Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,873,200	\$649,900
Interior Architecture	\$871,300	\$523,000
Electrical		\$2,762,500
Mechanical	\$421,600	\$3,913,400
Site Pavements	\$45,700	
Total	\$7,211,700	\$7,848,800
Importance Code A	\$5,873,200	\$673,000
Importance Code B	\$1,052,500	\$7,104,900
Importance Code C	\$286,000	\$70,900
Total	\$7,211,700	\$7,848,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$57,100			
Interior Architecture	\$59,400		\$10,900	\$8,900
Electrical	\$66,500	\$26,300	\$31,400	\$37,400
Mechanical	\$68,400	\$34,900	\$29,500	\$20,900
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Total	\$327,500	\$137,300	\$147,800	\$143,200
Importance Code A	\$57,100		\$4,800	
Importance Code B	\$264,700	\$137,300	\$142,900	\$143,200
Importance Code C	\$5,700			
Total	\$327,500	\$137,300	\$147,800	\$143,200



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

Asset # : 129

1 • / /			ASSEL # .							
chitecture		Current R	epair	Futur	e Replacement		aintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori		
rerior										
Exterior Walls										
Glazed Ceramic Panel	5%			LIFE	* *	5	\$119,700			
Masonry: Brick	80%			LIFE	* *	5	\$408,700			
Granite Panels	15%			LIFE	* *	5	\$57,500			
Windows Glass Block	150/	Now	\$241,000	LIFE	* *	5	\$2,700			
Glass Block					ea Affected : 50%	3	\$2,700			
	-	i : Througho		cruie, Are	и Ајјескей . 5070					
		-	od, Extent : Moder	rate Arec	a Affected · 50%					
		i : Througho		<i>ute, 11/ce</i>	a nyječica i o ovo					
		-	tent : Light, Area	Affected	: 75%					
		1 : Througho		55						
	Explana	tion : Cover	ed With Protectio	n Netting	ŗ					
Metal/Detention Type	84%	Now	\$5,368,000	2061	* *	5	\$44,800			
51	Corrosion	Rusting, Ex	tent : Moderate, 1	4rea Affe	cted : 50%					
	Location : Throughout									
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
	Location	i : Througho	ut							
			Extent : Moderate	e, Area A	ffected : 50%					
		1 : Througho								
			l, Extent : Moderd	ite, Area	Affected : 50%					
		ı : Througho –								
			tent : Light, Area		: 100%					
			cade, South Facad							
	_		ed With Protectio		* *					
Metal Louvers		Now	\$9,600	2046		/				
		-		erate, Ar	ea Affected : 100%	0				
Description	Location	1 : Througho	u							
Parapets Masonry: Brick	60%			LIFE	* *	5-10	\$12,400			
Masonry: Limestone		Now	\$3,500	LIFE	* *	5	\$12,400			
Widsoniny. Ennestone			od, Extent : Model		a Affected : 25%	5	\$200			
		1 : Coping		,						
Metal: Cage/Fence	25%			2036	* *	5-10	\$5,800			
Granite Panels	10%			LIFE	* *	5-10	\$3,600			
Roof	1070			LILL		2 10	45,000			
Copper/Terne	2%			2059	* *	10	\$2,400			
Metal Panel	5%		\$1,500	2048	* *		•) • •			
	Water Per	netration, Ex	tent : Light, Area	Affected	: 10%					
		n : Througho	-							
Modified Bitumen	45%			2036	* *	10	\$22,000			
Plaza Roof: Stone Panel				2051	* *	÷.	,0			
Plaza Roof: Stone Panel					\$24 700	10	\$2,400			
Play Surface	5%			2031	\$34,700	10	$\psi 2, 100$			
	5% 40%			2031 2031	\$340,900	10	\$19,600			
Play Surface					-					

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

Asset # : 129

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$126,200 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$120,800	
Ceramic Tile	5%			2040	* *	5	\$10,200	
Marble Panels	5%			LIFE	* *	5	\$15,300	
Quarry Tile	-		\$64,600 Extent : Moderate out	2044 , Area A	* * ffected : 25%	5	\$15,300	
Steel Plate	5%			LIFE	* *	1		
Steel Grating	10%			2041	* *	1		
Terrazzo	20%	Now	\$104,500	LIFE	* *	5	\$31,900	
	-	Crumbling; : Through	Extent : Light, Are out	ea Affecti	ed : 10%			
Vinyl Tile	15%			2031	\$286,700	3	\$15,300	
Wood	3%			2059	* *	5	\$11,500	
Interior Walls Concrete Masonry Unit	Cracking/	Now Crumbling; : Through	\$57,700 Extent : Moderate out	LIFE , Area A	* * ffected : 10%	5	\$18,900	
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5-10	\$80,300	
Marble Panels	3%			LIFE	* *	10	\$5,700	
Plaster	15%			LIFE	* *	5-10	\$60,200	
SGFT/Glazed Masonry	32%			LIFE	* *	10	\$75,600	
Steel Plate	Corrosion	Now Rusting, E : Through	\$61,800 xtent : Light, Area out	LIFE Affected	**	5	\$70,900	
Ceilings								
AcousTileConcealSpLn	Cracking/	Now Crumbling; : Through	\$127,300 Extent : Light, Arc out	2036 ea Affect	* * ed : 30%	5	\$44,700	
AcousTileSusp.Lay-In	5%			2044	* *	5	\$10,200	
Exposed Concrete		0-2 Crumbling : Through	\$162,700 Extent : Light, Are	LIFE	* * ed : 10%	5	\$14,400	
	Water Pen	0	xtent : Light, Area	Affected	: 20%			
Metal Panel	5%			LIFE	* *	5	\$25,600	
Plaster	Cracking/ Location	: Through	\$29,500 Extent : Light, Ard out Extent : Moderate	LIFE ea Affect		5	\$12,800	
	Location	: Entry Lo		-	-			

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

Asset # : 129

Architecture		Current Repair Future Replacement			re Replacement	Μ		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Pavements Public Sidewalk Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$45,700 Extent : Moderate out	2036 , Area Ą	* * ffected : 15%			
On-Site Walkways Pavers/Stone	100%			2034	* *			
lectrical		Current F	Repair	Futur	re Replacement	М	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location	: Electrica	xtent : Light, Area l Room 1,200 Ampere Maii			5	\$100	
Molded Case Bkrs	30% Other Obs Location	ervation, E : Electrica	xtent : Light, Area	2051 Affectea	* * l : 100%	5	\$1,300	
Molded Case Bkrs	Location	: Electrica	xtent : Light, Area I Room 3,000 Ampere Maii			5	\$2,100	
Transformers Dry Type	100%			2044	* *	5	\$600	
Switchgear / Switchboard Fused Disc Sw Molded Case Bkrs	20% 80%			2051 2031	* * \$150,400	5 5	\$100 \$3,400	
Raceway Conduit Conduit	90% 10%			2031 2051	\$193,000 * *	1	<i>42,</i>	
Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	10% 80% 10%			2030 2030 2047	\$16,400 \$131,500 * *	5 5 5	\$400 \$3,400 \$400	
Wiring Thermoplastic Thermoplastic	90% 10%			2031 2051	\$297,300 * *	1	÷ · · · ·	
Motor Controllers Locally Mounted Variable Frequency Drive	95% 5%			2029 2044	\$332,000 * *	5	\$1,000	
round Grounding Devices Generic	100%			LIFE	* *	5	\$4,800	

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Asset # : 129

Electrical	Current Repair	Current Repair Future Replacement				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power						
Transfer Switches						
Automatic	40%	2044	* *	1	\$19,900	
Automatic	60%	2029	\$29,700	1	\$29,900	
Generators	500/	2040	* *		¢21.200	
Diesel	50% Other Observation, Extent : Light, Area Location : Roof Explanation : One 250 Kilowatts			1	\$31,300	
Diesel	50% Abandoned In Place, Extent : Light, Are Location : Outdoors	2027 ea Affecte	\$192,100 ed : 100%	1	\$31,300	
Batteries						
Lead/Acid	100%	2025	\$1,700	5	\$6,000	
Fuel Storage			×	-	b	
Day Tank	50% Other Observation, Extent : Light, Area Location : Generator Room - Roof An Explanation : Two 150 Gallon Tanks			5	\$15,000	
Main Tank	50% Other Observation, Extent : Light, Area Location : Basement Explanation : One 3,000 Gallon Tank	2034 Affectea	* *	5	\$2,400	
ighting						
Interior Lighting Fluorescent	65% T-8 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	2036 Area Af	* * Fected : 100%	10	\$96,400	
Fluorescent	20% T-12 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	2026 t, Area A	\$584,600 ffected : 100%	10	\$29,700	
HID	10%	2026	\$43,500	10	\$500	
LED	5%	2036	* *			
Egress Lighting						
Emergency, Service	40%	2031	\$35,000	1		
Emergency, Battery	10%	2026	\$24,000	10	\$3,900	
Exit, Service	25%	2026	\$14,800	1		
Exit, Battery	25%	2031	\$50,800	10	\$2,700	
Exterior Lighting						
HID	95%	2026	\$638,000	10	\$500	
LED	5%	2036	* *			
larm						
Security System	1000/	2026	* *	1	¢ (0, 400	
Generic	100% Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : CCTV Surveillance Syst			1	\$60,400	

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

Asset # : 129

			A3361 m .	20				
Electrical		Current Repair Future Replacement			e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm Fire/Smoke Detection Generic, Digital	100%			2036	* *	1-3	\$99,700	
Mechanical		Current F	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Heating Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
	Location	: Opposite	xtent : Severe, Are Side Of Street Nearby Court Ho		ed : 100%			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$9,600	
Distribution Central Plant Steam Piping/Pmp	5%			2041	* *	4	\$400	
Steam Piping/Pump	95%			2041	* *			
Terminal Devices Air Handler		0-2 led Life, Ext : Through	\$421,600 tent : Severe, Area out	2026 Affected	\$2,107,800 ! : 100%	1	\$81,000	
Convector/Radiator	3%			2029	\$26,700	1	\$1,600	
Unit Heater - Steam	7%			2026	\$41,700	4	\$1,600	
ir Conditioning Energy Source Electricity	100%			2039	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%			2029	\$311,400	2	\$500	
Exterior Pkg Unit - Cooling	15%			2031	\$202,300	2	\$1,500	
No Component	80%							
Heat Rejection Air Cooled Condenser Unit	15%			2031	\$10,100	2	\$16,900	
No Component	85%							
/entilation Distribution Ductwork/Diffusers	50%		utout, T:-L/ 4	LIFE	* *	2-5	\$71,400	
	Location	: Through	xtent : Light, Area out Techanical Ventilat					
No Component	50%							

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

Asset # : 129

Mechanical	Current Repair Future Replacement Maintenance								
System						D			
Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
entilation									
Exhaust Fans									
Interior	80%	2026	\$474,000	2	\$4,000				
Roof	20%	2031	\$55,300	2	\$1,000				
Plumbing									
H/C Water Piping									
Brass/Copper	5%	2041	* *	1					
Galvanized Steel	95% 0-2 \$34,700	2036	* *	1					
	Corroded, Extent : Severe, Area Affect	ed : 10%							
	Location : Throughout								
HW Heat Exchanger									
Steam Fired	100%	2031	\$265,200	4	\$24,000				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 5 Units								
Sanitary Piping	1000/		ata ata						
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping	1000/		de ale						
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)	1000/	2026	* *		#2 400				
Non-Submersible	100%	2036	* *	4	\$3,400				
Sewage Ejector(s)	1000/	2021	¢ 40,000	4	#0.700				
Electric	100%	2031	\$48,000	4	\$9,700				
	Other Observation, Extent : Light, Area Location : One At 1st Floor, One At 2								
		Sub-Dusen	ieni						
Fixtures	Explanation : 2 Units								
Generic	100%								
Vertical Transport	10078								
Elevators									
Geared Traction	85%	LIFE	* *						
Gealed Hacton	Other Observation, Extent : Light, Area		1 · 85%						
	Location : 4 Units From Basement To			Rasement	To 1st Floor 1				
	Unit From 1st To 2nd Floor	, 11111 1 10		usement	10 15/1 /00/, 1				
	Explanation : 6 Units								
Hydraulic	15%	LIFE	* *						
11)	Other Observation, Extent : Light, Area		1:15%						
	Location : Basement To 3rd Floor	55							
	Explanation : 1 Unit								
Fire Suppression	*								
Standpipe									
Generic	100%	2041	* *	1-5	\$81,600				
Sprinkler									
No Component	75%								
Generic	25%	2031	\$407,700	1-2	\$11,300				

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.

Asset # : 129

Mechanical	ical Current Repair		Futur	e Replacement	М			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fire Suppression								
Fire Pump								
Generic	100% 4+	\$2,100 2	2034	* *	1	\$27,200		
	Other Observation, Exte	Other Observation, Extent : Light, Area Affected : 2%						
	Location : Mechanical	Room On Floor 1	1 A					
	Explanation : Rust Beg	ginning To Occur.						
Chemical System								
No Component	99%							
Generic	1%	2	2026	\$300	1-3			

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

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

\$151,100

\$151,100

\$28,500

\$180,400

\$208,900

DEPARTMENT OF CORRECTION - FY 2021 Print Date: 26-Oct-2020

Asset Name		TTAN HOUSE OF DETEN		VER	
Address	: 138-40 C	ENTRE STREET @ WHI	ΓE ST.		
Borough	: MANHA	ATTAN	Agency's Number	: N/A	
Program / Asset #	: DOC000	9.000 / 2013	Yr Built/Renovated	l : 1989 / 2005	
Area Sq Ft	: 163,072		Project Type	: CORRECTION	
Date of Survey	: 08-Nov-2	2019	Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Floors 1,2,3,9			
Block	: 198	Lot : 1	BIN	: 1002364	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$156,200		\$674,500
Interior Architect	ure		\$924,900		\$990,600
Electrical					\$2,613,400
Mechanical			\$357,000		\$7,198,200
Total			\$1,438,100		\$11,476,700
Importance Code	А		\$156,200		\$674,500
Importance Code	В		\$915,500		\$10,744,300
Importance Code	С		\$366,300		\$57,900
Total			\$1,438,100		\$11,476,700
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$53,700		\$28,500	
Interior Architect	ure	\$149,400			\$9,000
Electrical		\$49,000	\$18,300	\$23,400	\$28,200
Mechanical		\$81,100	\$54,800	\$94,800	\$51,700
Site Pavements		\$27,300			
Elevators/Escalat	ors	\$62,200	\$62,200	\$62,200	\$62,200
Total		\$422,700	\$135,300	\$208,900	\$151,100



\$135,300

\$135,300

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

\$56,000

\$301,200

\$65,500

\$422,700

Importance Code A

Importance Code B

Importance Code C

Total

Asset # : 2013

			A3361#.2	015				
chitecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Concrete Masonry Unit	7%			LIFE	* *	5	\$10,400	
Metal Sect. OHD	3%	Now	\$36,800	2036	* *	5	\$5,600	
		-	Extent : Moderate, 2		cted : 20%			
	Location	: Southeas	st Garage Door En	trance				
Granite Panels	25%			LIFE	* *	5	\$44,700	
Pre-Cast Concrete	65%	Now	\$56,300	LIFE	* *	5	\$251,900	
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 5%			
	Location	: Gymnasi	ium And Clinic On	Second I	Floor			
Windows								
Glass Block	10%			LIFE	* *	5	\$4,300	
Metal/Detention Type	80%			2041	* *	5	\$99,500	
Metal Louvers	10%			2034	* *	10	\$21,300	
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$30,900	
Concrete Masonry Unit	10%			LIFE	* *	5-10	\$2,300	
Metal Rail	5%			2044	* *	5-10	\$3,900	
Metal: Cage/Fence	25%			2044	* *	5-10	\$8,300	
Pre-Cast Concrete	25%			LIFE	* *	5	\$13,500	
Roof	400/			2021	¢165 500	10	¢10,000	
IRMA/Protected Membrane	40%			2031	\$165,500	10	\$18,900	
Memorane	Recent Rei	air Evider	nt, Extent : Light, A	rea Affe	cted · 20%			
	-	: Elevator	-	reu nyjet				
Paver: Asphalt	10%			2040	* *	10	\$7,100	
Traffic Topping		Now	\$63,100	2040	\$157,700	10	\$7,100	
Traffic Topping			Extent : Moderate					
	-	-	Activity Area	, 11 cu 11	<i>Jecieu</i> : 2570			
			, Extent : Moderat	e Area A	ffected · 30%			
			Activity Area	<i>c, 11 cu 1</i>	gjeereu : 2070			
			Extent : Moderate,	Area Afi	fected · 15%			
	-	: At Roof		11.0001155				
			: Moderate, Area	Affected	: 35%			
			Activity Area	-55				
Soffits			~					
Metal Panel	20%			2041	* *	5-10		
Granite Panels	30%			LIFE	* *	5		
Granite Panels	3070					5		

Interior

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

Asset # : 2013

Architecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$523,500	
Ceramic Tile	-	4+ Crumbling, : Through	\$51,000 Extent : Light, Are out	2034 ea Affecte	* * ed : 10%	5	\$6,000	
Quarry Tile	5%			2036	* *	5	\$17,900	
Terrazzo	5%			LIFE	* *	5	\$18,700	
Vinyl Tile	30% //Cracking		\$67,100 Extent : Moderate out	2031	\$671,000 ffected : 10%	3	\$26,900	
Wood	5%			2046	* *	5	\$22,400	
Interior Walls							-	
Cast in Place Concrete	20%			LIFE	* *	10	\$139,100	
Ceramic Tile	3%	4+	\$50,600	2034	* *	5	\$4,200	
		-	eents, Extent : Mod Bathrooms	erate, Ar	ea Affected : 10%			
Concrete Masonry Unit	52%	Now	\$176,600	LIFE	* *	5	\$57,900	
		etration, E : Gymnast	xtent : Moderate, A ium Walls	1rea Affe	octed : 5%			
Glass: Single Pane	5%			LIFE	* *	5	\$20,900	
Gypsum Board	5%			LIFE	* *	5-10	\$23,600	
Metal Security Bars	10%			LIFE	* *	10	\$5,600	
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$7,000	
Ceilings								
AcousTile,Adhered	10%	4+	\$24,500	2036	* *	5	\$12,000	
		issing Elen : Corridor	eents, Extent : Mod [•] s	erate, Ar	ea Affected : 10%			
AcousTileSusp.Lay-In	•	0-2 Crumbling, : Through	\$21,300 Extent : Moderate out	2036 , Area A	* * ffected : 20%	5	\$12,000	
Exposed Concrete	50%			LIFE	* *	5-10	\$149,600	
Exposed Struc: Steel	10%			LIFE	* *	10	\$47,900	
Metal Panel	10%			LIFE	* *	5	\$59,800	
Plaster	10%			LIFE	* *	5-10	\$41,100	
Site Enclosure Retaining Walls								
Masonry: Fieldstone	100%			2051	* *			
	Location	: Stair Ch	Extent : Light, Area eek Walls And Plar	ter On S				
	Explana	tion : This	Is Actually Granite					
Site Pavements								
Public Sidewalk	1000/			2024	* *			
Pavers/Stone	100%			2034	~ ~			

