

Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

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	
<b>Total</b>	<b>\$12,826,800</b>	<b>\$4,760,500</b>
Importance Code A	\$5,593,600	\$879,900
Importance Code B	\$6,902,500	\$3,809,800
Importance Code C	\$330,700	\$70,900
<b>Total</b>	<b>\$12,826,800</b>	<b>\$4,760,500</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 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
<b>Total</b>	<b>\$292,100</b>	<b>\$123,800</b>	<b>\$117,200</b>	<b>\$171,600</b>
Importance Code A	\$42,600			\$7,300
Importance Code B	\$249,500	\$123,800	\$117,200	\$164,300
Importance Code C				
<b>Total</b>	<b>\$292,100</b>	<b>\$123,800</b>	<b>\$117,200</b>	<b>\$171,600</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$59,900	
Masonry: Brick	80%			LIFE	**	5	\$204,300	
Granite Panels	15%			LIFE	**	5	\$28,700	
Windows								
Glass Block	15%	Now	\$239,600	LIFE	**	5	\$2,700	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Throughout							
	Explanation : Covered With Protection Netting							
Metal/Detention Type	84%	Now	\$5,353,900	2061	**	5	\$44,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : North Facade, South Facade							
	Explanation : Covered With Protection Netting							
Metal Louvers	1%	Now	\$9,800	2046	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$1,800	
Masonry: Limestone	5%	Now	\$3,800	LIFE	**	5	\$200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Metal: Cage/Fence	25%			2036	**	5-10	\$5,800	
Granite Panels	10%			LIFE	**	5	\$300	
Roof								
Copper/Terne	2%			2059	**	10	\$2,400	
Metal Panel	5%	Now	\$1,800	2048	**			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Modified Bitumen	45%			2036	**	10	\$22,000	
Plaza Roof: Stone Panels	3%			2051	**			
Play Surface	5%			2031	\$18,700	10	\$2,400	
Single Ply Membrane	40%			2031	\$403,400	10	\$19,600	
Soffits								
Metal Panel	100%			2041	**	5-10		

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	27%	Now	\$94,400	LIFE	**	5	\$120,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%			2040	**	5	\$10,200	
	Marble Panels	5%			LIFE	**	5	\$7,700	
	Quarry Tile	10%	Now	\$75,600	2044	**	5	\$15,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Steel Plate	5%			LIFE	**	1		
	Steel Grating	10%			2041	**	1		
	Terrazzo	20%	Now	\$76,900	LIFE	**	5	\$31,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	15%			2031	\$851,600	3	\$11,500	
	Wood	3%			2059	**	5	\$11,500	
Interior Walls									
	Concrete Masonry Unit	10%	Now	\$89,300	LIFE	**	5	\$18,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	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	25%	Now	\$241,500	LIFE	**	5	\$70,900	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	35%	Now	\$115,800	2036	**	5	\$44,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2044	**	5	\$10,200	
	Exposed Struc: Concrete	45%	0-2	\$277,200	LIFE	**	5	\$14,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	5%			LIFE	**	5	\$12,800	
	Plaster	10%	Now	\$31,300	LIFE	**	5	\$12,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Entry Lobby							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	Now	\$54,900	2036	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
<i>Location : Throughout</i>					

## On-Site Walkways

Pavers/Stone	100%			2034		
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Under 600 Volts

## Service Equipment

Fused Disc Sw	20%			2051	* *		5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere Main Disconnect Switch*

Molded Case Bkrs	30%			2051	* *		5	\$1,300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,000 Ampere Main Disconnect Switch*

Molded Case Bkrs	50%			2031	\$114,400		5	\$2,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 3,000 Ampere Main Disconnect Switches*

## Transformers

Dry Type	100%			2044	* *		5	\$600	
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## Switchgear / Switchboard

Fused Disc Sw	20%			2051	* *		5	\$100	
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Molded Case Bkrs	80%			2031	\$183,000		5	\$3,400	
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## Raceway

Conduit	90%			2031	\$206,600		1		
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Conduit	10%			2051	* *		1		
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## Panelboards

Fused Disc Sw	10%			2030	\$20,100		5	\$400	
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Molded Case Bkrs	80%			2030	\$160,500		5	\$3,400	
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Molded Case Bkrs	10%			2047	* *		5	\$400	
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## Wiring

Thermoplastic	90%			2031	\$310,300		1		
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Thermoplastic	10%			2051	* *		1		
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## Motor Controllers

Locally Mounted	95%			2029	\$481,000		5	\$1,000	
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Variable Frequency Drive	5%			2044	* *				
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *		5	\$2,400	
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**BROOKLYN HOUSE OF DETENTION**  
**Asset # : 129**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	40%			2044	* *	1	\$19,900	
	Automatic	60%			2029	\$63,000	1	\$29,900	
Generators									
	Diesel	50%			2040	* *	1	\$31,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : One 250 Kilowatts							
	Diesel	50%			2027	\$54,600	1	\$31,300	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Outdoors							
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$6,000	
Fuel Storage									
	Day Tank	50%			2030	\$12,900	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - Roof And Outside							
		Explanation : Two 150 Gallon Tanks							
	Main Tank	50%			2034	\$38,600	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 3,000 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	65%			2036	* *	10	\$96,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2026	\$494,800	10	\$29,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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		
	Exit, Battery	25%			2031	\$57,600	10	\$2,700	
Exterior Lighting									
	HID	95%			2026	\$720,800	10	\$500	
	LED	5%			2036	* *			
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$60,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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

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

## Alarm

Fire/Smoke Detection

Generic, Digital

100%

2036

\* \*

1-3

\$99,700

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

## Heating

Energy Source

Plant Campus Steam /  
PRV

100%

2041

\* \*

1

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Opposite Side Of Street**Explanation : From Nearby Court House*

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

90%

0-2

\$550,800

2026

\$2,754,000

1

\$81,000

*On Extended Life, Extent : Severe, Area Affected : 100%**Location : Throughout*

Convactor/Radiator

3%

2029

\$39,900

1

\$1,600

Unit Heater - Steam

7%

2026

\$64,700

4

\$1,600

## Air 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

50%

LIFE

\* \*

2-5

\$45,100

*Other Observation, Extent : Light, Area Affected : 50%**Location : Throughout**Explanation : No Mechanical Ventilation In Cell Areas.*

No Component

50%

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	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	\$39,400	2036	**	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	HW Heat Exchanger								
	Steam Fired	100%			2031	\$786,300	4	\$24,000	
		Other Observation, Extent : N/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, Area Affected : 100%							
		Location : One At 1st Floor, One At Sub-basement							
		Explanation : 2 Units							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	85%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 85%							
		Location : 4 Units From Basement To 11th Floor, 1 Unit From Basement To 1st Floor, 1 Unit From 1st To 2nd Floor							
		Explanation : 6 Units							
	Hydraulic	15%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 15%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$84,600	
	Sprinkler								
	No Component	75%							
	Generic	25%			2031	\$562,200	1-2	\$11,300	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Fire Pump								
	Generic	100%	4+	\$3,100	2034	\$155,300	1	\$27,200	
Other Observation, Extent : Light, Area Affected : 2%									
Location : Mechanical Room On Floor 11 A									
Explanation : Rust Beginning 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** : MANHATTAN HOUSE OF DETENTION NORTH TOWER  
**Address** : 138-40 CENTRE STREET @ WHITE ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOC0009.000 / 2013 **Yr Built/Renovated** : 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	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
<b>Total</b>	<b>\$4,626,400</b>	<b>\$17,933,900</b>
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
<b>Total</b>	<b>\$4,626,400</b>	<b>\$17,933,900</b>

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	7%			LIFE	* *	5	\$5,200	
	Metal Sect. OHD	3%	Now	\$39,200	2036	* *	5	\$5,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Southeast Garage Door Entrance									
	Granite Panels	25%			LIFE	* *	5	\$22,400	
	Pre-Cast Concrete	65%	Now	\$113,000	LIFE	* *	5	\$251,900	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Gymnasium And Clinic On Second Floor									
Windows									
	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									
	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%			2044	* *	5-10	\$8,300	
	Pre-Cast Concrete	25%			LIFE	* *	5	\$6,700	
Roof									
	IRMA/Protected Membrane	40%			2031	\$449,100	10	\$18,900	
Recent Repair Evident, Extent : N/A, Area Affected : 20%									
Location : Elevator Bulkhead									
	Paver: Asphalt	10%			2040	* *	10	\$7,100	
	Traffic Topping	50%	Now	\$61,300	2031	\$204,400			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Outdoor Activity Area									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%									
Location : Outdoor Activity Area									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : At Roof Drains									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : Outdoor Activity Area									
Soffits									
	Metal Panel	20%			2041	* *	5-10		
	Granite Panels	30%			LIFE	* *	5		
	Stucco Cement	50%			2036	* *	5		

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	50%			LIFE	**	5	\$261,700		
Ceramic Tile	5%	4+	\$67,800	2034	\$678,100	5	\$6,000		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
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		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
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		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Various Bathrooms									
Concrete Masonry Unit	52%	Now	\$273,400	LIFE	**	5	\$57,900		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Gymnasium Walls									
Glass: Single Pane	5%			LIFE	**	5	\$10,400		
Gypsum Board	5%			LIFE	**	5	\$8,300		
Metal Security Bars	10%			LIFE	**				
SGFT/Glazed Masonry	5%			LIFE	**				
Ceilings									
AcousTile,Adhered	10%	4+	\$15,500	2036	**	5	\$12,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
AcousTileSusp.Lay-In	10%	0-2	\$20,000	2036	**	5	\$12,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Exposed Struc: Concrete	50%			LIFE	**	5	\$18,700		
Exposed Struc: Steel	10%			LIFE	**				
Metal Panel	10%			LIFE	**	5	\$29,900		
Plaster	10%			LIFE	**	5	\$15,000		
Site Enclosure									
Retaining Walls									
Masonry: Fieldstone	100%			2051	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Stair Cheek Walls And Planter On South Side									
Explanation : This Is Actually Granite									
Site Pavements									
Public Sidewalk									
Pavers/Stone	100%			2034					

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

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

## Site Pavements

## On-Site Walkways

Masonry: Granite

60%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 20%**Location : Stairs At Entrance**Explanation : Repairs In Progress*

Pavers/Stone

40%

Now

\$4,900

2034

\$244,700

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Garage Door Entrance*

## Parking/Driveway

Cast in Place Concrete

5%

2036

\* \*

Pavers/Stone

95%

Now

\$17,600

2034

\$879,600

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Parking Area*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

40%

2031

\$20,700

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 5,000 Amperes*

Molded Case Bkrs

60%

2031

\$137,300

5

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three 3,000 Ampere Main Disconnect Switches*

## Transformers

Dry Type

100%

2029

\$26,900

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : 3rd Floor Electrical Room**Explanation : Two 1,500 Kilovolt-ampere*

## Switchgear / Switchboard

Air Circuit Breaker

30%

2031

\$68,600

5

\$300

Molded Case Bkrs

70%

2031

\$160,100

5

\$3,000

## Raceway

Busway

2%

2029

\$4,600

1

Conduit

93%

2031

\$213,500

1

Conduit

5%

2041

\* \*

1

## Panelboards

Fused Disc Sw

10%

2030

\$20,100

5

\$400

Molded Case Bkrs

85%

2030

\$170,500

5

\$3,700

Molded Case Bkrs

5%

2039

\* \*

5

\$200

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : 3rd Floor									
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	100%			2027	\$109,200	1	\$63,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - 3rd Floor									
Explanation : Two 650 Kilovolt-ampere									
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$6,000	
Fuel Storage									
	Day Tank	50%			2030	\$12,900	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - 3rd Floor									
Explanation : 100 Gallons									
	Main Tank	50%			2034	\$38,600	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 5,000 Gallon									
Lighting									
Interior Lighting									
	Fluorescent	90%			2036	* *	10	\$134,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	6%			2026	\$149,600	10	\$9,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : T-12 Lamps									
	HID	2%			2026	\$38,800	10	\$100	
	LED	2%			2036	* *			

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

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

**Lighting**

## 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%

**Alarm**

## 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

**Mechanical**

System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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**Heating**

## Energy Source

Utility Steam

100%

2041

\* \*

1

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : Steam Is Provided From 100 Centre Street*

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

0-2

\$2,000

2034

\$98,700

5

\$4,800

*Controller Not Working, Extent : Severe, Area Affected : 50%**Location : Low Pressure Control Valves Manually Operated. Basement*

## Distribution

Central Plant Steam

100%

2031

\$4,609,300

4

\$12,100

Piping/Pmp

## Terminal Devices

Air Handler

90%

2026

\$2,776,200

1

\$90,800

Convactor/Radiator

5%

2029

\$67,000

1

\$2,600

Unit Heater - Hot Water

5%

Now

\$1,000

2026

\$48,600

*Broken, Extent : Severe, Area Affected : 2%**Location : Entry Vestibule***Air Conditioning**

## Energy Source

Electricity

100%

2039

\* \*

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	80%			2034	\$2,673,700	1	\$141,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Chiller Room, Basement							
		Explanation : 2 Units							
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$8,000	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	\$2,544,500	1	\$100,800	
Heat Rejection									
	Water Cooling Tower	100%			2036	**	2	\$164,100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$144,000	LIFE	**	2-5	\$90,900	
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Exhaust Fans									
	Interior	100%			2031	\$727,000	2	\$5,000	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	Now	\$104,600	2036	**	1		
		Not Insulated, Extent : Severe, Area Affected : 20%							
		Location : Basement							
HW Heat Exchanger									
	Steam Fired	100%	Now	\$79,300	2041	**	4	\$16,100	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Basement							
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%	0-2	\$51,500	2041	**	4	\$6,500	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Backflow Preventer									
	Generic	100%			2031	\$73,200	1	\$10,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Basement To 10th Floor							
		Explanation : 5 Units							
	Hydraulic	20%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : Basement To 1st Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2041		* *	1-5	\$85,300
	Sprinkler								
	Generic	100%			2041		* *	1-2	\$45,700
	Fire Pump								
	Generic	100%			2034	\$156,500	1	\$30,500	
	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** : MANHATTAN HOUSE OF DETENTION SOUTH TOWER  
**Address** : 125 WHITE STREET @ CENTRE ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOC0005.000 / 2033 **Yr Built/Renovated** : 1941 / 2005  
**Area Sq Ft** : 224,729 **Project Type** : CORRECTION  
**Date of Survey** : 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
<b>Total</b>	<b>\$16,699,400</b>	<b>\$13,753,700</b>
Importance Code A	\$448,200	\$1,604,000
Importance Code B	\$15,954,100	\$11,573,700
Importance Code C	\$297,200	\$576,000
<b>Total</b>	<b>\$16,699,400</b>	<b>\$13,753,700</b>

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
<b>Total</b>	<b>\$450,400</b>	<b>\$147,300</b>	<b>\$188,700</b>	<b>\$250,600</b>
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			
<b>Total</b>	<b>\$450,400</b>	<b>\$147,300</b>	<b>\$188,700</b>	<b>\$250,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	3%			2036	* *	10	\$16,100	
			Deformed/Dented, Extent : Moderate, Area Affected : 15%					
			Location : East And West Service Entrances					
			Deteriorated Finish, Extent : Moderate, Area Affected : 10%					
			Location : East And West Service Entrances					
			Staining/Discoloring, Extent : Moderate, Area Affected : 15%					
			Location : East And West Service Entrances					
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	
			Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%					
			Location : North Facade					
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%	Now	\$1,300	2036	* *	5	\$1,800	
			Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
			Location : Throughout					
Roof								
Built-Up (BUR)	30%			2031	\$119,700	10	\$10,200	
Cast in Place Concrete	40%	Now	\$15,300	LIFE	* *			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
			Location : Over 11 West Housing Area					
			Water Penetration, Extent : Moderate, Area Affected : 5%					
			Location : Over 11 West Housing Area					
IRMA/Protected Membrane	25%			2031	\$202,200	10	\$8,500	
IRMA/Protected Membrane	5%	Now	\$4,000	2031	\$40,400			
			Water Penetration, Extent : Severe, Area Affected : 5%					
			Location : Over Connecting Bridge					
Soffits								
Granite Panels	10%			LIFE	* *	5		
Stucco Cement	90%			2036	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	50%			LIFE	* *	5	\$313,400		
Ceramic Tile	5%	4+	\$40,600	2034	\$812,000	5	\$7,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Various Bathrooms									
Quarry Tile	5%			2036	* *	5	\$21,500		
Vinyl Tile	40%	Now	\$63,700	2031	\$3,182,800	3	\$43,000		
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Basement, Corridors, Connecting Bridge, 1st Floor Adjacent To Sally Port									
Interior Walls									
Cast in Place Concrete	20%			LIFE	* *				
Concrete Masonry Unit	58%			LIFE	* *	5	\$113,100		
Glass: Single Pane	10%	Now	\$297,200	LIFE	* *	5	\$36,600		
Other Observation, Extent : Moderate, Area Affected : 40%									
Location : Control Rooms									
Explanation : Glazing Clouded									
Metal Security Bars	10%			LIFE	* *				
Metal: Cage/Fence	2%			LIFE	* *				
Ceilings									
AcousTileConcealSpLn	25%	4+	\$18,800	2036	* *	5	\$36,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Corridors									
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Throughout									
Exposed Struc: Concrete	15%			LIFE	* *	5	\$5,400		
Metal Panel	10%			LIFE	* *	5	\$29,000		
Plaster	50%			LIFE	* *	5	\$72,600		
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	100%			2051	* *				
Site Pavements									
Public Sidewalk									
Pavers/Stone	100%			2034					
On-Site Walkways									
Masonry: Granite	50%			LIFE	* *				
Pavers/Stone	50%			2034					
Parking/Driveway									
Cast in Place Concrete	50%			2044	* *				
Pavers/Stone	50%	Now	\$9,300	2034	\$462,900				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Breezeway Between North And South Buildings									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Breezeway Between North And South Buildings									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 SOUTH TOWER**  
**Asset # : 2033**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	60%			2031	\$58,000	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 4,000 Ampere Main Disconnect Switch									
	Fused Disc Sw	40%			2031	\$38,700	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2029	\$26,900	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 75 Kilovolt-ampere									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2031	\$366,000	5	\$800	
	Molded Case Bkrs	20%			2031	\$91,500	5	\$1,200	
Raceway									
	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									
	Busway	5%			2029	\$34,200	1		
	Thermoplastic	90%			2031	\$615,000	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	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									
	Generic	100%	0-2	\$10,500	LIFE	* *	5	\$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main - Basement									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	70%			2029	\$73,500	1	\$48,400	
	Automatic	30%			2036	* *	1	\$20,700	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2027	\$109,200	1	\$87,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - Basement									
Explanation : Two 500 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$8,300	
Fuel Storage									
	Day Tank	50%			2030	\$12,900	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room - Basement									
Explanation : One 250 Gallon									
	Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : 5,000 Gallon									
Lighting									
Interior Lighting									
	Fluorescent	95%			2031	\$2,781,600	10	\$166,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	HID	3%			2026	\$68,400	10	\$200	
	LED	2%			2036	* *			
Egress Lighting									
	Emergency, Service	60%			2031	\$71,100	1		
	Exit, Service	35%			2026	\$29,000	1		
	Exit, Service	5%			2036	* *	1		
Exterior Lighting									
	HID	10%			2026	\$105,400	10	\$100	
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2031	\$424,100	1	\$83,900	
Fire/Smoke Detection									
	No Component	90%							
	Generic, Digital	10%			2031	\$58,300	1-3	\$13,900	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2041	**	1		
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Basement						
			Explanation : Steam Is Provided From 100 Centre Street						
Conversion Equipment									
	Heat Exchanger, Plate & Frame	95%			2034	\$461,700	1	\$89,900	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : One Unit						
	Pres. Reducing Valve/LP Steam	5%			2034	\$5,800	5	\$600	
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	
	Convactor/Radiator	10%			2029	\$157,400	1	\$6,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2027	\$3,923,700	1	\$207,200	
			R-134a Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Previously 2 Units. One Removed, Other Not In Service. Chilled Water Supplied From North Tower.						
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2031	\$311,200	4	\$14,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Two Pump Sets. Functional But 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 Service, Extent : Moderate, Area Affected : 100%						
			Location : Roof						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$106,800	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2031	\$682,800	2	\$4,700	
	Roof	20%			2026	\$74,700	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$2,456,800	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$279,200	2061	* *	4	\$18,900	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : 2 Units In Basement							
		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								
	Generic	100%							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 80%							
		Location : 1st Floor To Roof							
		Explanation : 4 Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$100,100	
	Sprinkler								
	No Component	30%							
	Generic	70%			2041	* *	1-2	\$37,500	
	Fire Pump								
	Generic	100%			2034	\$183,700	1	\$35,800	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression								
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** : 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
<b>Total</b>	<b>\$8,542,100</b>	<b>\$21,267,900</b>
Importance Code A	\$313,400	\$2,033,500
Importance Code B	\$7,963,600	\$18,683,000
Importance Code C	\$265,100	\$551,400
<b>Total</b>	<b>\$8,542,100</b>	<b>\$21,267,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$75,200			\$100
Interior Architecture	\$50,000		\$4,700	\$7,700
Electrical	\$232,000	\$31,700	\$29,400	\$32,500
Mechanical	\$112,300	\$35,700	\$39,700	\$24,500
Site Pavements	\$5,000			
Elevators/Escalators	\$40,800	\$40,800	\$40,800	\$40,800
<b>Total</b>	<b>\$515,400</b>	<b>\$108,200</b>	<b>\$114,500</b>	<b>\$105,700</b>
Importance Code A	\$76,900	\$6,200		\$100
Importance Code B	\$438,600	\$102,000	\$114,500	\$105,500
Importance Code C				
<b>Total</b>	<b>\$515,400</b>	<b>\$108,200</b>	<b>\$114,500</b>	<b>\$105,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$93,900	LIFE	**	5	\$56,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : 8th Floor Recreation Yard								
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Lintels At Cell Floors, 4th Floor								
Masonry: Granite	3%			LIFE	**	5	\$1,300	
Metal Sect. OHD	2%			2036	**	5	\$3,700	
Windows								
Aluminum	20%			2039	**	5	\$300	
Glass Block	15%			LIFE	**	5	\$100	
Metal/Detention Type	50%	0-2	\$22,900	2031	\$228,500	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Receiving Area, Kitchen, Day Room								
Thermally Inefficient, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Steel	15%	Now	\$8,600	2056	**	5	\$1,200	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$13,500	
Masonry: Limestone	10%	4+	\$3,700	LIFE	**	5	\$1,900	
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Coping Stone								
Roof								
Built-Up (BUR)	55%			2031	\$775,600	10	\$66,100	
Copper/Terne	4%			2046	**	10	\$12,000	
IRMA/Protected Membrane	9%	0-2	\$5,100	2031	\$257,300			
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Roof With Water Tank								
Paver: Asphalt	25%	Now	\$21,000	2034	\$420,500			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Roof Yard								
Skylight, Plastic	7%	Now	\$93,100	2044	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 7th Floor Roof								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	* *	5	\$306,700	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Basement And Throughout							
Cast in Place Concrete	5%	Now	\$26,600	LIFE	* *	5	\$34,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Steps At Loading Platform							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Steps At Loading Platform							
Quarry Tile	8%	Now	\$92,200	2036	* *	5	\$18,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement Laundry							
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	5%	Now	\$93,400	2046	* *	5	\$14,600	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
	Location : Recreation Room On Eighth Floor							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Recreation Room On Eighth Floor							
Interior Walls								
Concrete Masonry Unit	15%	Now	\$89,300	LIFE	* *	5	\$18,900	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Roof Stair							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Stair Bulkhead							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Column Pilasters 7th Floor							
Glass: Single Pane	3%			LIFE	* *	5	\$7,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Laminated Security Glass							
Metal Security Bars	5%			LIFE	* *			
Plaster	17%	Now	\$65,500	LIFE	* *	5	\$16,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Basement Throughout							
	Paint Peeling, Extent : Light, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : 7th Floor Offices							
SGFT/Glazed Masonry	35%			LIFE	* *			
Steel Plate	25%			LIFE	* *	5	\$47,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$150,400	2036	* *	5	\$19,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : At Entrance							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
	AcousTileSusp.Lay-In	5%			2044	* *	5	\$15,500	
	Exposed Struc: Concrete	40%			LIFE	* *	5	\$19,400	
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Exposed Struc: Steel	2%	Now	\$1,497,200	LIFE	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
		Location : 8th Floor Outdoor Recreation Yard							
	Gypsum Board	5%	Now	\$13,600	LIFE	* *	5	\$19,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Basement Throughout							
	Metal Panel	5%			LIFE	* *	5	\$19,400	
	Plaster	33%	Now	\$62,500	LIFE	* *	5	\$63,900	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 7th Floor Offices							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$5,000	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%			2044	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$110,300	2034	\$551,400			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	50%			2031	\$228,800	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : No Available Nameplate Ratings							
	Molded Case Bkrs	50%			2041	* *	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Main Service Power Breaker Rated At 2,000 Amperes							
Transformers									
	Dry Type	100%			2044	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Elevator Control Room							
		Explanation : Three 51 Kilovolt-ampere, 208/120 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									
	Fused Disc Sw	5%			2039	* *	5	\$200	
	Molded Case Bkrs	15%			2039	* *	5	\$800	
	Molded Case Bkrs	80%			2030	\$385,200	5	\$4,400	
Wiring									
	Braided Cloth	80%	2-4	\$546,700	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2041	* *	1		
Motor Controllers									
	Locally Mounted	5%			2036	* *	5	\$100	
	Locally Mounted	10%			2029	\$62,500	5	\$100	
	Locally Mounted	5%	2-4	\$31,300	2051	* *	5		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Locally Mounted	3%			2044	* *	5		
	Locally Mounted	2%	0-2	\$12,500	2051	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Starters Are Rusted.							
	Motor Control Center	75%			2029	\$658,400	5	\$4,300	
Ground									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,500	LIFE	* *	5	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room In The Basement							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2029	\$52,500	1	\$32,100	
	Automatic	50%			2036	* *	1	\$32,100	
Generators									
	Diesel	50%			2027	\$54,600	1	\$40,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 1							
		Explanation : Emergency Generator Rated At 400 Kilowatts							
	Diesel	50%			2034	\$54,600	1	\$40,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 2							
		Explanation : Emergency Generator Rated At 750 Kilowatts. Generator Is Not Regularly Tested.							
Batteries									
	Lead/Acid	100%			2026	\$2,500	5	\$7,700	
Fuel Storage									
	Day Tank	50%			2039	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2034	\$38,600	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 5,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2031	\$1,916,800	10	\$115,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2031	\$319,500	10	\$19,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	10%			2036	* *	10	\$19,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways, Kitchen, Visitors Area							
	Incandescent	2%			2026	\$70,700	2	\$100	
	LED	18%			2036	* *			

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

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

## Lighting

## Egress Lighting

Emergency, Service	35%			2026	\$45,300	1			
Emergency, Battery	5%			2031	\$17,600	10		\$2,500	
Exit, Service	50%			2026	\$45,300	1			
Exit, Battery	10%	0-2		2041		**			

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout Building*

*Explanation : Fixtures Are Old And Beyond Their Useful Life.*

## Exterior Lighting

HID	20%			2031	\$195,900	10		\$100	
No Component	80%								

## Alarm

## Security System

Generic	100%			2026	\$394,200	1		\$78,000	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

No Component	40%								
Generic, Digital	60%			2036		**	1-3	\$77,200	

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

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

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

## Heating

## Energy Source

Plant Campus Steam / PRV	100%			2041		**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Adjacent D C A S Building*

*Explanation : Steam Supplied From Adjacent Queens Borough Hall Building*

## Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2027	\$126,400	5		\$12,400	
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*Other Observation, Extent : Light, Area Affected : 5%*

*Location : Basement*

*Explanation : Shell And Tube Heat Exchanger With Circulating Pumps For 2nd Floor Hot Water Radiators.*

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$590,400	2031	\$5,904,300	4	\$10,300	
Corroded, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Malfunctioning, Extent : Severe, Area Affected : 25%									
Location : Condensate Return System, Throughout									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Vacuum Pump Leaks. Basement Mechanical Equipment Room									
Steam Traps Faulty, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Terminal Devices									
	Air Handler	55%	Now	\$1,303,900	2041	* *	1	\$63,900	
Corroded, Extent : Severe, Area Affected : 40%									
Location : Various									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Various									
	Air Handler	15%			2031	\$592,700	1	\$19,400	
	Convactor/Radiator	18%	Now	\$15,500	2029	\$309,100	1	\$10,900	
Corroded, Extent : Severe, Area Affected : 15%									
Location : Various									
	Convactor/Radiator	2%			2036	* *	1	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Throughout									
Explanation : Hot Water Radiators									
	Unit Heater - Steam	10%			2026	\$119,300	4	\$2,900	
Air Conditioning									
Energy Source									
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$176,400	2	\$600	
R-22 Refrigerant, Extent : Light, Area Affected : 5%									
Location : Roof Of Visiting Area									
	Split Unit	5%			2036	* *			
Other Observation, Extent : Light, Area Affected : 5%									
Location : Various									
Explanation : R-410a									
	Split Unit	5%			2031	\$249,300			
	Window/Wall Unit	5%			2026	\$39,800	1		
	No Component	80%							
Heat Rejection									
	Evaporative Condenser	5%			2036	* *	2	\$7,300	
	No Component	95%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	70%	Now	\$322,800	LIFE	* *	2-5	\$81,500	
Damaged, Extent : Severe, Area Affected : 70%									
Location : Various									
Other Observation, Extent : Light, Area Affected : 20%									
Location : Basement, 1st Floor									
Explanation : Ventilation Does Not Exist In Lobby, Basement And Various Offices									
	No Component	30%							
Exhaust Fans									
	Interior	70%	Now	\$651,900	2041	* *	2	\$3,600	
On Extended Life, Extent : Severe, Area Affected : 70%									
Location : Throughout									
	No Component	30%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$269,700	2031	\$2,696,700	1		
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Water Main And Various Locations									
HW Heat Exchanger									
	Steam Fired	50%			2031	\$507,700	4	\$15,500	
	Steam Fired	50%	Now	\$152,300	2061	* *	4	\$10,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Equipment Room									
Explanation : Unit Not In Service. Point Of Use Electric Heaters Being Used Throughout.									
Sanitary Piping									
	Cast Iron	100%	0-2	\$132,200	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor									
Explanation : Piping Decaying Due To Corrosion									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%	Now	\$6,500	2026	\$6,500	4	\$4,400	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement Next To Vacuum Pump									
Backflow Preventer									
	Generic	100%			2031	\$93,800	1	\$12,800	
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	70%		LIFE		* *			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Basement To 8th Floor							
		Explanation : 3 Units							
	Hydraulic	30%		LIFE		* *			
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : 1 Unit From Basement To 2nd Floor, 1 Unit From 1st To 2nd Floor							
		Explanation : 2 Units							
Fire 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	

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**Asset Name** : RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)  
**Address** : 09-09 HAZEN ST., RIKERS ISLAND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.182 / 4246 **Yr Built/Renovated** : 1992 / 1992  
**Area Sq Ft** : 82,625 **Project Type** : CORRECTION  
**Date of Survey** : 11-Apr-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 3,4,Ph  
**Block** : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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	
<b>Total</b>	<b>\$7,738,600</b>	<b>\$5,867,400</b>
Importance Code A	\$126,200	\$2,092,400
Importance Code B	\$7,533,200	\$3,775,000
Importance Code C	\$79,200	
<b>Total</b>	<b>\$7,738,600</b>	<b>\$5,867,400</b>

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Coiling Doors	1%			2039	* *	5	\$4,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Loading Dock							
		Explanation : Location Noted							
	Pre-Cast Concrete	99%			LIFE	* *	5	\$417,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Cracking Effect Throughout							
Windows									
	Metal/Detention Type	100%			2044	* *	5	\$72,100	
Parapets									
	Metal Rail	75%			2039	* *	5-10	\$207,900	
	Pre-Cast Concrete	25%			LIFE	* *	5	\$24,100	
Roof									
	Modified Bitumen	100%			2034	\$1,016,200	10	\$48,200	
		Debris Present, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Painted White							
		Explanation : Component Information							
Interior									
	Floors								
	Cast in Place Concrete	25%	4+	\$101,400	LIFE	* *	5	\$67,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Loading Docking							
		Misaligned/Bulging, Extent : Severe, Area Affected : 1%							
		Location : Loading Dock Surface							
	Raised Access Floor	5%	Now	\$344,200	2043	* *	5	\$11,600	
		Loose/Delam Surface, Extent : Severe, Area Affected : 75%							
		Location : Throughout Control Rooms							
	Terrazzo	68%	4+	\$303,000	LIFE	* *	5	\$65,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Throughout Corridors And Housing Areas							
	Traffic Topping	2%	2-4	\$45,500	2039	* *	5	\$1,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Maintenance And Control Areas							
Interior Walls									
	Cast in Place Concrete	10%	4+	\$42,200	LIFE	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout Basement							
	Ceramic Tile	8%			2037	* *	5	\$11,500	
	Concrete Masonry Unit	69%			LIFE	* *	5	\$39,700	
	Glass: Single Pane	5%			LIFE	* *	5	\$5,400	
	Metal Security Bars	8%			LIFE	* *			

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2039	**	5	\$6,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Control Areas							
Exposed Struc: Concrete	50%	Now	\$357,100	LIFE	**	5	\$9,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Random Locations Throughout Basement							
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Textured Surface Throughout Housing Areas							
	Explanation : Additional Component							
Metal Panel	25%	2-4	\$197,300	LIFE	**	5	\$38,600	
	Deformed/Dented, Extent : Light, Area Affected : 5%							
	Location : Various Locations Throughout Corridors							
	Staining/Discoloring, Extent : Light, Area Affected : 60%							
	Location : Various Locations Throughout Corridors							
Plaster	20%			LIFE	**	5	\$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Includes Razor Wire At Top							
	Explanation : Additional Component							
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Adjacent To Loading Dock							
	Explanation : Location Noted							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Parking/Driveway								
Asphalt	90%	4+	\$79,200	2043	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout Driveways							
Cast in Place Concrete	10%	4+	\$12,000	2047	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Loading Dock Area							
Activity Yard								
Asphalt	100%			2043	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Southeast Corner Of Building							
	Explanation : Location Noted							

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 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									
	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	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2032	\$26,500	1	\$25,400	
Lighting									
Interior Lighting									
	Fluorescent	30%			2029	\$726,800	10	\$22,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	70%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Original Fixtures Retrofitted							
Egress Lighting									
	Emergency, Service	30%			2029	\$29,400	1		
	Emergency, Battery	20%			2029	\$53,500	10	\$4,000	
	Exit, Service	50%			2029	\$34,300	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2034	\$298,900	1	\$30,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$50,900	

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.

