erod, Extent : Moderate, Area Location : Throughout unct/Tear/Impact Damage, Extent : Severe, Area Location : Drive-thru Window ther Observation, Extent : Severe, Area Affected Location : Above Doors At North Entrance Explanation : Missing Transom Panel 15% 0-2 \$27,600 2055 orrosion/Rusting, Extent : Moderate, Area Affected Location : Drive-thru Booths eteriorated Finish, Extent : Moderate, Area Affected Location : Drive-thru Booths 100% Now \$1,100 2034 ir Infiltration, Extent : Moderate, Area Affected Location : Various Locations 10% 0-2 \$3,900 2030 onding, Extent : Moderate, Area Affected : 10% Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affected : 10% Location : Drive-thru Canopy 90% 2040 <tr< td=""><td>Location : Along Base Of Walls 83% Now \$189,600 LIFE ** roken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Various Locations Throughout iagonal Cracks, Extent : Moderate, Area Affected : 5% Location : North Entrance oint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : Throughout unct/Tear/Impact Damage, Extent : Severe, Area Affected : 2% Location : Drive-thru Window ther Observation, Extent : Severe, Area Affected : 1% Location : Above Doors At North Entrance Explanation : Missing Transom Panel 15% 0-2 \$27,600 2055 ** orrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Drive-thru Booths ** 100% Now \$1,100 2034 \$21,700 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Throughout lazing Clouded, Extent : Moderate, Area Affected : 2% Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affected : 10% Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affected : 10% Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affected : 75%</td><td>Location : Along Base Of Walls ** 5 soken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Various Locations Throughout 1 iagonal Cracks, Extent : Moderate, Area Affected : 5% Location : North Entrance 5 int Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : North Entrance 5 int Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : North Entrance 5 Location : Throughout unct/Tear/Impact Damage, Extent : Severe, Area Affected : 1% Location : Above Doors At North Entrance Explanation : Missing Transom Panel 15% 0-2 \$27,600 2055 ** 5 Torrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Drive-thru Booths 5 5 10% Now \$1,100 2034 \$21,700 5 5 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Drive-thru Booths 5 5 5 100% Now \$1,100 2034 \$21,700 5 5 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Drive-thru Booths 5 5 5 100% Now \$1,100 2030</td><td>Location : Along Base Of Walls ** 5 \$22,900 83% Now \$189,600 LIFE ** 5 \$22,900 roken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Various Locations Throughout lagonal Cracks, Extent : Moderate, Area Affected : 5% Location : North Entrance int Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : Throughout unctTear/Impact Damage, Extent : Severe, Area Affected : 2% Location : Drive-thru Window ther Observation, Extent : Severe, Area Affected : 1% Location : Above Doors At North Entrance Explanation : Missing Transom Panel 15% 0-2 \$27,600 2055 ** 5 \$7,800 orrosion/Rusting, Extent : Moderate, Area Affected : 75% Location : Drive-thru Booths \$21,700 \$200 100% Now \$1,100 2034 \$21,700 \$200 \$200 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Drive-thru Booths \$200 100% Now \$1,100 2034 \$21,700 \$200 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Drive-thru Canopy \$200 100% 0-2 \$3,900 \$39,000 \$39,000 \$32,000 0miding, Extent : Moderate, Area Affected : 10% Location :</td></tr<>	Location : Along Base Of Walls 83% Now \$189,600 LIFE ** roken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Various Locations Throughout iagonal Cracks, Extent : Moderate, Area Affected : 5% Location : North Entrance oint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : Throughout unct/Tear/Impact Damage, Extent : Severe, Area Affected : 2% Location : Drive-thru Window ther Observation, Extent : Severe, Area Affected : 1% Location : Above Doors At North Entrance Explanation : Missing Transom Panel 15% 0-2 \$27,600 2055 ** orrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Drive-thru Booths ** 100% Now \$1,100 2034 \$21,700 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Throughout lazing Clouded, Extent : Moderate, Area Affected : 2% Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affected : 10% Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affected : 10% Location : Drive-thru Canopy orn/Eroded, Extent : Moderate, Area Affected : 75%	Location : Along Base Of Walls ** 5 soken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Various Locations Throughout 1 iagonal Cracks, Extent : Moderate, Area Affected : 5% Location : North Entrance 5 int Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : North Entrance 5 int Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : North Entrance 5 Location : Throughout unct/Tear/Impact Damage, Extent : Severe, Area Affected : 1% Location : Above Doors At North Entrance Explanation : Missing Transom Panel 15% 0-2 \$27,600 2055 ** 5 Torrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Drive-thru Booths 5 5 10% Now \$1,100 2034 \$21,700 5 5 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Drive-thru Booths 5 5 5 100% Now \$1,100 2034 \$21,700 5 5 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Drive-thru Booths 5 5 5 100% Now \$1,100 2030	Location : Along Base Of Walls ** 5 \$22,900 83% Now \$189,600 LIFE ** 5 \$22,900 roken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Various Locations Throughout lagonal Cracks, Extent : Moderate, Area Affected : 5% Location : North Entrance int Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : Throughout unctTear/Impact Damage, Extent : Severe, Area Affected : 2% Location : Drive-thru Window ther Observation, Extent : Severe, Area Affected : 1% Location : Above Doors At North Entrance Explanation : Missing Transom Panel 15% 0-2 \$27,600 2055 ** 5 \$7,800 orrosion/Rusting, Extent : Moderate, Area Affected : 75% Location : Drive-thru Booths \$21,700 \$200 100% Now \$1,100 2034 \$21,700 \$200 \$200 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Drive-thru Booths \$200 100% Now \$1,100 2034 \$21,700 \$200 ir Infiltration, Extent : Moderate, Area Affected : 10% Location : Drive-thru Canopy \$200 100% 0-2 \$3,900 \$39,000 \$39,000 \$32,000 0miding, Extent : Moderate, Area Affected : 10% Location :

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 SAMUEL PERRY CENTER

Asset # : 15726

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
nterior								
Floors								
Mosaic Tile	Broken/M Location Worn/Erod	n : Toilet Ro	: Severe, Area Affe			5	\$1,000	
Vinyl Tile	Broken/M Location Loose Unit Location Misaligne Location Worn/Eroo	1 : Through its, Extent : 1 : Through d/Bulging, 1 : Through	Severe, Area Affec out Extent : Severe, Arc out : Moderate, Area A	ted : 10% ea Affect	6 ed : 5%	3	\$5,900	
Interior Walls		0						
Concrete Masonry Unit			\$17,600 nt : Light, Area Aff bby	LIFE Sected : 5	**	5	\$3,700	
Gypsum Board	30%			LIFE	* *	5-10	\$9,500	
Masonry: Brick	20%			LIFE	* *	10	\$1,100	
Ceilings								
AcousTileSusp.Lay-In	Location Staining/L Location Worn/Eroo	issing Elem 1 : Through Discoloring, 1 : Through	Extent : Moderate out : Moderate, Area A	e, Area Aj	ffected : 10%	5	\$7,200	
Metal Panel	Location	ervation, E 1 : Toilet Ro tion : Locat		LIFE ffected :	**	5	\$9,100	
ite 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.

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 SAMUEL PERRY CENTER

Asset # : 15726

			Asset # : 15					
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
ite Pavements On-Site Walkways Asphalt		2-4 Crumbling, : South Si	\$1,000 Extent : Moderate de	2044 , Area Aj	* * ffected : 5%			
Cast in Place Concrete	80% Cracking/ Location Misaligned Location Tripping H	Now Crumbling, : Through d/Bulging, : Through lazard, Ext	\$98,500 Extent : Severe, An out Extent : Severe, Are	ea Affect	red : 10%			
Parking/Driveway Cast in Place Concrete	Broken/Mi Location Cracking/	: Curbs A Crumbling,	\$356,600 eents, Extent : Sever long Drive-thru Boo Extent : Moderate ru Road Surfaces	oths				
lectrical								
System Component Type	% of Total	Current Fail Date (Years)	Estimated Cost		re Replacement Estimated Cost	Cycle (Yrs)	aintenance Estimated Cost	Priorit
nder 600 Volts Service Equipment Molded Case Bkrs	Location	: Electrico	Extent : N/A, Area A al Room 350 Ampere Main L			5	\$300	
Switchgear / Switchboard Molded Case Bkrs	100%			2035	\$32,700	5	\$200	
				-000	\$52,700	0	\$300	
Raceway Conduit	100%			2035	\$10,000	1	\$300	
Conduit Panelboards Molded Case Bkrs	100% 100%					1	\$300	
Conduit Panelboards	100% 60% Insulation	-	ent : Light, Area Aff out The Building	2035 2034 2034	\$10,000 \$20,100 \$7,300	1		
Conduit Panelboards <u>Molded Case Bkrs</u> Wiring Braided Cloth Thermoplastic	100% 60% Insulation	-		2035 2034 2034	\$10,000 \$20,100 \$7,300	1		
Conduit Panelboards Molded Case Bkrs Wiring Braided Cloth	100% 60% Insulation Location	-		2035 2034 2034 fected : 1	\$10,000 \$20,100 \$7,300	1 5 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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES SAMUEL PERRY CENTER

Asset # : 15726

		et # : 15726				
Electrical	Current Repair Future Replacement				aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Egress Lighting						
Emergency, Battery	50%	2040	* *	10	\$1,200	
Exit, Battery	50%	2040	* *	10	\$300	
Exterior Lighting						
HID	30%	2030	\$14,100	10		
No Component	70%					
larm						
Security System						
Generic	100%	2040	* *	1	\$3,700	
	Other Observation, Extent : N	N/A, Area Affected :	100%			
	Location : Throughout The					
	Explanation : CCTV Survei	llance System				
Fire/Smoke Detection	X					
Generic, Analog	100%	2030	\$25,900	1-3	\$6,300	
					. ,	
Mechanical	Current Repair	Future	e Replacement	M	aintenance	,
System Component	% of Fail Date Estima	ated Cost Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Туре	Total (Years)	FY		(Yrs)		
Ieating						
Energy Source	20%	2035		1		
Electricity	20% 80%	2033 2035	\$400	1		
Natural Gas			\$400	1		
	Other Observation, Extent : N	V/A, Area Affectea :	100%			
	Location : Roof					
	Explanation : 2 Packaged R	cooftop Units Report	ed Under Air Con	ditioning	F	
Conversion Equipment					****	
Radiant Heater	20%	2030	\$52,200	2	\$900	
No Component	80%					
	Other Observation, Extent : N	\sqrt{A} , Area Affected : (0%			
	Location : Roof					
	Explanation : 2 Packaged R	cooftop Units Report	ed Under Air Con	ditioning	-	
Air Conditioning						
Energy Source						
Electricity	100%	2034	\$27,600	1		
Conversion Equipment						
Ext Pkg Unit -	90%	2030	\$151,800	2	\$600	
Heating/Cooling						
	R-22 Refrigerant, Extent : Lig	sht, Area Affected : 1	100%			
	Location : Roof					
Ext Pkg Unit -	8%	2035	\$13,500	2	\$100	
Heating/Cooling		2000	<i><i><i>q</i>10,000</i></i>	-	ψ100	
rieunig, cooning	R-410a Refrigerant, Extent :	Light, Area Affected	: 100%			
	Location : Roof					
	-	¢000 2025		1		
Window/Wall Unit	2% Now Broken, Extent : Severe, Area	\$800 2035	\$800	1		
	Krokon Extent Severe Area	Attoctod · IIIIV/				
	Location : Electrical Room	Affected . 10070				

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES SAMUEL PERRY CENTER

Asset # : 15726

Mechanical	Current Rep	air	Future Replacement		Maintenance			
System Component Type	% of Fail Date Es Total (Years)		lear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
entilation								
Distribution								
Ductwork/Diffusers	100% Now	+0,000 -	IFE	* *	2-5	\$5,600		
	Broken, Extent : Light, A							
	Location : Locker Room	m, Closet, Electrica	al Roc	om				
Exhaust Fans								
Roof	100%	2	030	\$19,500	2	\$300		
lumbing								
H/C Water Piping								
Brass/Copper	100%	2	035	\$128,900	1			
Water Heater With Tanks								
Electric	100%	2	033	\$23,800	4			
	Other Observation, Exte	nt : N/A, Area Affec	cted :	1%				
	Location : Closet							
	Explanation : One 50 (Gallon Unit						
Sanitary Piping								
Cast Iron	100%	L	IFE	* *	1			
Storm Drain Piping								
Cast Iron	100%	L	IFE	* *	1			
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.

DEPARTMENT OF CORRECTION - FY 2025 Print Date: 04-Oct-2024

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		023		NS BUILDING : N/A : 1990 / 2015 : CORRECTION : NONE : 2096863	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architec			\$90,200		
Interior Architect	ture				\$79,700
Electrical			\$127,200		\$290,900
Mechanical					\$2,258,000
Total			\$217,400		\$2,628,600
Importance Code	А		\$90,200		\$67,600
Importance Code	В		\$127,200		\$2,561,000
Total			\$217,400		\$2,628,600
EXPENSE		FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture	\$29,600	\$5,700		
Interior Architect	ture	\$66,400		\$800	\$10,300
Electrical		\$10,500	\$1,400	\$1,500	\$6,200
Mechanical		\$723,000	\$330,300	\$330,800	\$731,800
Site Enclosure		\$4,800			
Site Pavements		\$5,500			\$200
Elevators/Escalat	tors	\$7,200	\$7,200	\$7,200	\$7,200
T ()		¢0.47.000	£244 (00	6240 200	\$ 755 700

Total	\$847,000	\$344,600	\$340,300	\$755,700
Importance Code C	\$20,200			\$200
Importance Code B	\$797,200	\$338,800	\$340,300	\$755,500
Importance Code A	\$29,600	\$5,700		
Total	\$847,000	\$344,600	\$340,300	\$755,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$5,500			\$200
Site Enclosure	\$4,800			



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

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

Asset # : 4129

Architecture	Current	Current Repair Future Replacement				aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$9,200	
	Recent Repair Evide			ed : 10%			
	Location : Founda	tions Of Metal Egre					
Metal, Corrugated	95%		2055	* *	1		
Windows Aluminum	100% Now Ctrwt/Balnc Not Fun	\$90,200 htt Extent · Severe	2043 Area Affi	* *	5	\$1,200	
	Location : Through		217 cu 21990				
	Unit Inoperable, Ext		ffected :	20%			
	Location : Office A		,,,				
Parapets							
Metal Panel	20%		2055	* *	5	\$1,700	
Metal: Cage/Fence	80%		2052	* *	5-10	\$13,700	
	Recent Installation,	Extent : N/A, Area A	Iffected :	100%			
	Location : Roof						
Roof							
Modified Bitumen	100% 0-2 Gut/DS Non Func/M Location : Downsp Ponding, Extent : Ma Location : Over El	outs Throughout	ted : 10%				
Soffits							
Metal, Corrugated	100%		2055	* *	1		
nterior							
Floors					_		
Mosaic Tile	5%	-	2048	* *	5	\$1,600	
	Other Observation, I Location : 2nd Flo		ffected :	100%			
	Explanation : Loca	tion Noted	2011	ate ate		#10.000	
Raised Access Floor	40%		2044	* *	5	\$19,000	
	Other Observation, I				C		
	Location : Offices .		n Ist Flo	or with various Si	urfaces		
	Explanation : Loca			* =0 = 00		* - • •	
Sheet Vinyl/Rubber	5% 4+	\$15,900	2035	\$79,700	5	\$500	
	Worn/Eroded, Exten			50%			
	Location : Entry Lo	-					
Vinyl Tile	50% 0-2 Cracking/Crumbling Location : At Thres	holds And 2nd Floo	or		3	\$2,400	
	Worn/Eroded, Exten			10%			
	Location : Through	nout Administrative	Snacos				

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

Asset # : 4129

Architecture	Current Repair Future Replaceme			e Replacement	ent Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cos ars)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls	1000/ 0/	*	LIPP	* *	-	¢11.000	
Gypsum Board	Location : Vin	2 \$9,900 Elements, Extent : Lig vl Baseboard Missing on, Extent : Moderate	ght, Area Aj At 2nd Flo	ffected : 5% or	5	\$11,000	
		th Wall Of Computer	00				
Ceilings		v .					
AcousTileSusp.Lay-In	Location : Thr Staining/Discole	2 \$21,000 ging, Extent : Moderat oughout Offices oring, Extent : Light, A ninistration, Kitchen A	te, Area Aff Area Affecte	ed : 5%	5	\$5,700	
Gypsum Board	10%		LIFE	* *	5-10	\$4,300	
ite Enclosure							
Fence/Gates Aluminum Rail	Location : Ext	w \$3,900 ng, Extent : Moderate erior Stair Throughou vident, Extent : N/A, 2	, Area Affeo t		5	\$4,300	
	Location : Var	ious Railings					
Chain Link	50%		2055	* *			
Free Standing Walls Cast in Place Concrete	100% 4- Cracking/Crum Location : Loa	bling, Extent : Moderd		* * fected : 5%			
ite Pavements							
On-Site Walkways		****					
Cast in Place Concrete	Location : Wes Cracking/Crumb Location : Ran Sinking/Subsidin Location : Wes	Elements, Extent : Se et Loading Dock bling, Extent : Modera np, Stairs And Walkwa ng, Extent : Severe, Ar et Walkway	vere, Area A ute, Area Af uys Througi ea Affected	fected : 15% hout : 2%			
Metal	Location : Ext Other Observati Location : Ext	2 \$1,600 ivident, Extent : N/A, A erior Egress Stairs Th on, Extent : Moderate erior Egress Stairs Th Rust And Deteriorated	Area Affecto roughout e, Area Affe roughout		1-3	\$600	
Parking/Driveway							
Asphalt	100% 2- Cracking/Crumb Location : Nor	bling, Extent : Light, A		* * ed : 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.