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

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

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DEPARTMENT OF CORRECTION - 072 MANHATTAN HOUSE OF DETENTION NORTH TOWER

Asset # : 2013

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
On-Site Walkways	(00)				* *			
Masonry: Granite	60%			LIFE				
		servation, E 1 : Stairs At	Extent : Light, Area	Ајјестей	20%			
			irs In Progress					
Pavers/Stone	_	Now	\$7,600	2034	* *			
i avers, stone	Broken/M	issing Elem	ents, Extent : Mod Door Entrance		ea Affected : 10%			
Parking/Driveway		0						
Cast in Place Concrete	5%			2036	* *			
Pavers/Stone		Now	\$19,600	2034	* *			
		issing Elen 1 : Parking	ents, Extent : Mod Area	erate, Ar	ea Affected : 10%			
Electrical		Current	Repair	Futur	e Replacement	м	aintenance	
System	% of		Estimated Cost		Estimated Cost			Drignit
Component Type	76 01 Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2031	\$18,500	5	\$300	
			Extent : Light, Area	Affected	: 100%			
		1 : Electrica						
	-		5,000 Amperes	2021	\$27.7 00	-	¢ 2 (00	
Molded Case Bkrs			Extent : Light, Area al Room	2031 Affected	\$27,700 : 100%	5	\$2,600	
	Explana	tion : Three	e 3,000 Ampere Ma	in Disco	nnect Switches			
Transformers								
Dry Type	100%			2029	\$17,400	5	\$600	
			Extent : Light, Area	Affected	: 100%			
			r Electrical Room					
	Explana	tion : Two	1,500 Kilovolt-amp	ere				
Switchgear / Switchboard Air Circuit Breaker	30%			2031	\$56,400	5	\$300	
Molded Case Bkrs	30% 70%			2031	\$36,400	5 5	\$3,000	
	/0/0			2031	φ1 5 1,000	5	\$5,000	
Raceway				2029	\$4,300	1		
Raceway Busway	2%				ψ1,500			
Busway	2% 93%				\$199.400	1		
	93%			2031	\$199,400 * *	1 1		
Busway Conduit						1		
Busway Conduit Conduit	93%			2031			\$400	
Busway Conduit Conduit Panelboards	93% 5%			2031 2041	* *	1	\$400 \$3,700	

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

Asset # : 2013

Electrical		Current I	Repair	Futu	e Replacement	М	aintenance	
System	% of		-					Priority
Component	% of Total	(Years)	Estimated Cost	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Type Under 600 Volts								
Wiring								
Busway	2%			2029	\$6,600	1		
Thermoplastic	93%			2031	\$307,200	1		
Thermoplastic	5%			2041	**	1		
Motor Controllers								
Locally Mounted	10%			2029	\$35,000	5	\$100	
Motor Control Center	80%			2029	\$253,100	5	\$3,600	
Variable Frequency Drive	10%	Now	\$15,800	2044	* *			
Drive		ioning, Ext : 3rd Floo	ent : Moderate, Arc r	ea Affect	ed : 100%			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,800	
Stand-by Power								
Transfer Switches								
Automatic	70%			2029	\$34,600	1	\$35,100	
Automatic	30%			2036	* *	1	\$15,100	
Generators Diesel	100%			2027	\$384,200	1	\$63,200	
Dieser	Other Obs Location	: Generate	Extent : Light, Area or Room - 3rd Floc 650 Kilovolt-amper	Affected r		1	\$03,200	
Batteries	-							
Lead/Acid	100%			2024	\$1,700	5	\$6,000	
Fuel Storage								
Day Tank	50%			2030	\$6,500	5	\$15,100	
			Extent : Light, Area	00	! : 100%			
			or Room - 3rd Floo	r				
	1	tion : 100 C	sallons					
Main Tank	50%			2034	**	5	\$2,400	
			Extent : Light, Area	Affectea	1:100%			
		: Basemen						
1.1.4 ¹	Explana	tion : One :	5,000 Gallon					
Lighting								
Interior Lighting Fluorescent	90%			2036	* *	10	\$134,600	
Tuorescent		ervation F	Extent : Light, Area			10	\$134,000	
			out The Building	1),00100	. 100/0			
		tion : T-8 L	-					
Fluerescent	<u>Explana</u> 6%	n . 1-0 L	umps	2026	\$176,800	10	¢0.000	
Fluorescent		ervation E	Extent : Light, Area			10	\$9,000	
		ervation, E : Basemen	-	1)jecieu	. 100/0			
		tion : T-12						
HID	-		Lumps	2026	¢0 000	10	¢100	
						10	\$100	
HID LED	2% 2%			2026 2036	\$8,800 * *	10	\$100	

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

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

Asset # : 2013

lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting								
Egress Lighting								
Emergency, Service	60%			2036	* *	1		
Exit, Service	35%			2026	\$20,900	1		
Exit, Service	5%			2039	* *	1		
Exterior Lighting								
HID	10%			2026	\$67,700	10	\$100	
No Component	90%							
larm								
Security System	4000/				* - 10 • • • •		* < 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0,	
Generic	100%			2031	\$542,300	1	\$60,900	
Fire/Smoke Detection	0.00/							
No Component	90%			0001		1.0	¢10.400	
Generic, Digital	10%			2031	\$185,700	1-3	\$10,400	
lechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem	0/							Dite
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source								
Energy Source Utility Steam	100%			2041	* *	1		
	Other Obs		Extent : Severe, Are			1		
	Other Obs Location	: Basemer	nt	a Affecte	ed : 100%	1		
Utility Steam	Other Obs Location	: Basemer		a Affecte	ed : 100%	1		
Utility Steam	Other Obs Location Explanat	: Basemen tion : Stean	nt n Is Provided From	a Affecte 100 Cei	ed : 100% ntre Street			
Utility Steam Conversion Equipment Pres. Reducing	Other Obs Location	: Basemer	nt	a Affecte	ed : 100%	1	\$4,800	
Utility Steam	Other Obs Location Explanat 100%	: Basemer tion : Stean 0-2	nt n Is Provided From \$2,200	a Affecte <u>100 Cer</u> 2034	ed : 100% ntre Street * *		\$4,800	
Utility Steam Conversion Equipment Pres. Reducing	Other Obs Location Explanat 100% Controller	: Basemer tion : Stean 0-2 Not Work	nt n Is Provided From \$2,200 ing, Extent : Severe	a Affecte <u>100 Cer</u> 2034 , Area A	ed : 100% ntre Street * * ffected : 50%	5	\$4,800	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam	Other Obs Location Explanat 100% Controller	: Basemer tion : Stean 0-2 Not Work	nt n Is Provided From \$2,200	a Affecte <u>100 Cer</u> 2034 , Area A	ed : 100% ntre Street * * ffected : 50%	5	\$4,800	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	Other Obs Location Explanat 100% Controller Location	: Basemer tion : Stean 0-2 Not Work	nt n Is Provided From \$2,200 ing, Extent : Severe	a Affecte 100 Cer 2034 , Area A es Maua	ed : 100% ntre Street * * ffected : 50% lly Operated. Base	5 ment		
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam	Other Obs Location Explanat 100% Controller	: Basemer tion : Stean 0-2 Not Work	nt n Is Provided From \$2,200 ing, Extent : Severe	a Affecte <u>100 Cer</u> 2034 , Area A	ed : 100% ntre Street * * ffected : 50%	5	\$4,800	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp	Other Obs Location Explanat 100% Controller Location	: Basemer tion : Stean 0-2 Not Work	nt n Is Provided From \$2,200 ing, Extent : Severe	a Affecte 100 Cer 2034 , Area A es Maua	ed : 100% ntre Street * * ffected : 50% lly Operated. Base	5 ment		
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam <u>Piping/Pmp</u> Terminal Devices	Other Obs Location Explanat 100% Controller Location	: Basemer tion : Stean 0-2 Not Work	nt n Is Provided From \$2,200 ing, Extent : Severe	a Affecte <u>100 Cer</u> 2034 , Area A es Maua 2031	ed : 100% ntre Street * * ffected : 50% lly Operated. Base \$2,841,600	5 <i>ment</i> 4	\$12,100	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam <u>Piping/Pmp</u> Terminal Devices Air Handler	Other Obs Location Explanat 100% Controller Location 100%	: Basemer tion : Stean 0-2 Not Work	nt n Is Provided From \$2,200 ing, Extent : Severe	a Affecte 100 Cer 2034 , Area A es Maua 2031 2026	ed : 100% ntre Street ** ffected : 50% lly Operated. Base \$2,841,600 \$2,124,800	5 <i>ment</i> 4	\$12,100 \$90,800	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator	Other Obs Location Explanat 100% Controller Location 100% 90% 5%	: Basemer tion : Stean 0-2 : Not Work : Low Pre	nt <u>n Is Provided From</u> \$2,200 ing, Extent : Severe ssure Control Valv	a Affecte <u>100 Cer</u> 2034 , Area A es Maua 2031 2026 2029	ed : 100% ntre Street * * ffected : 50% lly Operated. Base \$2,841,600 \$2,124,800 \$44,900	5 <i>ment</i> 4	\$12,100	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam <u>Piping/Pmp</u> Terminal Devices Air Handler	Other Obs Location Explanat 100% Controller Location 100% 90% 5%	: Basemer tion : Stean 0-2 : Not Worka : Low Pre	n <u>Is Provided From</u> \$2,200 ing, Extent : Severe ssure Control Valv \$600	a Affecte <u>100 Cer</u> 2034 , Area A es Maua 2031 2026 2029 2026	ed : 100% ntre Street ** ffected : 50% lly Operated. Base \$2,841,600 \$2,124,800	5 <i>ment</i> 4	\$12,100 \$90,800	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator	Other Obs Location Explanat 100% Controller Location 100% 90% 5% 5% Broken, Es	: : Basemer tion : Stean 0-2 : Not Work : : Low Pre Now xtent : Seve	nt <u>n Is Provided From</u> \$2,200 ing, Extent : Severe ssure Control Valv \$600 ere, Area Affected :	a Affecte <u>100 Cer</u> 2034 , Area A es Maua 2031 2026 2029 2026	ed : 100% ntre Street * * ffected : 50% lly Operated. Base \$2,841,600 \$2,124,800 \$44,900	5 <i>ment</i> 4	\$12,100 \$90,800	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Unit Heater - Hot Water	Other Obs Location Explanat 100% Controller Location 100% 90% 5% 5% Broken, Es	: Basemer tion : Stean 0-2 : Not Worka : Low Pre	nt <u>n Is Provided From</u> \$2,200 ing, Extent : Severe ssure Control Valv \$600 ere, Area Affected :	a Affecte <u>100 Cer</u> 2034 , Area A es Maua 2031 2026 2029 2026	ed : 100% ntre Street * * ffected : 50% lly Operated. Base \$2,841,600 \$2,124,800 \$44,900	5 <i>ment</i> 4	\$12,100 \$90,800	
Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator	Other Obs Location Explanat 100% Controller Location 100% 90% 5% 5% Broken, Es	: : Basemer tion : Stean 0-2 : Not Work : : Low Pre Now xtent : Seve	nt <u>n Is Provided From</u> \$2,200 ing, Extent : Severe ssure Control Valv \$600 ere, Area Affected :	a Affecte <u>100 Cer</u> 2034 , Area A es Maua 2031 2026 2029 2026	ed : 100% ntre Street * * ffected : 50% lly Operated. Base \$2,841,600 \$2,124,800 \$44,900	5 <i>ment</i> 4	\$12,100 \$90,800	

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

Asset # : 2013

			ASSet # : 2	013				
Mechanical		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2034	* *	1	\$141,200	
			Extent : Light, Area	a Affected	d : 100%			
		n : Chillers		166	. 1000/			
			xtent : Light, Area 200m, Basement	Ајјестеа	. 100%			
		tion : 2 Uni						
No Component	20%		15					
Distribution	2070							
CW & CHW Wtr	100%			2041	* *	4	\$8,000	
Pipe/Pump	10070			2011			\$0,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$1,506,400	1	\$100,800	
Heat Rejection								
Water Cooling Tower	100%			2036	* *	2	\$164,100	
			Extent : Light, Area	Affected	: 100%			
	Location	ı : Roof						
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$154,700	LIFE	* *	2-5	\$90,900	
Ductwork/Diffusers	Needs Cle		nt : Moderate, Are		d : 100%	2-5	\$90,900	
Exhaust Fans								
Interior	100%			2031	\$597,300	2	\$5,000	
Plumbing					. ,		. ,	
H/C Water Piping								
Galvanized Steel		Now	\$73,700	2036	* *	1		
			: Severe, Area Aff	ected : 20	0%			
	Location	n : Basemen	t					
HW Heat Exchanger	1000/	N	¢90.200	2041	* *	4	¢1	
Steam Fired		Now	\$80,200 re, Area Affected :	2041		4	\$16,100	
		ı : Basemen		5070				
Sanitary Piping			-					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	\$5,700	4	\$5,200	
Sewage Ejector(s)		0.5		• • • • •	. ·		.	
Electric	100%		\$48,400	2041	* *	4	\$6,500	
		led Life, Ex 1 : Basemen	tent : Severe, Area t	Ajjected	: 100%			
Backflow Preventer	Location	ı. Dusemen	l					
Generic Generic	100%			2031	\$42,700	1	\$10,000	
Generic	10070			2031	\$ 4 2,700	1	\$10,000	

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

Asset # : 2013

Mechanical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
	Other Observation, Extent : Moderate,	Area Affected	d : 100%			
	Location : Throughout					
	Explanation : About 80% Stainless St	teel For Inma	tes And 20% Po	orcelain	For Others	
Vertical Transport						
Elevators	000/		* *			
Geared Traction	80%	LIFE				
	Other Observation, Extent : Light, Area	a Affected : 8	0%			
	Location : Basement To 10th Floor					
	Explanation : 5 Units		<u>.</u>			
Hydraulic	20%	LIFE	* *			
	Other Observation, Extent : Light, Area	a Affected : 2	0%			
	Location : Basement To 1st Floor					
	Explanation : 2 Units					
Fire Suppression						
Standpipe	1000/	2041	* *	15	¢92 200	
Generic	100%	2041		1-5	\$82,200	
Sprinkler Generic	100%	2041	* *	1-2	\$45,700	
	100%	2041		1-2	\$43,700	
Fire Pump Generic	100%	2034	* *	1	\$30,500	
	10070	2034		1	\$30,300	
Chemical System	99%					
No Component Generic	1%	2026	\$300	1-3		
Generic	1 70	2020	\$300	1-3		

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name		TAN HOUSE OF DETEN		ER	
Address		E STREET @ CENTRE			
Borough	: MANHAT		Agency's Number	: N/A	
Program / Asset #	: DOC0005.0	000 / 2033	Yr Built/Renovated	: 1941 / 2005	
Area Sq Ft	: 224,729		Project Type	: CORRECTION	
Date of Survey	: 08-Nov-201	9	Landmark Status	: NONE	
Areas Surveyed	: Basement,	Roof, Floors 1,2,12			
Block	: 167	Lot : 1	BIN	: 1079000	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$467,500		\$1,107,700
Interior Architect	ure		\$1,210,900		\$1,643,200
Electrical					\$7,697,200
Mechanical			\$1,109,400		\$9,229,300
Total			\$2,787,800		\$19,677,400
Importance Code			\$467,500		\$1,194,100
Importance Code			\$1,641,500		\$18,333,700
Importance Code	С		\$678,800		\$149,600
Total			\$2,787,800		\$19,677,400
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$93,200		\$7,200	
Interior Architect	ure	\$81,600			\$14,300
Electrical		\$48,100	\$25,300	\$28,000	\$37,400
Mechanical		\$124,100	\$79,900	\$125,400	\$67,300
Site Pavements		\$10,300			
Elevators/Escalate	ors	\$59,200	\$59,200	\$59,200	\$59,200
Total		\$416,500	\$164,300	\$219,700	\$178,300
Importance Code		\$102,200	\$9,000	\$16,400	\$9,000
Importance Code		\$292,400	\$155,300	\$203,300	\$169,300
Importance Code	С	\$22,000			

Total



\$164,300

\$219,700

\$178,300

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.