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Energy Source									
	Plant Campus Steam / PRV	100%			2034	\$18,800	1		
Conversion Equipment									
	Heat Exchanger, Shell & Tube	85%	Now	\$28,900	2030	\$577,300			
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Mechanical Room - Damaged Insulation</i>									
	No Component	15%							
<b>Distribution</b>									
	Hot Wtr Piping/Pump	85%	Now	\$25,200	2033	\$251,600	4	\$3,500	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Mechanical Rooms</i>									
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Rooms</i>									
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Mechanical Rooms</i>									
	Steam Piping/Pump	15%	Now	\$32,500	2034	\$162,600			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Basement Mechanical Room</i>									
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Basement Mechanical Room</i>									
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement Mechanical Room, Pipe Tunnels</i>									
<b>Terminal Devices</b>									
	Air Handler	5%			2029	\$127,400	1	\$2,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical Rooms</i>									
	Unit Heater - Hot Water	5%			2029	\$40,100			
	No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Mechanical Rooms</i>									
<i>Explanation : Air Handlers With Cooling And Heating Coils, Reported Under Air Conditioning</i>									
<b>Controls</b>									
	Digital	50%			2027	\$1,943,600			
	Pneumatic	50%			2028	\$1,307,900			
<b>Air Conditioning</b>									
Energy Source									
	Electricity	7%			2042	* *	1		
	No Component	93%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Adjacent Building - 300 Bed Facility</i>									
<i>Explanation : Chilled Water Provided From Adjacent Building - 300 Bed Facility</i>									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	2%	4+	\$34,900	2044	* *	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room Roof - Unit Serving Elevator Machine Room, On Extended Life							
	No Component	93%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Adjacent Building - 300 Bed Facility							
		Explanation : Chilled Water Provided From Adjacent Building - 300 Bed Facility							
	No Component	5%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : Refer To Heat Rejection And Terminal Devices							
Distribution									
	CW & CHW Wtr Pipe/Pump	93%	Now	\$1,700	2034	\$16,800	4	\$3,800	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms							
	No Component	7%							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2029	\$10,700	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room - 2 Units							
	Air Handler/Cool/Ht	95%	Now	\$10,300	2029	\$205,500	1	\$43,700	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse Mechanical Room - Two Re-heat Coils In Ductwork							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
Heat Rejection									
	Air Cooled Condenser Unit	5%	Now	\$1,600	2044	* *	2	\$2,300	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Room Roof - Two Air Cooled Condensing Units - Inoperable / Deteriorated							
	No Component	95%							
Ventilation									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$699,300	LIFE	**	2-5	\$46,100	
Broken, Extent : Severe, Area Affected : 20%									
Location : Duct Penetrations In Floor Slab - Pneumatic Fire / Smoke Dampers / Actuators									
Damaged, Extent : Severe, Area Affected : 2%									
Location : Basement Mechanical Room - Return Ductwork At Two Air Handlers									
Faulty Air Intake, Extent : Moderate, Area Affected : 100%									
Location : Outside Air Dampers / Actuators Faulty / Inoperable									
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Rooms									
Needs Cleaning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Unbalanced System, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Exhaust Fans									
	Interior	100%			2029	\$706,200	2	\$2,500	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms									
Plumbing									
	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, Extent : Light, Area Affected : 50%									
Location : Basement Mechanical Room - 2 Of 4 Units Abandoned In Place									
Sanitary Piping									
	Cast Iron	100%	Now	\$200,600	LIFE	**	1		
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : Basement Mechanical Room, 1st Floor Storage Room By Kitchen - Ceiling									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$4,900	4	\$2,600	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room - 1 Duplex Set									
	Sewage Ejector(s)								
	Electric	100%			2029	\$83,400	4	\$3,300	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room - 1 Duplex Set									
Fixtures									
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Two Units From Basement To Top Floor, Two Units From Basement To Penthouse									
Explanation : 4 Units									
Fire 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 Prison Cells									

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**Asset Name** : RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)  
**Address** : 09-09 HAZEN ST., RIKERS ISLAND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.183 / 4245 **Yr Built/Renovated** : 1992 / 1992  
**Area Sq Ft** : 108,087 **Project Type** : CORRECTION  
**Date of Survey** : 11-Apr-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Ph  
**Block** : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 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	
<b>Total</b>	<b>\$15,921,700</b>	<b>\$7,657,100</b>
Importance Code A	\$1,238,700	\$1,871,200
Importance Code B	\$14,514,500	\$5,785,900
Importance Code C	\$168,500	
<b>Total</b>	<b>\$15,921,700</b>	<b>\$7,657,100</b>

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%	4+	\$1,058,500	LIFE	**	5	\$492,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Cracking 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, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Recent Repair Evident, Extent : Light, Area Affected : 50%							
	Location : Leaks Throughout Repaired							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Painted White							
	Explanation : Component Information							
Interior								
Floors								
Cast in Place Concrete	25%	4+	\$132,600	LIFE	**	5	\$88,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Throughout Basement And Penthouse							
Raised Access Floor	5%	Now	\$450,200	2043	**	5	\$15,200	
	Loose/Delam Surface, Extent : Severe, Area Affected : 75%							
	Location : Throughout Control Rooms							
Terrazzo	68%	4+	\$396,400	LIFE	**	5	\$85,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Throughout Corridors And Housing Areas							
Traffic Topping	2%	0-2	\$89,300	2039	**	5	\$2,000	
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Maintenance And Control Areas							
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Various Locations In Basement							
Ceramic Tile	10%			2037	**	5	\$17,300	
Concrete Masonry Unit	67%			LIFE	**	5	\$46,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Various Locations In Basement							
Glass: Single Pane	5%			LIFE	**	5	\$6,500	
Metal Security Bars	8%			LIFE	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%	2-4	\$13,000	2039	* *	5	\$4,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Maintenance And Control Areas							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Maintenance And Control Areas							
	Exposed Struc: Concrete	50%	Now	\$467,200	LIFE	* *	5	\$12,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout Basement							
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Textured Surface Throughout Housing Areas							
		Explanation : Additional Component							
	Metal Panel	25%	2-4	\$258,100	LIFE	* *	5	\$50,600	
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Throughout Corridors							
		Staining/Discoloring, Extent : Light, Area Affected : 50%							
		Location : Throughout Corridors							
	Plaster	20%			LIFE	* *	5	\$20,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Includes Razor Wire At Top							
		Explanation : Additional Component							
	Free Standing Walls								
	Concrete Masonry Unit	100%	2-4	\$4,400	2054	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Mechanical Area North Of Building							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$113,200	2047	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
		Location : Various Perimeter Locations							
		Sinking/Subsiding, Extent : Severe, Area Affected : 60%							
		Location : Various Perimeter Locations							
	Parking/Driveway								
	Asphalt	100%	4+	\$55,300	2043	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Activity Yard								
	Asphalt	100%			2043	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Northeast Corner Of Building							
		Explanation : Location Noted							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$112,100	3	\$300	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : No Nameplate Ratings Available					
	Transformers								
	Dry Type	100%			2032	\$326,600	3	\$800	
	Feeders								
	Cable	100%			2042	* *	1		
	Raceway								
	Conduit	100%			2044	* *	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	\$375,900	5	\$2,800	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Switch Rated At 2,000 Amperes					
	Transformers								
	Dry Type	100%			2032	\$51,500	5	\$400	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$375,900	5	\$2,800	
	Raceway								
	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	* *			
	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, Extent : N/A, Area Affected : 100%					
				Location : Generator Room					
				Explanation : Two Diesel Generators Rated At 650 Kilowatts And 900 Kilowatts (Serves G R V C 200 Bed Facility)					
	Batteries								
	Lead/Acid	100%			2027	\$4,700	5	\$4,000	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2042	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallon Capacity Serving Both Generators							
	Main Tank	50%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 7,500 Gallon Capacity Tanks							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2029	\$950,800	10	\$29,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	70%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Original Fixtures Retrofitted							
	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	10		
	LED	25%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$391,000	1	\$40,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$66,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2034	\$24,600	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	85%	Now	\$37,800	2030	\$755,300			
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Room - Damaged Insulation							
	No Component	15%							
Distribution									
	Hot Wtr Piping/Pump	85%	Now	\$32,900	2033	\$329,100	4	\$4,500	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement Mechanical Room - Air Separator Tank And Piping							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms							
	Steam Piping/Pump	15%	Now	\$42,500	2034	\$212,700			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 50%							
		Location : Basement Mechanical Room							
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Basement Mechanical Room							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 100%							
		Location : Basement Mechanical Room, Pipe Tunnels							
Terminal Devices									
	Air Handler	5%			2029	\$166,600	1	\$3,300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	Unit Heater - Hot Water	5%			2029	\$52,500			
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Mechanical Rooms							
		Explanation : Air Handlers With Cooling And Heating Coils, Reported Under Air Conditioning							
Controls									
	Digital	50%			2027	\$2,542,500			
	Pneumatic	50%			2028	\$1,710,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		

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

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

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



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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	93%			2037	* *	1	\$108,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room - 2 Units							
	Exterior Pkg Unit - Cooling	2%	Now	\$45,700	2044	* *	2	\$100	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Roof - Unit Serving Elevator Machine Room - Inoperable / Deteriorated							
	No Component	5%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Penthouse Mechanical Room							
		Explanation : Refer To Heat Rejection And Terminal Devices							
Distribution									
	CW & CHW Wtr Pipe/Pump	93%	Now	\$14,900	2034	\$297,600	4	\$5,000	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms							
	No Component	7%							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2029	\$189,700	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room - 2 Units							
	Air Handler/Cool/Ht	95%			2029	\$3,647,700	1	\$63,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
Heat Rejection									
	Air Cooled Condenser Unit	5%	Now	\$28,600	2044	* *	2	\$3,000	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse Mechanical Room Roof - Two Air Cooled Condensing Units - Inoperable / Deteriorated							
	Water Cooling Tower	95%			2028	\$949,600	2	\$103,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior - Ground Level							
		Explanation : Location Noted							

**Ventilation**

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$914,800	LIFE	* *	2-5	\$60,300	
Broken, Extent : Severe, Area Affected : 20%									
Location : Duct Penetrations In Floor Slab - Pneumatic Fire / Smoke Dampers / Actuators									
Faulty Air Intake, Extent : Moderate, Area Affected : 100%									
Location : Outside Dampers / Actuators Faulty / Inoperable									
Insul. Deteriorating, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Rooms									
Needs Cleaning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Unbalanced System, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Exhaust Fans	100%			2029	\$923,800	2	\$3,300	
Interior									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms									
Plumbing									
	H/C Water Piping	100%			2034	\$2,675,200	1		
Brass/Copper									
	HW Heat Exchanger	100%			2044	* *	4	\$10,700	
Steam Fired									
	Sanitary Piping	100%	Now	\$262,400	LIFE	* *	1		
Cast Iron									
Leak Evident, Extent : Severe, Area Affected : 10%									
Location : Basement Mechanical Room Ceiling									
	Storm Drain Piping	100%			LIFE	* *	1		
Cast Iron									
	Sewage Ejector(s)	100%			2029	\$109,100	4	\$4,300	
Electric									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room - 1 Duplex Set									
	Fixtures	100%							
Generic									
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Two Units From Basement To Top Floor; Two Units From Basement To Penthouse									
Explanation : 4 Units									
Fire Suppression									
	Standpipe	100%			2044	* *	1-5	\$56,500	
Generic									

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

**Asset # : 4245**

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

Fire Suppression

Sprinkler

No Component

Generic

20%

80% Now

\$230,400

2044

\* \*

1-2

\$21,000

*Leak Evident, Extent : Severe, Area Affected : 5%*

*Location : Basement Mechanical Room - Corroded / Leaking*

*Heads Blocked, Extent : Moderate, Area Affected : 20%*

*Location : Various Prison Cells*

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**Asset Name** : RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)  
**Address** : 18-18 HAZEN ST., RIKERS ISLAND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.010 / 2045 **Yr Built/Renovated** : 1986 / 2023  
**Area Sq Ft** : 492,205 **Project Type** : CORRECTION  
**Date of Survey** : 02-May-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Ph  
**Block** : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$66,686,500	\$1,831,800
Interior Architecture	\$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	
<b>Total</b>	<b>\$116,743,800</b>	<b>\$56,476,300</b>
Importance Code A	\$66,844,300	\$5,861,200
Importance Code B	\$44,290,800	\$50,443,300
Importance Code C	\$5,608,700	\$171,800
<b>Total</b>	<b>\$116,743,800</b>	<b>\$56,476,300</b>

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
<b>Total</b>	<b>\$333,300</b>	<b>\$251,000</b>	<b>\$263,800</b>	<b>\$247,100</b>
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			
<b>Total</b>	<b>\$333,300</b>	<b>\$251,000</b>	<b>\$263,800</b>	<b>\$247,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$64,400	LIFE	* *	5	\$139,500	
		Water Penetration, Extent : Moderate, Area Affected : 1% Location : Administration Building Mechanical Room							
	Concrete Masonry Unit	6%	Now	\$115,300	LIFE	* *	5	\$34,900	
		Water Penetration, Extent : Moderate, Area Affected : 1% Location : Administration Building Mechanical Room							
	Glass Block	1%			LIFE	* *	5	\$5,800	
	Masonry: Brick	80%	0-2	\$23,614,600	LIFE	* *	5	\$744,100	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25% Location : Throughout Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : South Wall Of Dormitory Building Efflorescence, Extent : Light, Area Affected : 5% Location : Penthouse/ Bulkheads Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Throughout Recent Repair Evident, Extent : N/A, Area Affected : 20% Location : Below The Roof Line							
	Metal/Glass Curt Wall	2%			LIFE	* *	5	\$34,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Egress Stairs At Dormitory Building Explanation : Location Noted							
	Metal Panel	5%	Now	\$118,800	2044	* *	5	\$87,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Throughout Corrosion/Rusting, Extent : Moderate, Area Affected : 30% Location : South Facade Of Gymnasium And Maintenance Area Deformed/Dented, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Window Wall	3%			2044	* *	5	\$104,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Ends Walls At Housing Quad Corridors Explanation : Location Noted							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal/Detention Type	97%	Now	\$39,617,500	2064	**	5	\$346,100	
	Air Infiltration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal Louvers	3%	2-4	\$125,600	2043	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Cast in Place Concrete	35%			LIFE	**	5	\$332,100	
Masonry: Brick Cavity	40%			LIFE	**	5	\$36,800	
Metal Panel	5%			2044	**	5	\$17,800	
Metal Rail	20%			2039	**	5-10	\$332,100	
Roof								
Metal Panel	2%	Now	\$40,400	2047	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium							
Modified Bitumen	68%	Now	\$2,064,900	2039	**			
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : All Mod Units							
Panel/Paver: Cer/Brk	5%			2044	**	10	\$48,100	
Single Ply Membrane	25%	0-2	\$711,500	2039	**			
	Blisters, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations On Administration Building							
	Debris Present, Extent : Moderate, Area Affected : 10%							
	Location : Administration Building Roof							
	Drains Clogged, Extent : Severe, Area Affected : 1%							
	Location : Administration Building Roof							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	22%	4+	\$531,300	LIFE	* *	5	\$354,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout Maintenance Areas								
	Ceramic Tile	5%	Now	\$80,000	2037	* *	5	\$18,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Quarry Tile	1%	4+	\$417,800	2047	* *	5	\$5,500	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Staff Toilet Rooms								
	Sheet Vinyl/Rubber	1%	Now	\$928,900	2044	* *	5	\$5,500	
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Gymnasium								
	Terrazzo	22%	2-4	\$1,460,100	LIFE	* *	5	\$126,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Corridors And Housing Units								
	Traffic Topping	14%	Now	\$948,500	2034	\$9,484,800	5	\$64,500	
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile	25%	Now	\$4,902,600	2039	* *	3	\$69,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Uneven Substrate, Extent : Severe, Area Affected : 20%								
	Location : Main Corridors								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	10%	Now	\$227,100	2029	\$11,354,300	3	\$27,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Dark Side (North) Corridor								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	53%	2-4	\$3,889,600	LIFE	**	5	\$171,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vertical Cracks, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors And Mechanical Rooms								
Folding Partition	1%	Now	\$432,500	2042	**	5	\$10,100	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Gymnasium								
Glass: Single Pane	3%			LIFE	**	5	\$18,200	
Metal Security Bars	3%			LIFE	**			
Plaster	10%	Now	\$190,000	LIFE	**	5	\$24,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Dark Side (North) Corridor								
SGFT/Glazed Masonry	15%			LIFE	**			
Steel Plate	5%			LIFE	**	5	\$24,300	
Ceilings								
AcousTileSusp.Lay-In	25%	2-4	\$295,100	2047	**	5	\$92,100	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Administration Areas								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Administration Areas								
Exposed Struc: Concrete	25%	2-4	\$1,063,700	LIFE	**	5	\$28,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairways And Mechanical Rooms								
Exposed Struc: Steel	5%	2-4	\$341,200	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Basement Mechanical Room								
Metal Panel	10%	2-4	\$235,100	LIFE	**	5	\$92,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout Corridors And Maintenance Areas								
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout Corridors								
Plaster	35%	Now	\$4,533,800	LIFE	**	5	\$161,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Dark Side (North) Corridor								
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Throughout Dark Side (North) Corridor, Stairs And Housing Units								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Includes Razor Ribbon At Top								
Explanation : Additional Component								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site 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									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout Main Entrance And Loading Dock Area									
Parking/Driveway									
	Asphalt	90%	2-4	\$1,096,700	2043		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Cast in Place Concrete	10%			2047		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Loading Dock Area									
Explanation : Location Noted									
Activity Yard									
	Asphalt	50%	Now	\$97,100	2043		* *		
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Explanation : Vegetation Growth									
	Cast in Place Concrete	50%	Now	\$153,200	2047		* *		
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 50%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2044	* *	3	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Buildings 1 And 2 Electrical Room</i>									
<i>Explanation : One 600 Ampere, 4,160 Volt Main Disconnect Switch</i>									
	Fused Disc Sw	50%			2044	* *	3	\$1,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Buildings 3 And 4 Electrical Room</i>									
<i>Explanation : One 600 Ampere, 4,160 Volt Main Disconnect Switch</i>									
Transformers									
	Dry Type	100%			2039	* *	3	\$2,700	
Feeders									
	Cable	100%			2042	* *	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Raceway								
	Conduit	100%			2044	* *	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	50%			2034	\$626,500	5	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Electrical Room							
		Explanation : Main Service Switch Rated At 4,000 Amperes							
	Fused Disc Sw	50%			2054	* *	5	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Electrical Room							
		Explanation : Main Service Switch Rated At 2,000 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	
Stand-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.

\*\* 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**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%	Now	\$40,200	2037	* *	1	\$171,500	
Start Syst Needs Repair, Extent : Moderate, Area Affected : 10%									
Location : PBA X Generator									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outdoor Enclosures Throughout The Site									
Explanation : There Are Seven Fixed Generators And Two Portable Generators Serving This Asset									
Batteries									
	Lead/Acid	100%			2027	\$4,700	5	\$18,200	
Fuel Storage									
	Day Tank	25%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : W17, 18, 19									
Explanation : 275 Gallon Capacity									
	Day Tank	25%			2050	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside Of Main Kitchen Area									
Explanation : 250 Gallon Capacity									
	Underground Storage	50%			LIFE	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Underground									
Explanation : 20,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	20%			2029	\$2,886,400	10	\$90,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2029	\$721,600	10	\$22,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	75%			2039	* *			
Egress Lighting									
	Emergency, Service	40%			2034	\$233,700	1		
	Emergency, Battery	10%			2034	\$159,200	10	\$11,900	
	Exit, Service	50%			2029	\$204,500	1		
Exterior Lighting									
	HID	25%	Now	\$332,000	2029	\$1,106,500			
Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 25%									
Location : Building Perimeters									
	LED	5%			2039	* *			
	No Component	70%							

## Alarm

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

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

## Alarm

Security System  
Generic

100%  
2034 \$1,780,600 1 \$183,800  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV Surveillance System*

Fire/Smoke Detection  
Generic, Digital

100% 2039 \* \* 1-3 \$303,300

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

## Heating

Energy Source

Plant Campus Steam /  
PRV

95% 2034 \$100,000 1

Electricity

1% 2054 \* \* 1

Natural Gas

4% 2044 \* \* 1

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

## Conversion Equipment

Furnace

1% 2034 \$29,500 1 \$2,400  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Main Building Roof By Penthouse Mechanical Room S7*  
*Explanation : 1 Unit*

Heat Exchanger, Shell &  
Tube

78% 0-2 \$157,800 2030 \$3,156,100  
*Corroded, Extent : Moderate, Area Affected : 10%*  
*Location : Building 3 - Basement Mechanical Room*  
*Damaged, Extent : Moderate, Area Affected : 10%*  
*Location : Building 3 - Basement Mechanical Room - Damaged Insulation*

Radiant Heater

1% 2034 \$246,900 2 \$2,300  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Main Building - Maintenance Areas*  
*Explanation : Electric Unit Heaters*

No Component

20%

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$232,300	2033	\$1,161,600	4	\$17,000	
	Corroded, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical Rooms							
	Damaged, Extent : Severe, Area Affected : 2%							
	Location : Building 3 - Basement Mechanical Room - Deteriorated Expansion Tank							
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
	Location : Mechanical Rooms							
	Malfunctioning, Extent : Moderate, Area Affected : 10%							
	Location : Buildings 3, 4 - Radiant Heating Malfunctioning							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Steam Piping/Pump	30%	Now	\$182,300	2034	\$1,823,000			
	Insul. Deteriorating, Extent : Light, Area Affected : 10%							
	Location : Mechanical Rooms							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Various Locations							
	Steam Traps Faulty, Extent : Moderate, Area Affected : 100%							
	Location : Dormitory Building, Gymnasium Building, Basement Mechanical Rooms							
Terminal Devices								
Air Handler	15%			2029	\$2,142,000	1	\$45,700	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Gymnasium Mechanical Room, Main Building Penthouse Mechanical Rooms S6, S7							
Convactor/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 Circulation							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Unit Heater - Hot Water	2%	Now	\$4,500	2029	\$90,000			
	Unit Inoperable, Extent : Moderate, Area Affected : 5%							
	Location : 1st Floor Passageway Between North And South Buildings - 5 Units							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Rooms, 1st Floor Passageway Between North And South Buildings							
	Explanation : Location Noted							
Unit Heater - Steam	7%	Now	\$15,100	2029	\$301,800	4	\$3,200	
	Broken, Extent : Moderate, Area Affected : 5%							
	Location : Gymnasium - 4 Units							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Dormitory Building, Gymnasium							
	Explanation : Location Noted							
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.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

**Asset # : 2045**

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	2%			2028	\$309,100	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building - Penthouse Mechanical Room S6 - Unit With Remote Air Cooled Condenser							
	Reciprocating Compr/Chiller	2%			2029	\$279,900	1	\$4,600	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Main Building Roof By Penthouse Mechanical Room S7 - Packaged Air Cooled Chiller For Clinic R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building Roof By Penthouse Mechanical Room S7							
	Ext Pkg Unit - Heating/Cooling	8%			2042	* *	2	\$2,400	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building Roof Near Main Entrance, Building 2 - Roof Recent Installation, Extent : N/A, Area Affected : 100% Location : Main Building Roof Near Main Entrance, Building 2 - Roof							
	Ext Pkg Unit - Heating/Cooling	2%	Now	\$31,900	2034	\$318,700	2	\$500	
		Broken, Extent : Moderate, Area Affected : 25% Location : Building 2 - Ground Level - Quad 8 Unit - 2 Compressors Defective, Quad 5 Unit - Condenser Fan Defective Controller Not Working, Extent : Moderate, Area Affected : 25% Location : Building 2 - Ground Level - Quad 6 Unit R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Building 2 - Ground Level							
	Ext Pkg Unit - Heating/Cooling	1%	Now	\$159,400	2044	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100% Location : Main Building Roof - Unit No. 5 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building Roof - Unit No. 5							
	Ext Pkg Unit - Heating/Cooling	8%			2029	\$1,274,900	2	\$2,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building Roof							
	Split Unit	10%			2034	\$2,252,400			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Dormitory Building, Buildings 1, 2 - Control Rooms							
	Split Unit	2%	Now	\$450,500	2044	* *			
		Unit Inoperable, Extent : Moderate, Area Affected : 100% Location : Buildings 3, 4, 5 - Control Rooms							
	Window/Wall Unit	10%			2027	\$359,300	1		
	No Component	55%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	2%			2044	* *	4	\$500	
	No Component	98%							
Terminal Devices									
	Air Handler/Cool/Ht	2%			2029	\$165,600	1	\$6,100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Main Building - Penthouse Mechanical Room S7							
	No Component	98%							
Heat Rejection									
	Dry Cooler	2%	2-4	\$39,200	2044	* *	2	\$5,500	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Main Building Roof By Penthouse Mechanical Room S6 - Air Cooled Condenser							
	No Component	98%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$833,200	LIFE	* *	2-5	\$274,500	
		Faulty Air Intake, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Rooms - Air Handlers Outside Air Intake Dampers							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 2%							
		Location : Main Building - Penthouse Mechanical Rooms S6, S7							
		Needs Cleaning, Extent : Moderate, Area Affected : 30%							
		Location : Various Prison Cells - Clogged Exhaust Ducts							
Exhaust Fans									
	Interior	10%			2029	\$420,700	2	\$1,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Main Building - Penthouse Mechanical Rooms S6, S7							
	Roof	45%			2039	* *	2	\$6,800	
	Roof	44%			2029	\$809,800	2	\$6,600	
	Wall Unit	1%			2029	\$4,100	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Building - Basement Mechanical Room							
		Explanation : 1 Unit							
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$243,700	2034	\$12,182,500	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement Mechanical Rooms							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Light, Area Affected : 33%								
	Location : Main Building - Basement Mechanical Room - 1 Unit								
	Corroded, Extent : Moderate, Area Affected : 66%								
	Location : Building 3 - Basement Mechanical Room - 2 Units								
	On Extended Life, Extent : Light, Area Affected : 66%								
	Location : Building 3 - Basement Mechanical Room - 2 Units								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2027	\$29,200	4	\$15,600	
Sewage Ejector(s)									
	Electric	100%			2029	\$496,600	4	\$19,600	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 6 Units From 1st To 2nd Floor; 1 Unit From 1st To 3rd Floor								
	Explanation : 7 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			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	
	Damaged, Extent : Moderate, Area Affected : 10%								
	Location : Main Building - Basement Mechanical Room - 1 Sprinkler Main Closed Due To Leaks								

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$264,100	
Interior Architecture	\$134,000	
Mechanical	\$91,100	\$179,100
Site Pavements	\$250,000	
<b>Total</b>	<b>\$739,200</b>	<b>\$179,100</b>
Importance Code A	\$264,100	\$83,900
Importance Code B	\$225,100	\$95,300
Importance Code C	\$250,000	
<b>Total</b>	<b>\$739,200</b>	<b>\$179,100</b>

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
<b>Total</b>	<b>\$63,100</b>	<b>\$1,500</b>	<b>\$44,900</b>	<b>\$1,500</b>
Importance Code A	\$14,000		\$38,900	
Importance Code B	\$39,800	\$1,500	\$6,100	\$1,500
Importance Code C	\$9,300			
<b>Total</b>	<b>\$63,100</b>	<b>\$1,500</b>	<b>\$44,900</b>	<b>\$1,500</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	2-4	\$8,000	LIFE	* *	5	\$6,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Loading Dock								
	Concrete Masonry Unit	10%	2-4	\$5,700	LIFE	* *	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2% Location : Loading Dock Area								
	Metal Panel	79%	2-4	\$55,700	2055	* *	5	\$40,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Various Locations Deformed/Dented, Extent : Light, Area Affected : 10% Location : West Facades At Loading 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	
	Other Observation, Extent : N/A, Area Affected : 100% Location : No Key To Main Roof Explanation : Not Accessible								
	Metal Rail	50%			2048	* *	5-10	\$60,200	
	Other Observation, Extent : N/A, Area Affected : 100% Location : No Key To Main Roof Explanation : Not Accessible								
Roof									
	Not Accessible	100%							
	Other Observation, Extent : N/A, Area Affected : 0% Location : Main Roof Explanation : No Key To Ladder								
Soffits									
	Metal Panel	100%	Now	\$208,400	2055	* *	5	\$19,200	
	Deformed/Dented, Extent : Severe, Area Affected : 50% Location : Sagging Ceiling Above Loading Dock								
Interior									
Floors									
	Cast in Place Concrete	98%	0-2	\$134,000	LIFE	* *	5	\$35,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : At South Freezer Door Threshold Horizontal Cracks, Extent : Light, Area Affected : 5% Location : Loading Dock And Interior Loading Area								
	Traffic Topping	2%			2040	* *	5	\$400	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Toilet Room At Loading Area Explanation : Location Noted								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Structural Steel At Freezer Area									
Explanation : Location Noted									
Ceilings									
	Exposed Struc: Steel	20%			LIFE	**	10	\$7,200	
	Fiber Board	20%			2040	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Loading Area At West End									
Explanation : Material Is Actually Fiberglass Reinforced Panels									
	Metal Panel	60%			LIFE	**	5	\$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%	Now	\$250,000	2044	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Various Locations									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Potholes, Extent : Severe, Area Affected : 2%									
Location : Various Locations									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2045	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 800 Amperes							
	Transformers								
	Dry Type	100%			2040	* *	5		
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2045	* *	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.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2045	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2043	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2045	**	1		
	Motor Controllers								
	Locally Mounted	100%			2040	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	**	1	\$3,400	
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
	Fuel Storage								
	Main Tank	100%			2050	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Underground								
	Explanation : 2,500 Gallon Capacity								
Lighting									
	Interior Lighting								
	LED	100%			2040	**			
	Egress Lighting								
	Emergency, Service	40%			2040	**	1		
	Emergency, Battery	10%			2035	\$3,600	10	\$300	
	Exit, Battery	50%			2035	\$12,400	10	\$400	
	Exterior Lighting								
	LED	30%	Now	\$17,300	2040	**			
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Canopy At Loading Dock								
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2040	**	1	\$4,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2040	**	1-3	\$6,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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, Area Affected : 100%							
		Location : Officer Station							
	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, Area Affected : 100%							
		Location : Janitor Closet							
		Explanation : One 80 Gallon Unit							
	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, Area Affected : 100%							
		Location : Crawl Space							
		Explanation : Duplex Unit							
	Backflow Preventer								
	Generic	100%			2030	\$9,600	1	\$700	
Fixtures									
	Generic	100%							

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

Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$267,100
Mechanical	\$715,800	\$7,907,800
<b>Total</b>	<b>\$715,800</b>	<b>\$8,174,900</b>
Importance Code A		\$8,016,300
Importance Code B	\$715,800	\$158,600
<b>Total</b>	<b>\$715,800</b>	<b>\$8,174,900</b>

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			
<b>Total</b>	<b>\$155,500</b>	<b>\$122,000</b>	<b>\$30,600</b>	<b>\$35,200</b>
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
<b>Total</b>	<b>\$155,500</b>	<b>\$122,000</b>	<b>\$30,600</b>	<b>\$35,200</b>



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

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

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

**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES COGENERATION POWER PLANT**  
**Asset # : 14781**

Architecture		Current Repair			Future Replacement		Maintenance		
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	
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : North And 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									
	Metal Panel	100%	2-4	\$25,900	2055	**	5	\$16,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
Roof									
	Single Ply Membrane	100%			2040	**	10	\$30,400	
Interior									
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	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Various Locations Throughout							
	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	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Various Locations Throughout							
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$1,300	2048	**	5	\$1,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Adjacent To All Air Conditioning Vents							
	Exposed Struc: Steel	90%			LIFE	**	10	\$35,100	
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$2,900	2048	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Perimeter Walkways							
Parking/Driveway									
	Asphalt	100%			2044	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Lot							

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES COGENERATION POWER PLANT**  
**Asset # : 14781**