Asset # : 4129

lectrical	Current Repair Future Replacement Maintenance					aintenance		
ystem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ver 600 Volts								
Transformers								
Dry Type	Location :	Electrica			* * 100% High Voltage-480/2	3 277 Low	Voltage Supply	
Feeders			· · · · · · · · · · · · · · · · · · ·	,				
Cable	100%			2043	* *	1		
Raceway	10070			20.0		-		
Conduit	100%			2045	* *	1		
nder 600 Volts	10070			2045		1		
Service Equipment Molded Case Bkrs	Location :	Electrica	xtent : N/A, Area A l Room ,600 Ampere Mair			5	\$200	
Transformers	1		, <u>1</u>					
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	\$57,100	5	\$100	
round								
Grounding Devices Generic	100%			LIFE	* *	5	\$200	
and-by Power								
Transfer Switches					-		** · · ·	
Automatic	100%			2048	* *	1	\$2,600	
Generators Diesel	Location :	erable, E. Outdoor				1	\$2,900	
	Location :	Outside I	xtent : N/A, Area A Enclosure ,250 Kilowatt Rate					
Batteries Lead/Acid	100%			2029	\$4,700	5	\$300	
	10070			2029	\$4,700	3	\$300	
Fuel Storage Main Tank	100% Other Obser Location :		xtent : Light, Area Enclosure	2063 Affected	* * : 100%	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.

Asset # : 4129

lectrical		Current F	Repair	Futu	e Replacement	Μ	aintenance	
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Interior Lighting								
Fluorescent	-	And Fixtur : First Flo	res, Extent : Light, or	2030 Area Aff	\$86,100 ected : 100%	10	\$2,700	
Fluorescent	60% T-12 Lamps	s And Fixti	ures, Extent : Light Sout Second Floor	2030 , Area Aj	\$147,600 ffected : 100%	10	\$4,600	
LED	5%			2040	* *			
Egress Lighting	-							
Emergency, Service Exit, Service	Not Function	0	\$1,700 ent : Moderate, Ard out First And Seco			1 1		
Exterior Lighting								
HID	25%			2030	\$18,900	10		
LED	5%			2040	* *			
No Component	70%							
Security System Generic	Location	: Through	xtent : N/A, Area A out The Building ⁷ Surveillance Syst		* *	1	\$3,100	
Fire/Smoke Detection Generic, Digital	100%			2035	\$41,700	1-3	\$5,300	
lechanical		Current F	Repair	Futu	e Replacement	м	aintenance	
ystem Component Type	% of 1 Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
eating								
Energy Source Plant Campus Steam / PRV	45%	Now	\$1,000	2035	\$1,000	1		
TIC		nt, Extent : Crawlspo	: Moderate, Area A ace	Iffected :	100%			
Electricity	Location	: Offices	xtent : N/A, Area A ted Under Air Cor			1		
No Component	5% Other Obse		xtent : N/A, Area A					
	Explanati							

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

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

Asset # : 4129

			A3561#.4					
Mechanical		Current Repair Future Replacement				M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Conversion Equipment Heat Exchanger, Shell & Tube				2031	\$67,600			
No Component	2%							
Distribution								
Hot Wtr Piping/Pump	95%			2043	* *	4	\$600	
Steam Piping/Pump	5%			2045	* *			
Terminal Devices Convector/Radiator No Component	20% 80%			2040	* *	1	\$500	
ito component		ervation. E	Extent : N/A, Area A	Iffected :	0%			
	Location							
			rted Under Air Cor	nditionin	g			
Air Conditioning	1	-1 -			2			
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	5%			2029	\$13,200	2		
	-	-	tent : Light, Area A r Mechanical Room		100%			
Ext Pkg Unit - Heating/Cooling	10%			2035	\$27,200	2	\$100	
			tent : Light, Area A r Units. Roof	ffected :	100%			
Ext Pkg Unit - Heating/Cooling	5%			2035	\$13,600	2		
			Extent : Light, Area n Controls Unit. Re		d : 100%			
Split Unit	Location	: Roof	Extent : N/A, Area A		\$303,400 100%			
			its. R-407c Refriger					
Window/Wall Unit	Broken, E:		\$600 re, Area Affected : Il Storage Room, E		\$600 Room	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,400	
Exhaust Fans								
Roof	50%			2030	\$15,700	2	\$100	
Wall Unit	50%			2030	\$3,500	2	\$100	
Plumbing H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
¥¥								

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

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

Asset # : 4129

Mechanical	Current Repair	Future	Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Plumbing							
Water Heater With Tanks							
Electric	100%	2033	\$45,600	4			
	Other Observation, Extent : N/A, A	rea Affected : 10	00%				
	Location : 1st Floor Mechanical	Room					
	Explanation : One 40 Gallon Uni	it					
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2035	\$7,200	1	\$500		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : N/A, A	rea Affected : 10	00%				
	Location : 1st To 2nd Floor						
	Explanation : 1 Unit						
Fire Suppression							
Chemical System							
Generic	100%	2030	\$1,887,100	1-3	\$4,853,600		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : 1st Floor Back Up Bai						
	Explanation : 1 Unit, 200 Square	Feet; 1 Unit, 1	000 Square Feet				

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

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

DEPARTMENT OF CORRECTION - FY 2025 Print Date: 04-Oct-2024

Asset Name	: RIKERS	ISLAND FACILIT	TIES TRANSPORTATION GA	ARAGE	
Address	: 17-17 HAZ	ZEN 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-20	23	Landmark Status	: NONE	
Areas Surveyed	: Roof, Floo	ors 1,2			
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture		\$1,494,700		\$4,683,400
Interior Architect	ture		\$6,044,700		\$157,300
Electrical			\$367,300		\$1,400,400
Mechanical			\$1,396,400		\$5,612,300
Site Pavements			\$633,100		
Total			\$9,936,200		\$11,853,400

Total	\$9,936,200	\$11,853,400
Importance Code A	\$1,494,700	\$4,926,400
Importance Code B	\$7,197,600	\$6,927,000
Importance Code C	\$1,244,000	
Total	\$9,936,200	\$11,853,400

Total	\$483,500	\$50,900	\$251,600	\$100,000
Importance Code C	\$11,000			
Importance Code B	\$457,000	\$50,900	\$246,100	\$100,000
Importance Code A	\$15,600		\$5,500	
Total	\$483,500	\$50,900	\$251,600	\$100,000
Mechanical	\$252,200	\$38,900	\$45,200	\$75,400
Electrical	\$57,800	\$12,000	\$12,400	\$19,100
Interior Architecture	\$157,900		\$188,500	\$5,500
Exterior Architecture	\$15,600		\$5,500	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

rchitecture	Current Repair	M	Maintenance		
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	50/ NI \$107.500	TIEE **	~	\$76 500	
Masonry: Bluestone	5% Now \$187,500 Broken/Missing Elements, Extent : Sev Location : Sills At Windows Above G Loose Units, Extent : Severe, Area Affe Location : Sills At Windows Above G	ere, Area Affected : 30% Farage Area Eccted : 25%	5	\$76,500	
Masonry: Brick	60%Now\$666,200Broken/Missing Elements, Extent : SevLocation : Below Garage Windows ADiagonal Cracks, Extent : Severe, AreaLocation : 2nd Level Walls At LowerJoint Mortar Miss/Erod, Extent : ModeLocation : ThroughoutCaulking Deteriorated, Extent : ModeLocation : ThroughoutVertical Cracks, Extent : Severe, AreaLocation : At Various Corners	vere, Area Affected : 2% ht Lower Roofs a Affected : 5% Roofs erate, Area Affected : 20% rate, Area Affected : 2%	5	\$42,000	
Metal Sect. OHD	5%	2048 **	5	\$10,900	
Metal Coiling Doors	30% Now \$86,400 Corrosion/Rusting, Extent : Light, Are Location : Various Locations Throug Unit Inoperable, Extent : Severe, Area Location : East Door Of South Faca	hout Affected : 5%	5	\$32,800	
Windows					
Steel	100%Now\$187,900Air Infiltration, Extent : Light, Area AyLocation : ThroughoutCorrosion/Rusting, Extent : Light, AreeLocation : Various Lintels ThroughouUnit Inoperable, Extent : Moderate, ALocation : Various Locations ThrougWater Penetration, Extent : Moderate,Location : Throughout Garage Area	a Affected : 30% ut Garage Area rea Affected : 25% hout	5	\$40,500	
Parapets Maconny Prick	509/		5 10	¢14 000	
Masonry: Brick Metal Panel	50% 40% Other Observation, Extent : N/A, Area Location : Throughout Explanation : Coping Cap	LIFE ** 2055 ** Affected : 100%	5-10 5	\$14,900 \$6,800	
Metal Rail	Image: Constraint of the constra	2048 * * a Affected : 10%	5	\$3,100	

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE

Asset # : 2031

			A3361 # . 2					
Architecture		Current Repair Future Replacement				Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Roof Built-Up (BUR)	Debris on Location Water Pen	n : Lower R netration, E	xtent : Moderate, A	rea Affeo	cted : 10%			
.	Location	1 : Through	out Garage And 2n	d Floor	Offices			
nterior Floors								
Carpet	Worn/Ero		\$56,500 : Severe, Area Affe 2nd Floor Offices	2028 cted : 50	\$188,500 %	3	\$8,300	
Cast in Place Concrete	Location Water Pen	el Cracks, E n : Through netration, E	\$2,356,800 ixtent : Light, Area out ixtent : Light, Area Locations In Garag	4ffected		5	\$157,300	
Mosaic Tile		ded, Extent	\$100,000 : Moderate, Area A ilet And Shower Fa		**	5	\$6,900	
Raised Access Floor			\$30,800 e, Extent : Moderate Office	2038 e, Area A	* * ffected : 5%	5	\$10,400	
Vinyl Tile	Broken/M Location Cracking/ Location Worn/Eroo	1 : Through Crumbling, 1 : Through	Extent : Moderate out Offices : Moderate, Area A	, Area A <u>j</u>	fected : 25%	3	\$8,300	
Interior Walls								
Concrete Masonry Unit			\$610,800 Extent : Moderate, A Per Walls	LIFE Irea Affe	* * cted : 20%	5	\$27,000	
Gypsum Board	10%			LIFE	* *	5-10	\$14,300	
Metal: Cage/Fence	10%			LIFE	* *	10	\$1,700	

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

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

Asset # : 2031

			A3501 # . 2					
Architecture		urrent Re			e Replacemen		Maintenance	
System Component Type		il Date 🛛 Years)	Estimated Cost	Year FY	Estimated Co	ost Cycl (Yrs	e Estimated Cost	Priority
nterior								
Ceilings	100/	0.2	¢25.400	20.40		** 5	#5.500	
AcousTileSusp.Lay-In	Broken/Missin Location : T Staining/Disc	Throughou oloring, H	\$35,400 nts, Extent : Mod it Offices Extent : Light, Are it 2nd Floor Offic	ea Affecte	ea Affected : 15	5	\$5,500	
Exposed Struc: Concret			\$63,900 Extent : Light, Are p	LIFE ea Affecte		** 5	\$1,700	
Exposed Struc: Steel	Location : M Water Penetre	sting, Ext Aens Lock ation, Ext	\$1,664,900 ent : Severe, Area ter Room And Va. ent : Moderate, A ocations In Main	rious Loc rea Affec	d : 5% cations In Main	* * Garage		
Gypsum Board	10%			LIFE	*	* 5-10	\$38,000	
Metal Panel	Location : V Staining/Disc	Elements, /arious 2n oloring, E	\$70,600 Extent : Severe, Ind Floor Offices Extent : Moderate Ind Floor Offices		fected : 5%	* 5	\$6,900	
Site Enclosure								
Fence/Gates Chain Link	100%			2055	*	: *		
Site Pavements On-Site Walkways								
Cast in Place Concrete	Location : 1 Sinking/Subsi Location : N	mbling, E Throughou ding, Exte Aain Entr ent : Mode	ent : Moderate, A ance East Side erate, Area Affect	rea Affec	ffected : 10%	: *		
Parking/Driveway								
Asphalt	Location : 1 Ponding, Exte Location : S	mbling, E Throughou ent : Mode Couth Lot ent : Seve	\$565,400 Extent : Moderate ut erate, Area Affect re, Area Affected	ted : 5%		* *		
	Sinking/Subsi Location : S		ent : Moderate, A	rea Affec	cted : 5%			
Cast in Place Concrete	10%			2048	*	: *		
				-				

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

Asset # : 2031

lectrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100% Other Obs		Extent : N/A, Area A	2035 ffected ·	\$14,500	5	\$300	
		: Electrice		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Explana	tion : One -	400 Ampere, One 6	00 Ampe	re And One 800 An	npere Ma	in Disconnect	
	Switches		*	•		^		
Transformers								
Dry Type	100%		7	2033	\$51,500	5	\$300	
			Extent : N/A, Area A		100%			
			al And Mechanical	Spaces				
<u>G</u> (<u>G</u> (<u>1</u> 1 1 1	Explana	tion : Vario	ous Capacities					
Switchgear / Switchboard Molded Case Bkrs	100%			2035	\$125 200	5	\$1,900	
Raceway	100%			2055	\$125,300	5	\$1,900	
Conduit	100%			2035	\$21,300	1		
Panelboards	10070			2035	\$21,500	1		
Molded Case Bkrs	95%			2034	\$73,100	5	\$1,800	
Molded Case Bkrs	5%			2051	**	5	\$100	
Wiring							4-00	
Thermoplastic	100%			2035	\$43,600	1		
Motor Controllers								
Locally Mounted	100%			2033	\$177,100	5	\$500	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,200	
and-by Power								
Transfer Switches				• • • •		~	***	
Automatic	100%			2048	* *	1	\$22,700	
Generators	1000/			0011	ماد ماد		#2 0 < 0.0	
Diesel	100%		7	2044	* *	1	\$28,600	
			Extent : N/A, Area A			ldina		
			or Enclosure Next 1 1,250 Kilowatt Cap			aing		
Batteries	Ехріана	uon. One	1,250 Knowan Cap	ucity Ge	neruior			
Lead/Acid	100%			2029	\$4,700	5	\$2,700	
Fuel Storage	10070			2027	φτ,700	5	$\psi_{2}, 700$	
Main Tank	100%			2063	* *	5		
muni funix		ervation. F	Extent : N/A, Area A		100%	5		
		: Outside		,, . .				
			2,500 Gallon Tank					