\$416,500

Asset # : 2033

rchitecture		Current Repair		Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Copper/Terne	3%			2036	* *	10	\$16,100	
	-	Dented, Extent : M			cted : 15%			
		: East And West S						
		ed Finish, Extent :			fected : 10%			
		: East And West S			<i>cc</i> 1 1 <i>co</i> /			
		iscoloring, Extent			ffected : 15%			
		: East And West S	ervice Entr					
Masonry: Limestone	70%			LIFE	* *	5	\$241,000	
Metal Panel	10%			2041	* *	5-10	\$157,800	
Metal Coiling Doors	2%			2044	* *	5	\$14,300	
Granite Panels	15%			LIFE	* *	5	\$51,600	
Windows	50/			LIPP	* *	E	¢7,700	
Glass Block	5%			LIFE	* *	5	\$7,700	
Metal/Detention Type Steel	45% 5%	Now	\$20.200	2041 2039	* *	5 5	\$202,300	
Steel		Now oken/Cracked, Ex	\$20,200			3	\$38,600	
		: North Facade	ieni . Moue	rule, Are	eu Affecteu . 270			
041		. North Pacade		2020	* *	5	¢(04.100	
Steel	45%			2039	~ ~	5	\$694,100	
Parapets Macongue Briek	40%			LIFE	* *	5-10	\$7,600	
Masonry: Brick Masonry: Limestone	40% 40%			LIFE	* *	5-10 5-10	\$13,500	
Metal: Cage/Fence	20%	Now	\$1,200	2036	* *	5	\$1,800	
Wietal. Cage/1 chee		Rusting, Extent : 1			cted : 10%	5	\$1,000	
		: Throughout	,.					
Roof								
Built-Up (BUR)	30%			2031	\$152,200	10	\$10,200	
Cast in Place Concrete	40%	Now	\$20,600	LIFE	***		,	
	Cracking/	Crumbling, Extent : Over 11 West H	: Moderate		ffected : 10%			
		etration, Extent : 1			cted : 5%			
		: Over 11 West H						
IRMA/Protected	25%	`	5	2031	\$74,500	10	\$8,500	
Membrane	2370			2031	٥/٦,500	10	\$6,500	
IRMA/Protected	5%	Now	\$3,000	2031	\$14,900			
Membrane	270		+=,000		÷1.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Water Pen	etration, Extent : S	Severe, Are	a Affecte	d : 5%			
		: Over Connecting						
Soffits								
Granite Panels	10%			LIFE	* *	5		
Stucco Cement	90%			2036	* *	5		

Interior

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

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

Asset # : 2033

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$626,800	
Ceramic Tile	5%	4+	\$30,500	2034	* *	5	\$7,200	
	-	-	Extent : Light, Ar Bathrooms	ea Affecto	ed : 10%			
Quarry Tile	5%			2036	* *	5	\$21,500	
Vinyl Tile		Now	\$53,600	2031	\$1,071,300	3	\$43,000	
			: Moderate, Area					
	Location	: Basemer	t, Corridors, Conr	ecting B	ridge, 1st Floor Aa	ljacent T	o Sally Port	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	10	\$243,700	
Concrete Masonry Unit	58%			LIFE	* *	5	\$226,100	
Glass: Single Pane	10%		\$322,000	LIFE	* *	5	\$36,600	
			Extent : Moderate, .	Area Affe	ected : 40%			
		: Control						
	-	tion : Glazi	ing Clouded					
Metal Security Bars	10%			LIFE	* *	10	\$9,700	
Metal: Cage/Fence	2%			LIFE	* *	10	\$2,000	
Ceilings	.		* * * * * *	• • • • •		_	** * * * *	
AcousTileConcealSpLn		4+	\$10,300	2036	* *	5	\$36,300	
		ssing Elem : Corridoi	ents, Extent : Mod	erate, Ar	ea Affectea : 2%			
				an Affact	ad . 20/			
		: Through	Extent : Light, Ar	ea Affecti	24 : 270			
		. Inrougn	oui	LIDE	* *	5 10	¢ 12 (00	
Exposed Concrete	15%			LIFE	* *	5-10	\$43,600	
Metal Panel	10%			LIFE	* *	5	\$58,100	
Plaster	50%			LIFE		5-10	\$199,600	
ite Enclosure								
Retaining Walls Cast in Place Concrete	100%			2051	* *			
ite Pavements	10070			2001				
Public Sidewalk								
Pavers/Stone	100%			2034	* *			
On-Site Walkways	10070			2031				
Masonry: Granite	50%			LIFE	* *			
Pavers/Stone	50%			2034	* *			
Parking/Driveway	2070							
Cast in Place Concrete	50%			2044	* *			
Pavers/Stone		Now	\$10,300	2034	* *			
			ents, Extent : Mod		ea Affected : 5%			
		-	ay Between North					
			Extent : Moderate		-			
	0	0	ay Between North		0			

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

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

Asset # : 2033

		A5561 # . 2	000				
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	60%		2031	\$51,800	5	\$600	
		servation, Extent : Light, Area	<i>Affected</i>	: 100%			
		n : Electrical Room	n Diacom	nost Switch			
		tion : One 4,000 Ampere Mai			-	¢ 400	
Fused Disc Sw	40%		2031	\$34,500	5	\$400	
		servation, Extent : Light, Area 1 : Electrical Room	і Ајјестеа	: 100%			
		tion : One 2,000 Ampere Mai	n Discon	naat Switch			
Transformers	Ехрійни	non . One 2,000 Ampere Mai	n Disconi	ieci Swiich			
Dry Type	100%		2029	\$17,400	5	\$800	
Diyiye		servation, Extent : Light, Area			5	\$600	
		n : Electrical Room	, i i jj eered	. 100/0			
		tion : One 75 Kilovolt-ampere	2				
Switchgear / Switchboard	· F · · · · ·		-				
Fused Disc Sw	80%		2031	\$300,800	5	\$800	
Molded Case Bkrs	20%		2031	\$75,200	5	\$1,200	
Raceway							
Busway	5%		2029	\$21,400	1		
Conduit	90%		2031	\$386,000	1		
Conduit	5%		2041	* *	1		
Panelboards							
Fused Disc Sw	10%		2030	\$39,400	5	\$500	
Molded Case Bkrs	88%		2030	\$347,000	5	\$5,200	
Molded Case Bkrs	2%		2039	* *	5	\$100	
Wiring	50/		2020	¢22.000	1		
Busway	5% 90%		2029 2031	\$33,000	1		
Thermoplastic Thermoplastic	90% 5%		2031	\$594,600 * *	1 1		
Motor Controllers	570		2041		1		
Locally Mounted	10%		2029	\$82,200	5	\$200	
Motor Control Center	70%		2029	\$545,200	5	\$4,300	
Variable Frequency	20%		2025	**	5	\$1,500	
Drive	2070		2000				
bround							
Grounding Devices							
Generic	100%	0-2 \$10,500	LIFE	* *	5	\$3,300	
		servation, Extent : Moderate,	Area Affe	ected : 100%			
		n : Water Main - Basement					
	Explana	tion : Corroded					
Stand-by Power							
Transfer Switches	=00/		0000	##1 0000		¢40,400	
Automatic	70%		2029	\$51,900 * *	1	\$48,400	
Automatic	30%		2036	~ ~	1	\$20,700	

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

Asset # : 2033

	P	Issel # 1 2033				
lectrical	Current Rep	air Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power						
Generators						
Diesel	100%	2027	\$576,200	1	\$87,000	
	Other Observation, Exte	0 10	! : 100%			
	Location : Generator R					
D	Explanation : Two 500	Kilowatts				
Batteries	1000/	2022	¢1 700	5	¢0.200	
Lead/Acid	100%	2022	\$1,700	5	\$8,300	
Fuel Storage	50%	2030	\$7,600	5	\$17,800	
Day Tank	Other Observation, Extended			5	\$17,800	
	Location : Generator R	• ••	. 100/0			
	Explanation : One 250					
Underground Storage	<u>50%</u>	LIFE	* *	5	\$11,800	
Olderground Storage	Other Observation, Exte		l · 100%	5	\$11,000	
	Location : Undergroun		. 10070			
	Explanation : 5,000 Ga					
hting	Explanation : 0,000 Ge					
Interior Lighting						
Fluorescent	95%	2031	\$3,286,600	10	\$166,800	
	Other Observation, Externation,	nt : Light, Area Affected	! : 100%			
	Location : Throughout	The Building				
	Explanation : T-8 Lam	DS -				
HID	3%	2026	\$15,500	10	\$200	
LED	2%	2036	* *			
Egress Lighting						
Emergency, Service	60%	2031	\$62,100	1		
Exit, Service	35%	2026	\$24,500	1		
Exit, Service	5%	2036	* *	1		
Exterior Lighting						
HID	10%	2026	\$93,300	10	\$100	
No Component	90%					
arm						
Security System	100%	2021	\$747 400	1	¢92.000	
Generic	100%	2031	\$747,400	1	\$83,900	
Fire/Smoke Detection No Component	90%					
Generic, Digital	90% 10%	2031	\$255,900	1-3	\$14,300	
Generie, Digitai	1070	2031	<i>\\$255,900</i>	1-5	φ1 - ,500	
echanical	Current Rep	air Futur	e Replacement	Μ	aintenance	
vstem	% of Fail Date Es		Estimated Cost		Estimated Cost	Priori
Component	Total (Years)	FY	Linnattu C08t	(Yrs)	Estimated COSt	1 1 101 1
Туре	(()		

Heating

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

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

Asset # : 2033

Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Utility Steam	100%			2041	* *	1		
			Extent : Severe, Are	a Affecte	ed : 100%			
		ı : Basemer						
	Explana	tion : Stean	n Is Provided From	100 Cei	ntre Street			
Conversion Equipment Heat Exchanger, Plate & Frame	x 95%			2034	* *	1	\$89,900	
	Other Ob.	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	ı : Basemer	et –					
	Explana	tion : One	Unit					
Pres. Reducing	5%			2034	* *	5	\$600	
Valve/LP Steam								
Distribution								
Hot Wtr Piping/Pump	95%			2030	\$291,900	4	\$13,400	
Central Plant Steam	5%			2041	* *	4	\$500	
Piping/Pmp								
Terminal Devices								
Air Handler	90%			2026	\$2,494,500	1	\$106,600	
Convector/Radiator	10%			2029	\$105,500	1	\$6,200	
ir Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment	1000/			0007	***			
Centrifugal, Elec Chiller			F (1 1 1 1 1	2027	\$2,230,700	1	\$207,200	
			Extent : Light, Arec	i Affected	d : 100%			
		ı : Basemer		100 1	1000/			
			Extent : Light, Area	Ајјестеа	: 100%			
		1 : Basemer		D	1 Others Net In Sec		:11 - J W	
		tion : Previ l From Nor	ously 2 Units. One	Remove	a, Other Not In Sei	rvice. Ch	illea water	
Distribution	Supplied	110111101						
CW & CHW Wtr Pipe/Pump	100%			2031	\$240,400	4	\$14,200	
		servation, E 1 : Basemer	Extent : Light, Area et	Affected	: 100%			
	Explana	tion : Two	Pump Sets. Functio	nal But	Not In Opertion.			
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$2,210,700	1	\$118,400	
Heat Rejection								
Water Cooling Tower	100%			2025	\$748,000	2	\$192,700	
	Not in Ser Location		t : Moderate, Area	Affected	: 100%			
entilation								
Distribution				_				
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$169,000	

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

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

Asset # : 2033

Machanical	Asset # : 7					
Mechanical	Current Repair		e Replacement		laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation						
Exhaust Fans						
Interior	80%	2031	\$561,000	2	\$4,700	
Roof	20%	2026	\$65,500	2	\$1,200	
lumbing						
H/C Water Piping	1000/	2020	\$ 0(1,000	1		
Galvanized Steel	100%	2029	\$864,900	1		
HW Heat Exchanger Steam Fired	100% Now \$313,900	2061	* *	4	¢10 000	
Steam Fired	100% Now \$313,900 Not in Service, Extent : Severe, Area A			4	\$18,900	
	Location : 2 Units In Basement	ijjecieu . I	0070			
	Other Observation, Extent : Light, Are	a Affected	· 100%			
	Location : Basement	u mjecicu	. 10070			
	Explanation : 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2024	\$7,800	4	\$7,100	
Sewage Ejector(s)						
Electric	100%	2031	\$66,600	4	\$13,400	
Backflow Preventer						
Generic	100%	2031	\$50,100	1	\$11,700	
Fixtures						
Generic	100%		1 1000/			
	Other Observation, Extent : Severe, An	rea Affecte	ed : 100%			
	Location : Throughout	F I	(000/ D 1	·		
	<i>Explanation : Stainless Steel Fixture.</i> 20%	s For Inme	ates - 80%, Porcell	ain Fixtu	res For Others -	
Vertical Transport	2070					
Elevators						
Geared Traction	80%	LIFE	* *			
	Other Observation, Extent : Light, Are	a Affected	: 80%			
	Location : 1st Floor To Roof					
	Explanation : 4 Units					
Hydraulic	20%	LIFE	* *			
5	Other Observation, Extent : Light, Are		: 20%			
	Location : 1st To 2nd Floor					
	Explanation : 1 Unit					
ire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$96,500	
Sprinkler						
No Component	30%				.	
Generic	70%	2041	* *	1-2	\$37,500	
Fire Pump	1000/	0	بالم الله		# 7 - 0.0 -	
Generic	100%	2034	* *	1	\$35,800	

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

Asset # : 2033

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Chemical System							
No Component	99%						
Generic	1%		2026	\$300	1-3		

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

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

Importance Code C	\$247,700	\$47,300
Importance Code B	\$6,804,400	\$15,588,600
Importance Code A	\$201,700	\$1,526,800
Total	\$7,253,700	\$17,162,800
Site Pavements	\$98,000	
Mechanical	\$3,853,600	\$9,075,300
Electrical	\$586,100	\$5,683,700
Interior Architecture	\$2,514,300	\$1,062,500
Exterior Architecture	\$201,700	\$1,341,200
CAPITAL	FY 2022 - 2025	FY 2026 - 2031

\$317,800	\$98,100	\$153,100	\$103,700
\$33,300			
\$200,700	\$98,100	\$153,000	\$103,700
\$83,800		\$100	
\$317,800	\$98,100	\$153,100	\$103,700
\$39,500	\$39,500	\$39,500	\$39,500
\$2,100			
\$54,200	\$29,300	\$58,000	\$28,100
\$69,900	\$29,300	\$47,700	\$31,500
\$74,600		\$7,700	\$4,700
\$77,600		\$100	
FY 2022	FY 2023	FY 2024	FY 2025
	\$77,600 \$74,600 \$69,900 \$54,200 \$39,500 \$317,800 \$83,800 \$200,700 \$33,300	\$77,600 \$74,600 \$69,900 \$29,300 \$54,200 \$29,300 \$2,100 \$39,500 \$39,500 \$317,800 \$98,100 \$83,800 \$200,700 \$98,100 \$33,300	\$77,600 \$100 \$74,600 \$7,700 \$69,900 \$29,300 \$47,700 \$54,200 \$29,300 \$58,000 \$2,100 \$39,500 \$39,500 \$39,500 \$39,500 \$39,500 \$317,800 \$98,100 \$153,100 \$83,800 \$100 \$100 \$33,300 \$98,100 \$153,000



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

QUEENS HOUSE OF DETENTION

Asset # : 2034

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick		Now	\$37,600	LIFE	* *	5	\$56,700	
			od, Extent : Moder	ate, Area	a Affected : 10%			
			r Recreation Yard					
	U	U	Extent : Light, Ar	ea Affect	ed : 15%			
		: Through			1 100/			
			xtent : Moderate, A		cted : 10%			
		: Lintels A	t Cell Floors, 4th					
Masonry: Granite	3%			LIFE	* *	5	\$2,700	
Metal Sect. OHD	2%			2036	* *	5	\$3,700	
Windows	••••			0000	به باد	-	#2 .0.0	
Aluminum	20%			2039	* *	5	\$300	
Glass Block	15%	0.0	* 27 500	LIFE	* *	5	\$200	
Metal/Detention Type	50%	0-2	\$27,500	2031	\$137,500	5	\$1,100	
		-	xtent : Moderate, 4	area Affe	cted : 25%			
		: Through		1400 16	Factor 500/			
			Extent : Moderate,	Area Ajj	ected : 50%			
		: Through	oui ked, Extent : Mode	wata Aw	a Affected , 200/			
	-		g Area, Kitchen, D					
			Extent : Severe, A	•				
	-	: Through		reu nyjet				
Steel	-	Now	\$10,900	2056	* *	5	\$1,200	
Steel			at : Severe, Area A			5	\$1,200	
	•	: Through	-	<i>Jecieu</i>	5070			
Parapets	2000000	· in ough						
Masonry: Brick	90%			LIFE	* *	5-10	\$92,200	
Masonry: Limestone	10%	4+	\$3,400	LIFE	* *	5	\$1,900	
		-	d, Extent : Light, A		cted : 10%	U	\$1,500	
	-	: Coping S	-					
Roof								
Built-Up (BUR)	55%			2031	\$986,100	10	\$66,100	
Copper/Terne	4%			2046	**	10	\$12,000	
IRMA/Protected	9%	0-2	\$4,700	2031	\$94,800		-	
Membrane								
	-		Extent : Moderate,	Area Affe	ected : 20%			
	Location	: Roof Wit	h Water Tank					
Paver: Asphalt	25%	Now	\$29,600	2034	* *			
•	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	: Roof Yar	[.] d					
Skylight, Plastic	7%	Now	\$85,300	2044	* *	1		
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%			

Interior

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

QUEENS HOUSE OF DETENTION

Asset # : 2034

Architecture	C	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimat (ears)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Cast in Place Concrete	-	, Extent : Light, A Pasement And Th	LIFE Area Affected : 109 roughout	**	5	\$613,400	
Cast in Place Concrete	Location : S Cracking/Cru	ng Elements, Ext teps At Loading	Moderate, Area Aj		5	\$34,100	
Quarry Tile			78,800 2036 Moderate, Area Aj v	* * ffected : 10%	5	\$18,700	
Terrazzo	20%		LIFE	* *	5	\$97,400	
Traffic Topping	5%		2031	\$212,400	5	\$19,500	
Vinyl Tile	12%		2031	\$349,500	3	\$18,700	
Wood	Location : R Split/Cracked	y, Extent : Mode lecreation Room , Extent : Moder	13,000 2046 rate, Area Affected On Eighth Floor ate, Area Affected On Eighth Floor		5	\$14,600	
Interior Walls							
Concrete Masonry Unit	Location : R	cks, Extent : Mo loof Stair	23,100 LIFE derate, Area Affect		5	\$18,900	
	Location : S	tair Bulkhead	oderate, Area Affe				
		ks, Extent : Moad Column Pilasters	erate, Area Affecte 7th Floor	a : 5%			
Glass: Single Pane	3%		LIFE ght, Area Affected	**	5	\$14,200	
	Location : 7 Explanation	^T hroughout : Laminated Sec	write, Glass				
Metal Security Bars	<u>5%</u>	. Luminaica See	LIFE	* *	10	\$3,200	
Plaster	17% N	Jow \$	47,300 LIFE	* *	5	\$16,100	
Taser	Cracking/Cru Location : B	mbling, Extent : Pasement Throug , Extent : Light, 2	Moderate, Area Aj		5	\$10,100	
		ation, Extent : Li th Floor Offices	ght, Area Affected	: 5%			
SGFT/Glazed Masonry	35%		LIFE	* *	10	\$55,200	
Steel Plate	25%		LIFE	* *	5	\$94,500	