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

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

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

**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES COGENERATION POWER PLANT**  
**Asset # : 14781**

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

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

**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES COGENERATION POWER PLANT**  
**Asset # : 14781**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	33%			2055	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : Reported Under Electrical Baseboard Heaters And Air Conditioning							
	Natural Gas	67%			2055	* *	1		
Conversion Equipment									
	Furnace	10%			2035	\$2,207,800	1	\$182,100	
	Radiant Heater	3%			2035	\$5,541,400	2	\$51,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : Electric Baseboard Heaters							
	Steam Boiler Central Plant	57%			2048	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Boiler Steam Economizer, 2 Units							
	No Component	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Offices							
		Explanation : Reported Under Air Conditioning							
Distribution									
	Central Plant Steam Piping/Pmp	100%			2055	* *	4	\$272,300	
Controls									
	Digital	100%			2028	\$533,500			
Air Conditioning									
	Energy Source								
	Electricity	30%			2051	* *	1		
	No Component	70%							
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	8%			2035	\$35,700	2	\$100	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	17%			2035	\$107,100			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	5%			2028	\$5,000	1		
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Power Distribution Modular Building							
		Explanation : 2 Exterior Wall Mount Air Conditioner Units							
	No Component	70%							

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

**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES COGENERATION POWER PLANT**  
**Asset # : 14781**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2055	* *	4	\$1,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : For Gas Turbine Fresh Air Intakes Cooling									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,200	
Exhaust Fans									
	Roof	100%			2035	\$51,500	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2055	* *	1		
Water Heater With Tanks									
	Electric	100%			2028	\$182,300	4		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : One 200 Gallon Unit									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2035	\$11,900	1	\$800	
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2055	* *	1-2	\$3,900	

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$57,535,000	\$10,158,200
Interior Architecture	\$9,302,900	\$22,343,400
Electrical	\$7,544,200	\$12,027,000
Mechanical	\$3,816,900	\$26,356,600
Site Pavements	\$2,515,800	
<b>Total</b>	<b>\$80,714,900</b>	<b>\$70,885,300</b>
Importance Code A	\$57,535,000	\$10,343,500
Importance Code B	\$20,390,900	\$60,415,000
Importance Code C	\$2,789,000	\$126,700
<b>Total</b>	<b>\$80,714,900</b>	<b>\$70,885,300</b>

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$53,800	LIFE	**	5	\$46,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Main Loading Dock.							
Masonry: Brick Cavity	90%	0-2	\$939,700	LIFE	**	5	\$279,900	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal Panel	6%	2-4	\$238,400	2054	**	5	\$35,000	
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location : Administrative Building And Annex							
Slate Panels	1%	Now	\$279,200	LIFE	**	5	\$2,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Window Sills Throughout							
	Spalling, Extent : Severe, Area Affected : 100%							
	Location : Window Sills Throughout							
Windows								
Aluminum	5%			2042	**	5	\$6,900	
Metal/Detention Type	95%	Now	\$55,060,100	2054	**	5	\$240,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Recent Replace Evident, Extent : N/A, Area Affected : 20%							
	Location : Housing Units 9, 10, 11 And 12							
Parapets								
Cast Stone/Terra Cotta	3%	Now	\$8,600	LIFE	**	5	\$3,800	
	Caulking Deteriorated, Extent : Severe, Area Affected : 25%							
	Location : Throughout Coping Stones							
Masonry: Brick Cavity	64%			LIFE	**	5	\$10,500	
Metal Panel	4%			2044	**	5	\$2,500	
Metal Rail	25%			2039	**	5-10	\$73,800	
Metal: Cage/Fence	4%			2039	**	5-10	\$5,100	
Roof								
Built-Up (BUR)	98%	2-4	\$963,800	2034	\$9,637,800			
	Blisters, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
Metal Panel	2%			2047	**	10	\$16,000	
Soffits								
Metal Panel	100%	0-2	\$5,200	2044	**	5	\$3,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Main Entrance							

**Interior**

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	4+	\$445,300	LIFE	**	5	\$118,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout Mechanical Rooms							
Ceramic Tile	5%	Now	\$59,000	2037	**	5	\$13,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Poured Epoxy/Resin	2%	0-2	\$234,600	2029	\$1,173,100			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium							
Quarry Tile	5%	0-2	\$192,600	2039	**	5	\$20,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Kitchen Area							
Terrazzo	35%			LIFE	**	5	\$148,600	
Traffic Topping	18%	0-2	\$1,798,600	2034	\$8,993,100	5	\$61,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Kitchen Area							
Vinyl Tile	15%	0-2	\$433,900	2034	\$4,338,500	3	\$30,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Vinyl Tile 9" X 9"	10%	Now	\$1,674,600	2034	\$8,373,200	3	\$20,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 40%							
	Location : Throughout Housing Areas							
Interior Walls								
Concrete Masonry Unit	55%	4+	\$1,147,900	LIFE	**	5	\$126,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Glass: Special Gauge	5%			LIFE	**	1		
	Recent Replace Evident, Extent : N/A, Area Affected : 10%							
	Location : 1/2 Inch Lexan Panes At Renovated Housing Units							
Metal Security Bars	5%			LIFE	**			
Metal: Cage/Fence	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$17,300	
SGFT/Glazed Masonry	20%			LIFE	**			

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	30%	Now	\$1,010,900	2039	**	5	\$81,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lobby And Throughout</i>								
AcousTileSusp.Lay-In	5%			2047	**	5	\$27,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entry And Control Areas</i>								
<i>Explanation : Location Noted</i>								
Exposed Struc: Concrete	30%	4+	\$941,300	LIFE	**	5	\$25,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Rooms</i>								
Metal Panel	5%			LIFE	**	5	\$34,000	
Plaster	30%	0-2	\$191,100	LIFE	**	5	\$101,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2054	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Includes Razor Ribbon At Top</i>								
<i>Explanation : Additional Component</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	0-2	\$42,700	2047	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Curbs At Parking Area</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	2-4	\$1,641,000	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Activity Yard</b>								
Asphalt	100%	Now	\$874,700	2049	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Small Activity Yards</i>								
<i>Explanation : Vegetation Growth</i>								

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$185,300	5	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Disconnect Switch Rated At 5,000 Ampere							
	Transformers								
	Dry Type	100%			2032	\$51,500	5	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement (Electrical Room, By Electrical Room)							
		Explanation : Dry Type Transformers Rated At Various Capacities							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$877,100	5	\$9,600	
	Raceway								
	Conduit	100%			2034	\$880,100	1		
	Panelboards								
	Fused Toggle Switch	10%			2033	\$92,300	5	\$800	
	Molded Case Bkrs	80%			2033	\$738,500	5	\$7,600	
	Molded Case Bkrs	10%			2042	* *	5	\$1,000	
	Wiring								
	Braided Cloth	75%			2033	\$982,600	1		
	Thermoplastic	25%			2034	\$327,500	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$1,199,100	5	\$2,400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	\$201,300	1	\$111,700	
	Generators								
	Diesel	50%			2030	\$200,800	1	\$70,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : One Diesel Generator Rated At 250 Kilowatts							
	Diesel	49%			2037	* *	1	\$68,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : Capacity Information Not Available							
	Diesel	1%			2030	\$4,000	1	\$1,400	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Basement - Generator Room							
	Batteries								
	Lead/Acid	100%			2026	\$4,700	5	\$13,400	

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

**Asset # : 2026**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2033	\$24,700	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Generator Room							
		Explanation : Two Tanks Rated At 30 Gallons Each							
	Main Tank	50%			2037	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Oil Storage Room							
		Explanation : One Tank Rated At 1,870 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2029	\$6,385,800	10	\$199,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2034	\$2,660,700	10	\$83,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	15%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Building (Gymnasium, Lobby)							
		Explanation : LED Lights							
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									
	HID	20%			2029	\$652,800	10	\$200	
	HID	10%			2034	\$326,400	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$1,313,100	1	\$135,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building And Exterior Walls							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$1,804,300	1-3	\$223,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, And Manual Pull Stations							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2034	\$97,100	1		
Distribution									
	Steam Piping/Pump	100%	Now	\$560,200	2034	\$5,601,500			
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor - Mechanical Room 1 - Defective Pressure Relief Valve And Steam Condensate Return Pump							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 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%							
		Location : Throughout							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10%							
		Location : First Floor - Mechanical Rooms							
Terminal Devices									
	Air Handler	5%			2029	\$658,200	1	\$11,200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Fan Room							
	Convactor/Radiator	90%	Now	\$103,000	2032	\$5,148,000	1	\$95,000	
		Damaged, Extent : Moderate, Area Affected : 2%							
		Location : South - Annex Corridor - Fin Tube Covers With Heavy Paint Blocking Air Circulation							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	5%	Now	\$19,900	2029	\$198,700	4	\$1,700	
		Unit Inoperable, Extent : Moderate, Area Affected : 20%							
		Location : Kitchen Loading Dock - Steam Air Curtain, Gymnasium - 3 Units							
Air Conditioning									
	Energy Source								
	Electricity	40%			2042	* *	1		
	No Component	60%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Exterior Pkg Unit - Cooling	13%			2029	\$997,100	2	\$2,900	
		Abandoned in Place, Extent : Light, Area Affected : 2% Location : Courtyard - Packaged Unit For Sprung Not In Use R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roofs, Building Exterior Ground Level							
	Exterior Pkg Unit - Cooling	1%	Now	\$76,700	2044	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100% Location : Roof - Kitchen Office Unit R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof - Kitchen Office Unit							
	Exterior Pkg Unit - Cooling	10%			2034	\$767,000	2	\$2,200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roofs							
	Split Unit	2%			2034	\$332,200			
	Window/Wall Unit	14%			2027	\$371,000	1		
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$202,400	
Exhaust Fans									
	Interior	4%			2034	\$124,100	2	\$400	
	Roof	50%	Now	\$33,900	2029	\$678,600	2	\$4,400	
		On Extended Life, Extent : Moderate, Area Affected : 70% Location : Roofs Unit Inoperable, Extent : Moderate, Area Affected : 10% Location : Roofs							
	Roof	45%			2034	\$610,800	2	\$5,000	
	Wall Unit	1%			2029	\$3,000	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Mechanical Room 1 Explanation : Location Noted							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2034	\$8,984,000	1		
		On Extended Life, Extent : Light, Area Affected : 90% Location : Throughout							
HW Heat Exchanger									
	Steam Fired	100%			2044	* *	4	\$35,900	
		Abandoned in Place, Extent : Light, Area Affected : 50% Location : 1st Floor - Sewer Ejector Room, Mechanical Room 1 - 3 Of 6							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
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 - Mechanical Room 1 - Duplex Set							
Submersible	10%			2027	\$2,200	4	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor - Sewer Ejector Room							
	Explanation : Location Noted							
Sewage Ejector(s)								
Electric	100%			2034	\$366,300	4	\$21,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor - Sewer Ejector Room - Duplex Set							
	Explanation : Location Noted							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Two Units From 1st To 2nd Floor, One Unit From 2nd To 3rd Floor							
	Explanation : 3 Units							
Fire Suppression								
Standpipe								
Generic	100%			2034	\$3,220,900	1-5	\$183,000	
Sprinkler								
No Component	90%							
Generic	10%			2034	\$967,300	1-2	\$10,200	

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$65,500	
<b>Total</b>	<b>\$65,500</b>	
Importance Code A	\$65,500	
<b>Total</b>	<b>\$65,500</b>	

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			
<b>Total</b>	<b>\$180,200</b>	<b>\$500</b>	<b>\$700</b>	<b>\$31,700</b>
Importance Code A	\$75,000	\$100		\$100
Importance Code B	\$47,200	\$400	\$700	\$31,600
Importance Code C	\$57,900			
<b>Total</b>	<b>\$180,200</b>	<b>\$500</b>	<b>\$700</b>	<b>\$31,700</b>



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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES FIRE COMMAND CENTER**  
**Asset # : 13662**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	0-2	\$17,300	LIFE	* *	5	\$3,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Upper Wall, South Facade And Truck Entrance								
Masonry: Brick	55%	Now	\$65,500	LIFE	* *	5	\$4,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : South Facade								
Metal Panel	20%			2061	* *	5-10	\$10,300	
Metal Sect. OHD	5%			2033	\$26,200	5	\$1,200	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Head Of Door Frame								
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : East Facade								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East Facade								
Explanation : Door Is Not In Use								
Metal Coiling Doors	10%	Now	\$30,900	2048	* *	5	\$1,200	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Head Of Door Frame								
Windows								
Aluminum	75%			2051	* *	5	\$400	
Steel	25%	0-2	\$20,400	2060	* *	5	\$900	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : North Facade								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : North Facade								
Roof								
Not Accessible	100%							
Soffits								
Wood	100%	2-4	\$2,800	2033	\$28,400	5	\$1,700	
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Main Entrance								

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 FIRE COMMAND CENTER**  
**Asset # : 13662**

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
Interior									
Floors									
	Cast in Place Concrete	75%	0-2	\$9,800	LIFE	**	5	\$6,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Apparatus Floor									
Paint Peeling, Extent : Light, Area Affected : 25%									
Location : Apparatus Floor And Mechanical Room									
	Quarry Tile	5%			2040	**	5	\$300	
	Vinyl Tile	20%	Now	\$12,700	2040	**	3	\$300	
Adhesion Failure, Extent : Moderate, Area Affected : 5%									
Location : Office Area									
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Office Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Office Area									
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 Affected : 20%									
Location : East Wall Of Apparatus Room And Storage Area									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : East Wall Of Apparatus Room									
	SGFT/Glazed Masonry	25%	Now	\$4,300	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Various Locations Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Apparatus Room									
Ceilings									
	Exposed Struc: Concrete	75%	4+	\$17,200	LIFE	**	5	\$500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Apparatus Room									
Paint Peeling, Extent : Light, Area Affected : 20%									
Location : Apparatus Room									
	Gypsum Board	25%	Now	\$1,700	LIFE	**	5	\$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Toilet Rooms									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$13,000	2045	**			
Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Rear Parking Area									
Site Pavements									

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES FIRE COMMAND CENTER**  
**Asset # : 13662**

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	

## Site Pavements

## On-Site Walkways

Asphalt

75%

2038

\* \*

Wood

25%

2030

1-3

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Entrance Stairs**Explanation : Location Noted*

## Parking/Driveway

Asphalt

100%

0-2

\$38,700

2038

\* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Throughout**Potholes, Extent : Moderate, Area Affected : 2%**Location : East Side**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Garage Driveway*

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

## Under 600 Volts

## Raceway

Conduit

100%

2055

\* \*

1

## Panelboards

Molded Case Bkrs

100%

2051

\* \*

5

\$100

## Wiring

Thermoplastic

100%

2055

\* \*

1

## Motor Controllers

Locally Mounted

100%

2048

\* \*

5

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$100

## Lighting

## Interior Lighting

LED

100%

2040

\* \*

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Retrofitted Light Fixtures*

## Egress Lighting

Emergency, Battery

50%

2035

\$5,800

10

\$400

Exit, Battery

50%

2035

\$4,900

10

\$100

## Exterior Lighting

LED

30%

2040

\* \*

No Component

70%

## Alarm

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

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES FIRE COMMAND CENTER**  
**Asset # : 13662**

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

**Alarm**

Security System  
Generic

100%

2040

\* \*

1

\$1,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection  
Generic, Digital

100%

2040

\* \*

1-3

\$2,200

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

**Heating**

Energy Source  
Plant Campus Steam /  
PRV

40%

2055

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Garage**Explanation : Low Pressure Steam Provided From Adjacent Building*

Electricity

10%

2055

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Office Area**Explanation : 8 Electrical Radiant Heaters*

No Component

50%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Office Area**Explanation : Reported Under Air Conditioning*

Conversion Equipment  
Radiant Heater

20%

2035

\$36,100

2

\$300

*Other Observation, Extent : N/A, Area Affected : 30%**Location : Office Area**Explanation : 8 Electrical Radiant Heaters*

No Component

80%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Low Pressure Steam Provided From Adjacent Building***Distribution**

Steam Piping/Pump

100%

2035

\$11,100

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES FIRE COMMAND CENTER**  
**Asset # : 13662**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	10%			2033	\$1,100	1	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Toilet Room, Garage							
		Explanation : Location Noted							
	Unit Heater - Steam	40%			2035	\$3,200	4	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage							
		Explanation : 2 Units							
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	50%			2034	\$4,800	1		
	No Component	50%							
	Conversion Equipment								
	Heat Pump Air Sourced	30%			2029	\$31,200	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Office Area							
	Window/Wall Unit	10%			2033	\$2,600	1		
	Window/Wall Unit	10%	Now	\$2,600	2035	\$2,600	1		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Conference Room, Garage							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,200	
	Exhaust Fans								
	Interior	90%			2030	\$27,700	2	\$100	
	Interior	10%	Now	\$1,500	2040	* *	2		
		Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Locker Room							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$45,600	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Closet							
		Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$52,241,400	\$114,451,900
Interior Architecture	\$29,255,100	\$15,475,800
Electrical	\$8,595,800	\$12,399,500
Mechanical	\$10,675,300	\$32,532,700
Site Pavements	\$483,800	
<b>Total</b>	<b>\$101,251,300</b>	<b>\$174,859,900</b>
Importance Code A	\$52,241,400	\$117,669,000
Importance Code B	\$47,201,800	\$57,077,500
Importance Code C	\$1,808,100	\$113,400
<b>Total</b>	<b>\$101,251,300</b>	<b>\$174,859,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$36,700		
Interior Architecture	\$7,400	\$20,300		\$46,000
Electrical	\$89,900	\$88,400	\$82,100	\$139,800
Mechanical	\$85,600	\$36,300	\$90,600	\$78,200
Site Pavements	\$84,500			
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
<b>Total</b>	<b>\$289,000</b>	<b>\$203,300</b>	<b>\$194,300</b>	<b>\$285,600</b>
Importance Code A	\$400	\$36,700	\$400	\$1,000
Importance Code B	\$240,000	\$146,300	\$193,800	\$284,600
Importance Code C	\$48,600	\$20,300		
<b>Total</b>	<b>\$289,000</b>	<b>\$203,300</b>	<b>\$194,300</b>	<b>\$285,600</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$536,200	LIFE	* *	5	\$465,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Brick	65%	0-2	\$9,593,400	LIFE	* *	5	\$604,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Panel	5%	0-2	\$1,188,500	2044	* *	5	\$87,200	
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Pre-Cast Concrete	20%	2-4	\$2,600,300	LIFE	* *	5	\$604,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Walkway Canopy At Main Entrance							
	Caulking Deteriorated, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	17%	Now	\$152,900	2042	* *	5	\$16,600	
	Air Infiltration, Extent : Light, Area Affected : 20%							
	Location : Administration Building/offices							
	Glazing Broken/Cracked, Extent : Light, Area Affected : 10%							
	Location : Administration Building/offices							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium							
Metal/Detention Type	80%	Now	\$21,782,800	2034	\$108,914,100	5	\$285,400	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Metal Louvers	3%			2037	* *	10	\$36,700	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Metal Panel	10%	Now	\$288,700	2044	* *	5	\$17,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Rail	25%	Now	\$1,784,800	2047	* *	5	\$163,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Perimeter Of Administration Building							
	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	* *			
		Blisters, Extent : Moderate, Area Affected : 60%							
		Location : Throughout Corridor Roofs							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations In Corridors							
	Modified Bitumen	20%	0-2	\$607,300	2034	\$3,036,600			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Administration Building							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Administration Building							
	Single Ply Membrane	5%	Now	\$1,423,000	2044	* *			
		Adhesion Failure, Extent : Severe, Area Affected : 100%							
		Location : Center Administration Building							
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%			2035	\$502,200	3	\$29,500	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Auditorium							
	Cast in Place Concrete	18%	Now	\$1,086,800	LIFE	* *	5	\$290,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Mechanical Rooms							
		Uneven Surface, Extent : Severe, Area Affected : 5%							
		Location : Various Stair Treads Throughout							
	Poured Epoxy/Resin	2%	2-4	\$159,100	2029	\$1,590,700			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Kitchen Area							
	Quarry Tile	2%	4+	\$104,500	2039	* *	5	\$11,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Kitchen							
	Terrazzo	25%	4+	\$6,636,800	LIFE	* *	5	\$143,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Main Corridor And Building Entrance Area.							
	Traffic Topping	3%	4+	\$101,600	2034	\$2,032,500	5	\$13,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Control Rooms And Gymnasium							
	Vinyl Tile	32%	2-4	\$3,765,200	2034	\$12,550,600	3	\$88,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	10%	4+	\$5,677,100	2039	* *	3	\$27,600	
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Wood	6%	0-2	\$2,540,400	2062	* *	5	\$41,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Plywood In Housing Units							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$296,800	LIFE	**			
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : Various Locations In Corridors								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Mechanical Spaces And Various Locations In Corridors								
Ceramic Tile	5%			2037	**	5	\$40,500	
Concrete Masonry Unit	35%	4+	\$1,027,400	LIFE	**	5	\$113,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Basement								
Glass: Single Pane	4%			LIFE	**	5	\$24,300	
Gypsum Board	5%			LIFE	**	5	\$24,300	
Masonry: Brick	13%			LIFE	**			
Metal: Cage/Fence	8%			LIFE	**			
SGFT/Glazed Masonry	20%			LIFE	**			
Steel Plate	5%			LIFE	**	5	\$24,300	
Ceilings								
AcousTileConcealSpLn	15%	2-4	\$171,300	2039	**	5	\$69,100	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Exposed Struc: Concrete	40%	4+	\$4,254,800	LIFE	**	5	\$46,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Mechanical Rooms								
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	30%	2-4	\$1,410,600	LIFE	**	5	\$276,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Various Locations Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Plaster	10%	Now	\$431,800	LIFE	**	5	\$46,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Stair Halls								
Recent Repair Evident, Extent : Light, Area Affected : 5%								
Location : Roof Repairs At Roof Hatches								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Includes Razor Ribbon At Top								
Explanation : Additional Component								
Site Pavements								

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

Architecture		Current Repair		Future Replacement		Maintenance			
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	23%	0-2	\$4,400	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	75%	Now	\$67,300	2039		* *		
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : Along The Building And In The Parking Area							
		Tripping Hazard, Extent : Severe, Area Affected : 5%							
		Location : Various Locations Along The Building And Parking Area							
	Masonry: Brick	2%	0-2	\$2,100	2044		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
Parking/Driveway									
	Asphalt	90%	Now	\$416,500	2043		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Cast in Place Concrete	10%	2-4	\$42,200	2047		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Loading Dock Area							
Activity Yard									
	Asphalt	100%	Now	\$35,900	2049		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Potholes, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Explanation : Vegetation Growth							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	70%			2034	\$194,500	5	\$1,400	
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 Amperes									
	Fused Disc Sw	30%			2034	\$83,400	5	\$600	
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	\$1,700	
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	\$800	
	Molded Case Bkrs	60%			2034	\$751,800	5	\$7,400	
Raceway									
	Conduit	95%			2034	\$1,254,100	1		
	Conduit	5%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2033	\$1,246,200	5	\$11,100	
	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	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$6,900	
Stand-by Power									
Transfer Switches									
	Automatic	80%			2032	\$161,000	1	\$115,600	
	Automatic	20%			2039	* *	1	\$28,900	
Generators									
	Diesel	100%			2030	\$401,600	1	\$181,900	
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	\$17,400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2042	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One Tank Rated At 275 Gallons							
	Main Tank	50%			2037	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : One Tank Rated At 5,000 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	28%			2034	\$3,857,100	10	\$120,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	42%			2029	\$5,785,700	10	\$181,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	8%			2039	**	10	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gymnasium							
		Explanation : HID Lights							
	Incandescent	2%			2029	\$304,800	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Auditorium - Stage							
		Explanation : Incandescent Lights							
	LED	20%			2042	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, Lobby, Hallways, Learning Center, Auditorium							
		Explanation : LED Lights							
Egress Lighting									
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Auditorium							
		Explanation : Location Noted							
Exterior Lighting									
	HID	30%			2029	\$1,267,400	10	\$400	
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2034	\$1,699,600	1	\$175,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building And Exterior Walls							
		Explanation : CCTV Surveillance Camera System							

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

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

**Alarm**

Fire/Smoke Detection

Generic, Digital

100%

2039

\* \*

1-3

\$289,500

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

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

**Heating**

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

Radiant Heater

1%

2034

\$235,600

2

\$2,200

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

No Component

29%

**Distribution**

Hot Wtr Piping/Pump

70%

Now

\$196,800

2033

\$984,000

4

\$16,200

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

Steam Piping/Pump

30%

Now

\$154,400

2034

\$1,544,300

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Air Handler	25%			2029	\$3,024,300	1	\$72,600	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Rooms, Roof									
	Convector/Radiator	70%			2032	\$3,679,600	1	\$106,200	
	Unit Heater - Hot Water	5%	Now	\$19,100	2029	\$190,600			
Unit Inoperable, Extent : Moderate, Area Affected : 20%									
Location : Passageway Between Auditorium And Gymnasium - 2 Units									
Controls									
	Digital	2%			2027	\$369,200			
	Pneumatic	10%	Now	\$1,242,400	2039	* *			
Broken, Extent : Moderate, Area Affected : 100%									
Location : Basement Mechanical Rooms									
	No Component	88%							
Air Conditioning									
Energy Source									
	Electricity	35%			2042	* *	1		
	No Component	65%							
Conversion Equipment									
	Reciprocating Compr/Chiller	2%			2029	\$267,100	1	\$4,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Mechanical Room 3									
Explanation : Unit Serving Auditorium Only, Refrigerant Nu22b									
	Exterior Pkg Unit - Cooling	8%			2034	\$794,200	2	\$2,300	
Abandoned in Place, Extent : Light, Area Affected : 20%									
Location : Roof By Main Entrance - 1 Unit									
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Roofs									
	Split Unit	10%			2034	\$2,150,000			
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 1st Floor Learning Center, Other Locations									
	Split Unit	5%			2029	\$1,075,000			
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Various Locations									
	Window/Wall Unit	10%			2027	\$343,000	1		
	No Component	65%							
Distribution									
	CW & CHW Wtr	2%			2034	\$10,200	4	\$700	
	Pipe/Pump								
	No Component	98%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	2%			2029	\$123,000	1	\$5,800	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room 3 - Air Handler For Auditorium									
	No Component	98%							
Heat Rejection									
	Dry Cooler	2%			2029	\$29,100	2	\$6,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Air Cooled Condenser For Auditorium Chiller									
	No Component	98%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$795,300	LIFE	* *	2-5	\$262,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%									
Location : Basement Mechanical Rooms									
Exhaust Fans									
	Roof	98%	Now	\$172,200	2029	\$1,721,700	2	\$11,300	
Broken, Extent : Light, Area Affected : 10%									
Location : Roofs									
On Extended Life, Extent : Light, Area Affected : 80%									
Location : Roofs									
	Wall Unit	2%			2029	\$7,800	2	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Gymnasium									
Explanation : Location Noted									
Plumbing									
H/C Water Piping									
	Brass/Copper	98%			2034	\$11,395,800	1		
On Extended Life, Extent : Light, Area Affected : 80%									
Location : Throughout									
	Brass/Copper	2%	Now	\$11,600	2034	\$232,600	1		
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Basement Mechanical Room 1 - Hydronic System Make-up Reduced Pressure Zone Valve									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room 1									
HW Heat Exchanger									
	Steam Fired	100%			2034	\$4,378,100	4	\$69,700	
Abandoned in Place, Extent : Light, Area Affected : 33%									
Location : Basement Mechanical Room 1 - 1 Of 3									
On Extended Life, Extent : Light, Area Affected : 66%									
Location : Basement Mechanical Room 1 - 2 Of 3									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$228,100	LIFE	* *	1		
				Leak Evident, Extent : Moderate, Area Affected : 2%					
				Location : Basement					
	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%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 2 Units From Basement To 2nd Floor; 1 Unit From Basement To 1st Floor					
				Explanation : 3 Units					
Fire 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 : Moderate, Area Affected : 2%					
				Location : 1st Floor Space Ceiling Near Learning Center - Burst Pipe Due To Freeze					
				Condition - Line Shutoff					

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,561,200	\$1,034,000
Interior Architecture	\$7,732,300	\$875,100
Electrical	\$2,666,200	\$6,396,200
Mechanical	\$14,966,200	\$25,737,400
Site Pavements	\$1,914,700	
<b>Total</b>	<b>\$30,840,500</b>	<b>\$34,042,700</b>
Importance Code A	\$3,561,200	\$3,229,900
Importance Code B	\$24,378,600	\$30,649,800
Importance Code C	\$2,900,800	\$163,000
<b>Total</b>	<b>\$30,840,500</b>	<b>\$34,042,700</b>

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
<b>Total</b>	<b>\$163,500</b>	<b>\$136,500</b>	<b>\$133,800</b>	<b>\$164,100</b>
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		
<b>Total</b>	<b>\$163,500</b>	<b>\$136,500</b>	<b>\$133,800</b>	<b>\$164,100</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	29%			LIFE	* *	5	\$94,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Loading Dock Area							
	Metal Panel	70%	Now	\$931,400	2044	* *	5	\$683,300	1
		Deformed/Dented, Extent : Severe, Area Affected : 20%							
		Location : Loading Dock Area							
	Metal Coiling Doors	1%			2047	* *	5	\$16,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Loading Dock							
		Explanation : Location Noted							
Windows									
	Aluminum	5%			2042	* *	5	\$1,800	
	Metal/Detention Type	95%			2044	* *	5	\$125,000	
Parapets									
	Metal Panel	75%			2044	* *	5	\$249,100	
	Metal: Cage/Fence	25%			2039	* *	5-10	\$166,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : West Facades							
		Explanation : Location Noted							
Roof									
	Modified Bitumen	2%	0-2	\$236,900	2044	* *			
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Various Connecting Corridors							
	Single Ply Membrane	95%	Now	\$2,109,000	2039	* *			
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
		Location : Various Locations Throughout							
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Patches At Various Roof Locations							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Loading Dock Canopy And Various Corridor Locations At Building Connections							
	Skylight, Plastic	3%			2039	* *	1		
Soffits									
	Metal Panel	100%	Now	\$13,800	2044	* *	5	\$10,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Loading Dock And Various Perimeter Locations							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior Floors									
Cast in Place Concrete	42%	Now	\$566,400	LIFE	**	5	\$377,900		
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations In Penthouse Mechanical Rooms								
Ceramic Tile	10%	Now	\$223,500	2037	**	5	\$20,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Toilet Rooms Throughout								
Quarry Tile	2%	2-4	\$58,300	2047	**	5	\$6,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Food Services Areas								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Food Services Areas								
	Worn/Eroded, Extent : Moderate, Area Affected : 75%								
	Location : Food Services Areas								
Sheet Vinyl/Rubber	1%			2039	**	5	\$6,200		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Gymnasium								
	Explanation : Location Noted								
Traffic Topping	10%	0-2	\$1,891,300	2042	**	5	\$25,700		
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Throughout Control Rooms And Food Service Areas								
Vinyl Tile	35%	Now	\$2,299,300	2039	**	3	\$54,000		
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	10%			2037	**	5	\$55,800		
Concrete Masonry Unit	73%	Now	\$1,476,500	LIFE	**	5	\$163,000		
	Diagonal Cracks, Extent : Severe, Area Affected : 2%								
	Location : Holding Rooms At Intake Area								
Folding Partition	1%	Now	\$298,000	2050	**	5	\$7,000		
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor Gymnasium								
Glass: Single Pane	3%			LIFE	**	5	\$12,600		
Gypsum Board	8%	Now	\$24,100	LIFE	**	5	\$26,800		
	Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
	Location : 1st Floor Gymnasium								
Metal Security Bars	5%			LIFE	**				

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$65,900	2039	**	5	\$20,600	
			Broken/Missing Elements, Extent : Light, Area Affected : 25%					
			Location : Control Rooms And Staff Lounges Throughout					
			Staining/Discoloring, Extent : Moderate, Area Affected : 25%					
			Location : Control Rooms And Storage Areas Throughout					
Exposed Struc: Concrete	25%			LIFE	**	5	\$16,100	
Metal Panel	65%	Now	\$853,200	LIFE	**	5	\$334,200	
			Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
			Location : Throughout					
			Staining/Discoloring, Extent : Moderate, Area Affected : 25%					
			Location : Throughout					
			Water Penetration, Extent : Moderate, Area Affected : 5%					
			Location : Various Corridor Locations At Building Connections					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Includes Razor Ribbon At Top					
			Explanation : Additional Component					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$186,600	2047	**			
			Misaligned/Bulging, Extent : Severe, Area Affected : 10%					
			Location : South Of Main Entrance And At Visitor Entrance					
			Sinking/Subsiding, Extent : Severe, Area Affected : 30%					
			Location : Throughout Building Perimeter					
			Other Observation, Extent : N/A, Area Affected : 5%					
			Location : Walkway To Main Entrance					
			Explanation : Recent Installation					
Parking/Driveway								
Asphalt	100%	Now	\$939,800	2043	**			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
			Location : Throughout Parking Areas					
			Misaligned/Bulging, Extent : Moderate, Area Affected : 5%					
			Location : South Truck Entrance					
			Sinking/Subsiding, Extent : Severe, Area Affected : 10%					
			Location : Various Locations At Building Perimeter					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC**  
**Asset # : 4127**

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

## Site Pavements

## Activity Yard

## Asphalt

20% 2-4 \$107,900 2043 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 20%*

*Location : Throughout Peripheral Activity Yards*

## Cast in Place Concrete

80% Now \$680,500 2047 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 25%*