Lighting

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

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

Asset # : 2031

lectrical		Current	Repair	Futu	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting	•							
Interior Lighting Fluorescent		os And Fixt	ures, Extent : Light out Second Floor	2030 , Area Aj	\$403,500 ffected : 100%	10	\$27,100	
Fluorescent	-		t Light, Extent : Lig out The Garage Ar		\$302,600 Affected : 100%	10	\$20,300	
LED	30%			2040	* *			
Egress Lighting Emergency, Service Emergency, Battery	45% 5%			2030 2040	\$39,500 * *	1 10	\$900	
Exit, Battery	50%			2040	* *	10	\$2,500	
Exterior Lighting LED No Component	30% 70%			2040	* *			
Generic		ervation, H	Extent : N/A, Area A out The Building	2035 ffected :	\$267,300 100%	1	\$27,600	
	Explana	tion : CCT	V Surveillance Syst	em				
Fire/Smoke Detection Generic, Analog	100% Malfunctio	Now oning, Exte	-	2045	* * d : 100%	1-3	\$41,400	
Generic, Analog	100% Malfunctio	Now oning, Exte 1 : Second I	V Surveillance Syst \$367,300 nt : Moderate, Area Floor Corridor	2045 a Affecte	d : 100%	_		
Generic, Analog	100% Malfunctio	Now oning, Exte a : Second I Current	V Surveillance Syst \$367,300 nt : Moderate, Area Floor Corridor	2045 a Affecte		М	aintenance	Priori
Generic, Analog lechanical vstem Component Type eating Energy Source Plant Campus Steam /	100% Malfunctii Locatior % of Total	Now oning, Exte a : Second I Current Fail Date	V Surveillance Syst \$367,300 nt : Moderate, Area Floor Corridor Repair	2045 a Affecte Futur Year	d : 100% re Replacement	M	aintenance	Priori
Generic, Analog lechanical ystem Component Type eating Energy Source	100% Malfunction Location % of Total 60% Other Obs Location	Now oning, Exte a : Second I Current Fail Date (Years) Now ervation, I a : 1st Floo tion : Leak	V Surveillance Syst \$367,300 Int : Moderate, Area Floor Corridor Repair Estimated Cost	2045 a Affecte Futur Year FY 2035	d : 100% re Replacement Estimated Cost \$4,700	M Cycle (Yrs)	aintenance	Priori
Generic, Analog lechanical /stem Component Type eating Energy Source Plant Campus Steam / PRV	100% Malfunction Location % of Total 60% Other Obs Location Explana 40% Other Obs Location	Now oning, Extend : Second I Current Fail Date (Years) Now servation, I : 1st Floo tion : Leak servation, I : Through	V Surveillance Syst \$367,300 ent : Moderate, Area Floor Corridor Repair Estimated Cost \$2,400 Extent : Moderate, A r Steam Room At Main Valve Extent : N/A, Area A out	2045 a Affecte Futur Year FY 2035 Area Affe 2045 ffected :	d : 100% re Replacement Estimated Cost \$4,700 ected : 10% * * 100%	M Cycle (Yrs) 1	aintenance	Priori
Generic, Analog lechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV	100% Malfunctii Location % of Total 60% Other Obs Location Explana 40% Other Obs Location Explana	Now oning, Extend : Second I Current Fail Date (Years) Now servation, I : 1st Floo tion : Leak servation, I : Through	V Surveillance Syst \$367,300 nt : Moderate, Area Floor Corridor Repair Estimated Cost \$2,400 Extent : Moderate, A r Steam Room At Main Valve Extent : N/A, Area A	2045 a Affecte Futur Year FY 2035 Area Affe 2045 ffected :	d : 100% re Replacement Estimated Cost \$4,700 ected : 10% * * 100%	M Cycle (Yrs) 1	aintenance	Priori

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

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

Asset # : 2031

		A5561 # . 2					
Mechanical	Currei	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Distribution Hot Wtr Piping/Pump	40% Now Corroded, Extent : Location : Throu	\$2,500 Severe, Area Affected ghout	2034 l : 10%	\$49,800	4	\$1,500	
Steam Piping/Pump	60% Now Leak Evident, Exte Location : 1st Fl	\$5,500 ent : Light, Area Affec oor Steam Room	2035 ted : 2%	\$273,700			
Terminal Devices			• • • • •				
Air Handler	Location : Roof	Extent : Light, Area A			1	\$13,700	
	Location : Roof Explanation : 2 (, Extent : N/A, Area A Units	jjeciea :	100%			
Convector/Radiator	40%		2033	\$186,300	1	\$9,600	
Induction Unit	10%		2031	\$21,100	1	\$2,400	
	Location : Roof	, Extent : N/A, Area A					
		ctwork Heating Coil					
Unit Heater - Steam	20%		2030	\$64,700	4	\$2,000	
Controls Pneumatic	100%		2029	\$1,100,900			
Air Conditioning				. , ,			
Energy Source							
Electricity	70%		2043	* *	1		
No Component	30%						
Conversion Equipment Exterior Pkg Unit - Cooling	3%		2030	\$46,800	2	\$100	
cooning	R-22 Refrigerant, Location : 1 Unit	Extent : Light, Area A On Roof	ffected :	10%			
Exterior Pkg Unit - Cooling	2%		2040	* *	2	\$100	
		t, Extent : Light, Area t At Building Exterior	Affectea	! : 100%			
Ext Pkg Unit - Heating/Cooling	10%		2030	\$239,300	2	\$500	
	Location : 3 Unit	Extent : Light, Area A s On Roof	ffected :	100%			
Split Unit		t, Extent : Light, Area its At Building Exterio		\$1,183,600 1 : 100%			
Window/Wall Unit No Component	20% 30%		2028	\$107,900	1		

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.

Asset # : 2031

	ASSet # . 2031							
Mechanical	Current Repair Future Replacement				Μ	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation								
Distribution Ductwork/Diffusers	60% Now Broken, Extent : Moo Location : Roof Insul. Deteriorating, Location : Roof			* * ed : 5%	2-5	\$24,700		
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$26,100		
Exhaust Fans Interior	20% On Extended Life, Ex Location : Worksho	-	2030 Affected :	\$126,300 100%	2	\$500		
Roof	80% Now On Extended Life, Ex Location : Roof Other Observation, I Location : Roof	Extent : N/A, Area A			2	\$1,400		
lumbing	Explanation : 3 Fa	n Covers Missing						
H/C Water Piping Brass/Copper	100% Now Leak Evident, Extent Location : 1st Floo		2035 ted : 2%	\$1,829,000	1			
HW Heat Exchanger Steam Fired	100% Now Leak Evident, Extent Location : 1st Floo		2035 Affected :	\$688,600 100%	4	\$7,300		
Sanitary Piping								
Cast Iron	100% Now Blockage /Clogged, I Location : Locker I	-		**	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures Generic	100%							
ire Suppression Standpipe	10070							
Generic	100%		2045	* *	1-5	\$37,300		
Sprinkler								
Generic	100% Now Leak Evident, Extent Location : 1st Floo		2045 ted : 2%	* *	1-2	\$17,900		
Chemical System								
Dry	100% Other Observation, 1 Location : Outside Explanation : 2 Set	Gas Refill Stations		\$188,400 100%	1-3	\$473,500		

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

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL		FY 2026 - 2029		FY 2030 - 2035
Interior Architecture		\$148,500		\$2,359,300
Electrical				\$308,600
Mechanical		\$91,100		\$1,202,000
Site Pavements		\$1,695,500		
Total		\$1,935,100		\$3,869,900
Importance Code A				\$60,700
Importance Code B		\$239,600		\$3,809,200
Importance Code C		\$1,695,500		
Total		\$1,935,100		\$3,869,900
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$46,100			
Interior Architecture	\$92,600			\$800
Electrical	\$3,000	\$1,500	\$1,700	\$1,700
Mechanical	\$4,600	\$500	\$1,600	\$500
Site Enclosure				
Total	\$146,200	\$2,000	\$3,200	\$3,100
Importance Code A	\$46,200		\$100	
Importance Code B	\$95,300	\$2,000	\$3,100	\$2,600
Importance Code C	\$4,700			\$500
Total	\$146,200	\$2,000	\$3,200	\$3,100



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.

Asset # : 2864

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type			Estimated Cost		Estimated Cost		Estimated Cost	Priority
xterior								
Exterior Walls Metal Panel		-	\$46,100 xtent : Light, Area Of Walls Throughou		* *	5	\$33,800	
Window Wall	-		ent : Light, Area A de Of Building	2055 ffected :	**	5	\$22,500	
Windows Metal/Detention Type	100%			2055	* *	5	\$5,000	
Roof Skylight, Plastic Not Accessible	Location :	Main Roo	ixtent : N/A, Area A of oof Hatch Key	2048 ffected :	**	1		
Soffits	Lapianaii	01.1101	ooj malen Key					
Metal, Corrugated	100%			2055	* *	1		
tterior Floors Cast in Place Concrete	-	-	Extent : Moderate cal And Locker Ro		* * ffected : 25%	5	\$7,900	
Poured Epoxy/Resin	5% Other Obse Location . Explanation	• Toilet Ro		2033 Iffected :	\$97,800 100%			
Quarry Tile	Location :	Entry Ve d, Extent	: Moderate, Area A			5	\$700	
Sheet Vinyl/Rubber	Location :	Impact D Through ed, Extent	: Moderate, Area A			5	\$8,800	
Vinyl Tile	15% Broken/Miss Location :	Now sing Elem Through ed, Extent	\$43,400 ents, Extent : Mode out : Moderate, Area A			3	\$1,000	
Interior Walls								
Ceramic Tile Fiberglass Panel	5% 95%			2044 LIFE	* *	5 10	\$1,000 \$4,700	

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

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

Asset # : 2864

		ASSEL # . 20	004				
Architecture	Curren	Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior							
Ceilings							
Fiber Board	95% 2-4	\$31,600	2035	\$632,100			
	-	ments, Extent : Light	t, Area Af	fected : 5%			
	Location : Throug						
	Worn/Eroded, Exter	it : Light, Area Affect	ted : 10%	ò			
	Location : Throug						
		Extent : N/A, Area A		100%			
	Location : Fiberg	lass Reinforced Pane	els				
	Explanation : Mat	terial					
Gypsum Board	5%		LIFE	* *	5-10	\$3,800	
ite Enclosure							
Fence/Gates							
Aluminum Rail	5%		2040	* *	5-10	\$10,600	
Chain Link	95%		2055	* *			
ite Pavements							
On-Site Walkways							
Cast in Place Concrete	100% 0-2	\$91,400	2048	* *			
	Cracking/Crumblin	g, Extent : Light, Are	ea Affecte	d : 10%			
	Location : Bus Pa	rking Lot					
Parking/Driveway							
Asphalt	100% 0-2	\$1,604,200	2044	* *			
	Cracking/Crumblin	g, Extent : Light, Are	ea Affecte	d : 10%			
	Location : Throug	hout					
	Misaligned/Bulging	, Extent : Severe, Are	ea Affecte	ed : 2%			
	Location : Near M	lain Entrance					
Electrical	Curren	Repair	Future	e Replacement	М	aintenance	
System							Derigerit
Component	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Туре	Iotal (Italis)				(113)		
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2045	* *	5	\$300	
	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location : Electri	cal Room					
	Explanation : Ma	in Service Disconnec	t Switch	Rated At 400 Amp	eres		
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							
The sum and a stic	1000/		2045	* *	1		

* *

1

2045

Thermoplastic

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.

100%

Ground

Asset # : 2864

	ASSEL	#.2004			
Electrical	Current Repair	Future Replacemer	t N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priorit
round					
Grounding Devices					
Generic	100%	LIFE	** 5	\$400	
tand-by Power					
Transfer Switches	1000/	2040	** 1	\$2,700	
Automatic	100%	2040	** 1	\$3,700	
Generators Not Accessible	100%				
Batteries	10078				
Not Accessible	100%				
Fuel Storage	10070				
Not Accessible	100%				
ighting					
Interior Lighting					
Fluorescent	10%	2030 \$35,5	00 10	\$1,100	
	T-12 Lamps And Fixtures, Extent	t : Light, Area Affected : 100%		-	
	Location : Throughout The Bui	ilding			
Fluorescent	60%	2035 \$212,9	00 10	\$6,700	
	T-8 Lamps And Fixtures, Extent :				
	Location : Throughout The Bui	ilding			
LED	30%	2040	* *		
Egress Lighting					
Emergency, Service	50%	2035 \$7,2	00 1		
Exit, Battery	50%	2035 \$16,5	00 10	\$400	
Exterior Lighting					
LED	30%	2040	* *		
No Component	70%				
larm					
Security System				. . .	
Generic	100%	2040	** 1	\$4,500	
	Other Observation, Extent : N/A,				
	Location : Throughout The Bui	-			
$\mathbf{F}' = \mathbf{I} \mathbf{O} \mathbf{O} \mathbf{O} \mathbf{O} \mathbf{O} \mathbf{O} \mathbf{O} O$	Explanation : CCTV Surveillan	ice System			
Fire/Smoke Detection	100%	2030 \$60,2	00 1 2	\$7,700	
Generic, Digital	Other Observation, Extent : N/A,		00 1-3	\$7,700	
	Location : Throughout The Bui				
	Explanation : Strobe Lights, M	-	Alarm Rel	ls	
	Expranation . SHOUL LISHIS, M	annat 1 an Stations, 1101113 Alla	mann Dell		
lechanical	Current Repair	Future Replacemer	t N	laintenance	
ystem	% of Fail Date Estimated	l Cost Year Estimated C	ost Cycle	Estimated Cost	Priorit
Component	Total (Years)	FY	(Yrs)		

(Yrs)

Heating

Туре

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

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

Asset # : 2864

			A5501 # . Z					
Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Energy Source								
Electricity	90%			2035		1		
-	Other Obse	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Roof						
	Explanat	ion : 3 Pad	ckaged Rooftop Un	its Repor	ted Under Air Con	ditioning	7	
Electricity	10%			2035		1		
-	Location	: Entrance		Iffected :	100%			
	Explanat	ion : Radu	ant Heaters					
Conversion Equipment	1.00/			2020	¢<0.700	2	ф <i>с</i> оо	
Radiant Heater	10%			2030	\$60,700	2	\$600	
No Component	90%							
Air Conditioning								
Energy Source Electricity	100%			2034	\$64,100	1		
Conversion Equipment	100%			2034	\$04,100	1		
Ext Pkg Unit -	95%			2020	\$272.200	2	\$700	
Heating/Cooling	93%			2030	\$372,300	2	\$700	
Treating/Cooling	R-22 Refrig Location		tent : Light, Area A	ffected :	100%			
Split Unit	5% R-410a Rej Location		Extent : Light, Area	2035 Affected	\$27,700 <i>l : 100%</i>			
/entilation		-						
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,700	
Exhaust Fans								
Interior	80%			2030	\$82,800	2	\$300	
Roof	20%			2030	\$9,100	2	\$100	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2035	\$299,600	1		
Water Heater With Tanks								
Electric	100%			2028	\$91,100	4		
			Extent : N/A, Area A	Iffected :	100%			
			Locker Room					
	Explanat	ion : 120 (Gallon Unit					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2030	\$10,400	1	\$700	
Fixtures								
Generic	100%							

Fire Suppression

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

Asset # : 2864

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler Generic	100%		2035	\$322,600	1-2	\$3,400	