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

QUEENS HOUSE OF DETENTION

Asset # : 2034

Architecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	100/				de de	_	.	
AcousTileConcealSpLn		Now	\$137,800	2036	* *	5	\$19,400	
		ssing Elem : At Entra	ents, Extent : Mod	erate, Ar	ea Affectea : 30%			
			Extent : Moderate	> Area A	ffected · 50%			
	-	: First Flo		,, 111 Cu 1	jjeeleu : eoro			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
		: First Flo		55				
AcousTileSusp.Lay-In	5%			2044	* *	5	\$15,500	
Exposed Concrete	40%			LIFE	* *	5-10	\$154,900	
			: Light, Area Affe	cted : 15	%			
	Location	: Through	out					
Exposed Struc: Steel		Now	\$1,434,800	LIFE	* *			
		-	xtent : Severe, Are					
			r Outdoor Recreat					
Gypsum Board		Now	\$17,200	LIFE	* *	5	\$19,400	
		-	eents, Extent : Mod at Throughout	erate, Ar	ea Affected : 10%			
Metal Panel	5%			LIFE	* *	5	\$38,700	
Plaster		Now	\$73,800	LIFE	* *	5	\$63,900	
		etration, E : 7th Floo	xtent : Moderate, 1 r Offices	Area Affe	ected : 10%			
Site Enclosure								
Fence/Gates	1000/			2051	* *			
Chain Link	100%			2051	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,100	2044	* *			
			Extent : Light, Are		ed : 5%			
	-	: Through	-					
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt		Now	\$98,000	2034	**			
	-	Crumbling, : Through	Extent : Moderate	e, Area A	<i>ijected : 10%</i>			
		0	out oderate, Area Affec	tad . 50/				
		: Through		ieu . 570				
		-	xtent : Moderate, A	rea Affe	cted : 5%			
	-	-						
	Location	: Through	out					

Electrical	Cı	urrent Repair		Futur	e Replacement	M	aintenance	
System Component Type		il Date Estima 'ears)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

QUEENS HOUSE OF DETENTION

Asset # : 2034

lectrical	Current	Repair	Futur	e Replacement	M	laintenance	
/stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	50%		2031	\$43,200	5	\$500	
	Other Observation,	-	Affected	: 100%			
	Location : Electric						
	-	Available Nameplat					
Molded Case Bkrs	50%		2041	* *	5	\$2,800	
	Other Observation,	-	Affected	: 100%			
	Location : Electric						
	Explanation : Mai	in Service Power Br	eaker Rat	ed At 2,000 Ampe	res		
Transformers	1000/		0011	* *	-	\$ 000	
Dry Type	100%	Future 1: 1/ 4	2044		5	\$800	
	Other Observation,	e	Ајјестеа	: 100%			
	Location : Elevato		200/1	20 1/ 1/			
	Explanation : Thr	ee 51 Kilovolt-ampe	re, 208/1.	20 Volts			
Switchgear / Switchboard Air Circuit Breaker	80%		2031	\$200,800	5	\$900	
Molded Case Bkrs	20%		2031	\$300,800 * *	5 5	\$900	
	2070		2041		5	\$1,100	
Raceway Conduit	80%		2031	\$343,100	1		
Conduit	20%		2031	\$575,100	1		
Panelboards	2070		2041		1		
Fused Disc Sw	5%		2039	* *	5	\$200	
Molded Case Bkrs	15%		2039	* *	5	\$800	
Molded Case Bkrs	80%		2030	\$315,500	5	\$4,400	
Wiring				· · · · · · · ·	-	*)	
Braided Cloth	80% 2-4	\$528,600	2056	* *	1		
	Insulation Aged, Ex		ea Affecte	d : 100%			
	Location : Throug	hout The Building					
Thermoplastic	20%		2041	* *	1		
Motor Controllers							
Locally Mounted	5%		2036	* *	5	\$100	
Locally Mounted	10%		2029	\$82,200	5	\$100	
Locally Mounted	5% 2-4	\$41,100	2051	**	5		
•	On Extended Life, E			ted : 100%			
	Location : Mechai	nical Room					
Locally Mounted	3%		2044	* *	5		
Locally Mounted	2% 0-2	\$16,400	2051	* *	5		
	Other Observation,			: 100%	2		
	Location : Baseme	e					
	Explanation : Star	ters Are Rusted.					
Motor Control Center	75%		2029	\$584,200	5	\$4,300	
ound			/	÷: 0 ., 2 00	2	\$.,2 00	

Ground

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

QUEENS HOUSE OF DETENTION

Asset # : 2034

	A5561#.	2004				
Electrical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100% 2-4 \$10,500 Other Observation, Extent : Moderat Location : Mechanical Room In The Explanation : Corroded	e, Area Affe	* * cted : 100%	5	\$3,100	
Stand-by Power						
Transfer Switches						
Automatic	50%	2029	\$24,700	1	\$32,100	
Automatic	50%	2036	* *	1	\$32,100	
Generators						
Diesel	50%	2027	\$192,100	1	\$40,500	
	Other Observation, Extent : Light, An	rea Affected	: 100%			
	Location : Generator Room 1					
	Explanation : Emergency Generato					
Diesel	50%	2034	* *	1	\$40,500	
	Other Observation, Extent : Light, An Location : Generator Room 2	rea Affected	: 100%			
	Explanation : Emergency Generato Tested.	or Rated At 7	50 Kilowatts. Gen	erator Is	Not Regularly	
Batteries						
Lead/Acid	100%	2024	\$1,700	5	\$7,700	
Fuel Storage						
Day Tank	50%	2039	* *	5	\$19,400	
	Other Observation, Extent : Light, An Location : Basement	rea Affected	: 100%			
	Explanation : 275 Gallon Capacity					
Main Tank	50%	2034	* *	5	\$3,100	
	Other Observation, Extent : Light, An Location : Underground	rea Affected	: 100%			
	Explanation : 5,000 Gallon Capaci	ty				
Lighting						
Interior Lighting	(00)	0001	AAAAAAAAAAAAA	10	MARE 000	
Fluorescent	60%	2031	\$2,264,900	10	\$115,000	
	Other Observation, Extent : Light, An	**	: 100%			
	Location : Throughout The Building	g				
	Explanation : T-12 Lamps					
Fluorescent	10%	2031	\$377,500	10	\$19,200	
	Other Observation, Extent : Moderat		cted : 100%			
	Location : Throughout The Building	-				
	Explanation : Compact Fluorescent					
Fluorescent	10%	2036	* *	10	\$19,200	
	T-8 Lamps And Fixtures, Extent : Lig		ected : 100%			
	Location : Hallways, Kitchen, Visite	ors Area				
Incandescent	2%	2026	\$75,500	2	\$100	
LED	18%	2036	* *			

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

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

DEPARTMENT OF CORRECTION - 072 QUEENS HOUSE OF DETENTION

Asset # : 2034

		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting							
Egress Lighting							
Emergency, Service	35%		2026	\$39,500	1	#2 500	
Emergency, Battery	5%		2031 2026	\$15,500	10	\$2,500	
Exit, Service Exit, Battery	50% 10%	0-2 \$26,200		\$38,300 * *	1		
Exit, Dattery		servation, Extent : Light, Ar		: 100%			
		a : Throughout Building					
		tion : Fixtures Are Old And	Beyond Th	eir Useful Life.			
Exterior Lighting							
HID	20%		2031	\$173,400	10	\$100	
No Component	80%						
larm							
Security System Generic	100%		2026	\$694,700	1	\$78,000	
Generie		ervation, Extent : Light, Ar			1	\$78,000	
		a : Throughout The Building	00				
		tion : CCTV Surveillance C					
Fire/Smoke Detection							
No Component	40%						
No Component Generic, Digital	60%	The second state of the se	2036	* *	1-3	\$77,200	
-	60% Other Obs	ervation, Extent : Light, Ar	ea Affected		1-3	\$77,200	
-	60% Other Obs Location	a : Throughout The Building	ea Affected	: 100%			
-	60% Other Obs Location	-	ea Affected	: 100%			
-	60% Other Obs Location	a : Throughout The Building	ea Affected 5 1 Pull Statio	: 100%	Iorns, Sn		
Generic, Digital	60% Other Obs Location	a : Throughout The Building tion : Strobe Lights, Manua	ea Affected d l Pull Statio Futur st Year	' : 100% ons, Alarm Bells, H	Horns, Sn M	noke Detectors	Priorit
Generic, Digital Mechanical System Component	60% Other Obs Location Explana	a : Throughout The Building tion : Strobe Lights, Manua Current Repair	ea Affected s l Pull Statio Futur	: 100% ons, Alarm Bells, F e Replacement	Horns, Sn M	noke Detectors aintenance	Priorit
Generic, Digital Mechanical System Component Type	60% Other Obs Location Explana % of	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos	ea Affected d l Pull Statio Futur st Year	: 100% ons, Alarm Bells, F e Replacement	Horns, Sn M Cycle	noke Detectors aintenance	Priorit
Generic, Digital Mechanical System Component	60% Other Obs Location Explana % of	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos	ea Affected d l Pull Statio Futur st Year	: 100% ons, Alarm Bells, F e Replacement	Horns, Sn M Cycle	noke Detectors aintenance	Priorit
Generic, Digital Mechanical System Component Type leating Energy Source Plant Campus Steam /	60% Other Obs Location Explana % of	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos	ea Affected d l Pull Statio Futur st Year	: 100% ons, Alarm Bells, F e Replacement	Horns, Sn M Cycle	noke Detectors aintenance	Priorit
Generic, Digital Mechanical System Component Type leating Energy Source	60% Other Obs Location Explana % of Total	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos (Years)	ea Affected l Pull Statio Futur t Year FY 2041	2 : 100% ons, Alarm Bells, F e Replacement Estimated Cost * *	Horns, Sn M Cycle (Yrs)	noke Detectors aintenance	Priorit
Generic, Digital Mechanical System Component Type leating Energy Source Plant Campus Steam /	60% Other Obs Location Explana % of Total 100% Other Obs	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos (Years)	ea Affected I Pull Statia Eutur t Year FY 2041 ea Affected	2 : 100% ons, Alarm Bells, F e Replacement Estimated Cost * *	Horns, Sn M Cycle (Yrs)	noke Detectors aintenance	Priorit
Generic, Digital Mechanical System Component Type leating Energy Source Plant Campus Steam /	60% Other Obs Location Explana % of Total 100% Other Obs Location	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos (Years) servation, Extent : Light, Ar a : Adjacent D C A S Buildin	ea Affected I Pull Statio Futur Marker Year FY 2041 ea Affected	2 : 100% ons, Alarm Bells, F e Replacement Estimated Cost * * 2 : 100%	Horns, Sn M Cycle (Yrs) 1	noke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Mechanical System Component Type leating Energy Source Plant Campus Steam / PRV	60% Other Obs Location Explana % of Total 100% Other Obs Location	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos (Years)	ea Affected I Pull Statio Futur Marker Year FY 2041 ea Affected	2 : 100% ons, Alarm Bells, F e Replacement Estimated Cost * * 2 : 100%	Horns, Sn M Cycle (Yrs) 1	noke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Mechanical System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment	60% Other Obs Location Explana % of Total 100% Other Obs Location	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos (Years) servation, Extent : Light, Ar a : Adjacent D C A S Buildin	ea Affected I Pull Statio Futur Marker Year FY 2041 ea Affected	2 : 100% ons, Alarm Bells, F e Replacement Estimated Cost * * 2 : 100%	Horns, Sn M Cycle (Yrs) 1	noke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Mechanical System Component Type leating Energy Source Plant Campus Steam / PRV	60% Other Obs Location Explana % of Total 100% Other Obs Location Explana	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos (Years) servation, Extent : Light, Ar a : Adjacent D C A S Buildin	ea Affected l Pull Statio Futur t Year FY 2041 ea Affected ig Adjacent Q	2 : 100% ons, Alarm Bells, F e Replacement Estimated Cost * * 2 : 100% Queens Borough H	Horns, Sn M Cycle (Yrs) 1 all Build	noke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Mechanical System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing	60% Other Obs Location Explana % of Total 100% Other Obs Location Explana 100% Other Obs	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos (Years) eervation, Extent : Light, Ar a : Adjacent D C A S Buildin tion : Steam Supplied From	ea Affected l Pull Statio Futur t Year FY 2041 ea Affected g Adjacent Q 2027	2 : 100% ons, Alarm Bells, F e Replacement Estimated Cost * * 2 : 100% Queens Borough H \$142,400	Horns, Sn M Cycle (Yrs) 1 all Build	noke Detectors aintenance Estimated Cost	Priorit
Generic, Digital Mechanical System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing	60% Other Obs Location Explana % of Total 100% Other Obs Location Explana 100% Other Obs Location	a : Throughout The Building tion : Strobe Lights, Manua Current Repair Fail Date Estimated Cos (Years) servation, Extent : Light, Ar- a : Adjacent D C A S Buildir tion : Steam Supplied From	ea Affected I Pull Statio Futur t Year FY 2041 ea Affected ng Adjacent Q 2027 ea Affected	2 : 100% ons, Alarm Bells, H e Replacement Estimated Cost * * 2 : 100% <u>Queens Borough H</u> \$142,400 2 : 5%	Horns, Sn M Cycle (Yrs) 1 1 <i>all Build</i> 5	noke Detectors aintenance Estimated Cost ing \$12,400	Priorit

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

QUEENS HOUSE OF DETENTION

Asset # : 2034

Mechanical		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating Distribution Central Plant Steam Piping/Pmp	100%	Now	\$728,000	2031	\$3,640,000	4	\$10,300	
			evere, Area Affecte	d : 30%				
	Malfunction Location On Extend Location Steam Tra	e : Condens led Life, Ex e : Vacuum	nt : Severe, Area A ate Return System, ctent : Severe, Area Pump Leaks. Base Extent : Severe, Ar	Through Affected ement Me	hout ! : 100% echanical Equipme	nt Room		
Terminal Devices Air Handler	Corroded, Locatior On Extend	: Various	\$1,663,300 evere, Area Affecte ctent : Severe, Area		* * ! : 100%	1	\$63,900	
Air Handler	15%			2031	\$453,600	1	\$19,400	
Convector/Radiator	Corroded,	Now Extent : Se : Various	\$20,700 evere, Area Affecte	2029 d : 15%	\$207,200	1	\$10,900	
Convector/Radiator	Location	: 2nd Floo	Extent : Light, Area or Throughout Water Radiators	2036 Affected	* * ! : 100%	1	\$1,400	
Unit Heater - Steam	10%			2026	\$76,900	4	\$2,900	
ir Conditioning Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	5%			2026	\$134,600	2	\$600	
	-	-	tent : Light, Area A Visiting Area	ffected :	5%			
Split Unit	Location	ervation, E : Various tion : R-41	Extent : Light, Area	2036 Affected	**			
Split Unit	<i>Explana</i> 5%	110N : K-41	00	2031	\$229,500			
Window/Wall Unit	5%			2031	\$229,300	1		
No Component	80%			_ , _ ,	<i>422</i> , 100	1		
Heat Rejection Evaporative Condenser	5%			2036	* *	2	\$7,300	
No Component	95%							

Ventilation

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

QUEENS HOUSE OF DETENTION

Asset # : 2034

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
entilation								
Distribution			***		de de	~ -	¢01 500	
Ductwork/Diffusers		Now	\$277,500	LIFE	* *	2-5	\$81,500	
	-	: Various	evere, Area Affecte	u : 70%				
			xtent : Light, Area	Affected	l · 20%			
			t, 1st Floor	19900000	0/ 0			
	Explanat	tion : Venti	lation Does Not Ex	sist In Lo	bby, Basement And	d Various	s Offices	
No Component	30%				-			
Exhaust Fans								
Interior		Now	\$535,600	2041	* *	2	\$3,600	
		-	tent : Severe, Area	Affected	l: 70%			
	Location	: Through	out					
No Component	30%							
lumbing								
H/C Water Piping	1000/	NT	\$220 (00	2021	¢1 (02 200	1		
Brass/Copper		Now Extent · M	\$320,600 oderate, Area Affe	2031	\$1,603,200	1		
			ain And Various L		//0			
HW Heat Exchanger								
Steam Fired	50%			2031	\$171,200	4	\$15,500	
Steam Fired	50%	Now	\$171,200	2061	* *	4	\$10,300	
			xtent : Light, Area					
	Location : Basement Mechanical Equipment Room							
	Explanat	ion : Unit	Not In Service. Poi	nt Of Us	e Electric Heaters	Being U.	sed Throughout.	
Sanitary Piping	1000/	0.2	¢157.400	LIPP	* *	1		
Cast Iron	100% Other Obs	0-2	\$157,400 Extent : Severe, Are	LIFE		1		
		: 2nd Floc		и лујесте	u. 1070			
			g Decaying Due To	o Corros	ion			
Storm Drain Piping	· r · · · · ·	T T	8					
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible		Now	\$7,300	2026	\$7,300	4	\$4,400	
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location	: Basemen	t Next To Vacuum	Pump				
Backflow Preventer	1000/			0001	<i>ФЕА</i> П ОО	1	¢12 000	
Generic	100%			2031	\$54,700	1	\$12,800	
Fixtures Generic	100%							
Generic		Fixtures Fr	tent : Severe, Area	Affecter	d · 100%			
		: Through		. injeciel				
Vertical Transport								

Vertical Transport

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

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

QUEENS HOUSE OF DETENTION

Asset # : 2034

Mechanical	Current Repair	Future	Replacement	Μ	aintenance			
System Component Type	% of Fail Date Estima Total (Years)	ited Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport								
Elevators								
Geared Traction	70%	LIFE	* *					
	Other Observation, Extent : 1	ight, Area Affected :	70%					
	Location : Basement To 8th	Floor						
	Explanation : 3 Units							
Hydraulic	30%	LIFE	* *					
11)	Other Observation, Extent : Light, 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	\$896,300	1-5	\$109,200			
Sprinkler								
No Component	40%							
Generic	60%	2031	\$1,263,600	1-2	\$35,100			
Fire Pump								
Generic	100%	2027	\$138,500	1	\$39,000			
Chemical System								
No Component	99%							
Generic	1%	2026	\$300	1-3				