*Location : Throughout Central Activity Yard*

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

*Location : Throughout Central Activity Yard*

*Explanation : Deteriorated And Missing Traffic Topping*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2034 \$185,300 5 \$1,200

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

*Location : Electrical Room*

*Explanation : Three Main Service Switches Rated At 2,000 Amperes Each*

## Transformers

## Dry Type

100% 2032 \$51,500 5 \$1,000

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

*Location : Throughout The Building*

*Explanation : Various Capacities*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2034 \$877,100 5 \$1,200

## Raceway

## Conduit

100% 2044 \* \* 1

## Panelboards

## Molded Case Bkrs

100% 2033 \$923,100 5 \$7,200

## Wiring

## 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

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$4,000

## Stand-by Power

## 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.*

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%	Now	\$104,700	2037	* *	1	\$95,800	
Start Syst Needs Repair, Extent : N/A, Area Affected : 50%									
Location : Generator Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Second Floor Generator Room									
Explanation : Two Diesel Generators Rated At 1,100 Kilowatts Each.									
Batteries									
	Lead/Acid	100%			2027	\$4,700	5	\$10,200	
Fuel Storage									
	Day Tank	50%			2042	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Second Floor Generator Room									
Explanation : 275 Gallon Capacity Serving Both Generators									
	Main Tank	50%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside Underground									
Explanation : 8,000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	30%			2029	\$2,417,400	10	\$75,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	70%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Original Fixtures Retrofitted									
Egress Lighting									
	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%							
Alarm									
Security System									
	Generic	100%			2034	\$994,200	1	\$102,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$1,366,100	1-3	\$169,400	

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

## Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	99%			2034	\$65,500	1		
	Natural Gas	1%			2034	\$1,200	1		
Conversion Equipment									
	Furnace	1%			2029	\$16,500	1	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Building Roof							
		Explanation : Two Units							
	Heat Exchanger, Shell & Tube	89%	Now	\$40,200	2030	\$2,010,600			
		Damaged, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Room J - Lower Level - Damaged Insulation							
	No Component	10%							
Distribution									
	Hot Wtr Piping/Pump	90%	Now	\$187,600	2033	\$938,100	4	\$12,200	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Mechanical Rooms							
		Damaged, Extent : Moderate, Area Affected : 20%							
		Location : Various Mechanical Rooms - Defective Plug Valves							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 15%							
		Location : Various Mechanical Rooms							
		Leak Evident, Extent : Moderate, Area Affected : 15%							
		Location : Various Mechanical Rooms							
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Main Building Roof - Mechanical Room D - Pumps For Perimeter Heating - Malfunctioning							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Unbalanced System, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Steam Piping/Pump	10%	Now	\$76,300	2034	\$381,700			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 80%							
		Location : Mechanical Room J							
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : Mechanical Room J, Piping Distribution Tunnels - Piping And Steam Condensate Tank							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room J, Piping Distribution Tunnels							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	15%			2029	\$1,345,400	1	\$25,500	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Various Mechanical Rooms							
Convector/Radiator	45%	Now	\$350,800	2032	\$1,753,900	1	\$35,900	
	Damaged, Extent : Moderate, Area Affected : 50%							
	Location : Building Perimeter And Passageways - Fin Tube Covers Damaged And With Heavy Paint Blocking Air Circulation							
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Building Perimeter And Passageways							
Unit Heater - Hot Water	2%			2029	\$56,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Rooms, Building Exits, Other Locations							
	Explanation : Unit Heaters, Cabinet Heaters							
No Component	38%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Various Locations							
	Explanation : Heating Provided By Air Handlers With Hot And Cooling Coils, Reported Under Air Conditioning							
Controls								
Electrical	75%			2033	\$1,987,300			
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Various Mechanical Rooms - Air Handlers With Stand Alone Electric Controls							
Pneumatic	5%			2028	\$460,600			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room J							
	Explanation : Pneumatics For Steam Pressure Controls							
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	85%			2050	* *	1		
No Component	15%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Buildings 1,2 And Other Locations							
	Explanation : Areas Without Air Conditioning							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	45%			2042	* *	1	\$57,400	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Ground Level - Courtyards Between Buildings 6-10 And Buildings 3-9 - Scroll Packaged Air Cooled Chillers Recent Installation, Extent : Light, Area Affected : 100% Location : Ground Level - Courtyards Between Buildings 6-10 And Buildings 3-9 - 8 Units							
	Reciprocating Compr/Chiller	9%			2029	\$703,200	1	\$11,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Main Building - Southwest Mechanical Room Roof - Scroll Packaged Air Cooled Chiller							
	Exterior Pkg Unit - Cooling	5%	2-4	\$290,300	2044	* *	2	\$700	
		Damaged, Extent : Moderate, Area Affected : 20% Location : Main Roof By Main Entrance - Condenser Coil Damaged Fins							
	Split Unit	1%	Now	\$125,800	2044	* *			
		Unit Inoperable, Extent : Moderate, Area Affected : 100% Location : Main Building Roof - Office Below - Deteriorated							
	Window/Wall Unit	5%			2029	\$100,300	1		
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Buildings 1, 2 And Other Locations Explanation : Areas Without Air Conditioning							
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 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%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Main Building Explanation : Water Cooled Packaged Units Connected To Dry Cooler Located On Southwest Mechanical Room Roof - No Access							
Distribution									
	CW & CHW Wtr Pipe/Pump	45%			2060	* *	4	\$6,100	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Buildings 3-5, 4-6, 7-9, 8-10							
	CW & CHW Wtr Pipe/Pump	9%			2044	* *	4	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Main Building Roof - Southwest Mechanical Room Explanation : Location Noted							
	No Component	46%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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/Dir Expansion	15%			2029	\$1,294,600	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Main Building Mechanical Rooms							
	Air Handler/Cool/Ht	54%			2029	\$4,716,800	1	\$91,800	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Various Mechanical Rooms - Units With Chilled And Hot Water Coils							
	No Component	31%							
Heat Rejection									
	Dry Cooler	5%			2029	\$103,300	2	\$9,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Southwest Mechanical Room Roof - 1 Unit Explanation : Location Noted							
	Water Cooling Tower	15%	Now	\$341,100	2039	* *	2	\$33,200	
		Damaged, Extent : Severe, Area Affected : 100% Location : Main Building South Mechanical Room Roof - One Unit - Damaged / Deteriorated Other Observation, Extent : Light, Area Affected : 100% Location : Main Building South Mechanical Room Roof Explanation : Unit Connected To Split Water Cooled Direct Expansion Systems Below							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,326,000	LIFE	* *	2-5	\$153,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Various Mechanical Rooms Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughout Unbalanced System, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Exhaust Fans								
	Interior	60%			2029	\$1,409,300	2	\$5,100	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Various Mechanical Rooms							
	Roof	40%			2029	\$411,000	2	\$3,400	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Roofs							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$6,801,900	1		
		Abandoned in Place, Extent : Light, Area Affected : 2% Location : Mechanical Room J - Pressure Booster System Abandoned In Place							
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$2,560,900	4	\$40,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$667,100	LIFE	* *	1		
				Broken, Extent : Severe, Area Affected : 10%					
				Location : Kitchen Area - Collapsed Underground Pipe					
				Leak Evident, Extent : Moderate, Area Affected : 10%					
				Location : Various Locations					
	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	

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$71,900	\$523,200
Interior Architecture	\$475,900	\$80,300
Mechanical		\$651,400
Site Pavements	\$106,600	
<b>Total</b>	<b>\$654,400</b>	<b>\$1,254,800</b>
Importance Code A	\$71,900	\$887,100
Importance Code B	\$308,600	\$367,700
Importance Code C	\$274,000	
<b>Total</b>	<b>\$654,400</b>	<b>\$1,254,800</b>

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			
<b>Total</b>	<b>\$178,900</b>	<b>\$8,800</b>	<b>\$67,100</b>	<b>\$10,000</b>
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
<b>Total</b>	<b>\$178,900</b>	<b>\$8,800</b>	<b>\$67,100</b>	<b>\$10,000</b>



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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE**  
**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
Exterior									
Exterior Walls									
	Concrete Masonry Unit	15%	Now	\$71,900	LIFE	* *	5	\$8,700	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse Above Main Roof							
		Caulking Deteriorated, Extent : Severe, Area Affected : 2%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Break Room - North Side At 1st Floor							
	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)	15%	0-2	\$11,200	2040	* *			
		Debris on Roof, Extent : Moderate, Area Affected : 25%							
		Location : Penthouse Roof							
		Drains Clogged, Extent : Moderate, Area Affected : 1%							
		Location : Penthouse							
		Vegetation Growth, Extent : Moderate, Area Affected : 2%							
		Location : Penthouse - Plant Growth And Seagull Nests							
	Metal, Corrugated	85%	0-2	\$48,400	2048	* *	1		
		Vegetation Growth, Extent : Moderate, Area Affected : 2%							
		Location : Main Roof - Plant Growth And Seagull Nests							
Soffits									
	Metal Panel	100%			2055	* *	5-10	\$29,000	
Interior									
Floors									
	Cast in Place Concrete	85%	2-4	\$120,300	LIFE	* *	5	\$80,300	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Warehouse Near Garage Door Entrance							
	Mosaic Tile	5%			2048	* *	5	\$5,400	
	Vinyl Tile	10%	Now	\$114,900	2045	* *	3	\$1,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : 1st Floor Offices							
		Repairs in Progress, Extent : N/A, Area Affected : 50%							
		Location : Open Office Area Is Being Renovated							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : 1st Floor Offices							
Interior Walls									
	Ceramic Tile	5%			2044	* *	5	\$2,400	
	Concrete Masonry Unit	95%	2-4	\$167,300	LIFE	* *	5	\$18,500	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Room And Stairwell							

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE**  
**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
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	0-2	\$6,900	2052	* *	5	\$1,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 25%							
	Location : Control Room And Offices							
	Repairs in Progress, Extent : N/A, Area Affected : 50%							
	Location : Open Office Area Is Being Renovated							
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Control Room And Offices							
Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$5,400	
Exposed Struc: Steel	85%			LIFE	* *	10	\$73,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$22,600	2055	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Site Pavements								
On-Site Walkways								
Asphalt	80%			2044	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Throughout							
Cast in Place Concrete	20%	0-2	\$29,600	2048	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Steel Edge Of Loading Dock							
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Loading Dock And Ramps							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Loading Dock							
Parking/Driveway								
Asphalt	96%	Now	\$106,600	2044	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Potholes, Extent : Severe, Area Affected : 2%							
	Location : Near Outer Security Gate Entrance							
Cast in Place Concrete	4%			2048	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Curbs Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
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.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE**  
**Asset # : 2554**

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

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE**  
**Asset # : 2554**

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

**Lighting**

## Exterior Lighting

LED

30%

2040

\* \*

No Component

70%

**Alarm**

## Security System

Generic

100%

2040

\* \*

1

\$10,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

## Fire/Smoke Detection

Generic, Digital

100%

2040

\* \*

1-3

\$17,800

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

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

**Heating**

## Energy Source

Electricity

15%

2045

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Toilet Rooms, Offices, Water Meter Room, Pump Room, Electrical Room, Stair**Explanation : Electrical Unit Heaters And Baseboard Heaters*

Natural Gas

85%

2045

\* \*

1

## Conversion Equipment

Furnace

85%

Now

\$7,300

2030

\$146,900

1

\$10,900

*Broken, Extent : Moderate, Area Affected : 10%**Location : Storage Area, Penthouse Mechanical Room*

Radiant Heater

15%

Now

\$4,300

2030

\$217,000

2

\$1,600

*Broken, Extent : Moderate, Area Affected : 1%**Location : First Floor Office - Brake Room**Other Observation, Extent : N/A, Area Affected : 100%**Location : Toilet Rooms, Offices, Water Meter Room, Pump Room, Electrical Room, Stair**Explanation : Electrical Unit Heaters And Baseboard Heaters***Air Conditioning**

## Energy Source

Electricity

10%

2043

\* \*

1

No Component

90%

## Conversion Equipment

Split Unit

10%

2030

\$132,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : R-422b Refrigerant*

No Component

90%

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE**  
**Asset # : 2554**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	25%	Now	\$12,200	LIFE	* *	2-5	\$4,000	
		Damaged, Extent : Moderate, Area Affected : 5%							
		Location : Storage Area							
	No Component	75%							
Exhaust Fans									
	Interior	5%			2030	\$12,300	2		
	Roof	95%			2030	\$102,400	2	\$800	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks									
	Electric	100%			2028	\$45,600	4		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Office - Closet							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Office - Closet							
		Explanation : One 50 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%	Now	\$14,000	LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : 1st Floor							
		Explanation : Consistent Blockage At Front Of Building							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2030	\$24,800	1	\$1,800	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2045	* *	1-5	\$14,500	
Sprinkler									
	Generic	100%			2045	* *	1-2	\$8,100	
Fire Pump									
	Generic	100%	2-4	\$1,100	2031	\$53,100	1	\$4,900	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Building Exterior - Pump Room							

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**Asset Name** : RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX  
**Address** : 16-16 HAZEN ST., RIKERS ISLAND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.063 / 4248 **Yr Built/Renovated** : 1994 / 2023  
**Area Sq Ft** : 79,197 **Project Type** : CORRECTION  
**Date of Survey** : 02-May-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2,4,5  
**Block** : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,199,800	\$232,900
Interior Architecture	\$3,896,800	\$842,300
Electrical		\$2,565,000
Mechanical	\$2,946,900	\$4,633,000
Site Pavements	\$143,700	
<b>Total</b>	<b>\$8,187,300</b>	<b>\$8,273,100</b>
Importance Code A	\$1,199,800	\$345,000
Importance Code B	\$4,299,900	\$7,928,100
Importance Code C	\$2,687,600	
<b>Total</b>	<b>\$8,187,300</b>	<b>\$8,273,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				
Interior Architecture	\$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/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
<b>Total</b>	<b>\$98,900</b>	<b>\$37,900</b>	<b>\$43,700</b>	<b>\$59,600</b>
Importance Code A	\$100		\$200	\$200
Importance Code B	\$98,800	\$37,900	\$43,600	\$59,400
Importance Code C				
<b>Total</b>	<b>\$98,900</b>	<b>\$37,900</b>	<b>\$43,700</b>	<b>\$59,600</b>



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	2-4	\$317,400	2044	* *	5	\$232,900	
		Broken/Missing Elements, Extent : Light, Area Affected : 1% Location : Damaged Trim On South Facade							
	Windows								
	Metal/Detention Type	95%	0-2	\$676,400	2044	* *	5	\$35,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Metal Louvers	5%			2043	* *	10	\$6,400	
Parapets									
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Main Roof Surface Explanation : Metal Rail							
Roof									
	IRMA/Protected Membrane	100%	Now	\$206,100	2039	* *			
		Water Penetration, Extent : Severe, Area Affected : 10% Location : 5th Floor Elevator Lobby Other Observation, Extent : N/A, Area Affected : 100% Location : Main Roof Surface Explanation : Unable To Access (No Key)							
Interior									
	Floors								
	Cast in Place Concrete	15%	4+	\$58,300	LIFE	* *	5	\$38,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Mechanical Rooms							
	Ceramic Tile	2%			2043	* *	5	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Staff Toilet Rooms Explanation : Location Noted							
	Raised Access Floor	5%	Now	\$131,900	2037	* *	5	\$11,100	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 50% Location : Control Rooms Other Observation, Extent : N/A, Area Affected : 25% Location : Various Control Rooms Explanation : Currently Under Construction							
	Terrazzo	60%	4+	\$640,700	LIFE	* *	5	\$55,600	
		Horizontal Cracks, Extent : Light, Area Affected : 10% Location : Throughout Housing Areas							
	Traffic Topping	18%			2039	* *	5	\$26,700	

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

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

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
Interior									
Interior Walls									
	Ceramic Tile	5%	2-4	\$597,100	2047	* *	5	\$5,600	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Shower And Toilet Rooms							
	Concrete Masonry Unit	45%	2-4	\$918,100	LIFE	* *	5	\$40,500	
		Recent Construction, Extent : N/A, Area Affected : 25%							
		Location : Various Housing Units Currently Being Renovated							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : Corridor And Stairways							
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : Various Housing Units							
		Explanation : Currently Being Demolished							
	Fiberglass Panel	25%	0-2	\$1,172,400	LIFE	* *			
		Recent Repair Evident, Extent : N/A, Area Affected : 25%							
		Location : Some Locations Are Currently Being Renovated							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Housing Cells							
		Explanation : Worn Out/ Damaged Finish							
	Glass: Special Gauge	5%			LIFE	* *	1		
	Metal Security Bars	5%			LIFE	* *			
	Steel Plate	15%			LIFE	* *	5	\$20,300	
Ceilings									
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$3,700	
	Exposed Struc: Steel	5%			LIFE	* *			
	Fiber Board	20%			2034	\$712,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Housing Cells							
		Explanation : Location Noted							
	Gypsum Board	5%	2-4	\$4,000	LIFE	* *	5	\$7,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Maintenance Area							
		Recent Replace Evident, Extent : N/A, Area Affected : 25%							
		Location : Some Locations Are Currently Being Renovated							
	Metal Panel	50%	Now	\$378,300	LIFE	* *	5	\$74,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Throughout Corridors							
		Corrosion/Rusting, Extent : Severe, Area Affected : 20%							
		Location : Bathrooms And Corridors							
		Recent Replace Evident, Extent : N/A, Area Affected : 25%							
		Location : Some Locations Are Currently Being Renovated							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Includes Razor Ribbon At Top							
		Explanation : Additional Component							

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

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	

## Site Pavements

## Activity Yard

## Asphalt

100% Now \$143,700 2037 \* \*

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

*Location : Activity Yard*

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

## Over 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2034 \$112,100 3 \$300

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

*Location : Outdoor Electrical And Generator Room*

*Explanation : One 600 Ampere Main Disconnect Switch*

## Transformers

## Dry Type

100% 2032 \$326,600 3 \$600

## Feeders

## Cable

100% 2033 \$39,200 1

## Raceway

## Conduit

100% 2034 \$94,400 1

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2034 \$48,800 5 \$300

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

*Location : Outdoor Electrical And Generator Room*

*Explanation : One 4,000 Ampere Main Disconnect Switch*

## Transformers

## Dry Type

100% 2032 \$51,500 5 \$300

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2034 \$313,300 5 \$2,100

## Raceway

## Conduit

100% 2034 \$223,400 1

## Panelboards

## Fused Disc Sw

10% 2033 \$17,300 5 \$200

## Molded Case Bkrs

90% 2033 \$155,800 5 \$1,900

## Wiring

## Thermoplastic

100% 2034 \$335,100 1

## Motor Controllers

## Locally Mounted

100% 2032 \$456,800 5 \$500

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$1,200

## Stand-by Power

## Transfer Switches

## Automatic

100% 2032 \$26,500 1 \$24,400

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2030	\$209,400	1	\$30,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Outdoor Electrical And Generator Room</i>									
<i>Explanation : One 900 Kilowatts Capacity</i>									
Batteries									
	Lead/Acid	100%			2026	\$4,700	5	\$2,900	
Fuel Storage									
	Day Tank	50%			2042	* *	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : At Generator</i>									
<i>Explanation : One 275 Gallon Capacity</i>									
	Main Tank	50%			2049	* *	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Outside Vault</i>									
<i>Explanation : One 10,000 Gallon Capacity</i>									
Lighting									
Interior Lighting									
	Under Construction	100%							
Egress Lighting									
	Emergency, Service	50%			2034	\$47,000	1		
	Exit, Service	50%			2034	\$32,900	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Lightning Protection									
Arresters/Cabling									
	Not Accessible	100%							
Alarm									
Security System									
	Generic	100%			2034	\$286,500	1	\$29,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV Surveillance System</i>									
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$48,800	

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX**  
**Asset # : 4248**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2044	* *	1		
	Not Accessible	99%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Building Exterior - Steam Room Vault Explanation : No Access - High Pressure Steam Service							
Conversion Equipment									
	Radiant Heater	1%			2034	\$39,700	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Building Exterior - Electrical Room Explanation : Electric Unit Heaters							
	Not Accessible	99%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Building Exterior - Steam Room Vault Explanation : No Access - Steam Pressure Reducing Valves							
Distribution									
	Steam Piping/Pump	100%	Now	\$61,100	2044	* *			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Mechanical Rooms							
Terminal Devices									
	Air Handler	80%			2029	\$2,297,700	1	\$39,200	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Mechanical Rooms							
	Convector/Radiator	20%	Now	\$49,900	2032	\$249,600	1	\$4,600	
		Damaged, Extent : Moderate, Area Affected : 40% Location : Various Locations - Fin Tube Covers Damaged With Heavy Paint Blocking Air Circulation							
Controls									
	Digital	100%			2032	\$4,383,400			
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout - Central Building Management System For This Building And Adjacent Buildings Other Observation, Extent : N/A, Area Affected : 80% Location : Mechanical Rooms Explanation : Electric Honeywell Controls For Air Handlers Abandoned In Place							
Air Conditioning									
	Energy Source								
	Electricity	10%			2050	* *	1		
	No Component	90%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	5%	Now	\$124,300	2039	* *	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 2nd Floor Mechanical Room							
		Unit Inoperable, Extent : Moderate, Area Affected : 100% Location : 2nd Floor Mechanical Room - 1 Unit Serving Control Rooms							
	Window/Wall Unit	5%			2032	\$28,900	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Control Rooms Explanation : Location Noted							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$335,200	LIFE	* *	2-5	\$44,200	
		Unbalanced System, Extent : Moderate, Area Affected : 10% Location : Control Rooms							
	Exhaust Fans								
	Interior	19%			2029	\$128,600	2	\$500	
	Wall Unit	1%			2034	\$700	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Elevator Machine Room, Building Exterior Electrical Room Explanation : Two Units							
	Not Accessible	80%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Roof Explanation : No Access							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
		Abandoned in Place, Extent : Light, Area Affected : 2% Location : 2nd Floor Mechanical Room - Pressure Booster System							
	HW Heat Exchanger								
	Steam Fired	100%			2054	* *	4	\$11,700	
		Abandoned in Place, Extent : Light, Area Affected : 33% Location : 2nd Floor Mechanical Room - 1 Of 3							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Instantaneous Hot Water Electric	1%			2039		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Corridor							
		Explanation : One Unit							
	No Component	99%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Through 5th Floor							
		Explanation : 2 Units							
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, Extent : N/A, Area Affected : 0%							
		Location : Outer Fire Pump Room							
		Explanation : No Access							

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\*\* 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 NORTH FACILITY,OBCC 500 CELL ANX  
**Address** : 16-16 HAZEN ST., RIKERS ISLAND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.065 / 4249 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 136,605 **Project Type** : CORRECTION  
**Date of Survey** : 15-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,Ph  
**Block** : 2605 **Lot** : 40 **BIN** : 2096863

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$3,138,100	\$1,809,400
Interior Architecture	\$2,078,700	\$906,800
Electrical	\$104,700	\$516,500
Mechanical	\$8,889,100	\$8,534,400
<b>Total</b>	<b>\$14,210,600</b>	<b>\$11,767,100</b>
Importance Code A	\$3,138,100	\$1,809,400
Importance Code B	\$10,096,500	\$9,906,700
Importance Code C	\$976,000	\$51,000
<b>Total</b>	<b>\$14,210,600</b>	<b>\$11,767,100</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$24,400			
Interior Architecture	\$78,300			\$1,300
Electrical	\$83,500	\$22,400	\$31,600	\$22,200
Mechanical	\$47,000	\$28,100	\$27,900	\$18,800
Elevators/Escalators	\$43,200	\$43,200	\$43,200	\$43,200
<b>Total</b>	<b>\$276,400</b>	<b>\$93,700</b>	<b>\$102,700</b>	<b>\$85,500</b>
Importance Code A	\$24,400	\$100		
Importance Code B	\$240,000	\$93,500	\$102,700	\$85,500
Importance Code C	\$12,000			
<b>Total</b>	<b>\$276,400</b>	<b>\$93,700</b>	<b>\$102,700</b>	<b>\$85,500</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%			2045	**	5-10	\$1,756,100	
	Windows								
	Metal/Detention Type	100%	Now	\$2,036,600	2045	**	5	\$53,400	
		Air Infiltration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Main Corridor And Various Locations Throughout.							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Corridors							
Parapets									
	Metal Rail	100%	4+	\$24,400	2040	**	5	\$21,400	
		Deteriorated Finish, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Roof									
	Built-Up (BUR)	100%	Now	\$1,101,500	2045	**			
		Debris on Roof, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room Roof							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Roof Of South Wing							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : 1st Floor Breezeway And 5th Floor Elevator Vestibule							
Interior									
	Floors								
	Cast in Place Concrete	40%	2-4	\$268,100	LIFE	**	5	\$178,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Various Cells Within Housing Units							
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Basement							
	Raised Access Floor	5%	Now	\$227,600	2038	**	5	\$19,200	
		Loose/Delam Surface, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Terrazzo	35%			LIFE	**	5	\$111,800	
	Traffic Topping	15%			2040	**	5	\$38,300	
	Vinyl Tile	5%	0-2	\$54,400	2035	\$544,300	3	\$3,800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : 1st Floor Corridor							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : 1st Floor Corridor							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	45%			LIFE	**	10	\$531,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Cells Within Housing Units								
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Cells Within Housing Units								
	Concrete Masonry Unit	23%	2-4	\$393,600	LIFE	**	5	\$43,500	
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : Mechanical Rooms And Stairwells								
	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/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Plaster	15%			LIFE	**	5-10	\$52,700	
Site Pavements									
Activity Yard									
	Not Accessible	100%							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 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 Disconnect Switch									
Transformers									
	Dry Type	100%			2040	* *	3	\$800	
Feeders									
	Cable	100%			2043	* *	1		
Raceway									
	Conduit	100%			2045	* *	1		
Under 600 Volts									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2045	**	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Electrical Room And Generator Room									
Explanation : One 2,500 Ampere And Two 1,600 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2040	**	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical And Electrical Rooms									
Explanation : Various Capacities									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2045	**	5	\$3,600	
Raceway									
	Conduit	100%			2045	**	1		
Panelboards									
	Molded Case Bkrs	100%			2043	**	5	\$3,600	
Wiring									
	Thermoplastic	100%			2045	**	1		
Motor Controllers									
	Locally Mounted	60%			2040	**	5	\$600	
	Variable Frequency Drive	40%	Now	\$42,100	2040	**			
Mech. Misoperation, Extent : Light, Area Affected : 100%									
Location : Mechanical Equipment Room M5									
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$4,000	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2040	**	1	\$42,000	
Generators									
	Diesel	100%	Now	\$104,700	2044	**	1	\$47,600	
Engine Inoperable, Extent : Severe, Area Affected : 100%									
Location : Generator Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : Two 1,100 Kilowatts Rated Capacity									
Batteries									
	Lead/Acid	100%			2028	\$4,700	5	\$5,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%	Now	\$7,400	2043	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 275 Gallon Capacity. Fuel Pumps Are Not Operational							
	Main Tank	50%			2050	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : Two 25,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$200,300	10	\$6,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms, First Floor South West Housing Area							
	Fluorescent	5%			2030	\$200,300	10	\$6,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms And Stairwells							
	LED	90%			2040	* *			
Egress Lighting									
	Emergency, Service	40%			2035	\$64,900	1		
	Emergency, Battery	10%			2035	\$44,200	10	\$3,300	
	Exit, Service	45%			2030	\$51,100	1		
	Exit, Battery	5%			2040	* *	10	\$500	
Exterior Lighting									
	LED	30%			2040	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2050	* *	5	\$500	
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$51,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2040	* *	1-3	\$84,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	100%			2035	\$2,108,100			
Terminal Devices									
	Air Handler	90%			2030	\$4,458,700	1	\$76,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Through 5th Floor Mezzanine Mechanical Rooms									
Explanation : 1 Unit In Each Of 1st Through 4th Floor Mezzanine Mechanical Rooms, 2 Units In 5th Floor Mezzanine Mechanical Rooms									
	Convactor/Radiator	10%			2033	\$215,300	1	\$4,400	
Controls									
	Digital	100%			2028	\$7,560,800			
Air Conditioning									
Energy Source									
	Electricity	30%			2034	\$67,300	1		
	No Component	70%							
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	24%			2029	\$1,029,400	2	\$2,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : 1st, 3rd, 4th, 5th Floor Mezzanine Mechanical Rooms									
	Int Pkg Unit - Heating/Cooling	6%			2039	* *	2	\$500	
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Mezzanine Mechanical Room									
	Split Unit	1%			2035	\$62,500			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Elevator Machine Room									
Explanation : Location Noted									
	No Component	69%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$231,200	LIFE	* *	2-5	\$76,200	
Broken, Extent : Light, Area Affected : 1%									
Location : Roof									
Insul. Deteriorating, Extent : Light, Area Affected : 20%									
Location : Mechanical Rooms									
Exhaust Fans									
	Interior	95%			2030	\$1,109,200	2	\$4,000	
	Roof	5%	Now	\$25,500	2045	* *	2	\$200	
Broken, Extent : Severe, Area Affected : 100%									
Location : Emergency Generator Room, Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$67,600	2045	* *	1		
Leak Evident, Extent : Severe, Area Affected : 2%									
Location : 1st Floor Janitor Closet In Southwest Wing									

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks Electric	100%			2035	\$45,600	4		
		Recent Installation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Area							
	HW Heat Exchanger Steam Fired	1%			2035	\$12,700	4	\$200	
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : Basement Mechanical Area							
	Steam Fired	99%			2055	* *	4	\$20,100	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2030	\$52,700	4	\$4,300	
	Sewage Ejector(s) Electric	100%			2030	\$137,800	4	\$8,200	
	Backflow Preventer No Component Generic	50% 50%			2035	\$58,800	1	\$4,200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Area Explanation : Sprinkler Main							
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Two Units Basement To 5th Floor, Three Units 1st To 5th Floor Explanation : 5 Units							
Fire Suppression									
	Standpipe Generic	100%			2045	* *	1-5	\$68,900	
	Sprinkler Generic	100%			2045	* *	1-2	\$38,300	
	Fire Pump Generic	100%			2031	\$251,400	1	\$25,500	

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

Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**Asset Name** : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)  
**Address** : 15-00 HAZEN ST., RIKERS ISLAND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.080 / 2029 **Yr Built/Renovated** : 1935 / 2021  
**Area Sq Ft** : 87,169 **Project Type** : CORRECTION  
**Date of Survey** : 04-Apr-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,Ph  
**Block** : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$12,616,700	\$243,700
Interior Architecture	\$3,547,100	\$4,565,500
Electrical		\$707,200
Mechanical	\$1,799,300	\$949,600
Site Pavements	\$338,500	
<b>Total</b>	<b>\$18,301,600</b>	<b>\$6,465,900</b>
Importance Code A	\$12,616,700	\$330,900
Importance Code B	\$4,492,800	\$6,135,000
Importance Code C	\$1,192,100	
<b>Total</b>	<b>\$18,301,600</b>	<b>\$6,465,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,600			
Interior Architecture	\$197,300			\$17,100
Electrical	\$14,200	\$22,200	\$15,300	\$15,500
Mechanical	\$172,100	\$10,300	\$20,600	\$64,400
Site Pavements	\$6,500			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$434,500</b>	<b>\$48,300</b>	<b>\$51,700</b>	<b>\$112,900</b>
Importance Code A	\$28,700		\$100	\$200
Importance Code B	\$309,700	\$48,300	\$51,600	\$112,700
Importance Code C	\$96,200			
<b>Total</b>	<b>\$434,500</b>	<b>\$48,300</b>	<b>\$51,700</b>	<b>\$112,900</b>