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

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

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed		ZEN ST., I .150 / 2865	ACILITIES WI RIKERS ISLAN		: N/A d : 1993 / 1998 : CORRECTION : NONE	
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture			\$14,199,200		\$15,296,500
Interior Architect	ure			\$6,894,200		\$33,210,800
Electrical				\$6,691,800		\$4,996,200
Mechanical				\$7,418,500		\$839,500
Site Pavements				\$4,430,600		
Total				\$39,634,300		\$54,343,000
Importance Code	А			\$14,199,200		\$15,703,000
Importance Code	В			\$19,719,900		\$38,640,000
Importance Code	С			\$5,715,200		
Total				\$39,634,300		\$54,343,000
EXPENSE			FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architec	ture		\$31,900			
Interior Architect	ure		\$38,400			\$15,600

Total	\$138,400	\$23,700	\$37,100	\$81,000
Importance Code C	\$3,200			
Importance Code B	\$102,500	\$23,700	\$36,400	\$81,000
Importance Code A	\$32,700		\$800	
Total	\$138,400	\$23,700	\$37,100	\$81,000
Site Pavements	\$44,300			
Mechanical	\$4,800	\$4,400	\$11,700	\$34,700
Electrical	\$18,900	\$19,300	\$25,400	\$30,700
Interior Architecture	\$38,400			\$15,600
	. ,			



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

Asset # : 2865

chitecture	Current Repair	Future Replacement	М	aintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
erior								
Exterior Walls								
Metal Panel	100% Now \$5,637,400	2044 **	5	\$413,600	1			
	Broken/Missing Elements, Extent : Sever Location : Administration And Control							
	Deformed/Dented, Extent : Severe, Area							
	Location : Administration And Control Buildings							
	Other Observation, Extent : N/A, Area A	ffected : 100%						
	Location : Walls Of Cellular Structures		oof					
	Explanation : Component Clarification	1	-					
Windows	_ * 0							
Aluminum	100% Now \$7,817,700	2059 **	5	\$42,600				
	Air Infiltration, Extent : Severe, Area Af	fected : 50%						
	Location : Throughout							
	Water Penetration, Extent : Moderate, A	rea Affected : 25%						
	Location : Throughout							
Roof								
Single Ply Membrane	75% 0-2 \$744,100	2034 \$14,882,900						
	Punct/Tear/Impact Damage, Extent : Mo	00						
	Location : Food Service Cellular Strue							
	Other Observation, Extent : N/A, Area A	ffected : 100%						
	Location : Cellular Structures							
	Explanation : Location Noted							
Not Accessible	25%							
	Other Observation, Extent : N/A, Area A	ffected : 0%						
	Location : Administration And Food S	ervice Buildings						
	Explanation : No Access							
Soffits								
Metal Panel	100% Now \$31,900	2054 **	5	\$3,900				
	Broken/Missing Elements, Extent : Seven							
	Location : Administration Buildings A	nd Canopies Over On-site	Valkway	5				

Interior

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

Asset # : 2865

Architecture	Current Repair Future Re			e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors	1.00/			LIPP	* *	~	¢77.000	
Cast in Place Concrete	10%		xtent : N/A, Area A	LIFE		5	\$77,900	
			vice Building	gjecieu .	10070			
		tion : Loca	-					
Poured Epoxy/Resin	2%		\$38,400	2029	\$768,800			
Foured Epoxy/Resin			Extent : Moderate					
	-	-	vice Building	, леи лј	<i>Jecieu</i> . 570			
Over Tile	3%			2039	* *	5	\$2,000	
Quarry Tile		• =	\$75,700 ents, Extent : Seve			5	\$8,000	
		-	vice Cellular Stru		Ајјестей . 270			
			od, Extent : Moder		Affected · 20%			
			vice Cellular	<i>uie, 11/ee</i>	11 <i>jjeeteu</i> : 2070			
Sheet Vinyl/Rubber		Now	\$2,244,700	2034	\$22,447,000	5	\$133,500	
Sheet Villy/Rubber			: Moderate, Area A			5	\$155,500	
			And Housing Area					
Vinyl Tile		Now	\$1,326,900	2034		3	\$46,700	
villyr The			ents, Extent : Mod		\$6,634,500	3	\$40,700	
		1351ng Elem 1 : Through		<i>cruic</i> , <i>1</i> 17	eu 11jjeeleu . 2576			
		-	: Moderate, Area A	Affected ·	25%			
		1 : Through						
Interior Walls								
Concrete Masonry Unit	15%		\$302,700	LIFE	* *	5	\$13,400	
			tent : Light, Area A	ffected :	5%			
	Location	ı : Food Sei	vice Building					
Gypsum Board	20%		\$240,300	LIFE	* *	5	\$26,700	
			: Light, Area Affec					
	Location	ı : Through	out Administration	And Cor	ntrol Buildings			
Metal Security Bars	15%			LIFE	* *			
Plywood/Hardboard	50%		\$741,600	LIFE	* *			
			: Light, Area Affec					
	Location	1 : Holding	And Housing Area	s Within	Cellular Structures	5		
Ceilings	2 5 0 (¢105000	2024	#2 01 5 000			
Fiber Board		Now	\$195,900	2034	\$3,917,900			
			: Moderate, Area A					
		0	out Administration				<i></i>	
Metal Panel	10%		\$118,800	LIFE	* *	5	\$46,500	
		-	xtent : Moderate, A		cted : 20%			
		-	out Food Service B					
Plywood/Hardboard	55%		\$878,700	2044	**	1		
	0	0	Extent : Light, Are	00				
		-	And Housing Area			5		
			: Moderate, Area A		10%			
	Location	1 : 1 nrough	out Cellular Struct	ures				

Site Enclosure

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

Asset # : 2865

			Asset # : Z	000				
Architecture		Current	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Fence/Gates	1000/			2054	* *			
Chain Link	100%		7	2054				
			Extent : N/A, Area A		100%			
			Razor Ribbon At T	ор				
ite Pavements	Explana	tion : Aaati	tional Component					
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$3,200	2039	* *			
			ents, Extent : Mode		ea Affected : 5%			
		-	s Connecting The					
			Extent : Moderate					
	-	-	Administration Bu		•			
Parking/Driveway								
Asphalt	75%	0-2	\$3,043,300	2037	* *			
			, Extent : Light, Are	ea Affecte	ed : 20%			
		ı : Through						
	0	0	xtent : Moderate, A	00				
	Location	ı : Drivewa	y Connecting The O	Cellular	Structures			
Cast in Place Concrete	25%	0-2	\$1,387,300	2039	* *			
	Broken/M	issing Elen	ents, Extent : Sever	re, Area .	Affected : 5%			
		ı : Through						
	-	Crumbling, 1 : Through	, Extent : Moderate out	, Area Aj	ffected : 20%			
Activity Yard Cast in Place Concrete			\$41,100 Extent : Light, Are out	2039 ea Affecte	* * ed : 25%			
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Not Accessible	100%							
Transformers								
Dry Type	100%			2032	\$51,500	5	\$700	
			Extent : N/A, Area A	ffected :	100%			
		ı : Mess Ha						
	Explana	tion : Vario	ous Dry Type Transj	formers i	Rated At Various C	apacities		
Switchgear / Switchboard	1000/							
Not Accessible	100%							
Raceway Conduit	1000/			2024	#000.100			
Conduit				/114/1	×××0 100	1		
	100%			2034	\$880,100	1		
Panelboards Molded Case Bkrs	100%			2034	\$923,100	5	\$5,300	

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

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

Asset # : 2865

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Wiring						
Thermoplastic	100%	2034	\$1,310,100	1		
Motor Controllers						
Not Accessible	100%					
bround						
Grounding Devices	1000/					
Not Accessible	100%					
stand-by Power						
Transfer Switches	1000/					
Not Accessible	100%					
Generators	1000/					
Not Accessible Batteries	100%					
Not Accessible	100%					
	100%					
Fuel Storage Not Accessible	100%					
ighting	10070					
Interior Lighting						
Fluorescent	95%	2029	\$5,644,500	10	\$176,600	
Tuorescent	T-8 Lamps And Fixtures, Ex			10	\$170,000	
	Location : Throughout Th					
HID	5%	2029	\$231,200	10	\$300	
Egress Lighting	0,0	2023	<i>Q_01,200</i>	10	<i>\$2</i> 00	
Emergency, Service	45%	2029	\$108,200	1		
Emergency, Battery	2%	2042	* *	10	\$1,000	
Exit, Service	45%	2029	\$75,800	1		
Exit, Battery	6%	2042	* *	10	\$800	
	Recent Installation, Extent	: N/A, Area Affected :	100%			
	Location : Mess Hall, We	est Facility				
Exit, Battery	2%	2029	\$11,100	10	\$300	
Exterior Lighting			. ,	-	· - · ·	
HID	25%	2029	\$455,500	10	\$200	
HID	5%	2034	\$91,100	10	* - *	
No Component	70%					
Alarm						
Security System						
Generic	100%	2034	\$733,100	1	\$75,700	
	Other Observation, Extent.		100%			
	Location : Throughout Th	-				
	Explanation : CCTV Surv	eillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2034	\$1,007,300	1-3	\$124,900	
	Other Observation, Extent	•••	100%			
	Location : Throughout Th	•				
	Explanation : Strobe Ligh	ts, Smoke Detectors, I	Horns, Alarm Bells	s, And Mo	anual Pull	
	Stations					

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

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

Asset # : 2865

Mechanical	Current Repair	Futur	e Replacement	Μ	aintenance					
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Ieating										
Energy Source										
Electricity	100%	2044	* *	1						
Conversion Equipment	10 /	2024	\$ 10 C 500	•	*2 000					
Radiant Heater	4% Other Observation, Extent : N/	2034	\$406,500	2	\$3,800					
	Location : Dinning Sprung, C	00	100%							
	Explanation : Electric Unit /									
No Component	80%	Cubinei Heulers								
No Component	Other Observation, Extent : N/2	A Area Affected ·	0%							
	Location : Throughout	i, mea nyjeerea .	070							
	Explanation : Packaged Unit	s Provide Electric	Heating And Cool	ing. Rep	orted Under Air					
	Conditioning		5	0, 1						
Not Accessible	16%									
	Other Observation, Extent : N/2	00	0%							
	Location : Various Sprungs - Not Accessible									
	Explanation : Electric Unit /	Cabinet Heaters								
Air Conditioning										
Energy Source	1000/	2042	* *	1						
Electricity Conversion Equipment	100%	2042	•••	1						
Ext Pkg Unit -	100%	2029	\$6,560,900	2	\$12,400					
Heating/Cooling	10070	2027	\$0,500,500	2	\$12,400					
	R-22 Refrigerant, Extent : Ligh	t, Area Affected :	100%							
	Location : Sprungs Exterior A									
/entilation										
Distribution										
Ductwork/Diffusers		57,600 LIFE	* *	2-5	\$56,500					
	Broken, Extent : Moderate, Are									
	Location : Dinning Sprung -									
	Corroded, Extent : Moderate, A									
	Location : Various Locations	0		or						
	Insul. Deteriorating, Extent : M Location : Various Locations			0.14						
NT / A 111		Ai Fuckagea Unii	s - sprungs Extern	or						
Not Accessible	50%	A America Affected	00/							
	Other Observation, Extent : N/. Location : Various Sprungs -	00	0%							
	Explanation : Interior Ductwo									
Exhaust Fans		<i>)</i>								
Interior	25%	2034	\$433,000	2	\$1,600					
Not Accessible	75%	2004	\$155,000	-	ψ1,000					
	Other Observation, Extent : N/	A, Area Affected :	0%							
	Location : Various Sprungs -									
	Explanation : Interior Exhaust									

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.

Asset # : 2865

		A3301#.2	000				
Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing							
H/C Water Piping							
Brass/Copper	25%		2044	* *	1		
Not Accessible	75%						
	Other Observation, E			0%			
	Location : Various S		ssible				
	Explanation : Copp	er Piping					
Water Heater With Tanks							
Electric	10%		2029	\$22,800	4		
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location : Dinning	Sprung					
	Explanation : Two I	20 Gallon Units					
Not Accessible	90%						
	Other Observation, E	xtent : N/A, Area A	ffected :	0%			
	Location : Various S	Sprungs - Not Acce	ssible				
	Explanation : Elect	ric Water Heaters					
Sanitary Piping	<u>^</u>						
Cast Iron	25%		LIFE	* *	1		
Not Accessible	75%						
	Other Observation, E	xtent : N/A, Area A	ffected :	0%			
	Location : Various S	Sprungs - Not Acce	ssible				
	Explanation : Cast	Iron Piping					
Fixtures	-						
Not Accessible	75%						
	Other Observation, E	xtent : N/A, Area A	ffected :	0%			
	Location : Various S	Sprungs - Not Acce	ssible				
	Explanation : Plum	bing Fixtures					
Generic	25%						
ire Suppression							
Standpipe							
Not Accessible	75%						
	Other Observation, E	xtent : N/A, Area A	<i>Iffected</i> :	0%			
	Location : Various S	Sprungs - Not Acce	ssible				
	Explanation : Stand						
Generic	25%		2044	* *	1-5	\$26,500	
Sprinkler						,	
Not Accessible	75%						
	Other Observation, E	xtent : N/A, Area A	Iffected :	0%			
	Location : Various S						
	Explanation : Sprin						
Generic	25%		2044	* *	1-2	\$14,200	
						÷= :,500	

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

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

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: RIKERS ISLAND FACILITIES/ COM	PLIANCE AND SAFETY CENTER
Address	: 12-00 HAZEN STREET RIKERS ISLA	ND
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 2026 - 2029		FY 2030 - 2035
Mechanical				\$80,100
Site Pavements		\$84,900		
Total		\$84,900		\$80,100
Importance Code B				\$80,100
Importance Code C		\$84,900		
Total		\$84,900		\$80,100
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$7,100		\$5,300	
Interior Architecture	\$18,900		\$400	\$1,000
Electrical	\$400	\$200	\$300	\$300
Mechanical	\$1,000	\$300	\$1,300	\$300
Site Enclosure	\$6,900			
Site Pavements	\$5,300			
Total	\$39,700	\$500	\$7,300	\$1,600
Importance Code A	\$7,200	\$100	\$5,400	\$100
Importance Code B	\$14,200	\$400	\$1,900	\$1,500
Importance Code C	\$18,300			
Total	\$39,700	\$500	\$7,300	\$1,600



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

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

Asset # : 13709

Architecture	Current Repair Future Re			e Replacement	Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Masonry: Brick Stucco Cement	20% 80%			LIFE 2048	* *	5 5	\$2,100 \$10,600	
Windows Aluminum	Air Infiltra	Now ation, Exter a : Through	\$5,600 at : Severe, Area Afj out	2051 Fected : 5	**	5	\$300	
Roof								
Asphalt Shingle Roll Roofing	Water Pen	Now etration, E. : Entry Ve	\$500 xtent : Severe, Area stibule	2044 2034 Affected	* * \$9,300 1 : 5%	10 5	\$1,100 \$600	
Soffits Metal Panel	100%			2055	* *	5-10	\$19,900	
nterior								
Floors Carpet Cast in Place Concrete	-	Crumbling, 1 : Basemen	Extent : Light, Are	2034 LIFE ea Affecte	\$28,700 * *	3 5	\$1,300 \$2,500	
Ceramic Tile	5%	. Dusemen		2044	* *	5	\$100	
Raised Access Floor	15%			2044	* *	5	\$1,600	
Vinyl Tile	Location Cracking/	issing Elem 1 : Locker H	Extent : Moderate			3	\$300	
Interior Walls								
Concrete Masonry Unit	Diagonal Location Water Pen	n : Basemer etration, E	\$11,100 tent : Moderate, Ar at Corridor xtent : Moderate, A at Server Room, Co	rea Affec	eted : 20%	5 0m	\$200	
Gypsum Board	Water Pen	Now etration, E. : Entry Ve	\$1,900 xtent : Moderate, A stibule	LIFE rea Affec	* * eted : 2%	5	\$2,100	
Ceilings Gypsum Board	Broken/Ma Location Water Pen	n : Basemer	\$3,800 eents, Extent : Light at - Exposed Insulat xtent : Severe, Area stibule	tion	-	5	\$2,800	
ite Enclosure								
Fence/Gates								