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

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name	: RIKERS ISLAND FACILITIES 200 B	ED FACILITY (GR	VC)
Address	: 09-09 HAZEN ST., RIKERS ISLAND		
Borough	: BRONX	Agency's Number	: N/A
Program / Asset #	: DOC0001.182 / 4246	Yr Built/Renovated	: 1992 / 1992
Area Sq Ft	: 82,625	Project Type	: CORRECTION
Date of Survey	: 25-Jul-2019	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,Ph		
Block	: 2605 Lot : 40	BIN	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$103,400	\$1,912,500
Interior Architecture	\$560,700	\$262,300
Electrical	\$2,828,700	\$498,400
Mechanical		\$2,061,100
Total	\$3,492,700	\$4,734,300
Importance Code A	\$103,400	\$1,912,500
Importance Code B	\$3,353,000	\$2,782,100
Importance Code C	\$36,300	\$39,700
Total	\$3,492,700	\$4,734,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Interior Architecture		\$5,800		\$4,600
Electrical	\$10,300	\$12,900	\$10,300	\$68,300
Mechanical	\$22,800	\$15,600	\$24,900	\$26,900
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$56,800	\$57,900	\$58,800	\$123,500
Importance Code A	\$2,000	\$3,300	\$2,000	\$2,000
Importance Code B	\$54,700	\$48,900	\$56,800	\$121,400
Importance Code C		\$5,800		
Total	\$56,800	\$57,900	\$58,800	\$123,500



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

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

Asset # : 4246

			A5501 # . 4	240				
Architecture	Current Repair Future Replacement			М	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	5	\$421,400	
Windows								
Metal/Detention Type	100%			2040	* *	5	\$72,100	
Parapets								
Metal Rail	40%			2035	* *	5-10	\$110,900	
Pre-Cast Concrete	60%			LIFE	* *	5	\$57,900	
Roof	1000/			2020	¢1 205 200	10	¢ 49 2 00	
Modified Bitumen	100%			2030	\$1,305,300	10	\$48,200	
nterior Floors								
Cast in Place Concrete	68%	Now	\$87,200	LIFE	* *	5	\$184,000	
Cast in Trace Concrete			Extent : Moderate		ffected · 20%	5	\$104,000	
		i : Load Do		, 11 cu 11	<i>fjeeleu</i> : 2070			
Raised Access Floor		Now	\$152,000	2033	* *	5	\$11,600	
Raised Access Floor			e, Extent : Moderat		Affected · 40%	5	\$11,000	
		U	n Control Rooms	c, 11 cu 1	<i>ijjecica</i> : 4070			
Terrazzo	25%			LIFE	* *	5	\$24,200	
Traffic Topping	23%			2035	* *	5 5	\$24,200	
Interior Walls	۷/0			2033		5	\$5,100	
Cast in Place Concrete	10%	Now	\$36,300	LIFE	* *			
			tent : Light, Area A		10%			
	-		Locations In Mech					
Ceramic Tile	8%			2033	* *	5	\$11,500	
Concrete Masonry Unit				LIFE	* *	5	\$39,700	
Glass: Single Pane	5%			LIFE	* *	5	\$5,400	
Metal Security Bars	8%			LIFE	* *	U	\$6,.00	
Ceilings								
AcousTileSusp.Lay-In	5%			2035	* *	5	\$6,200	
Exposed Concrete		Now	\$79,300	LIFE	* *	5	\$9,700	
1	Broken/M	issing Elen	ents, Extent : Ligh	t, Area A	ffected : 5%			
	Location	1 : Various	Locations Through	out Base	ement			
Metal Panel	25%	Now	\$205,900	LIFE	* *	5	\$38,600	
			Extent : Severe, A		cted : 60%	-	+- -,	
	Location	: Various	Locations Through	nout				
Plaster	20%			LIFE	* *	5	\$15,500	
				Bir B			\$10,000	
Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priori
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 1
Туре	- ••••	()				()		
nder 600 Volts								
Transformers						_	.	
Dry Type	100%			2035	* *	5	\$300	
Switchgear / Switchboard	1000			0040	بالحاريل	-	#2 2 00	
Molded Case Bkrs	100%			2040	* *	5	\$2,200	

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

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

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

Asset # : 4246

Current Repair Fail Date Estimated Cost (Years)		e Replacement Estimated Cost		aintenance Estimated Cost	
		Estimated Cost	Cycle	Estimated Cost	1
			(Yrs)	Estimated Cost	Priority
	2040	* *	1		
	2020	* *	~	#2 2 00	
	2038	т т 	5	\$2,200	
	2040	* *	1		
	20.0				
	2035	* *	5	\$100	
	2035	* *	5	\$2,000	
	LIFE	* *	5	\$1,200	
	2025	* *	1	\$25.400	
	2033			\$23,400	
	2025	\$2,708,400	10	\$75,800	
And Fixtures, Extent : Light	t, Area A	ffected : 100%		-	
Throughout The Building					
			1		
				\$4,000	
	2025	\$27,500	<u> </u>		
	2025	* *			
	2033				
	2030	\$498,400	1	\$30,900	
rvation, Extent : Light, Area	Affected	: 100%		-	
Throughout The Building					
on : CCTV Surveillance Cam	ieras				
	• • • -			b = c =	
	2035	* *	1-3	\$50,900	
Current Repair	Futur	e Replacement	М	aintenance	
		-			Duinait
		Estimated Cost		Estimated Cost	Priority
(10415)	1 1		(113)		<u> </u>
	20.40	ىك ياب	1		
	2040	~ *	1		
	Throughout The Building rvation, Extent : Light, Area Throughout The Building	2035 LIFE 2035 2035 2035 2035 2035 2025 2025 2025 2025 2025 2025 2025 2035 2035 2030 rvation, Extent : Light, Area Affected Throughout The Building 2030 rvation, Extent : Light, Area Affected Throughout The Building on : CCTV Surveillance Cameras 2035 Current Repair Fail Date Estimated Cost	2040**2035**2035**2035**LIFE**2035**2035**2035\$2,708,4002035\$2,708,4002025\$2,708,4002025\$24,3002025\$24,3002025\$24,3002025\$27,5002035**2030\$498,400rvation, Extent : Light, Area Affected : 100%Throughout The Buildingon : CCTV Surveillance Cameras2035**2035**2035**Current RepairFuture ReplacementFail Date Estimated Cost (Years)Year Estimated Cost FY	2030 5 2040 ** 1 2035 ** 5 2035 ** 5 2035 ** 5 2035 ** 5 2035 ** 5 2035 ** 1 2035 ** 1 2035 ** 1 2035 \$** 1 2035 \$** 1 2035 \$** 1 2025 \$2,708,400 10 2025 \$24,300 1 2025 \$24,300 1 2025 \$24,300 1 2035 ** 1 2035 \$** 1 2035 \$** 1 2030 \$498,400 1 rvation, Extent : Light, Area Affected : 100% 1 Throughout The Building 1 2035 on : CCTV Surveillance Cameras 2035 ** 2035	2038 3 \$2,200 2040 ** 1 2035 ** 5 \$100 2035 ** 5 \$2,000 LIFE ** 5 \$1,200 2035 ** 5 \$2,000 2035 ** 5 \$1,200 2035 ** 1 \$25,400 2035 ** 1 \$25,400 And Fixtures, Extent : Light, Area Affected : 100% 10 \$75,800 And Fixtures, Extent : Light, Area Affected : 100% 1 \$4,000 2025 \$24,300 1 \$4,000 2025 \$24,300 1 \$4,000 2035 ** 2030 \$498,400 1 \$30,900 rvation, Extent : Light, Area Affected : 100% Throughout The Building \$30,900 \$30,900 rvation, Extent : Light, Area Affected : 100% 1-3 \$50,900 Current Repair Future Replacement Maintenance 2035 ** 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.

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

Asset # : 4246

Mechanical		Current Repair	# . 4240	o Poplacement		aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							-
Conversion Equipment							
Heat Exchanger, Plate &	z 50%		2033	* *	1	\$20,400	
Frame							
Pres. Reducing Valve/LP Steam	50%		2033	* *	5	\$2,500	
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$6,100	
Terminal Devices							
Air Handler	80%		2030	\$1,735,900	1	\$40,900	
Convector/Radiator			1,700 2035	* *	1	\$2,400	
		ervation, Extent : Mod	derate, Area Affe	ected : 2%			
		: Throughout		~			
	-	ion : Convectors Ven					
Convector/Radiator	10%		2035	* *	1	\$2,700	
Air Conditioning							
Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment	100/		2020	¢105 000	•	¢ 5 00	
Exterior Pkg Unit -	10%		2030	\$125,000	2	\$500	
Cooling	000/						
No Component	90%	ervation, Extent : Lig	ht Awar Affaatad	. 00/			
		: Adjacent Building	ιι, ΑΓεά Αβετιεά	. 070			
		ion : Served By Offsit	a Chillar				
Distribution	Елриини	ion . Served by Offsii	e Chiller				
CW & CHW Wtr	90%		2050	* *	4	\$5,500	
Pipe/Pump	<i>J</i> 070		2050		-	\$5,500	
No Component	10%						
Terminal Devices	1070						
Air Handler/Dir	10%		2035	* *	1		
Expansion	1070		2000		•		
Air Handler/Cool/Ht	90%		2030	\$155,800	1	\$46,000	
Heat Rejection				÷ -)		* -)	
Air Cooled Condenser	10%		2030	\$3,100	2	\$5,800	
Unit							
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$46,100	
Exhaust Fans							
Interior	100%		2035	* *	2	\$2,500	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2040	* *	4	\$8,200	

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

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

Asset # : 4246

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2035	* *	4	\$2,600	
Sewage Ejector(s)						
Electric	100%	2030	\$44,400	4	\$4,900	
Fixtures						
Generic	100%					
/ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent :					
	Location : Two Units From	n Basement To 2nd Flo	oor, Two Units Fr	rom Base	ement To	
	Penthouse Explanation : 4 Units					
ire Suppression	Explanation . 4 Onlis					
Standpipe						
Generic	100%	2040	* *	1-5	\$43,200	
Sprinkler	10070	2010		1.5	<i><i><i>ϕ</i></i> 13,200</i>	
No Component	90%					
Generic	10%	2040	* *	1-2	\$2,300	
Chemical System					+=,= 00	
No Component	98%					
Generic	2%	2025	\$1,000	1-3	\$100	

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name	: RIKERS ISLAND FACILITIES 300 B	ED FACILITY (GRV	VC)
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	: 25-Jul-2019	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,Ph		
Block	: 2605 Lot : 40	BIN	:

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,426,600	\$684,800
Interior Architecture	\$987,100	\$337,700
Electrical	\$3,736,200	\$2,382,200
Mechanical		\$1,484,300
Total	\$6,150,000	\$4,888,900
Importance Code A	\$1,426,600	\$853,900
Importance Code B	\$4,723,300	\$3,988,500
Importance Code C		\$46,500
Total	\$6,150,000	\$4,888,900

		, ,		, ,
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Interior Architecture	\$26,100	\$8,700		\$2,000
Electrical	\$17,800	\$31,200	\$19,100	\$58,500
Mechanical	\$71,600	\$32,200	\$73,100	\$47,200
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$143,200	\$99,700	\$119,800	\$135,300
Importance Code A	\$14,500	\$2,700	\$4,400	\$4,100
Importance Code B	\$128,600	\$88,300	\$115,400	\$131,200
Importance Code C		\$8,700		
Total	\$143,200	\$99,700	\$119,800	\$135,300



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.

Cycle Estimated Cost

(Yrs)

Priority

Year Estimated Cost

FY

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

Asset # : 4245

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Pre-Cast Concrete	100%			LIFE	* *	5	\$492,200	
Windows								
Metal/Detention Type	100%			2040	* *	5	\$108,000	
Parapets						_		
Cast in Place Concrete	60%			LIFE	* *	5	\$95,000	
Metal Rail	40%			2035	* *	5-10	\$110,900	
Roof	1000/	NT.	¢1 205 200	2040	* *			
Modified Bitumen		Now	\$1,305,300	2040				
		: Through	xtent : Moderate, A	irea Ajje	ctea : 50%			
terior	Locuiton	. Inrough	Jui					
Floors								
Cast in Place Concrete	68%			LIFE	* *	5	\$240,600	
Raised Access Floor		Now	\$198,800	2033	* *	5	\$15,200	
			, Extent : Severe, A		cted : 100%	5	\$10,200	
		-	out Control Rooms					
Terrazzo	25%			LIFE	* *	5	\$31,600	
Traffic Topping	2%			2035	* *	5	\$4,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	10%			2033	* *	5	\$17,300	
Concrete Masonry Unit	67%			LIFE	* *	5	\$46,500	
Glass: Single Pane	5%			LIFE	* *	5	\$6,500	
Metal Security Bars	8%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In		Now	\$26,100	2035	* *	5	\$4,000	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 25%			
		: Through						
	-	-	Extent : Moderate	e, Area A	ffected : 25%			
		: Through						
Exposed Concrete		Now	\$519,000	LIFE	* *	5	\$12,600	
		0	ents, Extent : Ligh	t, Area A	ffected : 10%			
		0	out Basement					
Metal Panel		Now	\$269,300	LIFE	* *	5	\$50,600	
	0	0	Extent : Severe, A	rea Affec	eted : 50%			
		: Through	out					
Plaster	20%			LIFE	* *	5	\$20,200	
lectrical		Current F						

Component Type	% of Total

Over 600 Volts

System

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

(Years)

% of Fail Date Estimated Cost

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

Asset # : 4245

Electrical	Current Repair Future Replacement				М		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2030	\$95,400	3	\$300	
	Other Ob.	servation, Extent : Light, Area	Affected	: 100%			
	Location	n : Electrical Room					
	Explana	tion : No Nameplate Ratings 2	<i>lvailable</i>	2			
Transformers							
Dry Type	100%		2028	\$274,100	3	\$800	
Feeders							
Cable	100%		2038	* *	1		
Raceway							
Conduit	100%		2040	* *	1		
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2030	\$73,800	5	\$2,800	
	Other Ob.	servation, Extent : Light, Area	Affected	: 100%			
	Location	n : Electrical Room					
	Explana	tion : Main Service Switch Ra	ted At 2,	000 Amperes			
Transformers							
Dry Type	100%		2028	\$31,500	5	\$400	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2030	\$292,300	5	\$2,800	
Raceway							
Conduit	100%		2040	* *	1		
Panelboards							
Molded Case Bkrs	100%		2029	\$238,400	5	\$2,800	
Wiring							
Thermoplastic	100%		2040	* *	1		
Motor Controllers							
Locally Mounted	5%		2035	* *	5		
Motor Control Center	90%		2028	\$278,200	5	\$2,700	
Variable Frequency	5%		2043	* *			
Drive							
bround							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,600	
tand-by Power							
Transfer Switches							
Automatic	100%		2028	\$44,800	1	\$33,300	
Generators							
Diesel	100%		2026	\$351,800	1	\$41,900	
		servation, Extent : Light, Area	Affected	: 100%			
	Location	1 : Generator Room					
	Explana	tion : Two Diesel Generators	Rated At	650 Kilowatts And	l 900 Kil	owatts	
Batteries							
Lead/Acid	100%		2023	\$3,000	5	\$4,000	

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

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

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

Asset # : 4245

		As	set # : 424	15				
Electrical	Current Repair F			Futur	e Replacement	Μ		
ystem Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power								
Fuel Storage	500/				* *	-	¢10.000	
Day Tank	50%	Enderse -		2038 Gantad		5	\$10,000	
		ervation, Extent : : Generator Roo	0 11	jeciea	: 100%			
		tion : 275 Gallon		na Tu	o Concustous			
	-	non . 275 Gallon		2045	* *	5	¢1.(00	
Main Tank	50%	ervation, Extent :	_			3	\$1,600	
		: Basement	Ligni, Area Aj	jeciea	. 100%			
		tion : Two 7,500 (Gallon Canacit	y Tank	ra			
ighting	Елрини	<i>uon</i> . 1 <i>wo</i> 7,500 (Sullon Cupuci	утинк	3			
Interior Lighting								
Fluorescent	100%			2025	\$3,543,100	10	\$99,100	
		os And Fixtures, H					<i>***</i> , ***	
		: Throughout Th		Ū				
Egress Lighting								
Emergency, Service	30%			2025	\$31,800	1		
Emergency, Battery	20%			2025	\$58,100	10	\$5,200	
Exit, Service	50%		4	2025	\$35,900	1		
Exterior Lighting								
HID	10%			2030	\$81,400	10		
LED	90%		2	2035	* *			
larm								
Security System						_		
Generic	100%		=	2030	\$652,000	1	\$40,400	
		ervation, Extent :		fected	: 100%			
		: Throughout Th	-					
$\mathbf{E} = \mathbf{E} \mathbf{E}$	Explana	tion : CCTV Surv	eillance Camer	as				
Fire/Smoke Detection Generic, Digital	100%		~	2035	* *	1-3	\$66,600	
Generic, Digitai	10070		4	2035		1-3	\$00,000	
lechanical		Current Repair		Futur	e Replacement	м	aintenance	
bystem	% of	Fail Date Estin			Estimated Cost		Estimated Cost	Priorit
Component	Total	(Years)	liateu Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1110111
Туре		()				()		
eating								
Energy Source								
Plant Campus Steam /	100%		2	2050	* *	1		
PRV								
Conversion Equipment	500/	2.4	¢14.500	0000	* *	1	¢24.000	
Heat Exchanger, Plate &	z 50%	2-4	\$14,500	2033	ዮ ች	1	\$24,000	
Frame	Comodad	Extent : Moderal	to Area Affacts	d . 70				
		Extent : Moderal	**	u. 2%)			
		. meenumeur Ro		0000	* *	~	#2 2 00	
Pres. Reducing	50%		2	2039	· · ·	5	\$3,200	
Valve/LP Steam								
Distribution	1000/		~	0020	* *	1	¢0 000	
Hot Wtr Piping/Pump	100%		4	2038		4	\$8,000	
				-				