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

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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$73,900	LIFE	* *	5	\$32,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Window Sills And Base Of Walls At Loading Dock Areas								
	Masonry: Brick	85%	2-4	\$3,455,600	LIFE	* *	5	\$108,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : Penthouse And Throughout All Walls Recent Repair Evident, Extent : N/A, Area Affected : 25% Location : Throughout								
	Metal Panel	5%	Now	\$16,400	2044	* *	5	\$12,000	
	Deformed/Dented, Extent : Severe, Area Affected : 10% Location : Panels Surrounding Walls At Upper Roof And Penthouse								
	Metal: Cage/Fence	5%	Now	\$12,200	2039	* *	5	\$14,000	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Exterior Egress Stairs								
Windows									
	Metal/Detention Type	100%	Now	\$7,832,400	2044	* *	5	\$68,400	
	Air Infiltration, Extent : Severe, Area Affected : 25% Location : Throughout Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout								
Parapets									
	Metal Rail	100%			2039	* *	5-10	\$168,900	
Roof									
	Built-Up (BUR)	33%	Now	\$547,000	2044	* *			
	Miss/Damaged Flashings, Extent : Light, Area Affected : 5% Location : 6th Floor Roof At Penthouse Water Penetration, Extent : Moderate, Area Affected : 25% Location : Throughout								
	Modified Bitumen	55%	Now	\$256,100	2039	* *			
	Water Penetration, Extent : Moderate, Area Affected : 20% Location : Throughout 1st Floor Roof								
	Single Ply Membrane	12%	Now	\$349,200	2044	* *			1
	Miss/Damaged Flashings, Extent : Light, Area Affected : 5% Location : Drip Edge Surrounding Penthouse Water Penetration, Extent : Severe, Area Affected : 25% Location : Above Mechanical Room								
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	4+	\$42,800	LIFE	* *	5	\$28,500	
	Horizontal Cracks, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Ceramic Tile	5%	Now	\$35,400	2037	* *	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Basement And Toilet Rooms								
	Poured Epoxy/Resin	3%	0-2	\$8,500	2029	\$422,600			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Kitchen Area								
	Terrazzo	25%	2-4	\$587,700	LIFE	* *	5	\$25,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Traffic Topping	12%			2034	\$1,439,800	5	\$19,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen Area And Guard Rooms								
	Explanation : Location Noted								
	Vinyl Tile	45%	0-2	\$625,100	2034	\$3,125,700	3	\$22,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	10%	Now	\$50,000	2037	* *	5	\$11,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Toilet Rooms Throughout								
	Concrete Masonry Unit	40%	2-4	\$853,600	LIFE	* *	5	\$37,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : Throughout Corridors								
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : Basement/ Mechanical Rooms								
	Glass: Single Pane	4%			LIFE	* *	5	\$7,100	
	Metal Security Bars	10%			LIFE	* *			
	Plaster	18%	Now	\$39,800	LIFE	* *	5	\$12,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Stairways And Corridors								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : At Various Dormitories								
	SGFT/Glazed Masonry	18%			LIFE	* *			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	4+	\$20,900	2039	* *	5	\$6,500	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout Various Offices							
	Exposed Struc: Concrete	25%	2-4	\$471,000	LIFE	* *	5	\$5,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Corridors And Dormitories							
	Metal Panel	10%	2-4	\$166,500	LIFE	* *	5	\$16,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Kitchen Areas							
	Plaster	55%	Now	\$420,600	LIFE	* *	5	\$44,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Includes Razor Ribbon At Top							
		Explanation : Additional Component							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$6,500	2047	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Loading Dock And Rear Areas							
	Parking/Driveway								
	Asphalt	60%	2-4	\$275,700	2043	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Front And Rear Parking Areas							
	Cast in Place Concrete	40%	4+	\$62,800	2047	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Front And Rear Parking Areas							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$87,300	5	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Switch Rated At 1,200 Amperes. Fed From Power House.								
	Transformers								
	Dry Type	100%			2039	* *	5	\$300	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2034	\$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								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5	\$600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$26,800	
	Generators								
	Diesel	100%			2037	* *	1	\$33,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoor Enclosure								
	Explanation : 530 Kilowatt Capacity. Feeds Annex Building MOD 4. For This Building Generator Is Located In The Power House.								
	Batteries								
	Lead/Acid	100%			2027	\$4,700	5	\$3,200	
	Fuel Storage								
	Day Tank	50%			2042	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoors								
	Explanation : 70 Gallon Capacity								
	Main Tank	50%			2049	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoors								
	Explanation : 2,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	10%			2034	\$255,600	10	\$8,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	90%			2039	* *			

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

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

**Lighting**

## Egress Lighting

Emergency, Service	49%		2039	**	1				
Emergency, Battery	1%		2042	**	10			\$200	

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Locker Rooms*

Exit, Service	50%		2039	**	1				
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## Exterior Lighting

LED	30%		2039	**					
No Component	70%								

**Alarm**

## Security System

Generic	100%		2039	**	1			\$32,600	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

## Fire/Smoke Detection

Generic, Digital	100%		2039	**	1-3			\$53,700	
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

**Heating**

## Energy Source

Plant Campus Steam / PRV	99%		2034	\$2,500	1				
Electricity	1%		2044	**	1				

## Conversion Equipment

Heat Exchanger, Shell & Tube	10%		2037	**					
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor - Kitchen Mechanical Room**Explanation : Steam / Glycol Heat Exchanger*

Radiant Heater	1%		2034	\$43,700	2			\$400	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Exits By Kitchen, Electrical Room**Explanation : Electric Cabinet Heaters, Air Curtains, Electric Unit Heater*

No Component	89%								
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*Other Observation, Extent : N/A, Area Affected : 100%**Explanation : Pressure Reducing Valve Included Under Distribution*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$400	2033	\$4,000	4	\$400	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor - Kitchen Mechanical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen Building							
		Explanation : Glycol Hydronic Heating							
	Steam Piping/Pump	90%	Now	\$26,600	2034	\$133,200			
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Roof At Air Handling Units, Basement Mechanical Room							
		On Extended Life, Extent : Light, Area Affected : 75%							
		Location : Throughout							
Terminal Devices									
	Air Handler	10%			2029	\$34,800	1	\$5,400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Kitchen Roof							
	Convector/Radiator	80%	Now	\$12,100	2032	\$120,900	1	\$20,300	
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		On Extended Life, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	Unit Heater - Steam	10%			2034	\$10,500	4	\$1,200	
Controls									
	Digital	80%	Now	\$42,500	2027	\$424,600			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout - Not Operational							
	No Component	20%							
Air Conditioning									
Energy Source									
	District Chilled Water	74%			2044	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Chilled Water Supplied From Site Chilled Water Plant							
	Electricity	16%			2050	* *	1		
	No Component	10%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%	Now	\$27,400	2028	\$273,700	2	\$400	
		Controller Not Working, Extent : Moderate, Area Affected : 100% Location : 1st Floor Offices Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Offices Explanation : Packaged / Terminal A/C Units With Steam Coils							
	Split Unit	4%	Now	\$31,900	2039	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Penthouse Unit Inoperable, Extent : Light, Area Affected : 100% Location : Penthouse - System Not Operational Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse - Telecom Room, Engineer Office, Electrical Room, Plumbing Shop Explanation : Multi-split System With 4 Wall Mounted Ductless Units							
	Split Unit	1%			2039	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 1st Floor Room							
	Window/Wall Unit	1%			2029	\$6,400	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Explanation : Location Noted							
	No Component	84%							
Distribution									
	CW & CHW Wtr Pipe/Pump	74%			2044	* *	4	\$3,200	
	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 Rooftop Air Handlers With Chilled And Steam Coils							
	No Component	26%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	95%			LIFE	* *	2-5	\$46,200	
	Ductwork/Diffusers	5%	Now	\$18,400	LIFE	* *	2-5	\$2,400	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20% Location : Main Roof At Air Handler							
Exhaust Fans									
	Interior	5%			2039	* *	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Locker Room Explanation : Location Noted							
	Roof	95%			2034	\$309,700	2	\$2,500	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	95%			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									
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$812,300	2064	**	4	\$8,600	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Basement Mechanical Room, Kitchen Mechanical Room - 3 Instantaneous Steam Heat Exchangers - Malfunctioning / Deteriorated									
	Sanitary Piping								
	Cast Iron	95%			LIFE	**	1		
	Cast Iron	5%	Now	\$105,800	LIFE	**	1		
Leak Evident, Extent : Severe, Area Affected : 100%									
Location : Kitchen Mechanical Room - Basement Crawlspace									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$33,600	4	\$2,800	
	Sewage Ejector(s)								
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Kitchen Mechanical Room - Basement Crawlspace									
Explanation : No Access Due To Sewage Leaks In Crawlspace									
	Backflow Preventer								
	Generic	100%			2029	\$75,000	1	\$5,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : One Unit From Basement To 7th Floor; One Unit From 1st To 6th Floor									
Explanation : 2 Units									
Fire Suppression									
	Standpipe								
	Generic	100%			2044	**	1-5	\$45,600	
	Sprinkler								
	No Component	20%							
	Generic	80%			2044	**	1-2	\$19,500	

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,841,400	\$521,100
Interior Architecture	\$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	
<b>Total</b>	<b>\$10,253,100</b>	<b>\$11,131,000</b>
Importance Code A	\$3,841,400	\$521,100
Importance Code B	\$3,077,800	\$10,609,900
Importance Code C	\$3,333,900	
<b>Total</b>	<b>\$10,253,100</b>	<b>\$11,131,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$400			
Interior Architecture				\$6,400
Electrical	\$7,300	\$8,800	\$8,300	\$7,300
Mechanical	\$35,200	\$6,500	\$13,900	\$70,100
Site Pavements	\$42,400			
<b>Total</b>	<b>\$85,300</b>	<b>\$15,300</b>	<b>\$22,200</b>	<b>\$83,700</b>
Importance Code A	\$400			
Importance Code B	\$42,400	\$15,300	\$22,200	\$83,700
Importance Code C	\$42,400			
<b>Total</b>	<b>\$85,300</b>	<b>\$15,300</b>	<b>\$22,200</b>	<b>\$83,700</b>



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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX**  
**Asset # : 14636**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$192,300	LIFE	**	5	\$83,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : East Facade								
Exposed Struc: Steel	5%			LIFE	**	5	\$17,400	
Masonry: Brick	65%	Now	\$2,293,000	LIFE	**	5	\$72,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : North And West Walls								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	15%	Now	\$426,100	2044	**	5	\$31,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Dormitory 4								
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Dormitory 4								
Windows								
Metal/Detention Type	95%	Now	\$576,500	2044	**	5	\$5,000	
Air Infiltration, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Steel	5%	Now	\$400	2042	**	5	\$900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Gymnasium								
Parapets								
Metal Rail	100%			2039	**	5-10	\$582,200	
Roof								
Modified Bitumen	75%			2042	**	10	\$136,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs Except Dormitory 4								
Skylight, Metal/Glass	5%			2060	**	10	\$30,400	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Skylights Recently Replaced								
Under Construction	20%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Dormitory 4								
Explanation : No Access/ Under Construction								

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

**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX**  
**Asset # : 14636**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5	\$14,400	
Interior									
Floors									
	Cast in Place Concrete	25%			LIFE	* *	5	\$69,700	
	Ceramic Tile	8%	Now	\$55,400	2037	* *	5	\$5,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Shower Rooms And Toilet Rooms								
	Sheet Vinyl/Rubber	7%	Now	\$112,500	2034	\$1,124,600	5	\$6,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Corridors								
	Vinyl Tile	40%	Now	\$814,000	2034	\$2,713,400	3	\$19,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Uneven Surface, Extent : Moderate, Area Affected : 2%								
	Location : Throughout Corridors								
	Worn/Eroded, Extent : Severe, Area Affected : 75%								
	Location : Throughout								
	Under Construction	20%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Dormitory 4								
	Explanation : No Access/ Under Construction								
Interior Walls									
	Concrete Masonry Unit	55%	0-2	\$1,366,900	LIFE	* *	5	\$30,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Dormitory 3 And Throughout Corridors								
	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 Observation, Extent : N/A, Area Affected : 0%								
	Location : Dormitory 4								
	Explanation : No Access/ Under Construction								

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX**  
**Asset # : 14636**

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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	25%	2-4	\$204,100	2039	* *	5	\$15,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Guard Areas And Offices Throughout							
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$1,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout Dormitories And Shower Rooms							
	Exposed Struc: Steel	5%			LIFE	* *			
	Metal Panel	10%			LIFE	* *	5	\$15,900	
	Plaster	35%	Now	\$261,400	LIFE	* *	5	\$27,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Corridors							
	Under Construction	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Dormitory 4							
		Explanation : No Access/ Under Construction							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	4+	\$51,500	2054	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Emergency Generator On North Side							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$42,400	2047	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Ramps At Various Exits And Sidewalks Throughout							
	Parking/Driveway								
	Asphalt	75%	Now	\$1,315,700	2043	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : East Driveway And Parking Area On North Side							
	Cast in Place Concrete	25%	Now	\$599,700	2047	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Driveway At Rear Courtyard Area							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2034	\$223,400	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$173,100	5	\$2,100	

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX**  
**Asset # : 14636**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2044	* *	1		
Stand-by Power									
	Transfer Switches								
	Not Accessible	100%							
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
	Fuel Storage								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	LED	100%			2039	* *			
	Egress Lighting								
	Emergency, Service	50%			2034	\$50,500	1		
	Exit, Battery	50%			2034	\$116,200	10	\$2,900	
	Exterior Lighting								
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$29,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$48,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2044	* *	1		
Distribution									
	Steam Piping/Pump	100%	Now	\$26,300	2034	\$1,313,700			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Dorm No. 3 Building Exterior - Riser To Rooftop Air Handler							
Terminal Devices									
	Convactor/Radiator	90%			2032	\$1,207,400	1	\$24,700	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	10%			2029	\$93,200	4	\$800	
Air Conditioning									

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX**  
**Asset # : 14636**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	80%			2042	* *	1		
	No Component	20%							
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%			2034	\$413,400	2	\$800	
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof - Multiple Units					
	Split Unit	33%			2029	\$1,285,600			
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Various Locations					
	Split Unit	20%			2034	\$779,100			
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Various Locations					
	Window/Wall Unit	2%			2029	\$12,400	1		
	No Component	20%							
	No Component	10%							
				Other Observation, Extent : N/A, Area Affected : 0%					
				Location : Dorm No. 3 Building					
				Explanation : Refer To Heat Rejection And Terminal Devices					
Terminal Devices									
	Air Handler/Dir Expansion	10%			2029	\$251,600	1		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Dorm No. 3 Roof					
				Explanation : Rooftop Air Handler With Steam And Direct Expansion Coils					
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2029	\$38,000	2	\$5,900	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Dorm No. 3 Roof					
				Explanation : One Air Cooled Condensing Unit					
	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		
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Throughout					

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX**  
**Asset # : 14636**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	Not Accessible	100%							
			Other Observation, Extent : N/A, Area Affected : 0%						
			Location : Mechanical Room						
			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	

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$7,246,600	\$542,900
Interior Architecture	\$8,249,500	\$13,226,300
Electrical		\$6,396,700
Mechanical	\$4,593,800	\$27,127,000
Site Pavements	\$2,076,800	
<b>Total</b>	<b>\$22,166,700</b>	<b>\$47,292,900</b>
Importance Code A	\$7,246,600	\$2,231,100
Importance Code B	\$12,278,000	\$44,971,700
Importance Code C	\$2,642,100	\$90,100
<b>Total</b>	<b>\$22,166,700</b>	<b>\$47,292,900</b>

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			
<b>Total</b>	<b>\$257,600</b>	<b>\$87,400</b>	<b>\$85,800</b>	<b>\$165,700</b>
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		
<b>Total</b>	<b>\$257,600</b>	<b>\$87,400</b>	<b>\$85,800</b>	<b>\$165,700</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	4+	\$132,300	LIFE	* *	5	\$114,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Front Of Building And Central Activity Yard							
	Concrete Masonry Unit	3%			LIFE	* *	5	\$4,300	
	Metal Panel	87%	2-4	\$1,275,700	2044	* *	5	\$374,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Windows									
	Aluminum	2%	Now	\$5,700	2042	* *	5	\$300	
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Gymnasium							
	Metal/Detention Type	95%	Now	\$4,101,300	2044	* *	5	\$53,700	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Corridors							
	Metal Louvers	3%	4+	\$2,000	2037	* *			
		Bent/Warped Elements, Extent : Light, Area Affected : 1%							
		Location : North Mechanical Penthouse							
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	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%							
		Location : Perimeter Gutters And Leaders Throughout							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Gymnasium							
Soffits									
	Metal Panel	100%			2044	* *	5-10		
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%	2-4	\$487,700	LIFE	* *	5	\$130,200	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Maintenance And Mechanical Rooms							
	Ceramic Tile	5%	0-2	\$107,800	2037	* *	5	\$9,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Throughout Staff Toilet Rooms							
	Poured Epoxy/Resin	5%	0-2	\$2,141,500	2034	\$2,141,500			
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Kitchen							
	Quarry Tile	5%			2039	* *	5	\$29,800	
	Raised Access Floor	5%	0-2	\$883,200	2047	* *	5	\$37,200	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 50%							
		Location : Control Rooms And Telecom Room							
	Sheet Vinyl/Rubber	3%	2-4	\$75,000	2034	\$1,500,600	5	\$8,900	
		Worn/Eroded, Extent : Light, Area Affected : 20%							
		Location : Minor Cracks In Gymnasium							
	Terrazzo	25%	4+	\$893,500	LIFE	* *	5	\$77,500	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Traffic Topping	7%	Now	\$51,100	2034	\$2,553,800	5	\$17,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Control Areas And Corridor Stairs							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Control Areas And Corridor Stairs							
	Vinyl Tile	30%	Now	\$1,900,800	2034	\$6,336,000	3	\$44,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	64%	2-4	\$816,100	LIFE	**	5	\$90,100	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 2%							
	Location : Throughout Corridors							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2%							
	Location : Throughout Corridors							
Folding Partition	1%			2042	**	5	\$8,800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Gymnasium							
	Explanation : Location Noted							
Glass: Single Pane	3%			LIFE	**	5	\$7,900	
Glass: Special Gauge	2%			LIFE	**	1		
Gypsum Board	14%	0-2	\$132,900	LIFE	**	5	\$29,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Corridors							
Metal Security Bars	5%			LIFE	**			
Plaster	3%			LIFE	**	5	\$3,200	
SGFT/Glazed Masonry	8%	2-4	\$97,600	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Dormitory Bathrooms							
Ceilings								
AcousTileConcealSpLn	8%	0-2	\$49,200	2039	**	5	\$19,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Staff Toilet Rooms In Administrative Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Exposed Struc: Steel	7%	Now	\$257,200	LIFE	**			
	Other Observation, Extent : Severe, Area Affected : 1%							
	Location : Stair To North Mechanical Penthouse							
	Explanation : Missing Spray-on Fireproofing							
Gypsum Board	5%	Now	\$33,400	LIFE	**	5	\$24,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Throughout Corridor Outside Gymnasium							
Metal Panel	80%	2-4	\$405,100	LIFE	**	5	\$396,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Includes Razor Ribbon At Top							
	Explanation : Additional Component							
Free Standing Walls								
Cast in Place Concrete	100%	4+	\$5,700	2069	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Central Activity Yard							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 OTIS BANTUM CORRECT CENTER -OBCC**  
**Asset # : 2028**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	Now	\$258,400	2047		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entry Area And Central Activity Yard</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Entry Area, Central Activity Yard And Loading Dock Ramp</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Central Activity Yard</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Main Entry Area And Central Activity Yard</i>								

## Parking/Driveway

Asphalt	90%	2-4	\$1,088,900	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Main Parking Area</i>								
Cast in Place Concrete	10%	2-4	\$248,200	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Area</i>								

## Activity Yard

Cast in Place Concrete	100%	Now	\$481,300	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Central Activity Yard</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Central Activity Yard</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Central Activity Yard</i>								

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

## Over 600 Volts

## Service Equipment

Fused Disc Sw	100%			2034	\$112,100	3	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoor Cage</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								

## Transformers

Dry Type	100%			2032	\$326,600	3	\$1,900	
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## Feeders

Cable	100%			2033	\$39,200	1		
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## Raceway

Conduit	100%			2034	\$94,400	1		
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## Under 600 Volts

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$185,300	5	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two 2,000 Ampere Main Disconnect Switches								
	Transformers								
	Dry Type	100%			2032	\$51,500	5	\$1,000	
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2034	\$877,100	5	\$1,100	
	Raceway								
	Conduit	100%			2034	\$880,100	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$923,100	5	\$7,000	
	Wiring								
	Thermoplastic	100%			2034	\$1,310,100	1		
	Motor Controllers								
	Locally Mounted	15%			2032	\$179,900	5	\$300	
	Motor Control Center	80%			2032	\$1,346,300	5	\$5,800	
	Variable Frequency Drive	5%			2039	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$81,600	
	Generators								
	Diesel	100%			2037	* *	1	\$102,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoor Cage								
	Explanation : One 900 Kilowatt Capacity								
	Batteries								
	Lead/Acid	100%			2027	\$4,700	5	\$9,800	
	Fuel Storage								
	Main Tank	100%			2049	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Cage Above Ground								
	Explanation : One 5,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	LED	100%			2039	* *			
	Egress Lighting								
	Emergency, Service	50%			2039	* *	1		
	Exit, Service	50%			2034	\$110,100	1		
	Exterior Lighting								
	LED	30%			2039	* *			
	No Component	70%							

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

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

**Alarm**

Security System  
Generic

100% 2039 \* \* 1 \$99,000

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

*Location : Throughout The Building*

*Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100% 2039 \* \* 1-3 \$163,300

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

**Heating**

Energy Source

Plant Campus Steam /  
PRV

100% 2034 \$45,200 1

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

*Location : 1st Floor - Main Mechanical Room*

*Explanation : Low Pressure Steam Service, No Pressure Reducing Valves*

Conversion Equipment

Heat Exchanger, Shell &  
Tube

100% Now \$27,800 2030 \$1,390,800

*Damaged, Extent : Moderate, Area Affected : 10%*

*Location : 1st Floor - Main Mechanical Room - Damaged Insulation*

Distribution

Hot Wtr Piping/Pump

45% Now \$16,000 2056 \* \* 4 \$3,800

*Not Insulated, Extent : Moderate, Area Affected : 40%*

*Location : Various Locations - Above Ceiling*

*Recent Replace Evident, Extent : N/A, Area Affected : 100%*

*Location : Various Locations - Hydronic Piping*

Hot Wtr Piping/Pump

45% Now \$32,100 2033 \$320,800 4 \$3,800

*Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Mechanical Rooms*

*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%*

*Location : Mechanical Rooms, Other Locations - Damaged / Missing*

*On Extended Life, Extent : Light, Area Affected : 100%*

*Location : Various Locations*

Steam Piping/Pump

10% Now \$13,100 2034 \$261,100

*Insul. Deteriorating, Extent : Moderate, Area Affected : 30%*

*Location : Main Mechanical Room, Mechanical Room Near Kitchen*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2029	\$2,454,200	1	\$41,900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms							
	Convector/Radiator	58%	Now	\$154,600	2032	\$1,546,300	1	\$28,500	
		Damaged, Extent : Moderate, Area Affected : 60%							
		Location : Throughout Except Dormitory Buildings - Fin Tube Covers Damaged With Heavy Paint Blocking Air Circulation							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 30%							
		Location : Dormitory Buildings - Radiator Covers And Valves Replaced							
	Unit Heater - Hot Water	2%			2029	\$38,700			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Rooms, Other Locations							
		Explanation : Location Noted							
Controls									
	Digital	100%			2033	\$14,670,000			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout - Central Building Management System For This Building And Adjacent Buildings							
		Other Observation, Extent : N/A, Area Affected : 55%							
		Location : Mechanical Rooms							
		Explanation : Electric Honeywell Controls For Air Handlers Abandoned In Place							
Air Conditioning									
	Energy Source								
	Electricity	15%			2050	* *	1		
	Steam/HW System	15%			2044	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor - Main Mechanical Room							
		Explanation : Low Pressure Steam For Absorption Chiller							
	No Component	70%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	15%			2043	**	1	\$27,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor - Main Mechanical Room Explanation : 1 Unit For Administrative Areas, Clinic, Visitors Area And Other Locations							
	Ext Pkg Unit - Heating/Cooling	10%			2034	\$547,800	2	\$1,000	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Above Intake Area - 1 Unit With Hot Water Coils							
	Split Unit	3%			2034	\$232,300			
		R-410a Refrigerant, Extent : Light, Area Affected : 66% Location : Conference Room And One Office - 2 Units Other Observation, Extent : N/A, Area Affected : 33% Location : Carpenter Shop Explanation : 1 Unit With Refrigerant R-404a							
	Split Unit	2%			2029	\$154,800			
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Telecom Room - 2 Units							
	No Component	70%							
Distribution									
	CW & CHW Wtr Pipe/Pump	15%	Now	\$1,200	2034	\$23,700	4	\$1,300	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Mechanical Rooms - Damaged / Missing							
	No Component	85%							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2029	\$284,700	1	\$15,700	
		On Extended Life, Extent : Light, Area Affected : 100% Location : Mechanical Rooms							
	No Component	85%							
Heat Rejection									
	No Component	85%							
	Not Accessible	15%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Roof Explanation : Cooling Tower Not Accessible							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	Now	\$286,400	LIFE	**	2-5	\$9,400	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 30% Location : Mechanical Rooms Not Insulated, Extent : Moderate, Area Affected : 30% Location : Mechanical Rooms							
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$84,900	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2029	\$1,156,800	2	\$4,100	
		On Extended Life, Extent : Light, Area Affected : 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, Area Affected : 33%							
		Location : 1st Floor - Main Mechanical 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, Area Affected : 100%							
		Location : 1st Floor - Main Mechanical Room							
		Explanation : Duplex Set							
	Backflow Preventer								
	Generic	100%			2034	\$228,100	1	\$16,200	
	Fixtures								
	Generic	100%							
Fire 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	

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**Asset Name** : RIKERS ISLAND FACILITIES POWERHOUSE  
**Address** : 16-16 HAZEN ST., RIKERS ISLAND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.090 / 2030 **Yr Built/Renovated** : 1931 / 1999  
**Area Sq Ft** : 40,450 **Project Type** : CORRECTION  
**Date of Survey** : 13-Dec-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$4,893,000	\$3,101,900
Interior Architecture	\$3,604,100	\$675,400
Electrical		\$2,326,600
Mechanical	\$946,000	\$7,984,600
Site Enclosure	\$203,300	
Site Pavements	\$116,500	
<b>Total</b>	<b>\$9,762,900</b>	<b>\$14,088,600</b>
Importance Code A	\$5,321,300	\$5,873,200
Importance Code B	\$3,212,600	\$8,215,400
Importance Code C	\$1,229,000	
<b>Total</b>	<b>\$9,762,900</b>	<b>\$14,088,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$94,900	\$200		
Interior Architecture	\$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			
<b>Total</b>	<b>\$195,800</b>	<b>\$15,400</b>	<b>\$30,200</b>	<b>\$20,300</b>
Importance Code A	\$94,900	\$200		
Importance Code B	\$21,200	\$15,200	\$30,200	\$20,300
Importance Code C	\$79,700			
<b>Total</b>	<b>\$195,800</b>	<b>\$15,400</b>	<b>\$30,200</b>	<b>\$20,300</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	10%	Now	\$163,100	LIFE	* *	5	\$70,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : West Facade								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : South And West Facades								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : South Facade								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Concrete Masonry Unit	5%	0-2	\$14,600	LIFE	* *	5	\$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Various Locations Throughout								
	Masonry: Brick	73%	Now	\$3,276,900	LIFE	* *	5	\$103,300	
	Diagonal Cracks, Extent : Severe, Area Affected : 2%								
	Location : Various Locations Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Repointing Failure, Extent : Severe, Area Affected : 5%								
	Location : West Facade Above Window Walls								
	Spalling, Extent : Severe, Area Affected : 15%								
	Location : North And East Facades - 1968 Wing								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : Various Locations Throughout								
	Metal Panel	10%			2055	* *	5-10	\$97,200	
	Metal Coiling Doors	2%	2-4	\$11,600	2048	* *	5	\$4,400	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : East Facade								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Aluminum	5%			2057	* *	5	\$300	
	Metal Louvers	5%	Now	\$21,800	2048	* *			
		Bent/Warped Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Exhaust Louvers At Boiler Room Roof							
		Explanation : Inoperable							
	Steel	90%	Now	\$884,300	2060	* *	5	\$38,200	
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
		Location : 1968 Wing							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : 1968 Wing							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : 1968 Wing							
		Water Penetration, Extent : Moderate, Area Affected : 8%							
		Location : Various Locations							
	Parapets								
	Metal Rail	10%			2033		5-10		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	No Component	90%							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Modified Bitumen	85%	Now	\$568,700	2035	\$1,137,400			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Various Locations							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Upper Roof							
		Explanation : Roof Hatch Broken							
	Single Ply Membrane	10%	Now	\$12,500	2040	* *			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : East Roof							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Pressure Reducing Valve Room							
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : East Roof							
		Explanation : Membrane Partially Melted Due To Steam Pipe Leak							
	Skylight, Metal/Glass	5%	Now	\$34,400	2035	\$1,719,900			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Upper Roof							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	95%	Now	\$2,219,000	LIFE	* *	5	\$296,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Boiler Room							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Second Level Boiler Room And Various Locations Throughout							
	Vinyl Tile	5%	Now	\$75,900	2035	\$379,300	3	\$2,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : 2nd Floor Offices							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Offices							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Throughout							

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$32,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Various Boiler Room Locations								
Concrete Masonry Unit	10%	Now	\$16,100	LIFE	* *	5	\$1,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Lower Level								
Masonry: Brick	50%	Now	\$813,200	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Engine Room								
Plaster	10%	Now	\$10,400	LIFE	* *	5	\$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
SGFT/Glazed Masonry	25%	0-2	\$96,000	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Generator Room								
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : Boiler Room								
Ceilings								
AcousTileConcealSpLn	5%			2040	* *	5	\$1,300	
Exposed Struc: Concrete	35%	Now	\$106,700	LIFE	* *	5	\$1,200	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Paint Peeling, Extent : Severe, Area Affected : 70%								
Location : Throughout, Boiler Feed Pump Room								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Steel	60%	0-2	\$293,300	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Light, Area Affected : 50%								
Location : Throughout Boiler Room								
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$203,300	2055		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : North And East Side							
		Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : North And East Side							
Site Pavements									
	On-Site Walkways								
	Asphalt	53%	Now	\$20,800	2038		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Severe, Area Affected : 5%							
		Location : Various Locations On West Side							
	Cast in Place Concrete	47%	0-2	\$58,100	2040		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout							
Parking/Driveway									
	Asphalt	78%	2-4	\$58,400	2038		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : South Lot							
	Cast in Place Concrete	22%			2040		* *		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2040	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical And Mechanical Spaces									
Explanation : Various Capacities									
Switchgear / Switchboard									
	Air Circuit Breaker	60%			2035	\$719,300	5	\$100	
	Fused Knife Sw	20%			2035	\$239,800	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room.									
	Molded Case Bkrs	20%			2045	* *	5	\$200	
Raceway									
	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 Equipment, Extent : Moderate, Area Affected : 100%									
Location : First Floor.									
On Extended Life, Extent : Light, Area Affected : 100%									
Location : First Floor Electrical Room									
	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 Drive	10%			2040	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2048	* *	1	\$12,400	
Generators									
	Diesel	100%			2044	* *	1	\$15,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outdoor Enclosure									
Explanation : Two 1,250 Kilowatts Rated Capacity									
Batteries									
	Lead/Acid	100%			2029	\$4,700	5	\$1,500	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2051	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Under Generators							
		Explanation : Two 850 Gallon Tanks							
	Main Tank	50%			2050	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : Two 20,000 Gallon Tanks							
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	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2035	\$178,900	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North End Of Building							
		Explanation : Six 40,000 Gallon Buried Tanks For No.2 Fuel With Leak Detection System							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler Central Plant	76%	Now	\$239,300	2033	\$2,393,300			
		Controller Not Working, Extent : Light, Area Affected : 100% Location : Boiler Room							
		Insul. Deteriorating, Extent : Light, Area Affected : 100% Location : Boiler Room							
		Leak Evident, Extent : Light, Area Affected : 100% Location : Boiler Room							
		On Extended Life, Extent : Light, Area Affected : 100% Location : 6 Units In Boiler Room							
	Steam Boiler Central Plant	12%			2033	\$377,900			
		Not in Service, Extent : Severe, Area Affected : 100% Location : Unit No.5 In Boiler Room							
	Steam Boiler Central Plant	12%	Now	\$188,900	2040	* *			
		Broken, Extent : Moderate, Area Affected : 100% Location : Unit No.6 In Boiler Room							
Distribution									
	Pres. Reducing Valve/LP Steam	5%	Now	\$1,000	2031	\$3,500			
		Leak Evident, Extent : Moderate, Area Affected : 100% Location : Pressure Reducing Valve Room							
	Central Plant Steam Piping/Pmp	80%	Now	\$175,400	2035	\$1,753,600	4	\$1,600	
		Leak Evident, Extent : Moderate, Area Affected : 100% Location : Boiler Room, Pump Room, Tanks Room, Service Tunnels And Other Locations							
		Malfunctioning, Extent : Severe, Area Affected : 10% Location : Vacuum Pumps, Water Treatment System, Deaerator Tanks And Water Feeding Valves, Various Locations							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10% Location : Various Locations							
	Steam Piping/Pump	15%			2035	\$93,600			
Terminal Devices									
	Convactor/Radiator	15%			2033	\$95,600	1	\$2,000	
	Unit Heater - Steam	35%	Now	\$3,100	2030	\$155,000	4	\$1,300	
		Broken, Extent : Light, Area Affected : 5% Location : Boiler Room							
	No Component	50%							
Controls									
	Digital	100%			2030	\$2,238,800			
Air Conditioning									
	Energy Source								
	Electricity	55%			2051	* *	1		
	Steam/HW System	45%			2055	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Absorption Chiller/Steam/HW	45%			2044	**	1	\$19,700	
	Reciprocating Compr/Chiller	45%			2040	**	1	\$8,400	
	Split Unit	3%			2035	\$55,500			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	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	100%	Now	\$342,400	LIFE	**	2-5	\$22,600	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : All Louvers							
Exhaust Fans									
	Interior	50%			2030	\$172,900	2	\$600	
	Roof	50%			2030	\$75,600	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2045	**	1		
	Galvanized Steel	70%			2040	**	1		
Water Heater With Tanks									
	Electric	100%			2030	\$45,600	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Room Near Pressure Reducing Valve Room							
		Explanation : One 38 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%	Now	\$9,400	2040	**	4	\$900	
		Broken, Extent : Severe, Area Affected : 60%							
		Location : Service Tunnels							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Various Locations In Basement							
Backflow Preventer									
	Generic	100%			2035	\$34,800	1	\$2,500	
Fixtures									
	Generic	100%							