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

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

Asset # : 13709

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lite Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$6,900	2070	* *			
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	d : 20%			
	Location	: Exit Stai	r Cheek Walls					
	Explanat	ion : Jnt M	ortar Missing/ Ero	ded				
te Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$2,500	2048	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
	Location : West Exit Stair Landing							
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	-	: Through	-					
		0		2044	* *			
Pavers/Stone		Now	\$2,800	2044				
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location	: West Exi	t Stairs And Landir	ıg				
Parking/Driveway								
Asphalt	100%	2-4	\$84,900	2044	* *			
-	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 25%			
	Location	: North Ar	nd South Lots					

Electrical	Current Repai	ir Future Repl	acement	Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2045	* *	5	\$100		
	Other Observation, Extent	: N/A, Area Affected : 100%					
	Location : Electrical Roo	om					
	Explanation : Main Serv	ice Switch Rated At 600 Ampe	eres				
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	\$100		

Lighting

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

Asset # : 13709

lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Interior Lighting								
Fluorescent	5%	4 1 1 1 1		2030	\$2,700	10	\$100	
	-		ures, Extent : Ligh oor Bathroom And .					
LED	<u>95%</u>	. 1 11 51 1 10	or Bunroom Anu	2040	* *			
Egress Lighting	93%			2040				
Exit, Battery	100%			2035	\$5,600	10	\$200	
Exterior Lighting	10070			2033	\$5,000	10	φ200	
HID	28%			2035	\$6,300	10		
LED	2%			2040	* *			
No Component	70%							
arm								
Security System								
Generic	100%			2040	* *	1	\$900	
			Extent : N/A, Area A	Iffected :	100%			
			out The Building					
	Explanat	ion : CCT	V Surveillance Syst	em				
Eine /Conseller Detection								
Fire/Smoke Detection	100%		· · · · ·	2035	\$12 400	1_3	\$1,600	
Fire/Smoke Detection Generic, Digital	100% Other Obse	ervation F	Systemt · N/A Area	2035	\$12,400	1-3	\$1,600	
	Other Obse		Extent : N/A, Area A			1-3	\$1,600	
	Other Obse Location	: Through	out The Building	Iffected :	100%	_		
	Other Obse Location	: Through ion : Strob	out The Building	Iffected :		_		
Generic, Digital	Other Obse Location Explanat	: Through ion : Strob	out The Building e Lights, Manual H	lffected : Pull Statio	100%	lorns And		
Generic, Digital	Other Obse Location Explanat Detectors	: Through ion : Strob S Current I	out The Building e Lights, Manual F Repair	lffected : Pull Statio Futur	100% ons, Alarm Bells, H re Replacement	Iorns And	d Smoke aintenance	Priorit
Generic, Digital lechanical ystem Component	Other Obse Location Explanat Detectors	: Through ion : Strob S Current I	out The Building e Lights, Manual H	lffected : Pull Statio Futur	100% ons, Alarm Bells, H	Iorns And	1 Smoke	Priorit
Generic, Digital lechanical ystem Component Type	Other Obse Location Explanat Detectors	: Through ion : Strob s Current I Fail Date	out The Building e Lights, Manual F Repair	lffected : Pull Statio Futur Year	100% ons, Alarm Bells, H re Replacement	Iorns And M Cycle	d Smoke aintenance	Priorit
Generic, Digital lechanical ystem Component Type eating	Other Obse Location Explanat Detectors	: Through ion : Strob s Current I Fail Date	out The Building e Lights, Manual F Repair	lffected : Pull Statio Futur Year	100% ons, Alarm Bells, H re Replacement	Iorns And M Cycle	d Smoke aintenance	Priorit
Generic, Digital lechanical ystem Component Type eating Energy Source Plant Campus Steam /	Other Obse Location Explanat Detectors	: Through ion : Strob s Current I Fail Date	out The Building e Lights, Manual F Repair	lffected : Pull Statio Futur Year	100% ons, Alarm Bells, H re Replacement	Iorns And M Cycle	d Smoke aintenance	Priorit
Generic, Digital lechanical ystem Component Type eating Energy Source	Other Obse Location Explanat Detectors % of Total 100%	: Through ion : Strob S Current I Fail Date (Years)	out The Building e Lights, Manual F Repair Estimated Cost	Iffected : Pull Statio Futur Year FY 2045	100% ons, Alarm Bells, H re Replacement Estimated Cost * *	Horns And M Cycle (Yrs)	d Smoke aintenance	Priorit
Generic, Digital lechanical ystem Component Type eating Energy Source Plant Campus Steam /	Other Obse Location Explanat Detectors % of Total 100% Other Obse	: Through ion : Strob S Current I Fail Date (Years)	out The Building e Lights, Manual F Repair Estimated Cost	Iffected : Pull Statio Futur Year FY 2045	100% ons, Alarm Bells, H re Replacement Estimated Cost * *	Horns And M Cycle (Yrs)	d Smoke aintenance	Priorit
Generic, Digital lechanical ystem Component Type eating Energy Source Plant Campus Steam /	Other Obse Location Explanat Detectors % of Total 100% Other Obse Location	: Through ion : Strob Current I Fail Date (Years) ervation, E : Basemen	out The Building e Lights, Manual F Repair Estimated Cost	Iffected : Pull Statio Futur Year FY 2045	100% ons, Alarm Bells, H re Replacement Estimated Cost * *	Horns And M Cycle (Yrs)	d Smoke aintenance	Priorit
Generic, Digital	Other Obse Location Explanat Detectors % of Total 100% Other Obse Location	: Through ion : Strob Current I Fail Date (Years) ervation, E : Basemen	out The Building e Lights, Manual F Repair Estimated Cost Extent : N/A, Area A at	Iffected : Pull Statio Futur Year FY 2045	100% ons, Alarm Bells, H re Replacement Estimated Cost * *	Horns And M Cycle (Yrs)	d Smoke aintenance	Priorit
Generic, Digital lechanical ystem Component Type eating Energy Source Plant Campus Steam /	Other Obse Location Explanate Detectors % of Total 100% Other Obse Location Explanate	: Through ion : Strob Current I Fail Date (Years) ervation, E : Basemen	out The Building e Lights, Manual F Repair Estimated Cost Extent : N/A, Area A at	Iffected : Pull Statio Futur Year FY 2045	100% ons, Alarm Bells, H re Replacement Estimated Cost * *	Horns And M Cycle (Yrs)	d Smoke aintenance	Priorit
Generic, Digital	Other Obse Location Explanat Detectors % of Total 100% Other Obse Location Explanat 100%	: Through ion : Strob Current I Fail Date (Years) ervation, E : Basemen ion : Steam	out The Building e Lights, Manual F Repair Estimated Cost Extent : N/A, Area A at	Iffected : Pull Statio Futur Year FY 2045 Affected : uilding 2031	100% ons, Alarm Bells, H re Replacement Estimated Cost * * 100% \$12,200	Morns And Cycle (Yrs)	d Smoke aintenance Estimated Cost	Priorit
Generic, Digital	Other Obse Location Explanat Detectors % of Total 100% Other Obse Location Explanat 100% Other Obse	: Through ion : Strob Current I Fail Date (Years) ervation, E : Basemen ion : Steam	out The Building e Lights, Manual F Repair Estimated Cost Extent : N/A, Area A at n From Adjacent B	Iffected : Pull Statio Futur Year FY 2045 Affected : uilding 2031	100% ons, Alarm Bells, H re Replacement Estimated Cost * * 100% \$12,200	Morns And Cycle (Yrs)	d Smoke aintenance Estimated Cost	Priorit
Generic, Digital Iechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame	Other Obse Location Explanat: Detectors % of Total 100% Other Obse Location Explanat: 100% Other Obse Location	: Through ion : Strob Current I Fail Date (Years) ervation, E : Basemen ion : Stean	out The Building e Lights, Manual F Repair Estimated Cost Extent : N/A, Area A th n From Adjacent B Extent : N/A, Area A t	Iffected : Pull Statio Futur Year FY 2045 Affected : uilding 2031	100% ons, Alarm Bells, H re Replacement Estimated Cost * * 100% \$12,200	Morns And Cycle (Yrs)	d Smoke aintenance Estimated Cost	Priorit
Generic, Digital	Other Obse Location Explanat: Detectors % of Total 100% Other Obse Location Explanat: 100% Other Obse Location	: Through ion : Strob Current I Fail Date (Years) ervation, E : Basemen ervation, E : Basemen	out The Building e Lights, Manual F Repair Estimated Cost Extent : N/A, Area A th n From Adjacent B Extent : N/A, Area A t	Iffected : Pull Statio Futur Year FY 2045 Affected : uilding 2031	100% ons, Alarm Bells, H re Replacement Estimated Cost * * 100% \$12,200	Morns And Cycle (Yrs)	d Smoke aintenance Estimated Cost	Priorit

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

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

Asset # : 13709

Mechanical	Current	Repair	Future	Replacement	aintenance	nce	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Terminal Devices							
Convector/Radiator	30%		2040	* *	1	\$200	
No Component	70%						
	Other Observation,		ffected : (9%			
	Location : Baseme				-	a 1	
	Explanation : Repo With Heating Coils	orted Under Air Con	iditioning.	3 Carrier Direci	t Expansi	on Split Units	
r Conditioning	min Heating Cous						
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Split Unit	70%		2030	\$80,100			
	R-22 Refrigerant, Ex		ffected : 1	00%			
	Location : Side Of	The Building					
	Other Observation,		Affected :	100%			
	Location : Baseme						
	Explanation : 3 Ca	errier Direct Expans	ion Split U	Units			
Split Unit	25%		2040	* *			
	R-410a Refrigerant, Location : Building	Extent : Light, Area g Exterior: 2 Multi-S		: 100%			
Window/Wall Unit	5%		2028	\$900	1		
	Other Observation,	Extent : N/A, Area A	ffected : 1	00%			
	Location : Three C	offices On South Side	e Of The E	Building			
	Explanation : Loca	ntion Noted					
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,200	
Exhaust Fans	1000/		2010	ate ate	•	¢100	
Interior	100%		2040	* *	2	\$100	
umbing							
H/C Water Piping Brass/Copper	100%		2045	* *	1		
HW Heat Exchanger	100/0		2043		1		
Steam Fired	100%		2045	* *	4	\$200	
Steam Thea	Other Observation, I	Extent : N/A. Area A		00%	Т	\$200	
	Location : Baseme			0070			
	Explanation : 80 G						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2030	\$2,200	1	\$200	
Fixtures				-			
Generic	100%						
re Suppression							
Sprinkler							
Sprinkler No Component Generic	50% 50%		2045			\$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.

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.

\$24,398,400

Print Date : 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Total

Asset Name Address			CNTR, MARI CET @ EAST]	FIME #3 800 BED FLOA RIVER	ATING DETEN FACILI	ITY
Borough	: BRONX			Agency's Number	: V.C.B.C.	
Program / Asset #	: DOC0010.0	00 / 2866		Yr Built/Renovated	: 1989 / 2011	
Area Sq Ft	: 310,000			Project Type	: CORRECTION	
Date of Survey	: 15-Nov-201	9		Landmark Status	: NONE	
Areas Surveyed	: Basement, I	Roof, Floo	ors 1,4,5			
Block	: 2780	Lot	: 73	BIN	: 2101256	
CAPITAL				FY 2026 - 2029		FY 2030 - 2035
Exterior Architec	ture			\$1,518,100		\$2,421,300
Interior Architect	ure			\$9,263,000		\$7,292,200
Electrical				\$5,482,800		\$3,303,800
Mechanical				\$18,428,900		\$10,506,400
Site Pavements						\$874,700
Total				\$34,692,900		\$24,398,400
Importance Code	A			\$4,777,400		\$2,878,800
Importance Code	В			\$25,591,500		\$20,163,800
Importance Code	С			\$4,324,100		\$1,355,800

FY 2026 FY 2028 EXPENSE FY 2027 FY 2029 **Exterior Architecture** Interior Architecture \$128,200 \$54,000 Electrical \$63,600 \$56,300 \$50,500 \$113,300 Mechanical \$226,700 \$126,800 \$195,900 \$127,000 Site Pavements \$127,800 \$3,500 \$3,500 \$84,000 Elevators/Escalators \$37,200 \$37,200 \$37,200 \$37,200 \$583,400 \$415,600 Total \$223,800 \$287,100 Importance Code A \$800 \$30,700 \$30,700 \$30,700 Importance Code B \$454,800 \$189,600 \$252,900 \$300,800 Importance Code C \$127,800 \$3,500 \$3,500 \$84,000 Total \$583,400 \$223,800 \$287,100 \$415,600

\$34,692,900



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.

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

Asset # : 2866

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	1000/			20.41	- بە - بە	5 10	#2 000 2 00	
Metal Panel			xtent : Light, Area out	2041 Affected	* * : 100%	5-10	\$2,900,300	
	Explana	tion : This I		n - Paint	ed Steel Plates We	lded Toge	ether. Exterior	
Windows	0.00/			20.41	* *	-	ФО ГО 200	
Metal/Detention Type	98%			2041	* *	5	\$258,300	
Metal Louvers	2%			2040		10	\$9,000	
Parapets Metal Rail	100%	Now	\$173,900	2036	* *	5	\$182,900	
			Extent : Moderate,		ected : 100%	5	\$102,900	
		: Through						
Roof								
Metal Panel		Now	\$209,500	2044	* *			
		-	xtent : Moderate, A	1rea Affe	cted : 30%			
		a : Through						
			xtent : N/A, Area A	<i>Iffected</i> :	100%			
		1: Through		<i>11</i> D ·				
	-	tion : This	Component Is Actu	-		10	* 2.200	
Skylight, Metal/Glass	2%	NT	\$214 (00)	2041	* *	10	\$9,200	
Traffic Topping	18%		\$214,600	2041				
	Location	i : Outdoor	Extent : Severe, A Recreation Areas					
			: Severe, Area Affe	cted : 50	%			
			Recreation Areas					
			xtent : Light, Area	Affected	: 100%			
			Recreation Areas					
.	Explana	tion : Steel	Deck Is Covered W	ith Ceme	entitious Deck Topp	ping		
erior Floors								
Carpet	1%			2026	\$83,500	3	\$9,400	
Quarry Tile	2%			2020	**	5	\$14,100	
Raised Access Floor	3%			2034	\$818,500	5	\$52,900	
Sheet Vinyl/Rubber	3%	Now	\$672,100	2041	**	5	\$10,600	
· · · · · · · · · · · · · · · · · · ·			amage, Extent : Se		a Affected : 25%	-	4 - 0,000	
		i : Kitchen	0					
Steel Plate	45%	Now	\$2,904,600	LIFE	* *	1		
			xtent : Moderate, A		cted : 20%	-		
	Location And Bat		lechanical, Generd	tor, Pota	ble Water Tank Ro	oms, Cor	ridors, Showers	
Traffic Topping	3%	Now	\$253,600	2041	* *	5	\$8,800	
11 0			Extent : Severe, A		ted : 25%			
	-	ı : Gymnası						
Vinyl Tile	43%	Now	\$561,100	2031	\$5,610,800	3	\$75,800	
			Extent : Moderate					
	Location	: Through	out					