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

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

Asset # : 4245

Mechanical		Current Repair Future Rep			e Replacement	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	90%			2035	* *	1	\$60,200	
Fan Coil Unit/Heat	10%			2035	* *	1	\$3,500	
Air Conditioning								
Energy Source	4000/				ala ala	_		
Electricity	100%			2046	* *	1		
Conversion Equipment	1000/			2022	* *	1	¢117.000	
Centrifugal, Elec Chiller	100%			2033	* *	1	\$117,000	
Distribution	1000/			20.40	* *	4	#5 200	
CW & CHW Wtr Pipe/Pump	100%			2040		4	\$5,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	* *	1	\$66,800	
Heat Rejection	10070			2035		1	\$00,800	
Water Cooling Tower	100%			2028	\$766,100	2	\$108,800	
Ventilation	10070			2020	\$700,100	2	\$100,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,300	
Exhaust Fans	10070			211 2		20	\$00,000	
Interior	100%			2030	\$718,200	2	\$3,300	
Plumbing					<i>, , , ,</i>		· · · · · ·	
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2040	* *	4	\$10,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	* *	4	\$3,400	
			xtent : Light, Area	Affected	: 100%			
		: Basemen						
	Explanat	ion : Duple	ex Units					
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
Gearcu Traction		ervation E	xtent : Light, Area					
					Floor, Two Units Fi	rom Rasa	ement To	
	Penthous		is 1 rom Dusement	10 2nu r	ioor, 1 wo Onus Fl	om Duse	ment 10	
		ion : 4 Uni	ts					
Fire Suppression	_							
Standpipe								
Generic	100%			2040	* *	1-5	\$56,500	

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

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

Asset # : 4245

Mechanical	Current Rep	air Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler						
No Component	20%					
Generic	80%	2040	* *	1-2	\$24,200	

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 : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 18-18 HA BRONX DOC0001 492,205 01-Aug-20 	ZEN ST., RIKERS 1.010 / 2045	S ISLAND	A M. KROSS CENT Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	FER (AMKC) : N/A : 1976 / : CORRECTION : NONE : 2096863	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture			\$93,878,400		\$8,799,600
Interior Architect	ure			\$11,218,100		\$3,809,500
Electrical				\$7,187,200		\$8,261,600
Mechanical				\$2,275,700		\$5,077,900
Total				\$114,559,300		\$25,948,600
Importance Code	А			\$93,878,400		\$9,467,100
Importance Code	В			\$19,507,500		\$16,306,400
Importance Code	С			\$1,173,400		\$175,000
Total				\$114,559,300		\$25,948,600
EXPENSE		FY 2	022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture					\$8,900
Interior Architect	ure					\$32,200
Electrical		\$80,	200	\$108,900	\$85,300	\$87,100
Mechanical		\$40,	000	\$48,900	\$172,400	\$39,700
Elevators/Escalat	ors	\$39,	500	\$39,500	\$39,500	\$39,500
Total		\$159,	600	\$197,200	\$297,200	\$207,400
Importance Code	А			\$500		\$10,100
Importance Code		\$159,	600	\$196,700	\$297,200	\$197,200
Importance Code	С					



\$197,200

\$297,200

\$207,400

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.

\$159,600

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.

Total

Asset # : 2045

chitecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior	•							
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$139,500	
			xtent : Moderate, 2	1rea Affe	cted : 20%			
		n : Roof Lin	е					
Concrete Masonry Unit				LIFE	* *	5	\$34,900	
Glass Block	1%			LIFE	* *	5	\$5,800	
Masonry: Brick	80%		\$17,906,600	LIFE	**	5	\$744,100	1
	Location	: Through						
		tar Miss/Er 1 : Through	od, Extent : Moder out	ate, Area	a Affected : 25%			
	-		Extent : Moderate, ds, Corners, Above					
Metal/Glass Curt Wall	2%			LIFE	* *	5	\$34,900	
Metal Panel		Now	\$200,100	2040	* *	5	\$87,200	
			xtent : Moderate, 2		cted : 30%	-	••••	
		-	icade Of Gymnasii					
	•	/Dented, E: : Through	ctent : Moderate, A out	rea Affeo	cted : 25%			
Window Wall	3%			2040	* *	5	\$104,600	
Windows								
Metal/Detention Type	Air Infiltr		\$75,165,900 nt : Severe, Area Aj	2060 fected : .	* * 100%	5	\$346,100	
		: Through			1 500/			
		-	xtent : Moderate, 2	Area Affe	ected : 50%			
		: Through						
			ked, Extent : Mode	erate, Are	ea Affected : 50%			
		: Through	oui ent : Moderate, Are	a Affact	ad · 100/			
	-	: Through		u Affecte	20.4070			
		. Intough	011	2020	* *	10	\$26,700	
Metal Louvers	3%			2039		10	\$36,700	
Parapets Cast in Place Concrete	35%			LIFE	* *	5	\$332,100	
Masonry: Brick Cavity	40%			LIFE	* *	5	\$36,800	
Metal Panel	5%			2040	* *	5	\$17,800	
Metal Rail	20%	Now	\$48,900	2040	\$977,800	5	\$130,500	
			xtent : Moderate, A			2	<i><i><i>4100,000</i></i></i>	
		: Through		55 -	·			
Roof								
Modified Bitumen	70%			2035	* *	10	\$504,500	
Panel/Paver: Cer/Brk	5%			2040	* *	10	\$48,100	
Single Ply Membrane	25%			2030	\$5,688,300	10	\$180,200	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

Asset # : 2045

			A3301 # . 2	540				
Architecture	Current Repair		Futur	re Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors	•••				* *	_		
Cast in Place Concrete	Cracking/	Now Crumbling, : Througho	\$168,100 Extent : Light, Are out	LIFE ea Affect		5	\$354,500	
Ceramic Tile	5%	Now	\$71,200	2033	* *	5	\$18,400	
		issing Elem : Throughc	ents, Extent : Mod out	erate, Ar	rea Affected : 5%			
Terrazzo	23%			LIFE	* *	5	\$132,400	
Traffic Topping	15%	Now	\$136,700	2030	\$2,733,200	5	\$69,100	
		ded, Extent : Gymnasi	: Moderate, Area . um	Affected	: 10%			
Vinyl Tile	25%	Now	\$936,800	2025	\$3,122,500	3	\$69,100	
	Location Uneven Si Location Worn/Ero	e : Througho ubstrate, Exa : Main Cor	tent : Severe, Area rridors : Moderate, Area .	Affected	1 : 20%			
Vinyl Tile 9" X 9"	10%	Now	\$323,600	2025	\$1,618,100	3	\$27,600	
·	0	Crumbling, 1 : Dark Side	Extent : Moderate e Corridor	, Area A	ffected : 50%			
Interior Walls								
Cast in Place Concrete		Now	\$204,400	LIFE	* *			
		-	: Moderate, Area	Affected	: 10%			
		a : Steam Ro						
Concrete Masonry Unit		Now	\$969,000	LIFE	* *	5	\$175,000	
			nt : Light, Area Afj	fected : 1	10%			
	Location	: Mechanie	cal Rooms					
Glass: Single Pane	3%			LIFE	* *	5	\$18,200	
Metal Security Bars	3%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$24,300	
SGFT/Glazed Masonry	15%			LIFE	* *			
Steel Plate	5%			LIFE	* *	5	\$24,300	

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.

Asset # : 2045

			////////					
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$891,200	2035	* *	5	\$92,100	
		0	ents, Extent : Seve	re, Area	Affected : 20%			
			Rooms And Stairs					
	0	U	Extent : Severe, A	rea Affec	cted : 40%			
	Location	: Control	Rooms And Stairs					
Exposed Concrete	25%	Now	\$1,181,700	LIFE	* *	5	\$28,800	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Corridor	s And Stairways					
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	10%	Now	\$245,300	LIFE	* *	5	\$92,100	
	Corrosion	/Rusting, E	xtent : Moderate, A	lrea Affe	ected : 15%			
	Location	: Through	out Corridors					
	Deformed	/Dented, Ex	ctent : Light, Area A	Affected	: 10%			
	Location	: Through	out Corridors					
Plaster	35%	Now	\$1,349,600	LIFE	* *	5	\$161,200	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 40%			
	Location	: Dark Sia	le Corridor					
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		
Туре								
Over 600 Volts								
Service Equipment	1000/			2050	* *	2	¢1.(00	
Fused Disc Sw	100%			2050		3	\$1,600	
	Other Obs	ervation, E	Extent : Light, Area	Affected	1:100%			

	Location : Electrical Room Adjacent To Kitchen						
	Explanation : Two 600 A	Imperes, 4,160 Volts Main Di	sconnects				
Transformers Dry Type	100%	2035	* *	3	\$2,700		
Feeders Cable	100%	2046	* *	1			
Raceway Conduit	100%	2050	* *	1			

Under 600 Volts

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

Asset # : 2045

Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment							
Air Circuit Breaker	50%		2050	* *	5	\$1,300	
	Location	servation, Extent : Light, Area 1 : Electrical Room Adjacent tion : Two Main Service Swit	To Kitche	n	5		
Air Circuit Breaker	25%		2030	\$58,800	5	\$600	
	Other Obs Location	servation, Extent : Light, Area 1 : Old Electrical Room	Affected	: 100%	-		
	Explana	tion : Main Service Switch Ro	ted At 4,0	000 Amperes			
Fused Disc Sw	25%		2050	* *	5	\$500	
	Other Ob.	servation, Extent : Light, Area	ı Affected	: 100%			
	Location	n : Old Electrical Room					
	Explana	tion : Main Service Switch Ro	ted At 2,0	000 Amperes			
Transformers	1000/		2029	¢21 500	F	¢1.000	
Dry Type	100%		2028	\$31,500	5	\$1,800	
Switchgear / Switchboard	500/		2020	¢ 497 200	5	¢1 100	
Fused Disc Sw	50%		2030	\$487,200 * *	5	\$1,100	
Molded Case Bkrs	50%		2050	* *	5	\$6,500	
Raceway							
Conduit	70%		2040	* *	1		
Conduit	30%		2030	\$350,100	1		
Panelboards							
Fused Disc Sw	10%		2029	\$107,300	5	\$1,100	
Molded Case Bkrs	70%		2029	\$751,100	5	\$9,100	
Molded Case Bkrs	20%		2038	* *	5	\$2,600	
Wiring							
Braided Cloth	20%		2029	\$359,600	1		
Thermoplastic	50%		2030	\$898,900	1		
Thermoplastic	30%		2040	* *	1		
Motor Controllers							
Locally Mounted	25%		2028	\$87,600	5	\$800	
Locally Mounted	25%		2035	**	5	\$800	
Motor Control Center	50%		2028	\$1,059,700	5	\$6,700	
bround	2070				-	\$0,700	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$7,200	
tand-by Power					-	÷.,=00	
Transfer Switches							
Automatic	100%		2035	* *	1	\$151,400	
Generators	10070		2000		-	<i>Q121,100</i>	
Diesel	100%		2033	* *	1	\$190,600	
Dieser	Other Ob Location	servation, Extent : Light, Area 1 : Outdoor Enclosures Throu tion : There Are Four Main C	t Affected ghout Site	2			
Batteries	1 nis ASS	<i>u</i>					
Lead/Acid	100%		2023	\$3,000	5	\$18,200	

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

Asset # : 2045

ystem Component Type and-by Power	% of Fail Date Estimated Cost	Vear	Estimated Cost	Cuala		
and-by Power	Total (Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Fuel Storage		• • • • •		_	***	
Day Tank	25%	2046	* *	5	\$22,800	
	Other Observation, Extent : Light, Area	a Affectea	: 100%			
	Location : W17, 18, 19					
	Explanation : 275 Gallon Capacity	2046	* *	~	\$22 800	
Day Tank	25% Other Observation Futert - Light And	2046		5	\$22,800	
	Other Observation, Extent : Light, Area Location : Outside Of Main Kitchen 2		: 100%			
	Explanation : 250 Gallon Capacity	47eu				
		LIPP	* *	5	¢15 200	
Underground Storage	50% Other Observation, Extent : Light, Area	LIFE		5	\$15,200	
	Location : Underground	u Ajječieu	. 10070			
	Explanation : 20,000 Gallon Capacit	1/				
ghting	Explanation : 20,000 Guilon Capacity	y				
Interior Lighting						
Fluorescent	20%	2025	\$3,226,900	10	\$90,300	
	T-12 Lamps And Fixtures, Extent : Lig	ht, Area A			. ,	
	Location : Throughout The Building					
Fluorescent	5%	2030	\$806,700	10	\$22,600	
	T-8 Lamps And Fixtures, Extent : Light	t, Area Af				
	Location : Throughout The Building					
LED	75%	2035	* *			
Egress Lighting						
Emergency, Service	40%	2030	\$193,100	1		
Emergency, Battery	10%	2030	\$132,400	10	\$11,900	
Exit, Service	50%	2025	\$163,500	1		
Exterior Lighting						
HID	100%	2025	\$3,706,500	10	\$1,500	
larm						
Security System	1000/	2020	#2 0 (0 200		¢102.000	
Generic	100%	2030	\$2,969,300	1	\$183,800	
	Other Observation, Extent : Light, Area Location : Throughout The Building	a Affectea	: 100%			
	Explanation : CCTV Surveillance Ca.	maras				
Fire/Smoke Detection		merus				
Generic, Digital	100%	2035	* *	1-3	\$303,300	
Conorro, Digital	Other Observation, Extent : Light, Area		: 100%	1.5	\$202,200	
	Location : Throughout The Building	55				
	Explanation : Strobe Lights, Manual	Pull Stati	ons, Alarm Bells, S	moke De	etectors, Horns	

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

Heating

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

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

Asset # : 2045

			Assel # : 2	045				
Mechanical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								-
Energy Source Plant Campus Steam / PRV	100%			2040	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2026	\$608,800	5	\$29,200	
Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	60% 40%	Now	\$311,200	2038 2040	* * * *	4 4	\$21,800 \$9,700	
	Location	i : Through	Extent : Severe, Are out Building					
Terminal Devices	Explana	tion : Broke	en Valves And Brok	ken Stean	n 1 raps			
Air Handler	Broken, E.		\$387,800 ere, Area Affected : r Dampers And Te		\$3,877,900 re Controls	1	\$82,200	
Convector/Radiator	70% Other Obs Location	Now servation, E 1 : Building	\$1,033,500 Extent : Severe, Are 1 Through 5	2035 a Affecte	* * cd : 100%	1	\$100,200	
Air Conditioning	Explana	lion : Kaala	ini Healing System	Leaks A	nd Is On Extended	Lije		
Energy Source Electricity	100%			2046	* *	1		
Conversion Equipment Reciprocating	5%			2035	* *	1	\$11,400	
Compr/Chiller Exterior Pkg Unit - Cooling	40%			2035	* *	2	\$12,100	
C	R-22 Refr Location		tent : Light, Area A	ffected :	100%			
Split Unit	5%			2035	* *			
Window/Wall Unit	20%			2023	\$383,100	1		
No Component	30%							
Distribution Ductwork/Diffusers	45% 55%			LIFE	* *	2	\$288,200	
No Component Ventilation	33%0							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$274,500	
Exhaust Fans Roof	100%			2035	* *	2	\$15,100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2040	* *	1		
Galvanized Steel	80%			2035	* *	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.

Asset # : 2045

	A3301	# . 2040				
lechanical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing						
HW Heat Exchanger		• • • • •				
Steam Fired	100%	2040	* *	4	\$48,700	
Sanitary Piping			ate ate	_		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100% 0-2 \$95 Leak Evident, Extent : Severe, Ai	5,800 LIFE rea Affected · 10%	* *	1		
	Location : Throughout	eu nyjeereu . 1070				
Sump Pump(s)						
Non-Submersible	100%	2030	\$140,200	4	\$15,600	
	Other Observation, Extent : Ligh			-	4-0,000	
	Location : Basement					
	Explanation : Duplex Unit					
Sewage Ejector(s)						
Electric	100%	2030	\$264,800	4	\$29,400	
	Other Observation, Extent : Ligh	nt, Area Affected : 1	00%			
	Location : Basement					
	Explanation : Duplex Unit					
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light				_	
	Location : Nine Units From 1st	t To 2nd Floor, One	e Unit From 1st	To 3rd F	Floor	
	Explanation : 10 Units					
re Suppression						
Standpipe	1000/	2050	ماد ماد	1.5	#2.40.2 00	
Generic	100%	2050	* *	1-5	\$248,200	
Sprinkler						
No Component	60%	2050	* *	1.0		
Generic	40%	2050	* *	1-2	\$55,200	

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.