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$2,120,100	\$1,192,500
Interior Architecture	\$2,610,700	\$1,311,900
Electrical		\$920,500
Mechanical	\$9,292,700	\$25,049,600
<b>Total</b>	<b>\$14,023,500</b>	<b>\$28,474,500</b>
Importance Code A	\$2,252,600	\$1,192,500
Importance Code B	\$11,143,200	\$27,087,600
Importance Code C	\$627,700	\$194,500
<b>Total</b>	<b>\$14,023,500</b>	<b>\$28,474,500</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$49,800			
Interior Architecture	\$46,000		\$20,800	\$4,200
Electrical	\$58,100	\$45,800	\$54,700	\$50,000
Mechanical	\$114,900	\$47,800	\$57,400	\$51,900
Elevators/Escalators	\$29,800	\$29,800	\$29,800	\$29,800
<b>Total</b>	<b>\$298,500</b>	<b>\$123,300</b>	<b>\$162,600</b>	<b>\$135,800</b>
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			
<b>Total</b>	<b>\$298,500</b>	<b>\$123,300</b>	<b>\$162,600</b>	<b>\$135,800</b>



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

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION**  
**Asset # : 14554**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	65%			LIFE	* *	5	\$1,678,800		
Masonry: Brick Cavity	3%			LIFE	* *	5	\$15,500		
Pre-Cast Concrete	32%			LIFE	* *	5	\$537,200		
Windows									
Metal/Detention Type	100%			2055	* *	5	\$77,400		
Parapets									
Pre-Cast Concrete	100%	0-2	\$42,100	LIFE	* *	5	\$84,400		
Caulking Deteriorated, Extent : Light, Area Affected : 2%									
Location : Throughout									
Roof									
Single Ply Membrane	100%	Now	\$1,012,100	2040	* *				
Blisters, 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 & B									
Interior									
Floors									
Cast in Place Concrete	80%			LIFE	* *	5	\$1,455,200		
Traffic Topping	12%			2040	* *	5	\$62,400		
Vinyl Tile	8%	0-2	\$177,100	2040	* *	3	\$12,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	70%			LIFE	* *	5	\$389,000		
Glass: Single Pane	4%			LIFE	* *	5	\$41,700		
Metal Security Bars	4%			LIFE	* *	10	\$5,600		
Metal: Cage/Fence	4%			LIFE	* *	10	\$5,600		
SGFT/Glazed Masonry	18%	0-2	\$433,200	LIFE	* *				
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%									
Location : Toilet Rooms And Showers									
Ceilings									
AcousTileSusp.Lay-In	10%			2048	* *	5	\$41,600		
Exposed Struc: Steel	10%			LIFE	* *	10	\$83,200		
Gypsum Board	5%	Now	\$14,000	LIFE	* *	5	\$26,000		
Cracking/Crumbling, Extent : Severe, Area Affected : 1%									
Location : 5th Floor Corridor Near Room 579									
Metal Panel	75%	2-4	\$995,200	LIFE	* *	5	\$389,800		
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Throughout Corridors									

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

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Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION**  
**Asset # : 14554**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	3	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2048	* *	3	\$1,500	
	Feeders								
	Cable	100%			2051	* *	1		
	Raceway								
	Conduit	100%			2055	* *	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	50%			2055	* *	5	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical And Generator Room							
		Explanation : Two 4,000 Ampere Main Disconnect Switches For Emergency							
	Fused Disc Sw	50%			2055	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 4,000 Ampere Main Disconnect Switches							
	Transformers								
	Dry Type	100%			2048	* *	5	\$1,000	
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2055	* *	5	\$1,200	
	Raceway								
	Conduit	100%			2055	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2051	* *	5	\$600	
	Molded Case Bkrs	90%			2051	* *	5	\$6,600	
	Wiring								
	Thermoplastic	100%			2055	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2048	* *	5	\$1,500	
	Variable Frequency Drive	20%			2048	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$8,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2048	* *	1	\$85,500	
	Generators								
	Diesel	100%			2044	* *	1	\$107,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 2,000 Kilowatts Rated Capacity							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 RMSC, 800 BED ADDITION**  
**Asset # : 14554**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2029	\$4,700	5	\$10,300	
	Fuel Storage								
	Day Tank	2%			2051	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 275 Gallons For Both Generators							
	Main Tank	98%			2063	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : One 10,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2040	* *	10	\$101,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	60%			2040	* *			
	Egress Lighting								
	Emergency, Service	70%			2040	* *	1		
	Exit, Service	30%			2035	\$69,300	1		
	Exterior Lighting								
	HID	30%			2035	\$749,400	10	\$300	
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2063	* *	5	\$5,400	
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$103,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2040	* *	1-3	\$171,200	

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

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION**  
**Asset # : 14554**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	98%	Now	\$132,500	2048	**	1	\$121,100	
		Leak Evident, Extent : Moderate, Area Affected : 100% Location : 1st Floor Mechanical Room							
	No Component	2%							
Distribution									
	Hot Wtr Piping/Pump	90%			2051	**	4	\$18,500	
	Central Plant Steam Piping/Pmp	10%			2055	**	4	\$2,100	
Controls									
	Digital	100%	Now	\$9,040,500	2033	\$15,067,600			
		Broken, Extent : Severe, Area Affected : 100% Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2035	\$587,000	2	\$1,700	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Lower Roof, Elevator Machine Roof Other Observation, Extent : N/A, Area Affected : 100% Location : Lower Roof, Elevator Machine Roof Explanation : 2 Units							
	Ext Pkg Unit - Heating/Cooling	88%			2035	\$7,914,900	2	\$15,000	
		R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Lower Roof, Main Roof Other Observation, Extent : N/A, Area Affected : 100% Location : Lower Roof, Main Roof Explanation : 4 Units							
	Split Unit	2%	Now	\$50,800	2040	**			
		Malfunctioning, Extent : Severe, Area Affected : 100% Location : 4th Floor Telecom Room R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : 4th Floor Telecom Room							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$245,300	
	Exhaust Fans								
	Interior	10%			2035	\$237,400	2	\$900	
	Roof	90%			2035	\$934,900	2	\$7,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	1		

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION**  
**Asset # : 14554**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	HTHW/HW	20%	Now	\$30,000	2061	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		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%	Now	\$47,800	2035	\$239,100	1	\$15,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : Leaking							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2 Units From 1st To 5th Floor; 2 Units From Basement To 5th Floor							
		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	

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$31,291,500	\$2,816,300
Interior Architecture	\$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	
<b>Total</b>	<b>\$79,606,000</b>	<b>\$44,259,100</b>
Importance Code A	\$31,397,300	\$5,208,600
Importance Code B	\$41,650,600	\$38,801,300
Importance Code C	\$6,558,100	\$249,100
<b>Total</b>	<b>\$79,606,000</b>	<b>\$44,259,100</b>

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
<b>Total</b>	<b>\$1,862,900</b>	<b>\$327,900</b>	<b>\$280,700</b>	<b>\$321,400</b>
Importance Code A	\$10,900		\$3,300	\$15,900
Importance Code B	\$1,852,000	\$327,900	\$277,400	\$305,400
Importance Code C				
<b>Total</b>	<b>\$1,862,900</b>	<b>\$327,900</b>	<b>\$280,700</b>	<b>\$321,400</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	Now	\$267,300	LIFE	* *	5	\$58,000	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Loading Dock Area								
	Cement - Fiber Panel	5%	2-4	\$101,500	2034	\$1,015,500			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : West Facade								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Loading Dock								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Main Entrance And West Facade								
	Masonry: Brick Cavity	62%	Now	\$3,015,600	LIFE	* *	5	\$359,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%								
	Location : Courtyards And Bulkheads								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%								
	Location : At Windows Throughout								
	Metal Panel	30%	Now	\$2,221,500	2044	* *	5	\$326,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Female Gymnasium/ Locker Room Building								
	Deformed/Dented, Extent : Light, Area Affected : 2%								
	Location : Mods #1 - #4 And Attached Buildings								
	Metal Coiling Doors	1%			2039	* *	5	\$18,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Loading Dock								
	Explanation : Location Noted								
Windows									
	Aluminum	20%	2-4	\$1,203,400	2042	* *	5	\$21,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Glazing Clouded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Metal/Detention Type	75%	0-2	\$22,771,400	2044	* *	5	\$298,400	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Housing Areas								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Housing Areas								
	Metal Louvers	5%			2037	* *	10	\$68,200	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Metal Rail	95%			2039	* *	5-10	\$430,800	
	Metal: Cage/Fence	5%			2039	* *	5-10	\$9,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Razor Ribbon On Chain Link Fencing								
	Explanation : Additional 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, Extent : N/A, Area Affected : 100%								
	Location : Mods #2, #3 And #4								
Soffits									
	Metal Panel	100%	Now	\$10,900	2044	* *	5	\$20,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Loading Dock Area								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$217,600	LIFE	* *	5	\$145,200	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Rooms And Other Areas Throughout							
	Ceramic Tile	5%	0-2	\$72,100	2037	* *	5	\$16,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Staff Toilets							
	Quarry Tile	3%			2039	* *	5	\$29,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Location Noted							
	Terrazzo	40%	2-4	\$4,783,800	LIFE	* *	5	\$207,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Lobby And Main Corridors							
	Traffic Topping	10%	0-2	\$1,526,000	2034	\$7,630,100	5	\$41,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Guard Areas (The Bubbles)							
	Vinyl Tile	30%	0-2	\$5,300,600	2039	* *	3	\$74,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Wood	2%			2049	* *	5	\$24,900	
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Plywood In Mod #1 Dormitory							
Interior Walls									
	Concrete Masonry Unit	85%	0-2	\$5,641,200	LIFE	* *	5	\$249,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Throughout Corridors And Mechanical/ Electrical Rooms							
	Gypsum Board	10%			LIFE	* *	5	\$44,000	
	SGFT/Glazed Masonry	5%			LIFE	* *			

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	5%	Now	\$205,800	2039	* *	5	\$16,600	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Guard Rooms And Basement Throughout							
	AcousTileConcealSpLn	30%	Now	\$123,500	2039	* *	5	\$124,500	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Exposed Struc: Concrete	30%	0-2	\$5,750,300	LIFE	* *	5	\$31,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Mod #I Dormitory, Corridors And Mechanical Rooms							
		Paint Peeling, Extent : Moderate, Area Affected : 40%							
		Location : Mod #I Dormitory, Corridors And Mechanical Rooms							
	Fiber Board	5%			2034	\$997,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen Area							
		Explanation : Location Noted							
	Metal Panel	30%	2-4	\$1,271,000	LIFE	* *	5	\$248,900	
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 1st Floor And Corridors							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Corridors							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2054	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Includes Razor Ribbon At Top							
		Explanation : Additional Component							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$239,900	2047	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Sidewalks And Loading Dock							
Parking/Driveway									
	Asphalt	100%	Now	\$677,100	2037	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Parking Areas							
Activity Yard									
	Asphalt	100%	2-4	\$93,400	2043	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$277,900	5	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 4,000 Ampere Main Disconnect Switches							
Transformers									
	Dry Type	90%			2039	* *	5	\$1,900	
	Dry Type	10%			2032	\$5,200	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical And Electrical Rooms							
		Explanation : Various 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									
	Fused Disc Sw	10%			2033	\$138,500	5	\$1,300	
	Molded Case Bkrs	60%			2042	* *	5	\$8,900	
	Molded Case Bkrs	30%			2033	\$415,400	5	\$4,500	
Wiring									
	Thermoplastic	80%			2034	\$1,572,100	1		
	Thermoplastic	20%			2044	* *	1		
Motor Controllers									
	Locally Mounted	10%			2032		5	\$400	
	Locally Mounted	10%			2047	* *	5	\$400	
	Motor Control Center	70%	Now	\$706,800	2039	* *	5	\$5,400	
		Enclosure Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement Mechanical Rooms							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement Mechanical Rooms							
		Explanation : Compartment Units Not Operational							
	Variable Frequency Drive	10%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$8,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$174,100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	25%			2037	* *	1	\$54,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 800 Kilowatts For Mod 2 And 4							
	Diesel	25%			2037	* *	1	\$54,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 1,000 Kilowatts For Mod 1 And 3							
	Diesel	25%			2037	* *	1	\$54,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 700 Kilowatts For Main Building And Kitchen							
	Diesel	24%			2037	* *	1	\$52,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Enclosure. Outside Perimeter Building #1							
		Explanation : No Capacity Information Available							
	Diesel	1%			2030	\$32,200	1	\$2,200	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
Batteries									
	Lead/Acid	100%			2027	\$4,700	5	\$21,000	
Fuel Storage									
	Main Tank	100%			2049	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside And Basement							
		Explanation : Two 4,000 Gallon And One 275 Gallon							
Lighting									
Interior Lighting									
	Fluorescent	10%			2029	\$1,300,300	10	\$40,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2029	\$2,600,600	10	\$81,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	70%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Original Fixtures Retrofitted With LED Lamps							
Egress Lighting									
	Emergency, Service	45%			2034	\$236,900	1		
	Emergency, Battery	5%			2034	\$71,700	10	\$5,400	
	Exit, Service	40%			2029	\$147,400	1		
	Exit, Battery	10%			2039	* *	10	\$3,000	

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



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

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

## Lighting

## Exterior Lighting

HID	10%		2034	\$508,800	10	\$200		
LED	20%		2039	* *				
No Component	70%							

## Alarm

## Security System

Generic	100%		2039	* *	1	\$211,300		
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : CCTV Surveillance System*

## Fire/Smoke Detection

Generic, Digital	100%		2039	* *	1-3	\$348,700		
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Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Heating

## Energy Source

Plant Campus Steam / PRV	83%		2034	\$81,700	1			
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Mechanical Room*

*Explanation : High Pressure Steam From Main Plant*

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

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

*Location : Main Building*

*Explanation : For Two Packaged Rooftop Units*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	58%	Now	\$105,700	2030	\$2,114,400			
		Damaged, Extent : Moderate, Area Affected : 100% Location : Basement Mechanical Room - Damaged Insulation Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room Explanation : Steam / Hw Heat Exchangers For Perimeter Hydronic Heating Throughout							
	Pres. Reducing Valve/LP Steam	25%			2043	* *	5	\$6,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Mechanical Room Explanation : For Air Handlers And Unit Heaters With Steam Coils And For Domestic Hot Water Generation							
	No Component	17%							
		Other Observation, Extent : N/A, Area Affected : 0% Location : Mods 1, 2, 3, 4 Buildings Explanation : Packaged Rooftop Units And Split Systems With Electric / Heat Pump Heating, Reported Under Air Conditioning							
Distribution									
	Hot Wtr Piping/Pump	39%	Now	\$12,100	2033	\$605,000	4	\$8,500	
		Insul. Deteriorating, Extent : Light, Area Affected : 5% Location : Various Mechanical Rooms On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout							
	Hot Wtr Piping/Pump	14%			2050	* *	4	\$4,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : From Basement Mechanical Room To Penthouse Mechanical Rooms Explanation : Location Noted							
	Steam Piping/Pump	30%	Now	\$340,800	2034	\$1,704,100			
		Corroded, Extent : Moderate, Area Affected : 10% Location : Basement - Various Locations Insul. Deteriorating, Extent : Moderate, Area Affected : 30% Location : Basement - Various Locations Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement - Various Locations On Extended Life, Extent : Light, Area Affected : 75% Location : Basement Steam Traps Faulty, Extent : Moderate, Area Affected : 50% Location : Basement							
	No Component	17%							

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

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
Terminal Devices									
	Air Handler	19%			2029	\$2,536,200	1	\$52,100	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Mechanical Rooms</i>									
	Air Handler	5%			2034	\$667,400	1	\$13,700	
	Convactor/Radiator	51%	Now	\$295,800	2032	\$2,958,200	1	\$65,700	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations - Damaged Covers With Heavy Paint Covering Blocking Air Circulation</i>									
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Unit Heater - Steam	2%			2029	\$80,600	4	\$800	
	No Component	17%							
	Under Construction	6%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : Penthouse Mechanical Rooms</i>									
<i>Explanation : Heating And Ventilating Units</i>									
<b>Controls</b>									
	Digital	30%	Now	\$1,559,500	2027	\$7,797,600			
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Various Locations</i>									
	Pneumatic	10%	Now	\$1,749,100	2039		* *		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement Mechanical Rooms - Controllers Without Compressed Air Supply, Dampers Disconnected, Other Deficiencies</i>									
	No Component	20%							
	Under Construction	40%							
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	90%			2042		* *	1	
	No Component	10%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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 Chiller	5%			2037	* *	1	\$24,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement - 1 Unit For Main Building							
	Ext Pkg Unit - Heating/Cooling	2%			2034	\$287,200	2	\$500	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Main Building Roof - 2 Units With Gas Heat							
	Ext Pkg Unit - Heating/Cooling	5%			2029	\$717,900	2	\$1,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Mod 1 Building - Roof - 11 Units With Electric Heat							
	Ext Pkg Unit - Heating/Cooling	8%			2039	* *	2	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mods 3, 4 Buildings - Roofs							
		Explanation : Location Noted							
	Split Unit	10%			2039	* *			
	Split Unit	5%			2029	\$1,014,700			
	Window/Wall Unit	5%			2027	\$161,900	1		
	No Component	20%							
	Under Construction	40%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Buildings 1, 2, 3, 4, 5, 6 - Roofs							
		Explanation : Various Packaged Rooftop Units And Split System							
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2044	* *	4	\$1,100	
	No Component	95%							
Terminal Devices									
	Air Handler/Cool/Ht	5%			2034	\$663,300	1	\$13,700	
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2034	\$99,000	2	\$15,400	
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	68%			LIFE	* *	2-5	\$168,200	
	Ductwork/Diffusers	2%	Now	\$75,100	LIFE	* *	2-5	\$4,900	
		Damaged, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms - Flexible Connections, Access Doors							
	Under Construction	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Buildings 1, 2, 3, 4, 5, 6 - Roofs							
		Explanation : Ductwork Under Construction							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	10%			2034	\$379,000	2	\$1,400	
	Roof	90%			2034	\$1,492,500	2	\$12,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$10,976,300	1		
		On Extended Life, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	Water Heater With Tanks								
	Electric	1%			2029	\$500	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 1 Unit, 30 Gallons Approx.							
	No Component	99%							
	HW Heat Exchanger								
	Steam Fired	100%			2034	\$4,132,600	4	\$65,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room, Penthouse Mechanical Rooms							
		Explanation : Instantaneous And Tank Type Steam Heat Exchangers							
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,153,100	LIFE	* *	1		
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Basement Tunnel Underground - Buildings 2 And 4							
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Basement - Various Locations							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Basement - Kitchen Waste Lines, Other Locations							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Compressed Air	100%	Now	\$17,600	2034	\$352,600	4	\$5,700	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Main Building - Basement							
	Backflow Preventer								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : Water Mains Not Accessible							
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 8 Units							
	Hydraulic	10%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : 1 Freight Elevator							
Fire 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 : Moderate, Area Affected : 5%							
		Location : Mod 1 Building - Sprinkler Main Valve Closed							
Fire Pump									
	Not Accessible	100%							
Chemical System									
	Generic	100%			2027	\$283,100	1-3	\$669,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 180 Square Foot Hood							

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**Asset Name** : RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC  
**Address** : 19-19 HAZEN ST., RIKERS ISLAND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.070 / 2792 **Yr Built/Renovated** : 1988 / 2023  
**Area Sq Ft** : 300,745 **Project Type** : CORRECTION  
**Date of Survey** : 08-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,Ph  
**Block** : 2605 **Lot** : 40 **BIN** : 2109477

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$39,866,600	\$16,229,800
Interior Architecture	\$8,417,100	\$9,456,000
Electrical	\$83,800	\$9,256,400
Mechanical	\$1,122,700	\$20,488,300
Site Pavements	\$2,928,200	
<b>Total</b>	<b>\$52,418,300</b>	<b>\$55,430,500</b>
Importance Code A	\$39,866,600	\$16,229,800
Importance Code B	\$9,320,300	\$39,011,100
Importance Code C	\$3,231,500	\$189,600
<b>Total</b>	<b>\$52,418,300</b>	<b>\$55,430,500</b>

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
<b>Total</b>	<b>\$545,100</b>	<b>\$237,300</b>	<b>\$281,900</b>	<b>\$354,500</b>
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	
<b>Total</b>	<b>\$545,100</b>	<b>\$237,300</b>	<b>\$281,900</b>	<b>\$354,500</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	30%	Now	\$1,554,000	LIFE	* *	5	\$47,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : North Wall Of Central Yard							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Headers Above All Doors To Central Yard							
	Metal Panel	70%	Now	\$448,600	2045	* *	5	\$329,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Penthouse And Above Loading Dock Area							
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Windows									
	Aluminum	5%			2034	\$411,200	5	\$4,500	
	Metal/Detention Type	95%	2-4	\$35,480,900	2061	* *	5	\$155,000	
		Air Infiltration, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Metal Panel	60%	0-2	\$854,900	2045	* *	5	\$52,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Loose Units, Extent : Light, Area Affected : 2%							
		Location : Various Locations							
	Metal: Cage/Fence	10%			2040	* *	5-10	\$35,100	
	No Component	30%							
Roof									
	Metal, Corrugated	5%			2048	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Clinic Roof							
		Explanation : Location Noted							
	Single Ply Membrane	92%	Now	\$1,528,200	2035	\$15,281,900			
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 5%							
		Location : Surrounding Central Yard And Above Loading Dock							
		Recent Repair Evident, Extent : N/A, Area Affected : 5%							
		Location : Leaders Throughout Replaced							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock And Corridors At Expansion Joints							
	Skylight, Plastic	3%			2040	* *	1		

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Metal Panel	100%	4+	\$31,300	2045	* *	5	\$11,500	
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	48%	4+	\$708,300	LIFE	* *	5	\$472,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Room And Corridors								
Ceramic Tile	10%	2-4	\$97,800	2038	* *	5	\$22,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 60%								
Location : Throughout All Housing Areas								
Quarry Tile	2%	Now	\$63,800	2040	* *	5	\$6,800	
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Kitchen								
Traffic Topping	5%	Now	\$207,000	2040	* *	5	\$14,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Kitchen Area And Basement Corridor								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Kitchen Area And Basement Corridor								
Vinyl Tile	35%	Now	\$2,516,000	2035	\$8,386,800	3	\$59,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Corridors And Offices Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
Location : Corridors Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	15%			2038	* *	5	\$98,800	
Concrete Masonry Unit	72%	2-4	\$1,717,700	LIFE	* *	5	\$189,600	
Vertical Cracks, Extent : Light, Area Affected : 2%								
Location : Various Locations Throughout								
Glass: Single Pane	3%			LIFE	* *	5	\$29,600	
Gypsum Board	5%			LIFE	* *	5-10	\$56,000	
Metal Security Bars	5%			LIFE	* *	10	\$6,600	

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

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	
Interior									
Ceilings									
AcousTileConcealSpLn	10%	2-4	\$26,900	2040	* *	5	\$27,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Throughout Office Areas									
AcousTileSusp.Lay-In	10%	2-4	\$27,800	2040	* *	5	\$21,700		
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout Office Areas									
Exposed Struc: Steel	5%			LIFE	* *	10	\$43,400		
Gypsum Board	20%	2-4	\$58,500	LIFE	* *	5	\$108,500		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Clinic And Nursery Areas									
Recent Repair Evident, Extent : N/A, Area Affected : 60%									
Location : Throughout All Housing Areas									
Metal Panel	55%	Now	\$3,047,900	LIFE	* *	5	\$298,500		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Various Corridors Locations									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Corridors And Other Areas Throughout									
Staining/Discoloring, Extent : Severe, Area Affected : 75%									
Location : Throughout Corridors									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2055	* *				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Includes Razor Ribbon At Top									
Explanation : Additional Component									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$903,600	2048	* *				
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Walkway Surrounding Central Yard									
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : Walkway Surrounding Central Yard									
Other Observation, Extent : N/A, Area Affected : 15%									
Location : Near Main Entrance									
Explanation : Recent Installation									
Parking/Driveway									
Asphalt	100%	Now	\$610,100	2044	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Main Parking And Loading Dock Areas									
Ponding, Extent : Severe, Area Affected : 10%									
Location : Near Main 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.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Activity Yard Asphalt	30%	Now	\$498,000	2044		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout Side Yards</i>					
			<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Various Side Yards</i>					
			<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Various Side Yards</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 30%</i>					
			<i>Location : Adjacent To Men's Housing Wings</i>					
			<i>Explanation : Recent Installation</i>					
Cast in Place Concrete	70%	2-4	\$916,500	2048		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout Central Yard</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045		**	\$1,300	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Six 1,600 Ampere Main Disconnect Switches</i>					
Transformers								
Dry Type	100%			2040		**	\$1,100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Mechanical Equipment Rooms</i>					
			<i>Explanation : Various Capacities</i>					
Switchgear / Switchboard								
Fused Disc Sw	90%			2035	\$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 Drive	5%			2048	**			

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$8,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	**	1	\$92,500	
Generators									
	Diesel	80%	Now	\$83,800	2038	**	1	\$83,900	
		Start Syst Needs Repair; Extent : Moderate, Area Affected : 100%							
		Location : Second Floor Generator Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Second Floor Generator Room							
		Explanation : Two 800 Kilowatts Rated Capacity							
	Diesel	10%			2038	**	1	\$11,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : 100 Kilowatt Rated Capacity							
	Diesel	10%			2044	**	1	\$11,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : 700 Kilowatt Rated Capacity							
Batteries									
	Lead/Acid	100%			2029	\$4,700	5	\$11,100	
Fuel Storage									
	Day Tank	20%			2043	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 250 Gallon For Two Generators On Second Floor. Other Two Outdoor Generators Have Their Own Day Tanks At Bottom Of Enclosure.							
	Main Tank	80%			2050	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground							
		Explanation : 10,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$440,900	10	\$13,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2035	\$2,645,500	10	\$82,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	65%			2040	**			
Egress Lighting									
	Emergency, Service	50%			2035	\$178,500	1		
	Exit, Service	20%			2030	\$50,000	1		
	Exit, Battery	30%			2035	\$246,300	10	\$6,100	

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

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

**Lighting**

## Exterior Lighting

HID	15%			2030	\$405,700	10	\$100	
LED	15%			2040	* *			
No Component	70%							

**Alarm**

## Security System

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

## Fire/Smoke Detection

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

**Heating**

## Energy Source

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

Heat Exchanger, Shell & Tube	98%			2038	* *			
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Wing - Penthouse Mechanical Room**Explanation : Location Noted*

No Component	2%							
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## Distribution

Hot Wtr Piping/Pump	98%			2043	* *	4	\$21,800	
Central Plant Steam Piping/Pmp	2%	Now	\$6,400	2035	\$319,400	4	\$300	

*Leak Evident, Extent : Light, Area Affected : 1%**Location : Wing J - 1st Floor Mechanical Room*

## Terminal Devices

Convactor/Radiator	48%			2040	* *	1	\$46,600	
Unit Heater - Hot Water	2%			2035	\$67,400			

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Mechanical Rooms**Explanation : Location Noted*

No Component	50%							
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*Other Observation, Extent : N/A, Area Affected : 0%**Location :**Explanation : Reported Under Air Conditioning*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Controls								
Digital	40%			2035	\$6,525,100			
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Building							
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	8%			2029	\$755,400	2	\$1,500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Main Wing - Penthouse							
Int Pkg Unit - Heating/Cooling	2%			2033	\$188,900	2	\$400	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Main Wing - Penthouse							
Reciprocating Compr/Chiller	40%			2045	* *	1	\$55,800	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Building Exterior							
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Building Exterior							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Building Exterior							
	Explanation : 4 Units							
Reciprocating Compr/Chiller	20%			2030	\$1,710,100	1	\$27,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Building Exterior							
Ext Pkg Unit - Heating/Cooling	13%			2035	\$1,265,900	2	\$2,400	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Dormitory Roof							
Split Unit	2%			2040	* *			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Various Offices							
Split Unit	15%			2030	\$2,064,400			
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2045	* *	4	\$14,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
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	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Rooms							
Air Handler/Cool/Ht	20%			2030	\$2,249,200	1	\$37,200	
No Component	40%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2045	**	2	\$83,800	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Building Exterior							
Air Cooled Condenser Unit	20%			2030	\$335,600	2	\$41,900	
Water Cooling Tower	10%			2029	\$292,800	2	\$30,300	
No Component	30%							
Ventilation								
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								
Cast Iron	60%			LIFE	**	1		
Cast Iron	40%			LIFE	**	1		
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Multiple Wings							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2035	\$303,500	4	\$18,000	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2045	**	1-5	\$151,600	
Sprinkler								
No Component	50%							
Generic	50%			2045	**	1-2	\$42,100	
Fire Pump								
Generic	100%			2038	**	1	\$56,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated 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 : 100%									
Location : Kitchen, Server									
Explanation : 2 Units, 150 Square Feet Each; 1 Unit, 50 Square Feet									

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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	
<b>Total</b>	<b>\$1,163,500</b>	<b>\$411,800</b>
Importance Code A	\$189,600	\$117,600
Importance Code B	\$518,800	\$294,200
Importance Code C	\$455,000	
<b>Total</b>	<b>\$1,163,500</b>	<b>\$411,800</b>

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



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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
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	0-2	\$1,700	LIFE	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Along Base Of Walls							
	Masonry: Brick	83%	Now	\$189,600	LIFE	* *	5	\$22,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Various Locations Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : North Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%							
		Location : Drive-thru Window							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Above Doors At North Entrance							
		Explanation : Missing Transom Panel							
	Metal Panel	15%	0-2	\$27,600	2055	* *	5	\$7,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Drive-thru Booths							
		Deteriorated Finish, Extent : Moderate, Area Affected : 75%							
		Location : Drive-thru Booths							
Windows									
	Aluminum	100%	Now	\$1,100	2034	\$21,700	5	\$200	
		Air Infiltration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Glazing Clouded, Extent : Moderate, Area Affected : 2%							
		Location : Various Locations							
Roof									
	Modified Bitumen	10%	0-2	\$3,900	2030	\$39,000			
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Drive-thru Canopy							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Drive-thru Canopy							
	Single Ply Membrane	90%			2040	* *	10	\$32,000	
Soffits									
	Exposed Struc: Steel	5%	Now	\$4,400	LIFE	* *	5	\$500	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
		Location : Drive-thru Canopy							
		Paint Peeling, Extent : Moderate, Area Affected : 75%							
		Location : Drive-thru Canopy							
	Metal Panel	65%	Now	\$11,400	2045	* *	5	\$4,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Drive-thru Canopy							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : Drive-thru Canopy							
	Stucco Cement	30%			2048	* *	5	\$2,500	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Mosaic Tile	5%	Now	\$78,700	2055	* *	5	\$1,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Toilet Rooms							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Toilet Rooms							
	Vinyl Tile	95%	Now	\$440,100	2045	* *	3	\$5,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Loose Units, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	50%	4+	\$17,600	LIFE	* *	5	\$3,700	
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : Main Lobby							
	Gypsum Board	30%			LIFE	* *	5-10	\$9,500	
	Masonry: Brick	20%			LIFE	* *	10	\$1,100	
Ceilings									
	AcousTileSusp.Lay-In	80%	0-2	\$48,400	2040	* *	5	\$7,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal Panel	20%			LIFE	* *	5	\$9,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Toilet Rooms							
		Explanation : Location Noted							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2055	* *			
Site Pavements									

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

**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES 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

## Site Pavements

## On-Site Walkways

## Asphalt

20% 2-4 \$1,000 2044 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : South Side*

## Cast in Place Concrete

80% Now \$98,500 2048 \* \*

*Cracking/Crumbling, Extent : Severe, Area Affected : 30%*

*Location : Throughout*

*Misaligned/Bulging, Extent : Severe, Area Affected : 10%*

*Location : Throughout*

*Tripping Hazard, Extent : Severe, Area Affected : 2%*

*Location : North Entrance Walkway*

## Parking/Driveway

## Cast in Place Concrete

100% Now \$356,600 2048 \* \*

*Broken/Missing Elements, Extent : Severe, Area Affected : 30%*

*Location : Curbs Along Drive-thru Booths*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Drive-thru Road Surfaces*

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

## Under 600 Volts

## Service Equipment

## Molded Case Bkrs

100% 2035 \$65,400 5 \$300

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

*Location : Electrical Room*

*Explanation : One 350 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2035 \$32,700 5 \$300

## Raceway

## Conduit

100% 2035 \$10,000 1

## Panelboards

## Molded Case Bkrs

100% 2034 \$20,100 5 \$300

## Wiring

## Braided Cloth

60% 2034 \$7,300 1

*Insulation Aged, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

## Thermoplastic

40% 2035 \$4,900 1

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$300

## Lighting

## Interior Lighting

## LED

100% 2040 \* \*

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

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

**Lighting**

## 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%

**Alarm**

## Security System

Generic

100%

2040

\* \*

1

\$3,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

## Fire/Smoke Detection

Generic, Analog

100%

2030

\$25,900

1-3

\$6,300

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

**Heating**

## Energy Source

Electricity

20%

2035

1

Natural Gas

80%

2035

\$400

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 2 Packaged Rooftop Units Reported Under Air Conditioning*

## Conversion Equipment

Radiant Heater

20%

2030

\$52,200

2

\$900

No Component

80%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Roof**Explanation : 2 Packaged Rooftop Units Reported Under Air Conditioning***Air Conditioning**