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

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

Asset # : 2866

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
iterior									
Interior Walls	20/			LIPP	* *				
Fiberglass Panel	3%			LIFE	* *	5	¢21.500		
Glass: Single Pane	3%		¢2 (04 200	LIFE	* *	5	\$21,500		
Metal Security Bars	-	erable, Exte	\$2,684,200 ent : Severe, Area A ors Inoperable	LIFE Iffected :					
Steel Plate	84%	Now	\$1,639,800	LIFE	* *	5	\$481,100		
		n : Corridor	xtent : Moderate, A s, Showers, Bathro			ıl, Plumb	ing And Janitor		
Ceilings	1 50 /			2026	ate ate	_			
AcousTileSusp.Lay-In	15%			2036	* *	5	\$70,500		
Exposed Struc: Steel	20%			LIFE		-	**		
Metal Panel	Deteriora	Now ted Finish, 1 : Through	\$547,500 Extent : Moderate, out	LIFE Area Aff	* * fected : 50%	5	\$205,600		
	Staining/L	0	Extent : Moderate	e, Area Aj	ffected : 50%				
Metal Panel	30%			LIFE	* *	5	\$176,200		
	Location	ı : Inmate (Extent : N/A, Area A Cells Component Is Actu						
ite Enclosure			-	-					
Fence/Gates									
Chain Link	100%			2041	* *				
ite Pavements									
On-Site Walkways									
Metal	Location	servation, E	Extent : Light, Area Irking Lot To Barge Planks		* * : 100%	1-3	\$357,300		
Parking/Driveway	Елриини		1 101115						
Asphalt			\$43,700 Extent : Moderate out	2034 e, Area A <u>j</u>	\$874,700 ffected : 20%				
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance		
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit	
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Esumated Cost	Priorit	
Inder 600 Volts									
Service Equipment	1000/			2021	<i>6</i> 4 5 7 6 6 6 6 6 6 6 6 6 6	~	¢1		
Air Circuit Breaker		servation, E	Extent : Light, Area or Room In The Ba			5	\$1,600		
	Explana	tion : Two	Main Service Prote	ctors Ra	ted At 4,000 Amper	res			

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

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

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

Asset # : 2866

Electrical	Current Repair	Future	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Transformers							
Dry Type	100%	2029	\$26,900	5	\$1,100		
Switchgear / Switchboard							
Molded Case Bkrs	100%	2031	\$457,500	5	\$8,200		
Raceway Conduit	100%	2031	¢ 450,000	1			
Panelboards	100%	2031	\$459,000	1			
Molded Case Bkrs	100%	2030	\$481,500	5	\$8,200		
Wiring	10070	2030	\$401,300	5	\$8,200		
Thermoplastic	100%	2031	\$683,300	1			
Motor Controllers	10070	2051	\$005,500	1			
Locally Mounted	5%	2029	\$31,300	5	\$100		
Motor Control Center	95%	2029	\$833,900	5	\$8,000		
Ground	,	,	4000,000		40,000		
Grounding Devices							
Not Accessible	100%						
tand-by Power							
Transfer Switches							
Automatic	100%	2029	\$105,000	1	\$95,400		
Generators							
Diesel	100%	2027	\$109,200	1	\$120,100		
	Other Observation, Extent :			1.0			
	Location : Basement Gene Explanation : Two 2,000 K	•					
Batteries	Ехрипиноп . 100 2,000 К	nowan Ana One 455	Kilowali Capacii	iy			
Lead/Acid	100%	2026	\$2,500	5	\$11,500		
Fuel Storage			+_,- • •		÷ ;= • •		
Day Tank	50%	2030	\$12,900	5			
5	Other Observation, Extent :	Light, Area Affected					
	Location : Basement Gene	rator Room And Fifth	h Floor Mechanica	al Room			
	Explanation : Two 2500 An	nd One 250 Gallon C	Capacity				
Main Tank	50%	2034	\$38,600	5			
	Other Observation, Extent :	Light, Area Affected	: 100%				
	Location : Bottom Level						
	Explanation : Two 40,000	Gallon Capacity					
ighting							
Interior Lighting	0.70/		.		.		
Fluorescent	85%	2026	\$4,029,900	10	\$241,700		
	T-12 Lamps And Fixtures, E:		tected : 100%				
	Location : Throughout The	-					
Fluorescent	10%	2031	\$474,100	10	\$28,400		
	T-8 Lamps And Fixtures, Ext	0 11	ected : 100%				
	Location : Throughout The						
LED	5%	2039	* *				

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

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

DEPARTMENT OF CORRECTION - 072 VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY

Asset # : 2866

Electrical	Current Re	A5501 # . 20		Replacement	M	aintenance	
System Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priority
ighting							
Egress Lighting Emergency, Service Exit, Service	50% 50%		2026 2026	\$96,000 \$67,200	1 1		
Exterior Lighting HID LED	20% 80%		2031 2039	\$290,800 * *	10	\$200	
Alarm							
Security System Generic	100% Other Observation, Ext Location : Throughou Explanation : CCTV	ut The Facility		* * 100%	1	\$115,800	
Fire/Smoke Detection Generic, Digital	100%		2039	* *	1-3	\$191,000	
Vechanical	Current Re	epair	Future	Replacement	M	aintenance	
System Component Type		Estimated Cost		Estimated Cost		Estimated Cost	Priority
leating Energy Source Fuel Oil No 2	100%		2041	* *	5	\$96,000	
Conversion Equipment Steam Boiler	100% Now Other Observation, Ext Location : Lower Lev Explanation : 3 Units	el Boiler Room	2029 ffected :		1	\$276,300	
Distribution Steam Piping/Pump	100% Now Corroded, Extent : Seve Location : Piping Thr Leak Evident, Extent : 1 Location : Pressure R Malfunctioning, Extent Location : Various Va	\$499,100 ere, Area Affected roughout Moderate, Area Aff Reducing Valves In : Severe, Area Affe	2041 : 60% fected : . Boiler F				
Terminal Devices		\$557,100	2026	\$5,570,800	1	\$163,900	
Air Handler	95% 0-2 Corroded, Extent : Mod Location : Throughou	derate, Area Affect					
	Corroded, Extent : Mod	derate, Area Affect			4	\$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.

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

Asset # : 2866

			/10001// . 2					
lechanical		Current I	Repair	Futur	e Replacement	Μ	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning Conversion Equipment Centrifugal,Compressor Turbine	100%			2040	* *	1	\$335,500	
		efrigerant, 1 1 : 6 Sets, Ro	Extent : Light, Area oof	ı Affectea	!: 100%			
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$10,100	2031	\$503,900	4	\$15,300	
	Location	i : Mechani	Extent : Moderate, 2 ical Equipment Roc nsion Tank Leaking	om				
Terminal Devices Air Handler/Cool/Ht	100%			2026	\$6,046,300	1	\$191,700	
Heat Rejection Dry Cooler	100%			2036	* *	2	\$215,900	
entilation Distribution Ductwork/Diffusers	Corroded,	Now Extent : M a : Various J	\$273,700 Joderate, Area Affed Areas	LIFE cted : 109	**	2-5	\$172,900	
Exhaust Fans Interior	100%			2026	\$1,382,000	2	\$9,500	
umbing H/C Water Piping Brass/Copper			xtent : Light, Area cal Equipment Roc		\$4,002,100 : 100%	1		
			2 Ultraviolet Potal		Purifiers Out Of S	ervice.		
HW Heat Exchanger Steam Fired	Corroded, Locatior	i : Various I			* *	4	\$30,700	
	Location Other Obs Location	a : Various L ervation, E a : Various L	Extent : Severe, Are	a Affected	d : 20%			
Sanitary Piping Cast Iron	100% Blockage	0-2 /Clogged, E	\$78,500 Extent : Severe, Are ts In Drains Causii	LIFE a Affecte	* * d : 50%	1 quipment	t Room	
Sump Pump(s) Non-Submersible	100%			2026	\$62,400	4	\$9,800	
Sewage Ejector(s) Electric	100%			2026	\$163,200	4	\$18,500	_

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.

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

Asset # : 2866

Mechanical	Current Repair	Futur	e Replacement	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2031	\$139,200	1	\$19,000	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Pier					
	Explanation : Located On Shore					
Fixtures						
Generic	100%					
	Other Observation, Extent : Severe, Ar	ea Affected	d : 2%			
	Location : Law Library					
	Explanation : Water Closet Broken					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : 2 Units From Basement To		r; 2 Units From M	ain Deck	, 1st To 3rd	
	Floor, 1 Unit From Basement To 1st					
	Explanation : 4 Passenger, 1 Freight					
Fire Suppression						
Standpipe						
Generic	100%	2031	\$1,434,800	1-5	\$156,300	
Sprinkler						
Generic	100%	2031	\$4,309,200	1-2	\$86,800	
Fire Pump						
Generic	100%	2027	\$297,500	1	\$57,900	
Chemical System						
No Component	99%					
Generic	1%	2026	\$500	1-3	\$2,400	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Kitchen					
	Explanation : 1 Set					

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: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name Address		BAIN CORRECTIONAL CENTER BARGE PIER HUNTS POINT FOOT OF HALLECK ST										
Borough	: BRONX		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Agency's Number	: N/A						
Program / Asset #	: DOC0011.	100 / 14102	2		Yr Built/Renovated	:						
Area Sq Ft	: 4,140				Project Type	: CORRECTION						
Date of Survey	: 01-Nov-20	23			Landmark Status	: NONE						
Areas Surveyed	:											
Block	: 2780	Lot	:	73	BIN	:						

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$42,300			\$2,300
Total	\$42,300			\$2,300
Importance Code A Importance Code B	\$42,300			
Importance Code C				\$2,300
Total	\$42,300			\$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.

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 Repa	ir Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural							
Deck							
Concrete	50%	LIFE	* *	5	\$7,700		
Not Accessible	50%						
Deck Surface							
Asphalt	100%	2044	* *	5	\$4,600		
-	Cracking, Extent : Light, 2	Area Affected : 20%					
	Location : Full Width Ar	nd Length Cracking At	Intermittent Locati	ions Thro	ughout Surface		
Pile Caps							
Concrete	100%	LIFE	* *	5	\$600		
Piles and Bracing							
Steel	60%	LIFE	* *	5	\$76,400		
	Corrosion, Extent : Light, Area Affected : 25%						
	Location : At The Top 3 Feet Of The Piles						
	Missing Coating, Extent : Light, Area Affected : 25%						
		Location : At The Top 3 Feet Of The Piles					
Not Accessible	40%						
Deck Elements							
Railing							
Fencing	15%	2036	* *	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.

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: RIKERS ISLAND FACILITIES CON	CRETE 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 2026 - 2029		FY 2030 - 2035
Piers		\$2,218,500		\$537,900
Total		\$2,218,500		\$537,900
Importance Code A		\$1,802,000		\$537,900
Importance Code B		\$416,500		
Total		\$2,218,500		\$537,900
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$72,400			\$13,400
Total	\$72,400			\$13,400
Importance Code A	\$37,200			
Importance Code B	\$35,200			\$13,400
Total	\$72,400			\$13,400



- 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.
 - 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			aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck	40% 4+ \$208,300	LIFE	* *	5	\$6,000	
Concrete	40% 4+ \$208,300 Cracking, Extent : Moderate, Area Aff Location : Deck Surface Spalling, Extent : Moderate, Area Affe Location : Deck Surface	ected : 10%		5	\$6,900	
Timber	8% Aging, Extent : Moderate, Area Affecto Location : Access Walkway	LIFE ed : 100%	* *	5	\$6,200	
Timber	2% Now \$89,700 Aging, Extent : Severe, Area Affected : Location : Timber Deck On Northern	100%	* * In Area	5	\$800	
Not Accessible	50%					
Pile Caps Timber	5% Now \$76,700	LIFE	* *	4	\$3,600	
Timber	Rotting/Splitting, Extent : Severe, Area Location : Pile Cap Ends			4	\$5,000	
Timber	35% Other Observation, Extent : Light, Are Location : Entire Length Of Pile Cap Explanation : Age		* *	4	\$37,900	
Not Accessible	60%					
Piles and Bracing						
Timber	5% Now \$329,800 Broken, Extent : Severe, Area Affected Location : Bracing Elements	LIFE : 70%	* *	4-5	\$2,100	
Timber Not Accessible	45% 4+ \$989,200 Rotting/Splitting, Extent : Moderate, A Location : Isolated Piles In Tidal Zo Marine Borer Infestation, Extent : Sev Location : Primarily At Offshore End	lrea Affected : ne ere, Area Affec		4-5	\$18,500	
Fender	50%					
Facing Timber	90% Other Observation, Extent : Moderate	2038 Area Affected	* * ! : 100%	3	\$41,900	
Timbor	Location : Mid-level Elements At Bra Explanation : Age	easting Dolphi		2	\$2.500	
Timber	10% Now \$82,900 Rotting/Splitting, Extent : Severe, Area Location : Primarily At Top Element	s	%	3	\$3,500	
	Marine Borer Infestation, Extent : Sev Location : Bottom Elements In Tidal		eted : 50%			

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers	Current Repair	Future Re	eplacement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fender Piles							
Steel	25% 2-4 \$281,10 Corrosion, Extent : Moderate, Area Location : At Breasting Dolphins		* *	3-5	\$49,400		
Timber	15% Now \$52,60 Broken, Extent : Severe, Area Affecte Location : At Offshore End Of Pier	ed : 100%	* *	4	\$3,300		
No Component Not Accessible	40% 20%						
Deck Elements							
Railing Fencing	70% 4+ \$9,10 Corrosion, Extent : Light, Area Affec Location : Throughout Fence		* *	3	\$200		
Fencing	20% Now \$15,60 Broken, Extent : Severe, Area Affecte Location : Severe Damage At West Loose Connections, Extent : Severe, Location : Chain-link Mesh Is Loo.	ed : 12% End Of Timber A Area Affected : 7		3 V	\$100		
No Component	10%						
Coping/Curb Timber	85% Rotting/Splitting, Extent : Light, Area Location : Isolated Locations	LIFE a Affected : 20%	* *				
No Component	15%						
Electrical Conduit Steel	100% 4+ \$21,50 Broken, Extent : Light, Area Affected Location : Widespread Disconnect	l : 10%	\$429,600				
Lighting Fixture Sodium	100% Now \$108,30 Other Observation, Extent : Modera Location : 17 Fixtures At Asset Tot Explanation : Disconnected	0 2030 te, Area Affected		rking Co	ndition		

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

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

Asset Name	: RIKERS ISI	AND FA	CI	LITIES I	FERRY DOCK'S CONCR	ETE TRESTLE
Address	: RIKERS ISI	LAND NO	ORT	TH END		
Borough	: BRONX				Agency's Number	: N/A
Program / Asset #	: DOC0001.14	3 / 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	:

\$17,800

CAPITAL		FY 2026 - 2029		FY 2030 - 2035
Piers		\$352,200		
Total		\$352,200		
Importance Code A		\$352,200		
Total		\$352,200		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$17,800			
Total	\$17,800			
Importance Code A	\$16,500			
Importance Code B	\$1,300			

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.