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name	: RIKERS ISLAND FACILITIES CENT	FRAL FREEZER WAREHOUSE
Address	: RIKERS ISLAND	
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.270 / 13661	Yr Built/Renovated : 2002 /
Area Sq Ft	: 11,146	Project Type : CORRECTION
Date of Survey	: 08-Aug-2019	Landmark Status : NONE
Areas Surveyed	: Roof, Floors 1	
Block	: 2605 Lot : 40	BIN :

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Exterior Architecture		\$76,500		\$40,900
Interior Architecture				\$35,800
Electrical				\$42,000
Total		\$76,500		\$118,600
Importance Code A		\$76,500		\$40,900
Importance Code B				\$77,700
Total		\$76,500		\$118,600
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$25,400		\$2,200	
Interior Architecture	\$26,200			\$200
Electrical	\$2,200	\$1,400	\$1,700	\$1,400
Mechanical	\$200	\$100	\$300	\$100
Site Pavements	\$16,800			
Total	\$70,800	\$1,500	\$4,200	\$1,700
Importance Code A	\$25,400		\$2,200	
Importance Code B	\$19,300	\$1,500	\$2,000	\$1,700
Importance Code C	\$26,100			
Total	\$70,800	\$1,500	\$4,200	\$1,700



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

Asset # : 13661

rchitecture		Current	Repair	Futur	e Replacement	M	laintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	5%		\$7,800	LIFE	* *	5	\$6,900	
	-	Crumbling; : Loading	Extent : Light, Ard Dock	ea Affect	ed : 10%			
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,500	
Metal Panel		Now	\$15,600	2051	* *	5	\$40,900	
	Deformed	Dented, E:	xtent : Light, Area		: 10%			
	Location	: West Fa	cades At Loading I	Dock				
Metal Coiling Doors	5%			2044	* *	5	\$4,300	
Window Wall	1%			2051	* *	5	\$1,000	
Windows								
Aluminum	100%			2047	* *	5	\$500	
Parapets								
Metal Panel	50%			2051	* *	5	\$12,900	
Metal Rail	50%			2044	* *	5-10	\$60,200	
Roof								
Metal Panel		Now	\$40,000	2044	**			
			iss, Extent : Severe		ffected : 15%			
		-	tters Due To Built-	-	(1 20/			
			xtent : Moderate, A					
<u>C. (C.)</u>	Location	: Above O	verhead Doors At	Loaaing	Доск			
Soffits Metal Panel	100%			2051	* *	5-10		
erior	10070			2031		5-10		
Floors								
Cast in Place Concrete	98%	Now	\$17,000	LIFE	* *	5	\$35,800	
			Extent : Moderate		ffected : 5%	5	\$55,000	
	0	0	Freezer Door Thr		0			
	Horizonta	l Cracks, E	xtent : Light, Area	Affected	: 2%			
			Dock And Electric					
			ent : Severe, Area A					
	Location	: Trench 1	Drains Cracking Ai	nd Settlin	g Below Slab			
Ceramic Tile	2%			2040	* *	5	\$300	
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	
			Extent : Moderate, 1	4rea Affe	ected : 100%			
		: Freezer						
	Explana	tion : Struc	tural Steel					

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

Asset # : 13661

Current Repair	Future Replacement	Maintenance
% of Fail Date Estimated Cos Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost Priorit (Yrs)
	LIFE **	10
20%	2036 **	
Other Observation, Extent : Light, An	rea Affected : 100%	
Location : Room At West End		
Explanation : Material Actually Fin	rberglass Reinforced Panels	
60%	LIFE **	5
100%	2051 **	
100%	2066 **	
100%	2044 **	
100% 4+ \$16,800	0 2040 **	
	% of Fail Date Estimated Co Total (Years) 20% 20% Other Observation, Extent : Light, An Location : Room At West End Explanation : Material Actually Fin 60% 100% 100% 100% 100% 100% 100% Locaking/Crumbling, Extent : Light,	% of TotalFail Date (Years)Estimated Cost FY20% 20%LIFE**20% 20362036**Other Observation, Extent : Light, Area Affected : 100% Location : Room At West End Explanation : Material Actually Firberglass Reinforced Panels 60%100%100%2051**100%2066**

Electrical	Current Repai	r Future Repla	cement	М		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2041	* *	5	\$300	
	Other Observation, Extent	: Light, Area Affected : 100%				
	Location : Electrical Roo	om				
	Explanation : Main Servi	ice Switch Rated At 800 Ampe	res			
Transformers						
Dry Type	100%	2036	* *	5		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2041	* *	5	\$300	
Raceway						
Conduit	100%	2051	* *	1		
Panelboards						
Molded Case Bkrs	100%	2039	* *	5	\$300	
Wiring						
Thermoplastic	100%	2051	* *	1		
Motor Controllers						
Locally Mounted	100%	2036	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	

Stand-by Power

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

Asset # : 13661

Electrical	Current Repair Future Replacement Maintenance							
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
tand-by Power								
Transfer Switches	1000/			2026	* *	1	¢2 400	
Automatic Generators	100%			2036		1	\$3,400	
Not Accessible	100%							
Batteries	10070							
Not Accessible	100%							
Fuel Storage								
Underground Storage	100% Other Obse	ervation, E	xtent : Light, Area	LIFE Affected	* * ! : 100%	5	\$1,400	
	Location	: Undergro	ound					
	Explanat	ion : 2,500	Gallon Capacity					
ighting								
Interior Lighting	100/			0001	# 1 000	10	¢1.000	
Fluorescent	10%	And Einer		2031	\$4,900	10	\$1,000	
	•		res, Extent : Light, out The Building	Area Ajj	<i>Tectea</i> : 100%			
Fluorescent	10%			2031	\$4,900	10	\$1,000	
		luorescent : Crawl Sp	Light, Extent : Lig pace	ght, Area	Affected : 100%			
LED	80%			2036	* *			
Egress Lighting								
Emergency, Battery	50%			2031	\$15,000	10	\$1,300	
Exit, Battery	50%			2031	\$10,200	10	\$400	
Exterior Lighting	= 0.0 (* 1* • • • •	1.0		
HID	50%			2031	\$42,000	10		
LED	50%			2036	· · ·			
larm Security System								
Generic	100%			2036	* *	1	\$4,200	
Generie		ervation. E	xtent : Light, Area		l : 100%	1	φ 1 ,200	
			out The Building					
		-	V Surveillance Can	ieras				
Fire/Smoke Detection								
Generic, Digital	100%			2036	* *	1-3	\$6,900	
	Other Obse	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Through	out The Building					
	Explanat	ion : Strob	e Lights, Manual I	Pull Stati	ons, Smoke Detect	ors And A	Alarm Bells	
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System	% of		Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)	Louinateu Cost	FY	Louinattu Cost	(Yrs)	Lonnattu Cost	TIVIL
leating								
Energy Source				2051				

Electricity
 100%
 2051
 * * 1

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

Asset # : 13661

lechanical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Conversion Equipment							
Heat Pump Air Sourced	10%		2032	* *	2	\$300	
No Component	90%						
Terminal Devices							
Induction Unit	10%		2040	* *	1	\$400	
No Component	90%						
ir Conditioning							
Energy Source							
Electricity	100%		2047	* *	1		
Conversion Equipment							
Window/Wall Unit	10%		2029	\$4,300	1		
No Component	90%						
lumbing							
H/C Water Piping							
Brass/Copper	100%		2051	* *	1		
Water Heater							
Electric	100%		2029	\$18,300	4	\$100	
		ervation, Extent : Light, Area	Affected	l : 100%			
	Location						
	Explana	tion : One 120 Gallon Unit					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2036	* *	4	\$200	
	Other Obs	ervation, Extent : Light, Area	Affected	l : 100%			
	Location	: Crawl Space					
	Explana	tion : Duplex Unit					
Backflow Preventer							
Generic	100%		2036	* *	1	\$700	
Fixtures							
Generic	100%						

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		ZEN ST., RIKERS IS .095 / 14781 20	S COGENERATION PO SLAND Agency's Number Yr Built/Renova Project Type Landmark Statu BIN	er : N/A ted : 2015 / : CORRECTION	
BIOCK	: 2005	L01 : 40	DIN	: 2110470	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec					\$267,100
Interior Architect	ture		\$35,100		
Total			\$35,100		\$267,100
Importance Code	А				\$267,100
Importance Code	В		\$35,100		
Total			\$35,100		\$267,100
EXPENSE		FY 2022	2 FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$9,200)	\$3,600	
Interior Architect	ture	\$5,700)	\$1,000	\$1,900
Electrical		\$2,300		\$2,100	\$1,700
Mechanical		\$37,800	\$3,700	\$5,000	\$3,800
Total		\$54,900	\$5,800	\$11,600	\$7,400
Importance Code	A	\$17,500	\$1,400	\$5,000	\$1,400
Importance Code		\$34,000	\$4,500	\$6,600	\$5,200
Importance Code	C	\$3,400)		\$900
Total		\$54,900	\$5,800	\$11,600	\$7,400



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.

Asset # : 14781

				B 1			
	Current F	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
			LIFE	* *	5	\$2,900	
				* *			
				* *			
5%			2044	* *	5	\$7,100	
					5		
10%			2040	* *	10	\$4,800	
100%			2051	* *	5	\$32,000	
100%			2036	* *	10	\$30,400	
					_		
85%			2036	* *	5	\$21,900	
			LIFE	* *	5-10	\$3,100	
80%							
90%			LIFE	* *	10	\$35,100	
100%			2044	* *			
100%			2040	* *			
	Current I		-	Devlessment			
			Futur	e Keplacement			
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
L.							
50%			2057	* *	3		
	ervation, E	xtent : Light, Area		: 100%	-		
	: Electrica	ıl Room					
Location			h Rated	3,000 Amperes. 5 I	Kilovolts		
Location Explana	tion : Two I	ıl Room Main Service Switc		3,000 Amperes, 5 1 * *			
Location Explana 50% Other Obs	tion : Two I vervation, E		2057	* *	Kilovolts 3		
	Total 5% 5% 85% 90% 100% 100% 5% 100% 5% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 5% 5% 5% 5% 5% 5% 100% 100% 100% 50%	% of Total Fail Date (Years) 5% (Years) 5% 5% 5% 5% 90% 10 100% - 100% - 5% - 100% - 5% - 100% - 5% - 10% - 5% - 10% - 90% - 100% - 100% - 100% - 100% - 100% - 100% - 100% - 100% - 100% - 100% - 100% - 100% - 100% - 50% -	Current Repair % of Total Fail Date Fail Date Estimated Cost (Years) 5% 5% 5% 5% 10% 100%	Current Repair Futur % of Fail Date Estimated Cost Total Year FY 5% LIFE 5% 2051 5% 2044 90% 2047 10% 2040 100% 2036 5% LIFE 100% 2036 5% LIFE 10% 2036 5% LIFE 10% 2040 10% 2040 10% 2040 10% 2040 10% 2040 10% 2040 10% 2040 10% 2044 10% 2044 10% 2044 100% 2044 100% 2044 100% 2040 100% 2040 100% 2044 100% 2044 100% 2040 100% 2040 100% 2040	Current RepairFuture Replacement% of TotalFail Date (Years)Estimated Cost FYYear Estimated Cost FY5%LIFE***5%2051***5%2044***90%2047***10%2051***100%2051***5%2036***100%2036***5%2040**100%2036**5%2040**10%2040**10%2040**10%2044**10%2044**10%2044**10%2044**10%2044**10%2044**10%2044**100%2044**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%2040**100%20	% of Total Fail Date (Years) Estimated Cost FY Vear FY Estimated Cost FY Cycle (Yrs) 5% LIFE ** 5 5% 2051 ** 5 85% 2051 ** 5 90% 2047 ** 5 10% 2051 ** 5 90% 2047 ** 5 100% 2051 ** 5 100% 2036 ** 10 5% LIFE ** 5 100% 2036 ** 5 10% 2040 ** 5 10% 2040 ** 5 10% 2040 ** 5 10% 2044 ** 5 90% LIFE ** 5 10% 2044 ** 5 90% LIFE ** 10 100% 2044 ** 5	Current RepairFuture ReplacementMaintenance% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost FYCycle (Yrs)Estimated Cost (Yrs)5%LIFE**5\$2,9005%LIFE**5\$8,60085%2051**5-10\$267,1005%2044**5\$6,900100%2047**5\$6,900100%2051**5\$32,000100%2051**5\$32,000100%2036**10\$30,4005%LIFE**5\$1,800100%2036**5\$21,9005%LIFE**5\$1,80010%2040**5\$2,9005%LIFE**5\$2,9005%2036**5\$2,9005%2040**5\$2,9005%2040**5\$2,9005%2040**5\$2,9005%2044**5\$2,00090%2044**5\$2,00090%2044**5\$2,00010%2044**5\$2,00090%2044**5\$2,00010%2044**5\$2,000100%2040**10\$33,100100%2044**10\$33,100100% </td

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

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

Asset # : 14781

Electrical		Current Repa	501#.14	-	e Replacement		aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Over 600 Volts								
Transformers								
Dry Type	Location	ervation, Exten : Electrical Ro tion : Two 3,00	om		* * : 100% 50/480/277 Volts	3	\$100	
Switchgear / Switchboard								
Air Circuit Breaker	100%			2057	* *	3	\$100	
Feeders								
Busway	100%			2048	* *	1		
Raceway								
Tray	100%			2048	* *	1		
Inder 600 Volts								
Service Equipment Air Circuit Breaker		ervation, Exten : Electrical Ro	-	2057 Affected	* *	5	\$100	
	Explana	tion : Two Main	Power Break	ers Rated	l At 4,000 Ampere.	s Each.		
Transformers					<u>^</u>			
Dry Type	100%			2048	* *	5	\$100	
Switchgear / Switchboard Air Circuit Breaker	100%			2057	* *	5	\$100	
Raceway Tray	100%			2048	* *	1		
Panelboards Molded Case Bkrs	100%			2053	* *	5	\$400	
Wiring Thermoplastic	100%			2057	* *	1		
Motor Controllers								
Motor Control Center	100%			2048	* *	5	\$400	
bround								
Grounding Devices Generic	100%			LIFE	* *	5	\$400	
tand-by Power	10070					5	φτου	
Transfer Switches	1000/			2040	* *	1	¢ 4 2 00	
Automatic	100%			2048	• •	1	\$4,200	
Generators Diesel	100% Other Obs	ervation, Exten	t : Light, Area	2044 Affected	**	1	\$5,300	
	Location	: Outdoor Enc	losure					
	Explana	tion : Emergenc	y Generator R	ated At S	500 Kilowatts			
Batteries								
Lead/Acid	100%			2026	\$3,000	5	\$500	
Fuel Storage Main Tank		ervation, Exten		2066 Affected	* *	5	\$400	_
		: At Generator tion : 1,000 Gal		pacity				

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 14781

Electrical	ctrical		Current Repair Future Replac		e Replacement	ment Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2039	* *	1		
Exit, Battery	50%			2039	* *	10	\$500	
Exterior Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2066	* *	5	\$400	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	\$8,500	
-	Other Obs	ervation, Ex	xtent : Light, Area	Affected	: 100%			
	Location	\cdot Througho	out The Building					

Location : Throughout The Building

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

lechanical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Electricity	20%			2051	* *	1		
Natural Gas	80%			2051	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	\$8,300	2044	* *	1	\$12,300	
	Corroded,	Extent : M	oderate, Area Affe	cted : 90	%			
	Location	: Boiler St	eam Economizer, 2	Unit, In	Boiler Room			
Distribution								
Steam Piping/Pump	100%	Now	\$22,700	2051	* *			
	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	100%			
	Location	: Make Up	Water Lines From	Power	Plan, Water Needs	Chemice	al Treatment	
Terminal Devices								
Air Handler	50%			2036	* *	1	\$4,300	
Fan Coil Unit/Heat	50%			2036	* *	1	\$2,200	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 50%		-	
		: Cogen P						
		-	Heater - Gas					
ir Conditioning								
Energy Source								
Electricity	100%			2047	* *	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.

Asset # : 14781

cement	Μ	laintenance		
		Maintenance		
ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
		\$400		
\$5,400	1			
its				
* *	1	\$8,500		
* *	2-5	\$12,200		
* *	2	\$400		
* *	1			
\$22,700	4	\$100		
* *	1			
* *	1			
* *	1	\$800		
* *	1-5	\$6,900		
* *	1-2	\$3,900		
	** ** \$22,700 ** ** ** **	$ \begin{array}{c} ** & 2 \\ \$5,400 & 1 \\ its \\ $	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address	TER (EMTC)				
Borough	: BRONX		Agency's Number	: N/A : 1963 / 1996	
Program / Asset #	: DOC0001.	040 / 2026	Yr Built/Renovated		
Area Sq Ft	: 362,978		Project Type	: CORRECTION	
Date of Survey	: 30-Jul-2019	9	Landmark Status	: NONE	
Areas Surveyed	: Basement,				
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$65,538,000		\$579,500
Interior Architect	ure		\$4,297,800		\$4,693,300
Electrical			\$10,808,900		\$6,135,100
Mechanical			\$7,868,000		\$3,394,500
Total			\$88,512,600		\$14,802,300
Importance Code	А		\$65,538,000		\$736,100
Importance Code			\$22,272,900		\$13,939,500
Importance Code	С		\$701,700		\$126,700
Total			\$88,512,600		\$14,802,300
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$4,500	\$3,500		\$4,200
Interior Architect	ure	\$31,100	\$13,600		\$17,000
Electrical		\$59,100	\$80,200	\$80,700	\$65,800
Mechanical		\$48,700	\$25,600	\$62,300	\$28,600
Elevators/Escalate	ors	\$11,800	\$11,800	\$11,800	\$11,800
Total		\$155,200	\$134,700	\$154,900	\$127,400
Importance Code	А	\$4,500	\$7,200	\$7,000	\$5,000
Importance Code	В	\$150,800	\$127,400	\$147,900	\$122,400
Importance Code	С				
Total		\$155,200	\$134,700	\$154,900	\$127,400



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.