## Energy Source

Electricity

100%

2034

\$27,600

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

90%

2030

\$151,800

2

\$600

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Ext Pkg Unit -

Heating/Cooling

8%

2035

\$13,500

2

\$100

*R-410a Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Window/Wall Unit

2%

Now

\$800

2035

\$800

1

*Broken, Extent : Severe, Area Affected : 100%**Location : Electrical Room*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$8,800	LIFE	* *	2-5	\$5,600	
Broken, Extent : Light, Area Affected : 3%									
Location : Locker Room, Closet, Electrical Room									
Exhaust Fans									
	Roof	100%			2030	\$19,500	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2035	\$128,900	1		
Water Heater With Tanks									
	Electric	100%			2033	\$23,800	4		
Other Observation, Extent : N/A, Area Affected : 1%									
Location : Closet									
Explanation : One 50 Gallon Unit									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$90,200	
Interior Architecture		\$79,700
Electrical	\$127,200	\$290,900
Mechanical		\$2,258,000
<b>Total</b>	<b>\$217,400</b>	<b>\$2,628,600</b>
Importance Code A	\$90,200	\$67,600
Importance Code B	\$127,200	\$2,561,000
<b>Total</b>	<b>\$217,400</b>	<b>\$2,628,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$29,600	\$5,700		
Interior Architecture	\$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/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$847,000</b>	<b>\$344,600</b>	<b>\$340,300</b>	<b>\$755,700</b>
Importance Code A	\$29,600	\$5,700		
Importance Code B	\$797,200	\$338,800	\$340,300	\$755,500
Importance Code C	\$20,200			\$200
<b>Total</b>	<b>\$847,000</b>	<b>\$344,600</b>	<b>\$340,300</b>	<b>\$755,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$9,200	
	Recent Repair Evident, Extent : N/A, Area Affected : 10%							
	Location : Foundations Of Metal Egress Stairs							
Metal, Corrugated	95%			2055	* *	1		
Windows								
Aluminum	100%	Now	\$90,200	2043	* *	5	\$1,200	
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Unit Inoperable, Extent : Severe, Area Affected : 20%							
	Location : Office Areas							
Parapets								
Metal Panel	20%			2055	* *	5	\$1,700	
Metal: Cage/Fence	80%			2052	* *	5-10	\$13,700	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
Roof								
Modified Bitumen	100%	0-2	\$25,000	2040	* *			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 2%							
	Location : Downspouts Throughout							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : Over Elevator And Various Locations							
Soffits								
Metal, Corrugated	100%			2055	* *	1		
Interior								
Floors								
Mosaic Tile	5%			2048	* *	5	\$1,600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 2nd Floor Toilet Rooms							
	Explanation : Location Noted							
Raised Access Floor	40%			2044	* *	5	\$19,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Offices And Toilet Rooms On 1st Floor With Various Surfaces							
	Explanation : Location Noted							
Sheet Vinyl/Rubber	5%	4+	\$15,900	2035	\$79,700	5	\$500	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Entry Lobby And Hall On 1st Floor							
Vinyl Tile	50%	0-2	\$16,800	2040	* *	3	\$2,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : At Thresholds And 2nd Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Administrative Spaces							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	100%	0-2	\$9,900	LIFE	* *	5	\$11,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Vinyl Baseboard Missing At 2nd Floor									
Water Penetration, Extent : Moderate, Area Affected : 1%									
Location : North Wall Of Computer Room									
Ceilings									
	AcousTileSusp.Lay-In	90%	0-2	\$21,000	2048	* *	5	\$5,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Throughout Offices									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Administration, Kitchen And Locker Room Areas									
	Gypsum Board	10%			LIFE	* *	5-10	\$4,300	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	50%	Now	\$3,900	2040	* *	5	\$4,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Exterior Stair Throughout									
Recent Repair Evident, Extent : N/A, Area Affected : 20%									
Location : Various Railings									
	Chain Link	50%			2055	* *			
Free Standing Walls									
	Cast in Place Concrete	100%	4+	\$1,000	2055	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Loading Dock									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	80%	Now	\$800	2040	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : West Loading Dock									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Ramp, Stairs And Walkways Throughout									
Sinking/Subsiding, Extent : Severe, Area Affected : 2%									
Location : West Walkway									
	Metal	20%	0-2	\$1,600	2045	* *	1-3	\$600	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Exterior Egress Stairs Throughout									
Other Observation, Extent : Moderate, Area Affected : 75%									
Location : Exterior Egress Stairs Throughout									
Explanation : Rust And Deteriorated Finish									
Parking/Driveway									
	Asphalt	100%	2-4	\$3,100	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : North Lot									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2040	* *	3		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 300 Kilovolt-ampere 4,160 High Voltage-480/277 Low Voltage Supply						
	Feeders								
	Cable	100%			2043	* *	1		
	Raceway								
	Conduit	100%			2045	* *	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2045	* *	5	\$200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 1,600 Ampere Main Disconnect Switch						
	Transformers								
	Dry Type	100%			2040	* *	5		
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2045	* *	5	\$200	
	Raceway								
	Conduit	100%			2045	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2043	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2045	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$57,100	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2048	* *	1	\$2,600	
	Generators								
	Diesel	100%	Now	\$127,200	2050	* *	1	\$2,900	
			Engine Inoperable, Extent : Severe, Area Affected : 100%						
			Location : Outdoor Enclosure						
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Outside Enclosure						
			Explanation : One 1,250 Kilowatt Rated Capacity						
	Batteries								
	Lead/Acid	100%			2029	\$4,700	5	\$300	
	Fuel Storage								
	Main Tank	100%			2063	* *	5		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside Enclosure						
			Explanation : One 2,500 Gallon Tank						

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	35%			2030	\$86,100	10	\$2,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Fluorescent	60%			2030	\$147,600	10	\$4,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Second Floor							
	LED	5%			2040	* *			
Egress Lighting									
	Emergency, Service	50%			2030	\$5,000	1		
	Exit, Service	50%	Now	\$1,700	2035	\$3,500	1		
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout First And Second Floors							
Exterior Lighting									
	HID	25%			2030	\$18,900	10		
	LED	5%			2040	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	\$41,700	1-3	\$5,300	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	45%	Now	\$1,000	2035	\$1,000	1		
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Crawlspace							
	Electricity	50%			2045	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : Reported Under Air Conditioning							
	No Component	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Server Rooms							
		Explanation : Location Noted							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	98%			2031	\$67,600			
	No Component	2%							
Distribution									
	Hot Wtr Piping/Pump	95%			2043	**	4	\$600	
	Steam Piping/Pump	5%			2045	**			
Terminal Devices									
	Convactor/Radiator	20%			2040	**	1	\$500	
	No Component	80%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location :								
	Explanation : Reported Under Air Conditioning								
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	5%			2029	\$13,200	2		
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
	Ext Pkg Unit - Heating/Cooling	10%			2035	\$27,200	2	\$100	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Carrier Units. Roof								
	Ext Pkg Unit - Heating/Cooling	5%			2035	\$13,600	2		
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 1 Johnson Controls Unit. Roof								
	Split Unit	79%			2035	\$303,400			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 8 Units. R-407c Refrigerant								
	Window/Wall Unit	1%	Now	\$600	2035	\$600	1		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Chemical Storage Room, Electrical Room								
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		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2033	\$45,600	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 1st Floor Mechanical Room						
			Explanation : One 40 Gallon Unit						
	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, Area Affected : 100%						
			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 Battery Room, Server Room						
			Explanation : 1 Unit, 200 Square Feet; 1 Unit, 1000 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.*

Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,494,700	\$4,683,400
Interior Architecture	\$6,044,700	\$157,300
Electrical	\$367,300	\$1,400,400
Mechanical	\$1,396,400	\$5,612,300
Site Pavements	\$633,100	
<b>Total</b>	<b>\$9,936,200</b>	<b>\$11,853,400</b>
Importance Code A	\$1,494,700	\$4,926,400
Importance Code B	\$7,197,600	\$6,927,000
Importance Code C	\$1,244,000	
<b>Total</b>	<b>\$9,936,200</b>	<b>\$11,853,400</b>

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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Bluestone	5%	Now	\$187,500	LIFE	* *	5	\$76,500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Sills At Windows Above Garage Area								
	Loose Units, Extent : Severe, Area Affected : 25%								
	Location : Sills At Windows Above Garage Area								
	Masonry: Brick	60%	Now	\$666,200	LIFE	* *	5	\$42,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Below Garage Windows At Lower Roofs								
	Diagonal Cracks, Extent : Severe, Area Affected : 5%								
	Location : 2nd Level Walls At Lower Roofs								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 2%								
	Location : At Various Corners								
	Metal Sect. OHD	5%			2048	* *	5	\$10,900	
	Metal Coiling Doors	30%	Now	\$86,400	2040	* *	5	\$32,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Various Locations Throughout								
	Unit Inoperable, Extent : Severe, Area Affected : 5%								
	Location : East Door Of South Facade								
Windows									
	Steel	100%	Now	\$187,900	2034		\$939,600	5	\$40,500
	Air Infiltration, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Light, Area Affected : 30%								
	Location : Various Lintels Throughout Garage Area								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Garage Area								
Parapets									
	Masonry: Brick	50%			LIFE	* *	5-10	\$14,900	
	Metal Panel	40%			2055	* *	5	\$6,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Coping Cap								
	Metal Rail	10%	0-2	\$2,800	2048	* *	5	\$3,100	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	100%	Now	\$366,700	2035	\$3,667,300			
				Debris on Roof, Extent : Light, Area Affected : 5%					
				Location : Lower Roof West					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Throughout Garage And 2nd Floor Offices					
Interior									
	Floors								
	Carpet	5%	Now	\$56,500	2028	\$188,500	3	\$8,300	
				Worn/Eroded, Extent : Severe, Area Affected : 50%					
				Location : Various 2nd Floor Offices					
	Cast in Place Concrete	65%	0-2	\$2,356,800	LIFE	* *	5	\$157,300	
				Horizontal Cracks, Extent : Light, Area Affected : 30%					
				Location : Throughout					
				Water Penetration, Extent : Light, Area Affected : 10%					
				Location : Various Locations In Garage Area					
	Mosaic Tile	5%	0-2	\$100,000	2040	* *	5	\$6,900	
				Worn/Eroded, Extent : Moderate, Area Affected : 25%					
				Location : Mens Toilet And Shower Facilities					
	Raised Access Floor	5%	0-2	\$30,800	2038	* *	5	\$10,400	
				Loose/Delam Surface, Extent : Moderate, Area Affected : 5%					
				Location : Security Office					
	Vinyl Tile	20%	Now	\$1,177,600	2045	* *	3	\$8,300	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Throughout Offices					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Throughout Offices					
				Worn/Eroded, Extent : Moderate, Area Affected : 100%					
				Location : Throughout Offices					
Interior Walls									
	Concrete Masonry Unit	80%	0-2	\$610,800	LIFE	* *	5	\$27,000	
				Horizontal Cracks, Extent : Moderate, Area Affected : 20%					
				Location : Perimeter Walls					
	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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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



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

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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$35,400	2040	* *	5	\$5,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Throughout Offices							
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Throughout 2nd Floor Offices							
Exposed Struc: Concrete	10%	0-2	\$63,900	LIFE	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Radio Shop							
Exposed Struc: Steel	65%	Now	\$1,664,900	LIFE	* *			
	Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
	Location : Mens Locker Room And Various Locations In Main Garage							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations In Main Garage							
Gypsum Board	10%			LIFE	* *	5-10	\$38,000	
Metal Panel	5%	Now	\$70,600	LIFE	* *	5	\$6,900	
	Bent/Warped Elements, Extent : Severe, Area Affected : 5%							
	Location : Various 2nd Floor Offices							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Various 2nd Floor Offices							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$67,700	2040	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Sinking/Subsiding, Extent : Moderate, Area Affected : 20%							
	Location : Main Entrance East Side							
	Spalling, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations							
Parking/Driveway								
Asphalt	90%	Now	\$565,400	2044	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : South Lot							
	Potholes, Extent : Severe, Area Affected : 1%							
	Location : West Lot							
	Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
	Location : South Lot							
Cast in Place Concrete	10%			2048	* *			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2035	\$14,500	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere, One 600 Ampere And One 800 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2033	\$51,500	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical And Mechanical Spaces									
Explanation : Various Capacities									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2035	\$125,300	5	\$1,900	
Raceway									
	Conduit	100%			2035	\$21,300	1		
Panelboards									
	Molded Case Bkrs	95%			2034	\$73,100	5	\$1,800	
	Molded Case Bkrs	5%			2051	* *	5	\$100	
Wiring									
	Thermoplastic	100%			2035	\$43,600	1		
Motor Controllers									
	Locally Mounted	100%			2033	\$177,100	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2048	* *	1	\$22,700	
Generators									
	Diesel	100%			2044	* *	1	\$28,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Enclosure Next To Telecommunications Building									
Explanation : One 1,250 Kilowatt Capacity Generator									
Batteries									
	Lead/Acid	100%			2029	\$4,700	5	\$2,700	
Fuel Storage									
	Main Tank	100%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside Generator									
Explanation : One 2,500 Gallon Tank									
Lighting									

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

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

**Lighting**

## Interior Lighting

## Fluorescent

40%

2030

\$403,500

10

\$27,100

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout Second Floor*

## Fluorescent

30%

2030

\$302,600

10

\$20,300

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout The Garage Area*

## LED

30%

2040

\* \*

## Egress Lighting

## Emergency, Service

45%

2030

\$39,500

1

## Emergency, Battery

5%

2040

\* \*

10

\$900

## Exit, Battery

50%

2040

\* \*

10

\$2,500

## Exterior Lighting

## LED

30%

2040

\* \*

## No Component

70%

**Alarm**

## Security System

## Generic

100%

2035

\$267,300

1

\$27,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

## Fire/Smoke Detection

## Generic, Analog

100%

Now

\$367,300

2045

\* \*

1-3

\$41,400

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Second Floor Corridor*

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

**Heating**

## Energy Source

Plant Campus Steam /  
PRV

60%

Now

\$2,400

2035

\$4,700

1

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : 1st Floor Steam Room**Explanation : Leak At Main Valve*

## Electricity

40%

2045

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Reported Under Air Conditioning*

## Conversion Equipment

Heat Exchanger, Shell &  
Tube

40%

2031

\$243,000

## No Component

60%

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	40%	Now	\$2,500	2034	\$49,800	4	\$1,500	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Steam Piping/Pump	60%	Now	\$5,500	2035	\$273,700			
		Leak Evident, Extent : Light, Area Affected : 2%							
		Location : 1st Floor Steam Room							
Terminal Devices									
	Air Handler	30%			2030	\$321,600	1	\$13,700	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
	Convector/Radiator	40%			2033	\$186,300	1	\$9,600	
	Induction Unit	10%			2031	\$21,100	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Ductwork Heating Coil At Packaged Rooftop Unit							
	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	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 1 Unit On Roof							
	Exterior Pkg Unit - Cooling	2%			2040	* *	2	\$100	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit At Building Exterior							
	Ext Pkg Unit - Heating/Cooling	10%			2030	\$239,300	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3 Units On Roof							
	Split Unit	35%			2035	\$1,183,600			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 17 Units At Building Exterior, Roof							
	Window/Wall Unit	20%			2028	\$107,900	1		
	No Component	30%							
Ventilation									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%	Now	\$187,600	LIFE	* *	2-5	\$24,700	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
		Insul. Deteriorating, Extent : Severe, Area Affected : 5%							
		Location : Roof							
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$26,100	
Exhaust Fans									
	Interior	20%			2030	\$126,300	2	\$500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Workshops							
	Roof	80%	Now	\$11,100	2030	\$221,100	2	\$1,400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 5%							
		Location : Roof							
		Explanation : 3 Fan Covers Missing							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$36,600	2035	\$1,829,000	1		
		Leak Evident, Extent : Light, Area Affected : 2%							
		Location : 1st Floor Steam Room							
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$34,400	2035	\$688,600	4	\$7,300	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Steam Room							
	Sanitary Piping								
	Cast Iron	100%	Now	\$35,900	LIFE	* *	1		
		Blockage /Clogged, Extent : Light, Area Affected : 2%							
		Location : Locker Room - Toilet Room							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$37,300	
	Sprinkler								
	Generic	100%	Now	\$39,400	2045	* *	1-2	\$17,900	
		Leak Evident, Extent : Light, Area Affected : 2%							
		Location : 1st Floor Steam Room							
	Chemical System								
	Dry	100%			2030	\$188,400	1-3	\$473,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Gas Refill Stations							
		Explanation : 2 Sets							

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

CAPITAL	FY 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	
<b>Total</b>	<b>\$1,935,100</b>	<b>\$3,869,900</b>
Importance Code A		\$60,700
Importance Code B	\$239,600	\$3,809,200
Importance Code C	\$1,695,500	
<b>Total</b>	<b>\$1,935,100</b>	<b>\$3,869,900</b>

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				
<b>Total</b>	<b>\$146,200</b>	<b>\$2,000</b>	<b>\$3,200</b>	<b>\$3,100</b>
Importance Code A	\$46,200		\$100	
Importance Code B	\$95,300	\$2,000	\$3,100	\$2,600
Importance Code C	\$4,700			\$500
<b>Total</b>	<b>\$146,200</b>	<b>\$2,000</b>	<b>\$3,200</b>	<b>\$3,100</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	75%	2-4	\$46,100	2055	**	5	\$33,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Bottom Of Walls Throughout							
Window Wall	25%			2055	**	5	\$22,500	
	Glazing Clouded, Extent : Light, Area Affected : 10%							
	Location : South Side Of Building							
Windows								
Metal/Detention Type	100%			2055	**	5	\$5,000	
Roof								
Skylight, Plastic	3%			2048	**	1		
Not Accessible	97%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Main Roof							
	Explanation : No Roof Hatch Key							
Soffits								
Metal, Corrugated	100%			2055	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Mechanical And Locker Rooms							
Poured Epoxy/Resin	5%			2033	\$97,800			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Toilet Rooms							
	Explanation : Location Noted							
Quarry Tile	5%	2-4	\$6,400	2040	**	5	\$700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Entry Vestibule							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Entry Vestibule							
Sheet Vinyl/Rubber	65%	Now	\$148,500	2035	\$1,484,800	5	\$8,800	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Vinyl Tile	15%	Now	\$43,400	2035	\$144,700	3	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$1,000	
Fiberglass Panel	95%			LIFE	**	10	\$4,700	

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Fiber Board	95%	2-4	\$31,600	2035	\$632,100			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fiberglass Reinforced Panels							
		Explanation : Material							
	Gypsum Board	5%			LIFE	* *	5-10	\$3,800	
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	5%			2040	* *	5-10	\$10,600	
	Chain Link	95%			2055	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$91,400	2048	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Bus Parking Lot							
	Parking/Driveway								
	Asphalt	100%	0-2	\$1,604,200	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 2%							
		Location : Near Main Entrance							

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

## Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	* *	1	\$3,700	
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
	Fuel Storage								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2030	\$35,500	10	\$1,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	60%			2035	\$212,900	10	\$6,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	30%			2040	* *			
	Egress Lighting								
	Emergency, Service	50%			2035	\$7,200	1		
	Exit, Battery	50%			2035	\$16,500	10	\$400	
	Exterior Lighting								
	LED	30%			2040	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$4,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2030	\$60,200	1-3	\$7,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells							

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	90%			2035		1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Packaged Rooftop Units Reported Under Air Conditioning							
	Electricity	10%			2035		1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Entrance Hall							
		Explanation : Radiant Heaters							
	Conversion Equipment								
	Radiant Heater	10%			2030	\$60,700	2	\$600	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	\$64,100	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	95%			2030	\$372,300	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	5%			2035	\$27,700			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Ventilation									
	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	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	\$299,600	1		
	Water Heater With Tanks								
	Electric	100%			2028	\$91,100	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Female Locker Room							
		Explanation : 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									

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**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER**

**Asset # : 2864**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Fire Suppression	Sprinkler							
	Generic	100%		2035	\$322,600	1-2	\$3,400	

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**Asset Name** : RIKERS ISLAND FACILITIES WEST FACILITY  
**Address** : 16-06 HAZEN ST., RIKERS ISLAND  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.150 / 2865 **Yr Built/Renovated** : 1993 / 1998  
**Area Sq Ft** : 202,636 **Project Type** : CORRECTION  
**Date of Survey** : 25-Apr-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$14,199,200	\$15,296,500
Interior Architecture	\$6,894,200	\$33,210,800
Electrical	\$6,691,800	\$4,996,200
Mechanical	\$7,418,500	\$839,500
Site Pavements	\$4,430,600	
<b>Total</b>	<b>\$39,634,300</b>	<b>\$54,343,000</b>
Importance Code A	\$14,199,200	\$15,703,000
Importance Code B	\$19,719,900	\$38,640,000
Importance Code C	\$5,715,200	
<b>Total</b>	<b>\$39,634,300</b>	<b>\$54,343,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$31,900			
Interior Architecture	\$38,400			\$15,600
Electrical	\$18,900	\$19,300	\$25,400	\$30,700
Mechanical	\$4,800	\$4,400	\$11,700	\$34,700
Site Pavements	\$44,300			
<b>Total</b>	<b>\$138,400</b>	<b>\$23,700</b>	<b>\$37,100</b>	<b>\$81,000</b>
Importance Code A	\$32,700		\$800	
Importance Code B	\$102,500	\$23,700	\$36,400	\$81,000
Importance Code C	\$3,200			
<b>Total</b>	<b>\$138,400</b>	<b>\$23,700</b>	<b>\$37,100</b>	<b>\$81,000</b>



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	Now	\$5,637,400	2044	* *	5	\$413,600	1
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Administration And Control Buildings									
Deformed/Dented, Extent : Severe, Area Affected : 20%									
Location : Administration And Control Buildings									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Walls Of Cellular Structures Reported As Membrane Roof									
Explanation : Component Clarification									
Windows									
	Aluminum	100%	Now	\$7,817,700	2059	* *	5	\$42,600	
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Single Ply Membrane	75%	0-2	\$744,100	2034	\$14,882,900			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Food Service Cellular Structure									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Cellular Structures									
Explanation : Location Noted									
	Not Accessible	25%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Administration And Food Service Buildings									
Explanation : No Access									
Soffits									
	Metal Panel	100%	Now	\$31,900	2054	* *	5	\$3,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Administration Buildings And Canopies Over On-site Walkways									

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$77,900		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Food Service Building								
	Explanation : Location Noted								
Poured Epoxy/Resin	2%	2-4	\$38,400	2029	\$768,800				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Food Service Building								
Quarry Tile	3%	0-2	\$75,700	2039	**	5	\$8,000		
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Food Service Cellular Structure								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Food Service Cellular								
Sheet Vinyl/Rubber	50%	Now	\$2,244,700	2034	\$22,447,000	5	\$133,500		
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Holding And Housing Areas Within Cell Structures								
Vinyl Tile	35%	Now	\$1,326,900	2034	\$6,634,500	3	\$46,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Interior Walls									
Concrete Masonry Unit	15%	2-4	\$302,700	LIFE	**	5	\$13,400		
	Diagonal Cracks, Extent : Light, Area Affected : 5%								
	Location : Food Service Building								
Gypsum Board	20%	2-4	\$240,300	LIFE	**	5	\$26,700		
	Worn/Eroded, Extent : Light, Area Affected : 15%								
	Location : Throughout Administration And Control Buildings								
Metal Security Bars	15%			LIFE	**				
Plywood/Hardboard	50%	0-2	\$741,600	LIFE	**				
	Worn/Eroded, Extent : Light, Area Affected : 20%								
	Location : Holding And Housing Areas Within Cellular Structures								
Ceilings									
Fiber Board	35%	Now	\$195,900	2034	\$3,917,900				
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Administration And Control Buildings								
Metal Panel	10%	2-4	\$118,800	LIFE	**	5	\$46,500		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Food Service Building								
Plywood/Hardboard	55%	0-2	\$878,700	2044	**	1			
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Holding And Housing Areas Within Cellular Structures								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Cellular Structures								

Site Enclosure

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054		* *		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Includes Razor Ribbon At Top					
				Explanation : Additional Component					
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$3,200	2039		* *		
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Walkways Connecting The Cellular Structures					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Stairs At Administration Buildings And Throughout					
Parking/Driveway									
	Asphalt	75%	0-2	\$3,043,300	2037		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 20%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Moderate, Area Affected : 2%					
				Location : Driveway Connecting The Cellular Structures					
	Cast in Place Concrete	25%	0-2	\$1,387,300	2039		* *		
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Throughout					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
Activity Yard									
	Cast in Place Concrete	100%	2-4	\$41,100	2039		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 25%					
				Location : Throughout					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Transformers								
	Dry Type	100%			2032	\$51,500	5	\$700	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mess Hall					
				Explanation : Various Dry Type Transformers Rated At Various Capacities					
	Switchgear / Switchboard								
	Not Accessible	100%							
	Raceway								
	Conduit	100%			2034	\$880,100	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$923,100	5	\$5,300	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
	Thermoplastic	100%		2034	\$1,310,100	1		
Motor Controllers								
	Not Accessible	100%						
Ground								
Grounding Devices								
	Not Accessible	100%						
Stand-by Power								
Transfer Switches								
	Not Accessible	100%						
Generators								
	Not Accessible	100%						
Batteries								
	Not Accessible	100%						
Fuel Storage								
	Not Accessible	100%						
Lighting								
Interior Lighting								
	Fluorescent	95%		2029	\$5,644,500	10	\$176,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Complex</i>								
	HID	5%		2029	\$231,200	10	\$300	
Egress Lighting								
	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	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mess Hall , West Facility</i>								
	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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Complex</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
	Generic, Digital	100%		2034	\$1,007,300	1-3	\$124,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Complex</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, And Manual Pull Stations</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Radiant Heater	4%			2034	\$406,500	2	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Dinning Sprung, Other Locations							
		Explanation : Electric Unit / Cabinet Heaters							
	No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout							
		Explanation : Packaged Units Provide Electric Heating And Cooling, Reported Under Air Conditioning							
	Not Accessible	16%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Electric Unit / Cabinet Heaters							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2029	\$6,560,900	2	\$12,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sprungs Exterior And Administrative Buildings Roofs							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%	Now	\$857,600	LIFE	**	2-5	\$56,500	
		Broken, Extent : Moderate, Area Affected : 2%							
		Location : Dinning Sprung - Kitchen Area							
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations At Packaged Units - Sprungs Exterior							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations At Packaged Units - Sprungs Exterior							
	Not Accessible	50%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Interior Ductwork							
	Exhaust Fans								
	Interior	25%			2034	\$433,000	2	\$1,600	
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Interior Exhaust Fans							
Plumbing									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	25%			2044	* *	1		
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Copper Piping							
Water Heater With Tanks									
	Electric	10%			2029	\$22,800	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Dinning Sprung							
		Explanation : Two 120 Gallon Units							
	Not Accessible	90%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Electric Water Heaters							
Sanitary Piping									
	Cast Iron	25%			LIFE	* *	1		
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Cast Iron Piping							
Fixtures									
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Plumbing Fixtures							
	Generic	25%							
Fire Suppression									
	Standpipe								
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Standpipe							
	Generic	25%			2044	* *	1-5	\$26,500	
Sprinkler									
	Not Accessible	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Sprungs - Not Accessible							
		Explanation : Sprinklers							
	Generic	25%			2044	* *	1-2	\$14,200	

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

Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$80,100
Site Pavements	\$84,900	
<b>Total</b>	<b>\$84,900</b>	<b>\$80,100</b>
Importance Code B		\$80,100
Importance Code C	\$84,900	
<b>Total</b>	<b>\$84,900</b>	<b>\$80,100</b>

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			
<b>Total</b>	<b>\$39,700</b>	<b>\$500</b>	<b>\$7,300</b>	<b>\$1,600</b>
Importance Code A	\$7,200	\$100	\$5,400	\$100
Importance Code B	\$14,200	\$400	\$1,900	\$1,500
Importance Code C	\$18,300			
<b>Total</b>	<b>\$39,700</b>	<b>\$500</b>	<b>\$7,300</b>	<b>\$1,600</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	20%			LIFE	**	5	\$2,100	
	Stucco Cement	80%			2048	**	5	\$10,600	
Windows									
	Aluminum	100%	Now	\$5,600	2051	**	5	\$300	
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Roof									
	Asphalt Shingle	90%			2044	**	10	\$1,100	
	Roll Roofing	10%	Now	\$500	2034	\$9,300	5	\$600	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Entry Vestibule									
Soffits									
	Metal Panel	100%			2055	**	5-10	\$19,900	
Interior									
Floors									
	Carpet	30%			2034	\$28,700	3	\$1,300	
	Cast in Place Concrete	20%			LIFE	**	5	\$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement									
	Ceramic Tile	5%			2044	**	5	\$100	
	Raised Access Floor	15%			2044	**	5	\$1,600	
	Vinyl Tile	30%	0-2	\$900	2040	**	3	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%									
Location : Locker Room									
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Kitchen Area									
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$11,100	LIFE	**	5	\$200	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Basement Corridor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Basement Server Room, Corridor And Mechanical Room									
	Gypsum Board	85%	Now	\$1,900	LIFE	**	5	\$2,100	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Entry Vestibule									
Ceilings									
	Gypsum Board	100%	Now	\$3,800	LIFE	**	5	\$2,800	
Broken/Missing Elements, Extent : Light, Area Affected : 15%									
Location : Basement - Exposed Insulation									
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : Entry Vestibule									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2055	**			

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

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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete 100% Now \$6,900 2070 \* \*

*Other Observation, Extent : Severe, Area Affected : 20%*

*Location : Exit Stair Cheek Walls*

*Explanation : Jnt Mortar Missing/ Eroded*

## Site 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%*

*Location : Throughout*

Pavers/Stone 10% Now \$2,800 2044 \* \*

*Broken/Missing Elements, Extent : Severe, Area Affected : 10%*

*Location : West Exit Stairs And Landing*

## Parking/Driveway

Asphalt 100% 2-4 \$84,900 2044 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 25%*

*Location : North And South Lots*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs 100% 2045 \* \* 5 \$100

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated At 600 Amperes*

## 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.*

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$2,700	10	\$100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First Floor Bathroom And Basement							
	LED	95%			2040	* *			
	Egress Lighting								
	Exit, Battery	100%			2035	\$5,600	10	\$200	
	Exterior Lighting								
	HID	28%			2035	\$6,300	10		
	LED	2%			2040	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	\$12,400	1-3	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2045	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Adjacent Building							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	100%			2031	\$12,200	1	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$200	

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

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

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

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

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

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



Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**Asset Name** : VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY  
**Address** : #1 HALLECK STREET @ EAST RIVER  
**Borough** : BRONX **Agency's Number** : V.C.B.C.  
**Program / Asset #** : DOC0010.000 / 2866 **Yr Built/Renovated** : 1989 / 2011  
**Area Sq Ft** : 310,000 **Project Type** : CORRECTION  
**Date of Survey** : 15-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5  
**Block** : 2780 **Lot** : 73 **BIN** : 2101256

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,518,100	\$2,421,300
Interior Architecture	\$9,263,000	\$7,292,200
Electrical	\$5,482,800	\$3,303,800
Mechanical	\$18,428,900	\$10,506,400
Site Pavements		\$874,700
<b>Total</b>	<b>\$34,692,900</b>	<b>\$24,398,400</b>
Importance Code A	\$4,777,400	\$2,878,800
Importance Code B	\$25,591,500	\$20,163,800
Importance Code C	\$4,324,100	\$1,355,800
<b>Total</b>	<b>\$34,692,900</b>	<b>\$24,398,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	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
<b>Total</b>	<b>\$583,400</b>	<b>\$223,800</b>	<b>\$287,100</b>	<b>\$415,600</b>
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
<b>Total</b>	<b>\$583,400</b>	<b>\$223,800</b>	<b>\$287,100</b>	<b>\$415,600</b>



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

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

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

**DEPARTMENT OF CORRECTION - 072**  
**VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY**  
**Asset # : 2866**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Panel	100%			2041	* *	5-10	\$2,900,300		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : This Is Ship Construction - Painted Steel Plates Welded Together. Exterior Walls Are Only Visible On Dockside									
Windows									
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		
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
Metal Panel	80%	Now	\$209,500	2044	* *				
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : This Component Is Actually Painted Steel Surfaces									
Skylight, Metal/Glass	2%			2041	* *	10	\$9,200		
Traffic Topping	18%	Now	\$214,600	2041	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Outdoor Recreation Areas									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Outdoor Recreation Areas									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outdoor Recreation Areas									
Explanation : Steel Deck Is Covered With Cementitious Deck Topping									
Interior									
Floors									
Carpet	1%			2026	\$83,500	3	\$9,400		
Quarry Tile	2%			2036	* *	5	\$14,100		
Raised Access Floor	3%			2034	\$818,500	5	\$52,900		
Sheet Vinyl/Rubber	3%	Now	\$672,100	2041	* *	5	\$10,600		
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%									
Location : Kitchen									
Steel Plate	45%	Now	\$2,904,600	LIFE	* *	1			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Boiler, Mechanical, Generator, Potable Water Tank Rooms, Corridors, Showers And Bathrooms									
Traffic Topping	3%	Now	\$253,600	2041	* *	5	\$8,800		
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Gymnasium									
Vinyl Tile	43%	Now	\$561,100	2031	\$5,610,800	3	\$75,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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**  
**VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY**  
**Asset # : 2866**

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
Interior								
Interior Walls								
Fiberglass Panel	3%			LIFE	**			
Glass: Single Pane	3%			LIFE	**	5	\$21,500	
Metal Security Bars	10%	Now	\$2,684,200	LIFE	**			
Unit Inoperable, Extent : Severe, Area Affected : 50%								
Location : Cell Doors Inoperable								
Steel Plate	84%	Now	\$1,639,800	LIFE	**	5	\$481,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Corridors, Showers, Bathrooms, Mechanical, Electrical, Plumbing And Janitor Closets, Kitchen								
Ceilings								
AcousTileSusp.Lay-In	15%			2036	**	5	\$70,500	
Exposed Struc: Steel	20%			LIFE	**			
Metal Panel	35%	Now	\$547,500	LIFE	**	5	\$205,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	30%			LIFE	**	5	\$176,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Inmate Cells								
Explanation : This Component Is Actually Steel Plates.								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	**			
Site Pavements								
On-Site Walkways								
Metal	100%			2041	**	1-3	\$357,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : From Parking Lot To Barge								
Explanation : Dock Planks								
Parking/Driveway								
Asphalt	100%	0-2	\$43,700	2034	\$874,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	100%			2031	\$457,500	5	\$1,600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room In The Basement Area									
Explanation : Two Main Service Protectors Rated At 4,000 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.