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

Asset # : 1836

Piers	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)		Estimated Cost		Estimated Cost	Priority	
tructural		•					
Deck							
Concrete	30% Cracking, Extent : Light, Area Affected Location : Deck Surface	LIFE : 50%	* *	5	\$1,000		
Timber	20% Now \$90,700 Aging, Extent : Severe, Area Affected : Location : Timber With Advanced Det		* * Throughout	5	\$800		
Not Accessible	50%						
Pile Caps							
Timber	30% 4+ \$9,300 Other Observation, Extent : Light, Area Location : Entire Length Of Pile Caps Explanation : Age	**	**	4	\$2,200		
Timber	30% Now \$46,500 Rotting/Splitting, Extent : Severe, Area Location : End Of Pile Caps Other Observation, Extent : Severe, Are Location : Along Face Of Trestle Explanation : Crushing			4	\$2,200		
Not Accessible	40%						
Piles and Bracing							
Timber	45% 2-4 \$150,000 Rotting/Splitting, Extent : Moderate, An Location : Isolated Piles In Tidal Zon		* * l : 50%	4-5	\$1,900		
Timber	5% Now \$55,600 Broken, Extent : Severe, Area Affected : Location : Bracing Elements	LIFE 70%	* *	4-5	\$200		
Not Accessible	50%						
leck Elements							
Railing							
Fencing	60% 4+ \$1,300 Corrosion, Extent : Moderate, Area Affe Location : Throughout Fence		* * 0	3			
No Component	40%						
Coping/Curb							
Timber	100% Rotting/Splitting, Extent : Light, Area A Location : Isolated Locations	LIFE Iffected : 20	* *)%				
lectrical							
Conduit							
Steel	100% Now \$3,200 Broken, Extent : Light, Area Affected : Location : 45 Linear Feet On East Sid		\$16,100				

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

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

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

Asset # : 1836

Piers	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical Lighting Fixture Sodium	100% Now	\$12,700	2030	\$12,700			
	Broken, Extent : Ligh Location : Two Ligh		00%	. ,			

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

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

Asset Name Address	: RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF : RIKERS ISLAND NORTH END, WEST OF MARINA							
Borough	: BRONX	Agency's Number : N/A						
Program / Asset # Area Sq Ft	: DOC0001.240 / 13508 : 6.930	Yr Built/Renovated : Project Type : CORRECTION						
Date of Survey	: 14-Nov-2023	Landmark Status : NONE						
Areas Surveyed	:							
Block	: 2605 Lot : 40	BIN :						

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	\$2,250,200	
Total	\$2,250,200	
Importance Code A	\$2,250,200	
Total	\$2,250,200	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$33,500		\$10,700	\$1,100
Total	\$33,500		\$10,700	\$1,100
Importance Code A	\$200			
Importance Code B	\$33,300		\$8,600	
Importance Code C			\$2,100	\$1,100
Total	\$33,500		\$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

iers	Current Repair Future Replacement			t Maintenance			
rstem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
uctural							
Deck	460/ N	¢002 (00	LIEE	* *	5	\$5,000	
Concrete	46% Now Corrosion of Reinforcem Location : Underdeck Spalling, Extent : Severe Location : Underdeck	ent, Extent : Seve Northern 125 Fe , Area Affected :	eet 100%		5	\$5,900	
				* *		#2 5 00	
Concrete	27% 4+ Other Observation, Exte Location : Southern 16 Explanation : Delamin	nt : Moderate, Ar 15 Feet	LIFE rea Affec		5	\$3,500	
Not Accessible	27%						
Deck Surface							
Asphalt	55%		2048	* *	5	\$4,200	
Concrete	45%		2044	* *	5	\$2,100	
	Surface Wearing/Scaling Location : Deck Surfac			ected : 50%			
Pile Caps				* *			
Concrete	45% Cracking, Extent : Light, Location : Southern 10 Discolor & Bleeding, Ex Location : Southern 10	Area Affected : 5 5 Feet stent : Light, Area		d : 5%	5	\$400	
Timber	55% Now Broken, Extent : Severe, Location : Offshore En	Area Affected : 4 ds Of Caps		* *	4	\$29,900	
	Excess Deflections, Exte Location : Adjacent To		Affected	: 30%			
Piles and Bracing							
Steel	30% 4+ Corrosion, Extent : Mod Location : Splash Zone Missing Coating, Extent Location : Splash Zone	erate, Area Affect : : Light, Area Affe			5	\$32,000	
Timber	50% Now Broken, Extent : Severe, Location : Offshore Tw Marine Borer Infestation Location : Offshore Tw	Area Affected : 1 to Rows Of Piles . n, Extent : Severe,	And All		4-5	\$15,500	
Not Accessible	20%						
nder							
Wales and Chocks							
Timber	90%		2044	* *	4	\$13,100	
Timber	5% Now Missing Part, Extent : Se Location : Isolated Mis	evere, Area Affect			4	\$700	
No Component	5%						

Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

Piers	Current Repair	Future	e Replacement	Μ	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Fender								
Piles								
Timber	60%	2044	* *	4	\$4,000			
	Rotting/Splitting, Extent : Light, Area Affected : 20%							
	Location : At Tops Of Piles							
No Component	5%							
Not Accessible	35%							
Deck Elements								
Coping/Curb								
Timber	100%	LIFE	* *					
	Rotting/Splitting, Extent : Light, Area A	ffected : 1	0%					
	Location : Aging Throughout							

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

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

Asset Name	: BAIN CORRECTIONAL CENTER BA	ARGE 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 2026 - 2029		FY 2030 - 2035
Bulkheads		\$474,500		\$83,700
Total		\$474,500		\$83,700
Importance Code A		\$474,500		
Importance Code B				\$83,700
Total		\$474,500		\$83,700
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$24,100		\$1,900	\$5,000
Total	\$24,100		\$1,900	\$5,000
Importance Code A	\$100			\$4,500
Importance Code B	\$24,000		\$1,900	\$400
Total	\$24,100		\$1,900	\$5,000



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

Maintenance § are aggregated over a ten-year period. Site specific cost escalations are not includea ** 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 Repla			e Replacement	lacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tructural									
Sheet Piles									
Steel		4+ Extent : M : Splash Z	\$474,500 Ioderate, Area Affe one	LIFE cted : 50	* *				
Not Accessible	60%								
Pile Caps	0070								
Concrete	2%			LIFE	* *	5	\$100		
No Component	98%			LIIL		5	\$100		
Backfill	,,,,,								
Fill									
Gravel	1%	2-4	\$4,600	2050	* *	5			
	Sinkhole, E	Extent : Mo	derate, Area Affect	ed : 50%	ó				
	Location	: 35 Feet I	From West End Of A	4sset					
Topsoil	4%	2-4	\$10,500	2075	* *				
			derate, Area Affeci		ý 0				
			50 Feet Of Asset Al						
Not Accessible	95%		-						
Surface									
Concrete	2%			2044	* *	5	\$300		
Gravel	27%			2044	* *	2-5	\$1,000		
Gravel	1%	2-4	\$4,000	2050	* *	2-5			
	Sinkhole, E	xtent : Mo	derate, Area Affect	ed : 50%	ó				
	Location	: 35 Feet I	From West End Of A	4sset					
Topsoil	66%			2033	\$78,900	5	\$3,700		
Topsoil	4%	2-4	\$4,800	2035	\$4,800	5	\$100		
repoon			derate, Area Affect			C C	\$100		
			50 Feet Of Asset Al						
Electrical				~					
Lighting Fixture									
Incandescent	100%			2029	\$4,500				
		ervation, E	xtent : N/A, Area A	ffected :					
		: 2 Light H		-					
		ion : Light							

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

Asset Name	: RIKERS ISLAND FACILITIES 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 2026 - 2029		FY 2030 - 2035
Bulkheads		\$104,200		\$147,600
Total		\$104,200		\$147,600
Importance Code A		\$104,200		
Importance Code B				\$147,600
Total		\$104,200		\$147,600
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$39,700			\$300
Total	\$39,700			\$300
Importance Code A	\$10,900			
Importance Code B	\$28,800			\$300
Total	\$39,700			\$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.
 - Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not include ** 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	Deneir	Ender	e Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ructural								
Gravity Wall								
Stone	45%			LIFE	* *	5	\$21,900	
Timber Crib w/Stone			\$104,200 ent : Moderate, Are Zone	LIFE ea Affecte	* * ed : 20%	4	\$800	
No Component	45%							
Sheet Piles								
Steel w/Concrete	Location Recent Re Location Other Obs Location	, Extent : L 1 : In Tidal place Evid 1 : New Col servation, E 1 : New Col	ight, Area Affected Zone North Of Pier ent, Extent : N/A, A Istruction Bulkhead Istruction Bulkhead	rea Affec l North C ffected :	Of Pier 100%	10		
			Construction					
No Component	55%							
ackfill								
Fill Topsoil		Extent : Sev	\$6,100 ere, Area Affected : North Of Pier	2075 50%	* *			
Not Accessible	95%							
Surface								
Asphalt	-	Extent : M	\$15,500 oderate, Area Affec e Pier Entrance	2050 eted : 5%	* *	5	\$200	
Stone	45%			2048	* *	10		
Topsoil	40%			2034	\$22,200	5	\$500	
Topsoil			\$2,800 derate, Area Affecto f Pier	2035 ed : 50%	\$2,800	5		
eck Elements								
Railing								
Fencing			\$4,400 ight, Area Affected Entrance	2040 : 20%	* *	3		
				2024				
Steel	45%			2034	\$147,600			

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

Asset 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 2026 - 2029		FY 2030 - 2035
Bulkheads		\$2,339,300		\$2,943,500
Total		\$2,339,300		\$2,943,500
Importance Code A		\$401,100		
Importance Code B		\$531,100		\$2,845,300
Importance Code C		\$1,407,100		\$98,200
Total		\$2,339,300		\$2,943,500
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads		\$100	\$26,300	\$14,800
Total		\$100	\$26,300	\$14,800
Importance Code A				
Importance Code B		\$100	\$26,300	\$14,800
Total		\$100	\$26,300	\$14,800



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.

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

		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural								
Gravity Wall								
Concrete		Now	\$401,100	LIFE	* *	5	\$700	
	-		Extent : Severe, Ar			(OCD)		
	Location : Shore	Outfalls.	525 Feet, 1050 Fee	et, And 13	80 Feet To The Ea	st Of Bri	dge On South	
No Component	<u>99%</u>							
Revetment	9970							
Stone	69%			LIFE	* *	5	\$142,700	
Stone		Extent : L	ight, Area Affectea			5	¢112,700	
					ong South, East An	d West Sh	horeline	
Stone	1%	2-4	\$258,500	LIFE	* *	5	\$1,000	
			ere, Area Affected			-	÷-,•••	
	Location :	Sloughin	g Of Revetment Fo	or 300 Fe	et At Northeast Sh	oreline		
Stone	25%	4+	\$1,077,200	LIFE	* *	5	\$25,900	
		tent : Mod	lerate, Area Affect			-	· · · · ·	
	Location :	Inconsist	ent Stone Coverag	e, Areas	Of Light Stone Thr	oughout	South, East, And	
	West Shore	elines						
No Component	5%							
			xtent : N/A, Area A					
				oreline,	Close To Lga Runv	vay		
	Explanatio	on : Beach	h					
Backfill								
Fill	15%	Now	\$330,200	2063	* *			
Topsoil			\$330,200 ere, Area Affected .					
			ere, meu mjecieu .					
		Sloughin	g Above Revetmen	t Along S	South. East. And No	orth		
	Location :	-	-	-	South, East, And No	orth		
	Location : Sinkhole, Ex	ctent : Sev	ere, Area Affected	: 5%			ast Of The Access	
	Location : Sinkhole, Ex	ctent : Sev	ere, Area Affected	: 5%	South, East, And No On The South Sho		ast Of The Access	
Not Accessible	Location : Sinkhole, Ex Location :	ctent : Sev	ere, Area Affected	: 5%			ast Of The Access	
Not Accessible Surface	Location : Sinkhole, Ex Location : Bridge	ctent : Sev	ere, Area Affected	: 5%			ast Of The Access	
	Location : Sinkhole, Ex Location : Bridge 85%	ctent : Sev Washout	vere, Area Affected Around And Above	: 5% 2 Outfalls 2044			ast Of The Access \$29,600	
Surface	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E	ctent : Sev Washout	ere, Area Affected Around And Above	: 5% 2 Outfalls 2044 : 20%	• On The South Sho	oreline Ed		
Surface	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E	ctent : Sev Washout	vere, Area Affected Around And Above	: 5% 2 Outfalls 2044 : 20%	• On The South Sho	oreline Ed		
Surface	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E Location : 65%	ctent : Sev Washout Extent : Lig Through	ere, Area Affected Around And Above	: 5% 2 Outfalls 2044 : 20%	• On The South Sho	oreline Ed		
Surface Asphalt	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E Location : 65% 20%	ctent : Sev Washout Extent : Lig Through Now	pere, Area Affected Around And Above ght, Area Affected out Roadway Abov \$200,800	: 5% e Outfalls 2044 : 20% e Revetm 2033 2033	• On The South Sho * *	5	\$29,600	
Surface Asphalt Topsoil	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E Location : 65% 20% Erosion, Ex	ctent : Sev Washout Extent : Lig Through Now tent : Seve	pere, Area Affected Around And Above ght, Area Affected out Roadway Abov \$200,800 ere, Area Affected	: 5% 2 Outfalls 2044 20% e Revetm 2033 2033 100%	* On The South Sho * * ent \$2,175,800 \$669,500	5 5 5 5 5 5	\$29,600 \$52,500 \$8,100	
Surface Asphalt Topsoil	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E Location : 65% 20% Erosion, Ex Location :	ctent : Sev Washout Extent : Lig Through Now tent : Seve	pere, Area Affected Around And Above ght, Area Affected out Roadway Abov \$200,800 ere, Area Affected	: 5% 2 Outfalls 2044 20% e Revetm 2033 2033 100%	* On The South Sho * * ent \$2,175,800	5 5 5 5 5 5	\$29,600 \$52,500 \$8,100	
Surface Asphalt Topsoil Topsoil	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E Location : 65% 20% Erosion, Ex	ctent : Sev Washout Extent : Lig Through Now tent : Seve	pere, Area Affected Around And Above ght, Area Affected out Roadway Abov \$200,800 ere, Area Affected	: 5% 2 Outfalls 2044 20% e Revetm 2033 2033 100%	* On The South Sho * * ent \$2,175,800 \$669,500	5 5 5 5 5 5	\$29,600 \$52,500 \$8,100	
Surface Asphalt Topsoil Topsoil Deck Elements	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E Location : 65% 20% Erosion, Ex Location :	ctent : Sev Washout Extent : Lig Through Now tent : Seve	pere, Area Affected Around And Above ght, Area Affected out Roadway Abov \$200,800 ere, Area Affected	: 5% 2 Outfalls 2044 20% e Revetm 2033 2033 100%	* On The South Sho * * ent \$2,175,800 \$669,500	5 5 5 5 5 5	\$29,600 \$52,500 \$8,100	
Surface Asphalt Topsoil Topsoil Deck Elements Railing	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E Location : 65% 20% Erosion, Ex Location : Shoreline	ctent : Sev Washout Extent : Lig Through Now tent : Seve	pere, Area Affected Around And Above ght, Area Affected out Roadway Abov \$200,800 ere, Area Affected	: 5% 2 Outfalls 2044 20% e Revetm 2033 2033 100% ions Abo	* On The South Sho * * ent \$2,175,800 \$669,500	5 5 5 5 g South,	\$29,600 \$52,500 \$8,100 East, And West	
Surface Asphalt Topsoil Topsoil Deck Elements	Location : Sinkhole, Ex Location : Bridge 85% 15% Cracking, E Location : 65% 20% Erosion, Ex Location :	ctent : Sev Washout Extent : Lig Through Now tent : Seve	pere, Area Affected Around And Above ght, Area Affected out Roadway Abov \$200,800 ere, Area Affected	: 5% 2 Outfalls 2044 20% e Revetm 2033 2033 100%	e On The South Sho * * ent \$2,175,800 \$669,500 ve Revetment Alon	5 5 5 5 5 5	\$29,600 \$52,500 \$8,100	

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.

Print Date: 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$143,900		\$6,200	\$300
Total	\$143,900		\$6,200	\$300
Importance Code A	\$54,500			
Importance Code B	\$82,500		\$6,200	\$300
Importance Code C	\$6,900			
Total	\$143,900		\$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.

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

Asset # : 13509

Bulkheads	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural							
Coping/Curb							
Steel	4% 4+	\$500	LIFE	* *			
	Corrosion, Extent : L						
	Location : Missing	Coating With Corr	osion				
Steel	6% Now	\$3,900	LIFE	* *			
	Other Observation, E						
	Location : Eastern	-	o Has Fa	llen Into Sinkholes			
	Explanation : Displ	aced					
Timber	80%		LIFE	* *	5	\$200	
Timber	10% 4+	\$2,500	LIFE	* *	5		
	Rotting/Splitting, Ext						
	Location : Isolated	Areas Along Entire	Length	Of Curb			
Sheet Piles							
Steel	45%		LIFE	* *	10		
	Corrosion, Extent : L Location : At Top C	0 11	: 30%				
	Missing Coating, Exi Location : At Top C		fected : .	30%			
Steel	5% 0-2	\$49,000	LIFE	* *			
	Other Observation, E	Extent : Moderate, A	1rea Affe	cted : 100%			
	Location : Exposed	Cut Out Holes For	· Tie Bac	ks On Southern En	d		
	Explanation : Hole	s In Sheets					
Not Accessible	50%						
Wales							
Steel	100%		LIFE	* *	5	\$9,600	
	Corrosion, Extent : L	ight, Area Affected	: 50%				
	Location : Isolated	Areas Along Entire	Length	Of Wale			
	Missing Coating, Ext		-				
	Location : Isolated	Areas Along Entire	Length	Of Wale			
Pile Caps							
Concrete	100%		LIFE	* *	5	\$1,200	
Backfill							
Fill							
Topsoil	15% Now	\$13,000	2075	* *			
	Sinkhole, Extent : Severe, Area Affected : 50%						
	Location : Multiple			1 500/			
	Other Observation, E		00		C		
	Location : Beneath		rete Surf	ace And Asphalt S	urface		
	Explanation : Settle	ement					
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.