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

**DEPARTMENT OF CORRECTION - 072**  
**VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY**  
**Asset # : 2866**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 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	\$459,000	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$481,500	5	\$8,200	
	Wiring								
	Thermoplastic	100%			2031	\$683,300	1		
	Motor Controllers								
	Locally Mounted	5%			2029	\$31,300	5	\$100	
	Motor Control Center	95%			2029	\$833,900	5	\$8,000	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$105,000	1	\$95,400	
	Generators								
	Diesel	100%			2027	\$109,200	1	\$120,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Generator Room And Fifth Floor Mechanical Room								
	Explanation : Two 2,000 Kilowatt And One 455 Kilowatt Capacity								
	Batteries								
	Lead/Acid	100%			2026	\$2,500	5	\$11,500	
	Fuel Storage								
	Day Tank	50%			2030	\$12,900	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Generator Room And Fifth Floor Mechanical Room								
	Explanation : Two 2500 And One 250 Gallon Capacity								
	Main Tank	50%			2034	\$38,600	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Bottom Level								
	Explanation : Two 40,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	85%			2026	\$4,029,900	10	\$241,700	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2031	\$474,100	10	\$28,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	5%			2039	* *			

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

**DEPARTMENT OF CORRECTION - 072**  
**VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY**  
**Asset # : 2866**

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

**Lighting**

## Egress Lighting

Emergency, Service

50%

2026

\$96,000

1

Exit, Service

50%

2026

\$67,200

1

## Exterior Lighting

HID

20%

2031

\$290,800

10

\$200

LED

80%

2039

\* \*

**Alarm**

## Security System

Generic

100%

2036

\* \*

1

\$115,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Facility**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital

100%

2039

\* \*

1-3

\$191,000

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

**Heating**

## Energy Source

Fuel Oil No 2

100%

2041

\* \*

5

\$96,000

## Conversion Equipment

Steam Boiler

100%

Now

\$543,200

2029

\$2,716,000

1

\$276,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Level Boiler Room**Explanation : 3 Units. Boiler No. 3 Requires Retubing.*

## Distribution

Steam Piping/Pump

100%

Now

\$499,100

2041

\* \*

*Corroded, Extent : Severe, Area Affected : 60%**Location : Piping Throughout**Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Pressure Reducing Valves In Boiler Room**Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Various Valves Throughout*

## Terminal Devices

Air Handler

95%

0-2

\$557,100

2026

\$5,570,800

1

\$163,900

*Corroded, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Unit Heater - Steam

5%

2026

\$88,500

4

\$2,100

**Air Conditioning**

## Energy Source

Electricity

100%

2039

\* \*

1

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

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**DEPARTMENT OF CORRECTION - 072**  
**VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY**  
**Asset # : 2866**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal,Compressor Turbine	100%			2040	* *	1	\$335,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 6 Sets, Roof							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$10,100	2031	\$503,900	4	\$15,300	
		Other Observation, Extent : Moderate, Area Affected : 10% Location : Mechanical Equipment Room Explanation : Expansion Tank Leaking Water And Air							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$6,046,300	1	\$191,700	
Heat Rejection									
	Dry Cooler	100%			2036	* *	2	\$215,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$273,700	LIFE	* *	2-5	\$172,900	
		Corroded, Extent : Moderate, Area Affected : 10% Location : Various Areas							
Exhaust Fans									
	Interior	100%			2026	\$1,382,000	2	\$9,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$4,002,100	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Equipment Room Explanation : 1 Of 2 Ultraviolet Potable Water Purifiers Out Of Service.							
HW Heat Exchanger									
	Steam Fired	100%	Now	\$150,700	2041	* *	4	\$30,700	
		Corroded, Extent : Severe, Area Affected : 40% Location : Various Locations On Extended Life, Extent : Severe, Area Affected : 40% Location : Various Locations Other Observation, Extent : Severe, Area Affected : 20% Location : Various Locations Explanation : Strainers And Mixing Valves Defective.							
Sanitary Piping									
	Cast Iron	100%	0-2	\$78,500	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 50% Location : Sediments In Drains Causing Back-ups. Mechanical Equipment 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.*  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CORRECTION - 072**  
**VERNON C. BAIN CNTR, MARITIME #3 800 BED FLOATING DETEN FACILITY**  
**Asset # : 2866**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2031	\$139,200	1	\$19,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pier							
		Explanation : Located On Shore							
Fixtures									
	Generic	100%							
		Other Observation, Extent : Severe, Area Affected : 2%							
		Location : Law Library							
		Explanation : Water Closet Broken							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units From Basement To 3rd Floor; 2 Units From Main Deck, 1st To 3rd Floor, 1 Unit From Basement To 1st Floor							
		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, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$42,300			\$2,300
<b>Total</b>	<b>\$42,300</b>			<b>\$2,300</b>
Importance Code A	\$42,300			
Importance Code B				
Importance Code C				\$2,300
<b>Total</b>	<b>\$42,300</b>			<b>\$2,300</b>



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



**DEPARTMENT OF CORRECTION - 072**  
**BAIN CORRECTIONAL CENTER BARGE PIER**  
**Asset # : 14102**

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated 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, Area Affected : 20%								
	Location : Full Width And Length Cracking At Intermittent Locations Throughout 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.  
\*\* 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 CONCRETE PIER  
**Address** : RIKERS ISLAND NORTH END  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.144 / 1837 **Yr Built/Renovated** :  
**Area Sq Ft** : 9,197 **Project Type** : CORRECTION  
**Date of Survey** : 09-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	\$2,218,500	\$537,900
<b>Total</b>	<b>\$2,218,500</b>	<b>\$537,900</b>
Importance Code A	\$1,802,000	\$537,900
Importance Code B	\$416,500	
<b>Total</b>	<b>\$2,218,500</b>	<b>\$537,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$72,400			\$13,400
<b>Total</b>	<b>\$72,400</b>			<b>\$13,400</b>
Importance Code A	\$37,200			
Importance Code B	\$35,200			\$13,400
<b>Total</b>	<b>\$72,400</b>			<b>\$13,400</b>



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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	40%	4+	\$208,300	LIFE	**	5	\$6,900
		Cracking, Extent : Moderate, Area Affected : 10%						
		Location : Deck Surface						
		Spalling, Extent : Moderate, Area Affected : 10%						
		Location : Deck Surface						
	Timber	8%			LIFE	**	5	\$6,200
		Aging, Extent : Moderate, Area Affected : 100%						
		Location : Access Walkway						
	Timber	2%	Now	\$89,700	LIFE	**	5	\$800
		Aging, Extent : Severe, Area Affected : 100%						
		Location : Timber Deck On Northern Non Fenced In Area						
	Not Accessible	50%						
Pile Caps								
	Timber	5%	Now	\$76,700	LIFE	**	4	\$3,600
		Rotting/Splitting, Extent : Severe, Area Affected : 50%						
		Location : Pile Cap Ends						
	Timber	35%			LIFE	**	4	\$37,900
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Entire Length Of Pile Caps						
		Explanation : Age						
	Not Accessible	60%						
Piles and Bracing								
	Timber	5%	Now	\$329,800	LIFE	**	4-5	\$2,100
		Broken, Extent : Severe, Area Affected : 70%						
		Location : Bracing Elements						
	Timber	45%	4+	\$989,200	LIFE	**	4-5	\$18,500
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%						
		Location : Isolated Piles In Tidal Zone						
		Marine Borer Infestation, Extent : Severe, Area Affected : 50%						
		Location : Primarily At Offshore End						
	Not Accessible	50%						
Fender Facing								
	Timber	90%			2038	**	3	\$41,900
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Mid-level Elements At Breasting Dolphins						
		Explanation : Age						
	Timber	10%	Now	\$82,900	2050	**	3	\$3,500
		Rotting/Splitting, Extent : Severe, Area Affected : 50%						
		Location : Primarily At Top Elements						
		Marine Borer Infestation, Extent : Severe, Area Affected : 50%						
		Location : Bottom Elements In Tidal Zone						

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

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

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
	Steel	25%	2-4	\$281,100	2044	* *	3-5	\$49,400	
Corrosion, Extent : Moderate, Area Affected : 100%									
Location : At Breasting Dolphins									
	Timber	15%	Now	\$52,600	2044	* *	4	\$3,300	
Broken, Extent : Severe, Area Affected : 100%									
Location : At Offshore End Of Pier									
	No Component	40%							
	Not Accessible	20%							
Deck Elements									
Railing									
	Fencing	70%	4+	\$9,100	2036	* *	3	\$200	
Corrosion, Extent : Light, Area Affected : 20%									
Location : Throughout Fence									
	Fencing	20%	Now	\$15,600	2036	* *	3	\$100	
Broken, Extent : Severe, Area Affected : 12%									
Location : Severe Damage At West End Of Timber Access Walkway									
Loose Connections, Extent : Severe, Area Affected : 70%									
Location : Chain-link Mesh Is Loose On East Side									
	No Component	10%							
Coping/Curb									
	Timber	85%			LIFE	* *			
Rotting/Splitting, Extent : Light, Area Affected : 20%									
Location : Isolated Locations									
	No Component	15%							
Electrical									
Conduit									
	Steel	100%	4+	\$21,500	2030	\$429,600			
Broken, Extent : Light, Area Affected : 10%									
Location : Widespread Disconnected Sections									
Lighting Fixture									
	Sodium	100%	Now	\$108,300	2030	\$108,300			
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : 17 Fixtures At Asset Total, All Disconnected Not In Working Condition									
Explanation : Disconnected									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 FERRY DOCK'S CONCRETE TRESTLE  
**Address** : RIKERS ISLAND NORTH END  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.143 / 1836 **Yr Built/Renovated** :  
**Area Sq Ft** : 930 **Project Type** : CORRECTION  
**Date of Survey** : 09-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	\$352,200	
<b>Total</b>	<b>\$352,200</b>	
Importance Code A	\$352,200	
<b>Total</b>	<b>\$352,200</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$17,800			
<b>Total</b>	<b>\$17,800</b>			
Importance Code A	\$16,500			
Importance Code B	\$1,300			
<b>Total</b>	<b>\$17,800</b>			



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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	30%			LIFE	**	5	\$1,000
		Cracking, Extent : Light, Area Affected : 50% Location : Deck Surface						
	Timber	20%	Now	\$90,700	LIFE	**	5	\$800
		Aging, Extent : Severe, Area Affected : 100% Location : Timber With Advanced Deterioration Throughout						
	Not Accessible	50%						
	Pile Caps							
	Timber	30%	4+	\$9,300	LIFE	**	4	\$2,200
		Other Observation, Extent : Light, Area Affected : 100% Location : Entire Length Of Pile Caps Explanation : Age						
	Timber	30%	Now	\$46,500	LIFE	**	4	\$2,200
		Rotting/Splitting, Extent : Severe, Area Affected : 70% Location : End Of Pile Caps Other Observation, Extent : Severe, Area Affected : 100% Location : Along Face Of Trestle Explanation : Crushing						
	Not Accessible	40%						
Piles and Bracing	Timber	45%	2-4	\$150,000	LIFE	**	4-5	\$1,900
		Rotting/Splitting, Extent : Moderate, Area Affected : 50% Location : Isolated Piles In Tidal Zone						
	Timber	5%	Now	\$55,600	LIFE	**	4-5	\$200
		Broken, Extent : Severe, Area Affected : 70% Location : Bracing Elements						
	Not Accessible	50%						
Deck Elements	Railing							
	Fencing	60%	4+	\$1,300	2036	**	3	
		Corrosion, Extent : Moderate, Area Affected : 30% Location : Throughout Fence						
	No Component	40%						
	Coping/Curb							
Electrical	Timber	100%			LIFE	**		
		Rotting/Splitting, Extent : Light, Area Affected : 20% Location : Isolated Locations						
	Conduit							
	Steel	100%	Now	\$3,200	2035	\$16,100		
		Broken, Extent : Light, Area Affected : 100% Location : 45 Linear Feet On East Side Of Deck						

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

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

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (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 : Light, Area Affected : 100%**Location : Two Light Fixtures*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 PILE SUPPORTED WHARF  
**Address** : RIKERS ISLAND NORTH END, WEST OF MARINA  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.240 / 13508 **Yr Built/Renovated** :  
**Area Sq Ft** : 6,930 **Project Type** : CORRECTION  
**Date of Survey** : 14-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2605 **Lot** : 40 **BIN** :

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

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



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



**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF**  
**Asset # : 13508**

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck	Concrete	46%	Now	\$902,600	LIFE	**	5	\$5,900	
		Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%							
		Location : Underdeck - Northern 125 Feet							
		Spalling, Extent : Severe, Area Affected : 100%							
		Location : Underdeck - Northern 125 Feet							
	Concrete	27%	4+	\$264,900	LIFE	**	5	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Southern 105 Feet							
		Explanation : Delaminated Areas							
	Not Accessible	27%							
Deck Surface	Asphalt	55%			2048	**	5	\$4,200	
	Concrete	45%			2044	**	5	\$2,100	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 50%							
		Location : Deck Surface - Southern 105 Feet							
Pile Caps	Concrete	45%			LIFE	**	5	\$400	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Southern 105 Feet							
		Discolor & Bleeding, Extent : Light, Area Affected : 5%							
		Location : Southern 105 Feet							
	Timber	55%	Now	\$254,300	LIFE	**	4	\$29,900	
	Broken, Extent : Severe, Area Affected : 40%								
	Location : Offshore Ends Of Caps								
	Excess Deflections, Extent : Severe, Area Affected : 30%								
	Location : Adjacent To Bulkhead								
Piles and Bracing	Steel	30%	4+	\$414,300	LIFE	**	5	\$32,000	
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Splash Zone							
		Missing Coating, Extent : Light, Area Affected : 30%							
		Location : Splash Zone							
	Timber	50%	Now	\$414,100	LIFE	**	4-5	\$15,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Offshore Two Rows Of Piles And All Cross Braces							
	Marine Borer Infestation, Extent : Severe, Area Affected : 20%								
	Location : Offshore Two Rows Of Piles								
	Not Accessible	20%							
Fender	Wales and Chocks								
	Timber	90%			2044	**	4	\$13,100	
	Timber	5%	Now	\$33,300	2050	**	4	\$700	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Missing Chocks Primarily At North End							
	No Component	5%							

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

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

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

**DEPARTMENT OF CORRECTION - 072**  
**RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF**  
**Asset # : 13508**

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	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 Affected : 10%									
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.

Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$474,500	\$83,700
<b>Total</b>	<b>\$474,500</b>	<b>\$83,700</b>
Importance Code A	\$474,500	
Importance Code B		\$83,700
<b>Total</b>	<b>\$474,500</b>	<b>\$83,700</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$24,100		\$1,900	\$5,000
<b>Total</b>	<b>\$24,100</b>		<b>\$1,900</b>	<b>\$5,000</b>
Importance Code A	\$100			\$4,500
Importance Code B	\$24,000		\$1,900	\$400
<b>Total</b>	<b>\$24,100</b>		<b>\$1,900</b>	<b>\$5,000</b>



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

**DEPARTMENT OF CORRECTION - 072**  
**BAIN CORRECTIONAL CENTER BARGE BULKHEAD**  
**Asset # : 13476**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	40%	4+	\$474,500	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Splash Zone							
	Not Accessible	60%							
	Pile Caps								
	Concrete	2%			LIFE	**	5	\$100	
	No Component	98%							
Backfill									
	Fill								
	Gravel	1%	2-4	\$4,600	2050	**	5		
		Sinkhole, Extent : Moderate, Area Affected : 50%							
		Location : 35 Feet From West End Of Asset							
	Topsoil	4%	2-4	\$10,500	2075	**			
		Sinkhole, Extent : Moderate, Area Affected : 50%							
		Location : Eastern 50 Feet Of Asset Along Pier							
	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, Extent : Moderate, Area Affected : 50%							
		Location : 35 Feet From West End Of Asset							
	Topsoil	66%			2033	\$78,900	5	\$3,700	
	Topsoil	4%	2-4	\$4,800	2035	\$4,800	5	\$100	
		Sinkhole, Extent : Moderate, Area Affected : 50%							
		Location : Eastern 50 Feet Of Asset Along Pier							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2029	\$4,500			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2 Light Poles							
		Explanation : Light Poles							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 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
<b>Total</b>	<b>\$104,200</b>	<b>\$147,600</b>
Importance Code A	\$104,200	
Importance Code B		\$147,600
<b>Total</b>	<b>\$104,200</b>	<b>\$147,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$39,700			\$300
<b>Total</b>	<b>\$39,700</b>			<b>\$300</b>
Importance Code A	\$10,900			
Importance Code B	\$28,800			\$300
<b>Total</b>	<b>\$39,700</b>			<b>\$300</b>



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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Stone	45%			LIFE	* *	5	\$21,900	
	Timber Crib w/Stone	10%	4+	\$104,200	LIFE	* *	4	\$800	
		Rotting/Splitting, Extent : Moderate, Area Affected : 20%							
		Location : In Tidal Zone							
	No Component	45%							
Sheet Piles									
	Steel w/Concrete	45%			LIFE	* *	10		
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : In Tidal Zone North Of Pier							
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : New Construction Bulkhead North Of Pier							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : New Construction Bulkhead North Of Pier							
		Explanation : New Construction							
	No Component	55%							
Backfill									
	Fill								
	Topsoil	5%	2-4	\$6,100	2075	* *			
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : 10 Feet North Of Pier							
	Not Accessible	95%							
Surface									
	Asphalt	10%	4+	\$15,500	2050	* *	5	\$200	
		Cracking, Extent : Moderate, Area Affected : 5%							
		Location : Concrete Pier Entrance							
	Stone	45%			2048	* *	10		
	Topsoil	40%			2034	\$22,200	5	\$500	
	Topsoil	5%	2-4	\$2,800	2035	\$2,800	5		
		Erosion, Extent : Moderate, Area Affected : 50%							
		Location : North Of Pier							
Deck Elements									
	Railing								
	Fencing	10%	4+	\$4,400	2040	* *	3		
		Corrosion, Extent : Light, Area Affected : 20%							
		Location : At Pier Entrance							
	Steel	45%			2034	\$147,600			
	No Component	45%							

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

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

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

Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

**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
<b>Total</b>	<b>\$2,339,300</b>	<b>\$2,943,500</b>
Importance Code A	\$401,100	
Importance Code B	\$531,100	\$2,845,300
Importance Code C	\$1,407,100	\$98,200
<b>Total</b>	<b>\$2,339,300</b>	<b>\$2,943,500</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads		\$100	\$26,300	\$14,800
<b>Total</b>		<b>\$100</b>	<b>\$26,300</b>	<b>\$14,800</b>
Importance Code A				
Importance Code B		\$100	\$26,300	\$14,800
<b>Total</b>		<b>\$100</b>	<b>\$26,300</b>	<b>\$14,800</b>



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

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

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	1%	Now	\$401,100	LIFE	* *	5	\$700	
		Displaced Elements, Extent : Severe, Area Affected : 100%							
		Location : Outfalls 525 Feet, 1050 Feet, And 1580 Feet To The East Of Bridge On South Shore							
	No Component	99%							
Revetment									
	Stone	69%			LIFE	* *	5	\$142,700	
		Settlement, Extent : Light, Area Affected : 40%							
		Location : Varying Slope And Size Of Stone Along South, East And West Shoreline							
	Stone	1%	2-4	\$258,500	LIFE	* *	5	\$1,000	
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : Sloughing Of Revetment For 300 Feet At Northeast Shoreline							
	Stone	25%	4+	\$1,077,200	LIFE	* *	5	\$25,900	
		Erosion, Extent : Moderate, Area Affected : 20%							
		Location : Inconsistent Stone Coverage, Areas Of Light Stone Throughout South, East, And West Shorelines							
	No Component	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Sandy Area On The East Shoreline, Close To Lga Runway							
		Explanation : Beach							
Backfill									
	Fill								
	Topsoil	15%	Now	\$330,200	2063	* *			
		Erosion, Extent : Severe, Area Affected : 50%							
		Location : Sloughing Above Revetment Along South, East, And North							
		Sinkhole, Extent : Severe, Area Affected : 5%							
		Location : Washout Around And Above Outfalls On The South Shoreline East Of The Access Bridge							
	Not Accessible	85%							
Surface									
	Asphalt	15%			2044	* *	5	\$29,600	
		Cracking, Extent : Light, Area Affected : 20%							
		Location : Throughout Roadway Above Revetment							
	Topsoil	65%			2033	\$2,175,800	5	\$52,500	
	Topsoil	20%	Now	\$200,800	2033	\$669,500	5	\$8,100	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Sloughing In Various Locations Above Revetment Along South, East, And West Shoreline							
Deck Elements									
	Railing								
	Fencing	5%			2036	* *	3	\$300	
	Guard Rail	40%			LIFE	* *			
	No Component	55%							

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

Estimates are rounded to the nearest hundred dollars.

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

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



Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

**CAPITAL****Total**

Importance Code

**Total**

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



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

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

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Coping/Curb	4%	4+	\$500	LIFE	* *		
	Steel							
	Steel	6%	Now	\$3,900	LIFE	* *		
	Timber	80%	4+	\$2,500	LIFE	* *	5	\$200
	Timber	10%	4+		LIFE	* *	5	
Sheet Piles	Steel	45%			LIFE	* *	10	
	Steel	5%	0-2	\$49,000	LIFE	* *		
	Not Accessible	50%						
	Wales	100%			LIFE	* *	5	\$9,600
	Concrete	100%			LIFE	* *	5	\$1,200
Backfill	Fill	15%	Now	\$13,000	2075	* *		
	Not Accessible	85%						

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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	10%	Now	\$11,000	2050	* *	5	\$100	
		Settlement, Extent : Severe, Area Affected : 15%							
		Location : North End							
	Asphalt	20%			2044	* *	5	\$500	
	Concrete	10%	Now	\$45,100	2050	* *	5	\$100	
		Cracking, Extent : Severe, Area Affected : 25%							
		Location : 130 Feet From South							
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : 130 Feet From South							
	Gravel	50%			2044	* *	2-5	\$300	
	Gravel	10%	Now	\$13,300	2050	* *	2-5		
		Settlement, Extent : Moderate, Area Affected : 20%							
		Location : Adjacent To Bulkhead							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Southern 120 Feet Of Asset							
		Explanation : Sinkholes Adjacent To Bulkhead							
Fender									
	Piles								
	Timber	47%			2044	* *	4	\$2,300	
		Rotting/Splitting, Extent : Moderate, Area Affected : 30%							
		Location : Tops Of Piles Throughout							
		Worn, Extent : Light, Area Affected : 20%							
		Location : Tidal Zone							
	No Component	5%							
	Not Accessible	48%							
Wales and Chocks									
	Timber	90%			2044	* *	4	\$10,000	
		Worn, Extent : Moderate, Area Affected : 30%							
		Location : Isolated Elements Along Face Of Bulkhead							
	No Component	10%							

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

Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$1,535,200	
<b>Total</b>	<b>\$1,535,200</b>	
Importance Code A	\$1,112,600	
Importance Code B	\$422,700	
<b>Total</b>	<b>\$1,535,200</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$41,400			\$900
<b>Total</b>	<b>\$41,400</b>			<b>\$900</b>
Importance Code A				
Importance Code B	\$40,000			\$900
Importance Code C	\$1,400			
<b>Total</b>	<b>\$41,400</b>			<b>\$900</b>



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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	100%			LIFE	* *	5	\$2,800	
	Sheet Piles								
	Timber	100%	4+	\$1,112,600	LIFE	* *	4	\$4,300	
		Rotting/Splitting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout In Tidal And Splash Zones							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	68%			2044	* *	5	\$1,800	
		Settlement, Extent : Moderate, Area Affected : 30%							
		Location : Northern 125 Feet							
	Asphalt	10%	2-4	\$12,500	2050	* *	5	\$100	
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : Full Length Of Southern Portion							
		Other Observation, Extent : Severe, Area Affected : 6%							
		Location : Undermining Of Asphalt Adjacent To Sinkholes Along Northern 125 Feet							
		Explanation : Undermining							
	Asphalt	22%	Now	\$27,500	2050	* *	5	\$300	
		Settlement, Extent : Severe, Area Affected : 10%							
		Location : Within Northern 50 Feet							
		Sinkhole, Extent : Severe, Area Affected : 10%							
		Location : Multiple Along Northern 51 Feet							
Fender									
	Piles								
	Steel	50%	Now	\$365,200	2050	* *			
		Corrosion, Extent : Severe, Area Affected : 75%							
		Location : Soldier Piles In Front Of Sheeting Exhibit Widespread Severe Section Loss Along Northern 125 Feet							
	No Component	50%							
	Wales and Chocks								
	Timber	100%	Now	\$57,500	2050	* *	4	\$12,500	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Timber Lagging Almost Entirely Missing							
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : Where Wale Is Still Found							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 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
<b>Total</b>	<b>\$984,100</b>	<b>\$121,200</b>
Importance Code A	\$862,900	
Importance Code C	\$121,200	\$121,200
<b>Total</b>	<b>\$984,100</b>	<b>\$121,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Marinas/Docks	\$90,700	\$100	\$7,200	\$2,600
<b>Total</b>	<b>\$90,700</b>	<b>\$100</b>	<b>\$7,200</b>	<b>\$2,600</b>
Importance Code A	\$60,800		\$3,800	\$400
Importance Code B	\$29,900	\$100	\$100	\$2,100
Importance Code C			\$3,400	
<b>Total</b>	<b>\$90,700</b>	<b>\$100</b>	<b>\$7,200</b>	<b>\$2,600</b>



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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Gangways								
Aluminum	100%	Now	\$29,900	2065	**	1-3	\$7,000	
Missing Components, Extent : Severe, Area Affected : 5%								
Location : Missing All Gangways								
Floating Docks								
Anchor Piles								
Steel	5%	4+	\$1,400	2055	**	3-5	\$1,300	
Corrosion, Extent : Moderate, Area Affected : 50%								
Location : Splash Zone And At Tops Of Piles								
Missing Coating, Extent : Light, Area Affected : 50%								
Location : Splash Zone And At Tops Of Piles								
Steel	45%			2055	**	3-5	\$11,900	
Not Accessible	50%							
Fenders								
Vinyl	100%	Now	\$121,200	2035	\$121,200	2	\$13,500	
Missing Components, Extent : Severe, Area Affected : 95%								
Location : Missing Floating Docks Except One In Severe Condition								
Floats/ Frames								
Concrete	92%	Now	\$111,100	2050	**	5	\$3,200	
Missing Components, Extent : Severe, Area Affected : 95%								
Location : Missing Floating Docks Except One In Severe Condition								
Steel	8%	Now	\$10,100	2045	**	5	\$100	
Missing Components, Extent : Severe, Area Affected : 95%								
Location : Missing Floating Docks Except One In Severe Condition								
Protective Structure								
Wave Attenuator								
Steel/Timber	30%	Now	\$501,200	2065	**	5	\$16,900	
Missing Components, Extent : Severe, Area Affected : 50%								
Location : Two Consecutive 45 Foot Long Segments Missing Due To Damaged Connections At Pipe Piles								
Steel/Timber	50%	4+	\$250,600	2055	**	5	\$28,200	
Corrosion, Extent : Moderate, Area Affected : 10%								
Location : 2 Foot High Band In Splash Zone								
Missing Coating, Extent : Moderate, Area Affected : 10%								
Location : Splash Zone								
Not Accessible	20%							
Electrical								
Lighting Fixture								
Incandescent	100%	Now	\$31,600	2030	\$31,600			
Other Observation, Extent : Severe, Area Affected : 100%								
Location : All 14 Lights								
Explanation : Broken								
Electrical/Mech.								

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

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

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

Electrical/Mech.

Power Supply/Bollards

Plastic

100% Now \$17,600 2035 \$17,600

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

Location : Site Previously Had Five Power Bollards

Explanation : Missing

Print Date : 04-Oct-2024

**DEPARTMENT OF CORRECTION - FY 2025**

Asset Name : RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS

Address : RIKERS ISLAND NORTH END

Borough : BRONX

Agency's Number : N/A

Program / Asset # : DOC0001.146 / 1839

Yr Built/Renovated :

Area Sq Ft : 3,050

Project Type : CORRECTION

Date of Survey : 09-Nov-2023

Landmark Status : NONE

Areas Surveyed :

Block : 2605

Lot : 40

BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks	\$4,295,400	\$139,800
<b>Total</b>	<b>\$4,295,400</b>	<b>\$139,800</b>
Importance Code A	\$4,295,400	\$139,800
<b>Total</b>	<b>\$4,295,400</b>	<b>\$139,800</b>

**EXPENSE****Total**

Importance Code

**Total**

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

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

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



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

Marinas/Docks		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Facing Timber	100%	Now	\$139,800	2035	\$139,800			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Fender Racks Missing									
Explanation : Missing Part									
Piles									
	Timber	100%	Now	\$818,900	2040		* *		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Fender Racks Broken									
Explanation : Broken									
Wales and Chocks									
	Timber	100%	Now	\$895,500	2040		* *		
Other Observation, Extent : Severe, Area 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, Area Affected : 100%									
Location : Entire Tower Frames									
Explanation : Deflected Elements And Corrosion									
Movable Ramps									
	Bearings Steel	100%	Now	\$189,700	2050		* *		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Movable Ramp Collapsed									
Explanation : Broken									
Deck and Railing									
	Timber Deck on Steel	100%	Now	\$364,100	2050		* *		
Other Observation, Extent : Severe, Area 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.  
\*\* 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 SMALL FERRY DOCK  
**Address** : RIKERS ISLAND NORTH END, WEST OF MARINA  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOC0001.260 / 13510 **Yr Built/Renovated** : 2005 /  
**Area Sq Ft** : 720 **Project Type** : CORRECTION  
**Date of Survey** : 15-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Marinas/Docks		\$126,200
<b>Total</b>		<b>\$126,200</b>
Importance Code A		\$126,200
<b>Total</b>		<b>\$126,200</b>

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



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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Timber	100%			2033	\$57,600	5	\$500	
Surface Wearing/Scaling, Extent : Light, Area Affected : 50%								
Location : Deck Planks								
Gangways								
Aluminum	90%			2055	**	1-3	\$4,200	
Aluminum	10%	Now	\$3,800	2065	**	1-3	\$500	
Handrail Damage, Extent : Severe, Area Affected : 20%								
Location : Disconnected Handrail Post Due To Cracked Weld At Base Of Gangway								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : At Barge Gangway Interface								
Explanation : Toe Plate Broken								
Piles and Bracing								
Steel	45%	4+	\$19,900	2065	**	5		
Corrosion, Extent : Moderate, Area Affected : 20%								
Location : Splash Zone								
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : Splash Zone								
Steel	20%			2055	**	5-10	\$300	
Timber	10%			2055	**	4-5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bracing Elements								
Explanation : Wear								
Not Accessible	25%							
Floating Docks								
Anchor Piles								
Steel	15%	4+	\$13,600	2065	**	3-5	\$1,300	
Corrosion, Extent : Light, Area Affected : 50%								
Location : At Guide Pad Locations And Tops Of Piles								
Missing Coating, Extent : Moderate, Area Affected : 50%								
Location : At Guide Pad Locations And Tops Of 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	
Corrosion, Extent : Moderate, Area Affected : 75%								
Location : Splash Zone								
Steel	60%			2044	**	5	\$800	
Steel	2%	Now	\$7,700	2050	**	5		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Safety Ladder Broken In The Splash Zone								
Explanation : Broken								
Not Accessible	20%							
Protective Structure								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Protective Structure								
Pile Cluster								
Timber	12%			2036	* *	4-10	\$8,300	
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : At Bottom Wire Ropes							
	Explanation : Corrosion							
Timber	38%	4+	\$35,900	2036	* *	4	\$3,400	
	Other Observation, Extent : Severe, Area Affected : 10%							
	Location : Broken Bottom Wraps On Three Clusters							
	Explanation : Broken Cable Wraps							
Not Accessible	50%							
Deck Elements								
Railing								
Steel	80%			2033	\$54,900			
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Isolated At Welds And Joints							
Steel	20%	0-2	\$2,700	2033	\$13,700			
	Broken, Extent : Severe, Area Affected : 100%							
	Location : 10 Feet Of Broken Rail Due To Impact From Gangway							

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

## DEPARTMENT OF CORRECTION - 072

Project : CORRECTION

CAPITAL		FY 2026 - 2029		FY 2030 - 2035
Special Systems		56,000,000		0
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Special Systems	2,300,000	2,300,000	2,300,000	2,300,000

  

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

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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.