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

Asset # : 13509

Bulkheads		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fa		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Backfill								
Surface	10%	N	¢11.000	2050	* *	5	¢100	
Asphalt		Extent : Se	\$11,000 evere, Area Affecte d	2050 d : 15%		5	\$100	
Asphalt	20%			2044	* *	5	\$500	
Concrete	10%	Now	\$45,100	2050	* *	5	\$100	
	U		vere, Area Affected From South	: 25%				
			oderate, Area Affe From South	cted : 10	00%			
Gravel	50%			2044	* *	2-5	\$300	
Gravel	10%	Now	\$13,300	2050	* *	2-5	•	
	Location : . Other Obser Location :	Adjacent vation, E: Southern	oderate, Area Affe To Bulkhead ctent : Severe, Area 120 Feet Of Asset ples Adjacent To B	a Affecte				
ender								
Piles Timber	47%			2044	* *	4	\$2,300	
Timber	Rotting/Split	-	nt : Moderate, Are Piles Throughout			4	\$2,300	
	Worn, Extent Location :		Area Affected : 209 e	%				
No Component	5%							
Not Accessible	48%							
Wales and Chocks								
Timber	90%			2044	* *	4	\$10,000	
			ate, Area Affected Elements Along Fa		lkhead			
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.

CAPITAI			EY 2026 - 2029		EY 2030
Block	: 2605 Lot	: 40	BIN	:	
Areas Surveyed	:				
Date of Survey	: 14-Nov-2023		Landmark Status	: NONE	
Linear Ft	: 231		Project Type	: CORRECTION	
Program / Asset #	: DOC0001.147 / 4161		Yr Built/Renovated	:	
Borough	: BRONX		Agency's Number	: N/A	
Address	: RIKERS ISLAND N	ORTH END, UND	ER ASSET 13508		
Asset Name	: RIKERS ISLAND FA	ACILITIES TIMB	BER BULKHEAD		

CAPITAL		FY 2026 - 2029		FY 2030 - 2035
Bulkheads		\$1,535,200		
Total		\$1,535,200		
Importance Code A		\$1,112,600		
Importance Code B		\$422,700		
Total		\$1,535,200		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$41,400			\$900
Total	\$41,400			\$900
Importance Code A				
Importance Code B	\$40,000			\$900
Importance Code C	\$1,400			
Total	\$41,400			\$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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER BULKHEAD

Asset # : 4161

Bulkheads	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tructural						
Revetment						
Stone	100%	LIFE	* *	5	\$2,800	
Sheet Piles Timber	100% 4+ \$1,112,600 Rotting/Splitting, Extent : Moderate, Are Location : Throughout In Tidal And Sp		* *	4	\$4,300	
ackfill						
Fill						
Not Accessible	100%					
Surface Asphalt	68% Settlement, Extent : Moderate, Area Affe Location : Northern 125 Feet	2044 ected : 30%	* *	5	\$1,800	
Asphalt	10% 2-4 \$12,500 Settlement, Extent : Moderate, Area Affe Location : Full Length Of Southern Po Other Observation, Extent : Severe, Area Location : Undermining Of Asphalt Ad Explanation : Undermining	ortion a Affected : 6%	* * oles Along	5 Northern	\$100	
Asphalt	22% Now \$27,500 Settlement, Extent : Severe, Area Affecte Location : Within Northern 50 Feet Sinkhole, Extent : Severe, Area Affected Location : Multiple Along Northern 51	: 10%	* *	5	\$300	
ender						
Piles Steel	50% Now \$365,200 Corrosion, Extent : Severe, Area Affecte Location : Soldier Piles In Front Of Sk Northern 125 Feet		* * Videspread	Severe S	ection Loss Along	
No Component	50%					
Wales and Chocks						
Timber	100% Now \$57,500 Missing Part, Extent : Severe, Area Affe Location : Timber Lagging Almost Ent Rotting/Splitting, Extent : Severe, Area A Location : Where Wale Is Still Found	irely Missing	* *	4	\$12,500	

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

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

Print Date : 04-Oct-2024 **DEPARTMENT OF CORRECTION - FY 2025**

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 2026 - 2029		FY 2030 - 2035
Marinas/Docks		\$984,100		\$121,200
Total		\$984,100		\$121,200
Importance Code A		\$862,900		
Importance Code C		\$121,200		\$121,200
Total		\$984,100		\$121,200
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	\$90,700	\$100	\$7,200	\$2,600
Total	\$90,700	\$100	\$7,200	\$2,600
Importance Code A	\$60,800		\$3,800	\$400
Importance Code B	\$29,900	\$100	\$100	\$2,100
Importance Code C			\$3,400	
Total	\$90,700	\$100	\$7,200	\$2,600



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

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 Repla	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways						
Gangways						
Aluminum	100% Now \$29,900	2065	* *	1-3	\$7,000	
	Missing Components, Extent : Severe, A	Area Affected : 5%	6			
	Location : Missing All Gangways					
Floating Docks						
Anchor Piles						
Steel	5% 4+ \$1,400	2055	* *	3-5	\$1,300	
	Corrosion, Extent : Moderate, Area Affe					
	Location : Splash Zone And At Tops C	-				
	Missing Coating, Extent : Light, Area A					
	Location : Splash Zone And At Tops C	of Piles				
Steel	45%	2055	* *	3-5	\$11,900	
Not Accessible	50%					
Fenders						
Vinyl	100% Now \$121,200		\$121,200	2	\$13,500	
	Missing Components, Extent : Severe, A	00				
	Location : Missing Floating Docks Ex	ccept One In Seve	ere Conditi	on		
Floats/ Frames						
Concrete	92% Now \$111,100	2050	* *	5	\$3,200	
	Missing Components, Extent : Severe, A					
	Location : Missing Floating Docks Ex	ccept One In Seve	ere Conditie	on		
Steel	8% Now \$10,100	2045	* *	5	\$100	
	Missing Components, Extent : Severe, A					
	Location : Missing Floating Docks Ex	ccept One In Seve	ere Conditie	on		
rotective Structure						
Wave Attenuator						
Steel/Timber	30% Now \$501,200	2065	* *	5	\$16,900	
	Missing Components, Extent : Severe, A					
	Location : Two Consecutive 45 Foot L At Pipe Piles	Long Segments M	issing Due	To Dame	aged Connections	
Steel/Timber	50% 4+ \$250,600	2055	* *	5	\$28,200	
	Corrosion, Extent : Moderate, Area Affe					
		h Zone				
	Location : 2 Foot High Band In Splas					
	Missing Coating, Extent : Moderate, Ar		6			
			6			
Not Accessible	Missing Coating, Extent : Moderate, Ar		6			
Electrical	Missing Coating, Extent : Moderate, Ar Location : Splash Zone		6			
Electrical Lighting Fixture	Missing Coating, Extent : Moderate, An Location : Splash Zone 20%	rea Affected : 109				
Electrical	Missing Coating, Extent : Moderate, An Location : Splash Zone 20% 100% Now \$31,600	2030	\$31,600			
Electrical Lighting Fixture	Missing Coating, Extent : Moderate, An Location : Splash Zone 20% 100% Now \$31,600 Other Observation, Extent : Severe, Are	2030	\$31,600			
Electrical Lighting Fixture	Missing Coating, Extent : Moderate, An Location : Splash Zone 20% 100% Now \$31,600	2030	\$31,600			

Electrical/Mech.

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MARINA

Asset # : 13603

Marinas/Docks	Current Repair	Future Rep	acement	Ма	intenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Electrical/Mech. Power Supply/Bollards Plastic	100% Now § Other Observation, Extent : Si Location : Site Previously H Explanation : Missing	00	\$17,600 %			
Print Date : 04-Oct-2024	DEPARTMENT OF C	ORRECTION - F	í 2025			
	ISLAND FACILITIES M	OVABLE FERRY DO	CKS			
	ISLAND NORTH END					
Borough : BRONX		Agency's Number	: N/A			
Program / Asset # : DOC0001	1.146 / 1839	Yr Built/Renovate				
Area Sq Ft : 3,050		Project Type	: COR	RECTIO	Ν	
Date of Survey : 09-Nov-2 Areas Surveyed :	023	Landmark Status	: NON	E		
Block : 2605	Lot : 40	BIN	:			
CAPITAL		FY 2026 - 2029				30 - 2035
Marinas/Docks		\$4,295,400				\$139,800
Total		\$4,295,400			1	\$139,800
Importance Code A		\$4,295,400				\$139,800
Total		\$4,295,400				\$139,800
EXPENSE						

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.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not include. ** 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	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	st Cycle Estimated Cost (Yrs)	Priority
Fender				
Facing Timber	100% Now \$139,800	2035 \$139,80	0	
Timber	Other Observation, Extent : Severe, Are	. ,	0	
	Location : Fender Racks Missing	u Affecteu : 10070		
	Explanation : Missing Part			
Piles	Explanation : Missing I art			
Timber	100% Now \$818,900	2040 *	*	
	Other Observation, Extent : Severe, Are			
	Location : Fender Racks Broken	55		
	Explanation : Broken			
Wales and Chocks	*			
Timber	100% Now \$895,500	2040 *	*	
	Other Observation, Extent : Severe, Are	a Affected : 100%		
	Location : Fender Racks Missing			
	Explanation : Missing Part			
Gallows Frames				
Tower Frames				
Steel	100% 2-4 \$1,887,400	2050 *	*	
	Other Observation, Extent : Moderate, 2	Area Affected : 100%		
	Location : Entire Tower Frames			
	Explanation : Deflected Elements And	Corrosion		
Movable Ramps				
Bearings Steel	100% Now \$189,700	2050 *	*	
Steel	Other Observation, Extent : Severe, Are.			
	Location : Movable Ramp Collapsed	<i>a njječica</i> : 10070		
	Explanation : Broken			
Deck and Railing				
Timber Deck on Steel	100% Now \$364,100	2050 *	*	
	Other Observation, Extent : Severe, Are	a Affected : 100%		
	Location : Movable Ramp Collapsed			
	Explanation : Broken			

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

Asset Name	: RIKERS ISLAND FACILITIES SMALL FERRY DOCK							
Address	: RIKERS ISLAND NORTH END, WEST	Г 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 2026 - 2029	FY 2030 - 2035
Marinas/Docks		\$126,200
Total		\$126,200
Importance Code A		\$126,200
Total		\$126,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	\$111,800	\$100	\$3,400	\$1,100
Total	\$111,800	\$100	\$3,400	\$1,100
Importance Code A	\$64,900		\$1,500	\$800
Importance Code B	\$3,900	\$100	\$1,300	\$200
Importance Code C	\$43,100		\$600	
Total	\$111,800	\$100	\$3,400	\$1,100



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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES SMALL FERRY DOCK

Asset # : 13510

Marinas/Docks Current Repair Future Replacement Maintenance							aintenance	
System			-		-			
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ccess Walkways								
Deck	1000/			2022	<i>6</i>77710000000000000	-	\$5 00	
Timber	-		ling, Extent : Light anks	2033 , Area Afj	\$57,600 fected : 50%	5	\$500	
Gangways								
Aluminum	90%			2055	* *	1-3	\$4,200	
Aluminum		Now	\$3,800	2065	* *	1-3	\$500	
		-	xtent : Severe, Area			D 06	G	
			ected Handrail Pos			Base Of	Gangway	
			Extent : Severe, Are		d : 100%			
			e Gangway Interfac	e				
NII 15 1	Explana	tion : Toe l	Plate Broken					
Piles and Bracing	4.50/		¢10.000	2065	ىك ىك	-		
Steel	45%		\$19,900	2065	* *	5		
			Ioderate, Area Affe	ected : 20	%			
		n : Splash Z						
	-	-	ent : Moderate, Ar	ea Affecte	ed : 25%			
	Locatio	n : Splash Z	lone					
Steel	20%)		2055	* *	5-10	\$300	
Timber	10%)		2055	* *	4-5	\$100	
	Other Ob.	servation, H	Extent : Light, Area	Affected	: 100%			
	Locatio	n : Bracing	Elements					
	Explana	ition : Wear						
Not Accessible	25%)						
loating Docks								
Anchor Piles								
Steel	15%	4+	\$13,600	2065	* *	3-5	\$1,300	
	Corrosion	ı, Extent : L	ight, Area Affected	: 50%				
	Location	n : At Guide	e Pad Locations An	d Tops O	f Piles			
	Missing (Coating, Ext	ent : Moderate, Ar	ea Affecte	ed : 50%			
	Location	n : At Guide	e Pad Locations An	d Tops O	f Piles			
Steel	45%)		2055	* *	3-5	\$4,000	
Not Accessible	40%						*)	
Fenders	-							
Rubber	100%)		2033	\$4,000	1-2	\$200	
Barge					- ,		* • •	
Steel	18%	4+	\$20,900	2044	* *	5	\$100	
			Ioderate, Area Affe		%	-	* - *	
		n : Splash Z						
Steel	60%			2044	* *	5	\$800	
Steel	2%		\$7,700	2044	* *	5	ψ000	
51001			Extent : Severe, Are		$d \cdot 100\%$	5		
			adder Broken In Th					
		tion : Brok		r tush				
Not Accessible	20%							
rotective Structure	2070	J						

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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES SMALL FERRY DOCK

Asset # : 13510

Marinas/Docks	Current Repair	nt Repair Future Re		Μ	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Protective Structure						
Pile Cluster						
Timber	12%	2036	* *	4-10	\$8,300	
	Other Observation, Extent : Light, An	ea Affected :	20%			
	Location : At Bottom Wire Ropes					
	Explanation : Corrosion					
Timber	38% 4+ \$35,90	0 2036	* *	4	\$3,400	
	Other Observation, Extent : Severe, A	Area Affected	: 10%			
	Location : Broken Bottom Wraps O					
	Explanation : Broken Cable Wraps					
Not Accessible	50%					
Deck Elements						
Railing						
Steel	80%	2033	\$54,900			
	Corrosion, Extent : Light, Area Affect	ted : 5%				
	Location : Isolated At Welds And Jo	oints				
Steel	20% 0-2 \$2,70	0 2033	\$13,700			
	Broken, Extent : Severe, Area Affecte	d : 100%	-			
	Location : 10 Feet Of Broken Rail I		t From Gangwav			

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

DEPARTMENT OF CORRECTION - 072

Project: CORRECTION

CAPITAL		F	Y 2026 - 2029			FY 2030 - 2035
Special S	Systems		56,000,000			0
EXPENSE		FY 2026	FY 2027		FY 2028	FY 2029
Special S	Systems	2,300,000	2,300,000		2,300,000	2,300,000
ASSET #	NAME			SQFT	CAPITAL	EXPENSE
4275	RIKERS ISLAND D	OMESTIC/FIRE WATER S	ERVICE		7,000,000	1,800,000
4276	RIKERS ISLAND SA	ANITARY SYSTEM			14,000,000	2,000,000
4277	RIKERS ISLAND ST	TORM SYSTEM			7,000,000	1,800,000
4278	RIKERS ISLAND EI	LECTRICAL			14,000,000	1,800,000
4280	RIKERS ISLAND U	NDERGROUND STEAM 7	FUNNEL		14,000,000	1,800,000

 Note :
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