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

Asset # : 2026

chitecture	Current Repair Future F			e Replacement	Μ	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	20/	N	\$50.500	LIFE	* *	-	¢ 4 < 700	
Cast in Place Concrete		Now	\$52,500 ents, Extent : Ligh	LIFE		5	\$46,700	
		-	ading Dock.	, лгеи А	<i><i>Jjecieu</i> . 1070</i>			
Masonry: Brick Cavity		Now	\$1,092,800	LIFE	* *	5	\$292,300	
Musoni y. Drick Cuvity			ure, Extent : Model		a Affected : 15%	5	<i>\\\L\\J\\L\\L</i>	
		: Through			55			
Metal Panel	2%	Now	\$4,500	2040	* *	5	\$11,700	
	Deformed	Dented, Ex	ctent : Moderate, A	rea Affeo	cted : 15%			
	Location	: Annex						
Slate Panels		Now	\$324,500	LIFE	* *	5	\$2,300	
			vere, Area Affected	: 100%				
	Location	: Window	Sills Throughout					
Windows Aluminum	5%			2029	* *	5	¢< 000	
Metal/Detention Type		Now	\$52,232,500	2038 2060	* *	5 5	\$6,900 \$240,500	
Wietal/Detention Type			xtent : Moderate, A		ected : 50%	5	\$240,500	
		: Through						
	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 50%			
	Location	: Through	out.					
			, Extent : Moderate	e, Area A	ffected : 100%			
	Location	: Through	out					
Parapets	(70/			LIFE	* *	5	¢10.000	
Masonry: Brick Cavity Metal Panel	67% 4%			LIFE 2040	* *	5 5	\$10,900 \$2,500	
Metal Rail	25%			2040	* *	5-10	\$73,800	
Metal: Cage/Fence	4%			2035	* *	5-10	\$5,100	
Roof							÷=,0	
Built-Up (BUR)		Now	\$11,594,300	2040	* *			
			ere, Area Affected .	50%				
		: Through						
			ent : Moderate, Are	a Affecte	ed : 10%			
		: Various						
Metal Panel	2%	Now	\$196,700	2050	**			1
			xtent : Severe, Are	a Affecte	d : 100%			
Coffita	Location	. Annex						
Soffits Metal Panel	100%			2040	* *	5-10		
Prior	10070			2010		5 10		

Interior

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

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

Asset # : 2026

rchitecture		Current F	Repair	Futur	e Replacement	ent Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors								
Carpet	5%			2026	\$691,400	3	\$40,700	
Cast in Place Concrete	10%			LIFE	* *	5	\$118,800	
Ceramic Tile		Now	\$52,500	2033	* *	5	\$13,600	
	-	Crumbling, : Through	<i>Extent : Moderate</i> out	, Area A	ffected : 10%			
Quarry Tile	5%	Now	\$31,100	2035	* *	5	\$20,400	
	Cracking/	Crumbling,	Extent : Moderate		ffected : 10%			
	Location	: Kitchen	4rea					
Terrazzo	30%			LIFE	* *	5	\$127,300	
Traffic Topping	20%			2030	\$2,687,500	5	\$135,800	
Vinyl Tile		Now	\$552,700	2030	\$1,381,600	3	\$30,600	
	Cracking/		Extent : Moderate			0	400,000	
		-	: Moderate, Area	Affected	· 35%			
		: Through		ijjeeieu	. 5570			
		Now		2040	* *	2	¢20.400	
Vinyl Tile 9" X 9"			\$1,193,300	2040		3	\$20,400	
		: Through	ents, Extent : Seve	re, Area	Affected : 40%			
		-	: Severe, Area Aff	acted . A	00/			
			out Housing Areas	eciea : 4	070			
Interior Walls	Locuiton	. Intough	Jui 110using Areus					
	550/	Now	\$701 700	LIFE	* *	5	\$126 700	
Concrete Masonry Unit			\$701,700 ents, Extent : Ligh			3	\$126,700	
		: Through	-	i, Areu A	jjecieu . 576			
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Security Bars	5%			LIFE	* *			
Metal: Cage/Fence	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$17,300	
SGFT/Glazed Masonry	20%			LIFE	* *	-	* .)	
Ceilings								
AcousTile,Adhered	30%	Now	\$906,500	2035	* *	5	\$81,500	
			ents, Extent : Seve		Affected : 50%	U	\$01,000	
		-	nd Throughout					
Exposed Concrete	-	Now	\$610,000	LIFE	* *	5	\$29,700	
Exposed Concrete			Extent : Moderate			5	$\psi_{2,2}, 100$	
	0	0	t Mechanical Room		<i>yeerea</i> . 1070			
Metal Panel	5%			LIFE	* *	5	\$34,000	
	Water Per	etration, E. : Gymnasi	xtent : Light, Area um		: 2%	-	÷= .,000	
Plaster	30%	0-2	\$213,300	LIFE	* *	5	\$101,900	
1 10301			Extent : Light, Are			5	φ101,900	
	C. acring/		-mem . Ligni, An					

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

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

Asset # : 2026

lectrical		Current I	Repair	Futur	e Replacement	М		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$156,700	5	\$1,600	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	a : Electrica	al Room					
	Explana	tion : One .	5,000 Ampere Main	n Disconi	<i>nect Switch</i>			
Transformers								
Dry Type	100%			2028	\$31,500	5	\$1,300	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$682,100	5	\$9,600	
Raceway								
Conduit	100%			2030	\$778,000	1		
Panelboards								
Molded Case Bkrs	100%			2029	\$715,300	5	\$9,600	
Wiring								
Braided Cloth	50%			2029	\$599,300	1		
Thermoplastic	50%			2030	\$599,300	1		
Motor Controllers								
Locally Mounted	100%			2028	\$1,491,800	5	\$2,400	
ound								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,300	
and-by Power								
Transfer Switches								
Automatic	100%			2028	\$224,200	1	\$111,700	
Generators								
Diesel	50%			2026	\$871,100	1	\$70,300	
	Other Obs	ervation, E	Extent : Light, Area	Affected			. ,	
		i : Outdoor	-					
	Explana	tion : 250 I	Kilowatts					
Diesel	49%			2039	* *	1	\$68,900	
Dieser	-		Extent : Light, Area		· 100%	1	\$00,700	
			Enclosure	njjeereu	. 100/0			
			city Information N	ot Availa	hle			
Discal			city mjor mation iv			1	¢1 400	
Diesel	1%		Eutont Light An	2026	\$17,400	1	\$1,400	
			Extent : Light, Are at Generator Room	ea Affecte	a : 100%			
Detterior	Localion	. Dusemer	u Generalor Koom					
Batteries	1000/			2022	¢2 000	5	¢12 400	
Lead/Acid	100%			2023	\$3,000	5	\$13,400	
Fuel Storage	-00 (2022	\$2 < 2 00	~	000 700	
Day Tank	50%		7, , 7 , 1 , 4	2029	\$26,300	5	\$33,700	
			Extent : Light, Area	Affected	: 100%			
		i : Generato						
		tion : Two	30 Gallons					
Main Tank	50%		_	2033	* *	5	\$5,300	
			Extent : Light, Area		: 100%			
			nt Oil Storage Roor	п				
	Explana	tion · One	2,200 Gallon					

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

Asset # : 2026

		Current Repair	Futu	re Replacement	м	aintenance	
lectrical ^{//} stem Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priorit
ghting							
Interior Lighting	700/		2025	\$0.220.000	10	\$222 0.00	
Fluorescent	70%	os And Fixtures, Extent : Ligh	2025	\$8,328,800	10	\$233,000	
		e: Throughout The Building	i, Area A	gjecied : 100%			
Elucroscont	25%	. Intoughout the building	2035	* *	10	\$92.200	
Fluorescent		s And Fixtures, Extent : Light,			10	\$83,200	
	-	: Throughout The Building	лгей Ај	Jecieu . 10070			
LED	5%	. In oughour the Dunung	2035	* *			
Egress Lighting	570		2035				
Emergency, Service	50%		2025	\$178,000	1		
Emergency, Service	20%		2025	\$178,000 * *	1		
Exit, Service	30%		2035	\$72,400	1		
Exterior Lighting	2070		_020	<i>\$12</i> ,100	-		
HID	70%		2025	\$1,913,400	10	\$800	
HID	30%		2035	**	10	\$300	
arm							
Security System							
Generic	100%		2035	* *	1	\$135,600	
			35	l : 100%			
Fire/Smoke Detection		: Throughout The Building tion : CCTV Surveillance Syst					
Fire/Smoke Detection Generic, Digital				**	1-3	\$223,700	
Generic, Digital	Explana	tion : CCTV Surveillance Syst	em 2035	* *		-	
Generic, Digital	Explanation 100%	tion : CCTV Surveillance Syst Current Repair	em 2035 Futur	* * re Replacement	М	aintenance	
Generic, Digital	Explana	tion : CCTV Surveillance Syst	em 2035 Futur	* *	М	-	Priorit
Generic, Digital lechanical ystem Component	Explanat 100%	tion : CCTV Surveillance Syst Current Repair Fail Date Estimated Cost	em 2035 Futur Year	* * re Replacement	M Cycle	aintenance	Priorit
Generic, Digital lechanical ystem Component Type	Explanat 100%	tion : CCTV Surveillance Syst Current Repair Fail Date Estimated Cost	em 2035 Futur Year	* * re Replacement	M Cycle	aintenance	Priorit
Generic, Digital lechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing	Explanation 100%	tion : CCTV Surveillance Syst Current Repair Fail Date Estimated Cost (Years)	em 2035 Futur Year FY	* * re Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Priorit
Generic, Digital Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Pres. Reducing	Explanation 100%	tion : CCTV Surveillance Syst Current Repair Fail Date Estimated Cost (Years)	em 2035 Futur Year FY 2040	** re Replacement Estimated Cost **	M Cycle (Yrs) 1	aintenance Estimated Cost	Priorit
Generic, Digital Iechanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Pres. Reducing Valve/LP Steam	Explanat 100% % of Total 100% 65%	tion : CCTV Surveillance Syst Current Repair Fail Date Estimated Cost (Years)	em 2035 Futur Year FY 2040 2039	** re Replacement Estimated Cost **	M Cycle (Yrs) 1 5	aintenance Estimated Cost \$14,000	Priorit
Generic, Digital Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Pres. Reducing	Explanat 100% % of Total 100% 65%	tion : CCTV Surveillance Syst Current Repair Fail Date Estimated Cost (Years)	em 2035 Futur Year FY 2040 2039	** re Replacement Estimated Cost **	M Cycle (Yrs) 1 5	aintenance Estimated Cost \$14,000	Priorit

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

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

Asset # : 2026

Mechanical		Current Repair	Futu	re Replacement	Μ		
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Terminal Devices							
Air Handler	5%		2030	\$476,600	1	\$11,200	
		ed Life, Extent : Mo : First Floor Mech		cted : 100%			
Convector/Radiator	•	0-2 \$ ning, Extent : Mode : Throughout, Malj	**		1	\$31,700	
Fan Coil Unit/Heat	65%		2025	\$6,599,200	1	\$76,200	
Air Conditioning							
Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment							
Exterior Pkg Unit - Cooling	10%		2030	\$549,000	2	\$2,200	
-	R-22 Refriz Location	gerant, Extent : Lig : Roof	ht, Area Affected :	100%			
Split Unit	5%		2030	\$723,500			
No Component	85%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$202,400	
Exhaust Fans							
Interior	5%		2030	\$120,600	2	\$600	
Roof	95%		2025	\$1,069,200	2	\$10,600	
	On Extend Location	ed Life, Extent : Mo : Roof	oderate, Area Affe	cted : 100%			
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2035	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2050	* *	4	\$53,800	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2030	\$103,400	4	\$11,500	
Sewage Ejector(s)				.		.	
Electric		Now \$ tent : Moderate, Ar : One Of Two In Ba		\$195,200	4	\$14,400	
Fixtures		J					
Generic	100%						
Vertical Transport	10070						

Vertical Transport

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

Asset # : 2026

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **		
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : Two Units From 1st To 3rd	Floor, One Unit From 1st	To 2nd Floor	
	Explanation : 3 Units			
Fire Suppression				
Standpipe				
Generic	100%	2040 **	1-5 \$189,800	
Sprinkler				
No Component	90%			
Generic	10%	2040 **	1-2 \$10,200	

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.

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name	: RIKERS ISLAND FACILITIES FIRE	COMMAND CENTER
Address	: 17-29 HAZEN STREET RIKERS ISLA	ND
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.280 / 13662	Yr Built/Renovated : 1940 / 2011
Area Sq Ft	: 3,600	Project Type : CORRECTION
Date of Survey	: 08-Aug-2019	Landmark Status : NONE
Areas Surveyed	: Floors 1	
Block	: 2605 Lot : 40	BIN :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$49,700	
Total	\$49,700	
Importance Code A	\$49,700	
Total	\$49,700	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$43,300		\$1,200	
Interior Architecture	\$31,300			\$100
Electrical	\$300	\$200	\$300	\$200
Mechanical	\$300	\$100	\$300	\$100
Site Pavements	\$26,100			
Total	\$101,300	\$300	\$1,700	\$400
Importance Code A	\$43,500		\$1,300	
Importance Code B	\$24,400	\$300	\$400	\$400
Importance Code C	\$33,400			
Total	\$101,300	\$300	\$1,700	\$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.

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Architecture	Current Repair Future Replaceme				ent Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
xterior							
Exterior Walls					_		
Cast in Place Concrete	10% Now Broken/Missing Elem Location : Above Ed Cracking/Crumbling, Location : Upper W	ast Garage Door L Extent : Moderate	intel 2, Area Aj	ffected : 10%	5	\$3,800	
Masonry: Brick	55% Now Cracking/Crumbling, Location : Corners Joint Mortar Miss/Er Location : Through Vertical Cracks, Exte Location : South Fa	od, Extent : Moder out nt : Light, Area A <u>f</u>	ate, Arec	n Affected : 25%	5	\$4,100	
Metal Panel	20%	cuuc	2057	* *	5-10	\$10,300	
Metal Sect. OHD	5% Now Unit Inoperable, Exte Location : East Fac		2051	* *	5	\$10,500 \$600	
Metal Coiling Doors	Location : East Fac Explanation : Corro Deteriorated 10%		intels Abo	we All Overhead I	Doors Ard	e Severely \$2,300	
Windows						. ,	
Aluminum	100%		2047	* *	5	\$600	
Roof Not Accessible	100%						
Soffits							
Wood	100% Worn/Eroded, Extent Location : Main En		2029 cted : 100	0%	5		
terior							
Floors	750/ 1	A C 3 00	LIFE	* *	-	¢< 500	
Cast in Place Concrete	75% Now Cracking/Crumbling, Location : Apparatu Paint Peeling, Extent Location : Apparatu	ıs Floor : Light, Area Affe	cted : 25%	ffected : 20%	5	\$6,500	
Quarry Tile	<u>5%</u>		2036	* *	5	\$300	
Vinyl Tile	20% Now Adhesion Failure, Ex Location : Office An Broken/Missing Elem Location : Office An	rea ents, Extent : Mod	2041 rea Affec	* * ted : 5%	3	\$300	
	Cracking/Crumbling, Location : Office A	Extent : Moderate	e, Area A <u>j</u>	ffected : 15%			

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

Asset # : 13662

rchitecture	Current	Kepair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Interior Walls	2 0/) 1	\$100	2040		-		
Ceramic Tile	2% Now	\$100	2040	* *	5		
	Broken/Missing Elem Location : Toilet A		erate, Ar	ea Affected : 10%			
		la Shower				#000	
Concrete Masonry Unit			LIFE	* *	5	\$900	
Gypsum Board	10%	#2 7 00	LIFE	* *	5-10	\$300	
Plaster	5% Now	\$2,700	LIFE		5		
	Cracking/Crumbling, Location : East Wa		, Area Aj	ljecied : 20%			
	Paint Peeling, Extent		Affected	· 20%			
	Location : Through		чјјестец	. 2070			
	Water Penetration, E		Iroa Affa	cted · 20%			
	Location : East Wa		пей Ајје	cieu . 2070			
			LIFE	* *			
SGFT/Glazed Masonry	25% Now Broken/Missing Elem	\$3,900 Eutont - Mod	LIFE				
	Location : Various			ed Affected : 10%			
Ceilinger	Location . Various	Locations Intolign	011				
Ceilings	75%		LIFE	* *	5 10	\$3,700	
Exposed Concrete	Paint Peeling, Extent	· Light Area Affe			5-10	\$5,700	
	Location : Apparata		<i>ieu</i> . 20	<i>/0</i>			
Currane Doord	25% Now	\$1,000	LIFE	* *	5	\$1,200	
Gypsum Board	Cracking/Crumbling,				3	\$1,200	
	Location : Toilet In		, 11 'cu 11j	<i>Jecieu</i> : 1570			
e Enclosure	200000000000000000000000000000000000000	original Daniang					
Fence/Gates							
Chain Link	100%		2041	* *			
e Pavements	10070		2011				
On-Site Walkways							
Asphalt	75%		2034	* *			
Wood	25%		2026		1-3		
Parking/Driveway							
Asphalt	100% 0-2	\$26,100	2034	* *			
	Cracking/Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location : Through	out					
lectrical	Current	Repair	Futur	e Replacement	М	aintenance	
vstem Component	% of Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component Type	Total (Years)		FY		(Yrs)		
nder 600 Volts							
Service Equipment Molded Case Bkrs	100%		2051	* *	5	\$100	
MORGO CASE DAIS	Other Observation, E	Extent · Light Area			5	\$100	
	Location : Garage	мет . шет, лгеи	1)jecieu	. 100/0			
	Explanation : One.	50 Ampere Main D	isconnec	t Switch			
Raceway							
-	100%		2051	* *	1		
Conduit	100/0		20.71				

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	ł						
Panelboards							
Molded Case Bkrs	100%		2047	* *	5	\$100	
Wiring							
Thermoplastic	100%		2051	* *	1		
Motor Controllers							
Locally Mounted	100%		2044	* *	5		
Ground							
Grounding Devices					_		
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting Fluorescent	100%		2036	* *	10	\$2,200	
Fluorescent		And Fixtures, Extent : Light,			10	\$3,300	
		: Throughout The Building	Area Ajj	ectea . 10076			
Egress Lighting	Locuion	. Infoughout the Dutlaing					
Egress Lighting Emergency, Service	40%		2036	* *	1		
Emergency, Battery	10%		2036	* *	10	\$100	
Exit, Service	50%		2036	* *	1	φ100	
Exterior Lighting	2070		2020		1		
HID	100%		2036	* *	10		
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2039	* *	1-3	\$2,200	
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	FY		(Yrs)		
Heating							
Energy Source							
Plant Campus Steam / PRV	40%		2041	* *	1		
ΓKV	Other Obs	ervation, Extent : Light, Area	Affected	• 100%			
		: Throughout	19900100				
		ion : Steam From Power Hou	se				
Electricity	<u>60%</u>	1011 - Steam 1 1011 1 01101 1100	2051	* *	1		
Electrony	0070		2001		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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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Asset # : 13662

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Conversion Equipment								
Heat Pump Air Sourced	30%			2032	* *	2	\$300	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 60%			
	Location	: Trailer S	lection					
	Explanat	ion : 3 Pac	kage Units					
Radiant Heater	30%			2036	* *	2	\$500	
	Other Obs	ervation, E	xtent : Light, Area	Affected	1:30%			
		: Trailer S	-					
	Explanat	tion : 8 Ele	ctrical Radiant He	aters				
No Component	40%							
No Component		ervation F	xtent : Light, Area	Affected	· 0%			
	Location		Meni - Ligni, Meu	IJJecieu	. 070			
			Pressure Steam Pro	widad F	rom Adjacant Built	dina		
Distribution	Блрійниі	1011 . LOW 1	ressure Steam 170	Jviaca P	τοπ Αυμιζετι Βαια	ung		
Central Plant Steam	40%			2031	\$27,300	4	\$100	
Piping/Pmp	-070			2051	\$27,500	7	ψ100	
No Component	60%							
Terminal Devices	0070							
Fan Coil Unit/Heat	40%			2031	\$24,200	1	\$500	
Induction Unit	30%			2031	\$24,200	1	\$400	
No Component	30%			2040		1	ψτου	
Air Conditioning	5070							
Energy Source								
Electricity	60%			2047	* *	1		
No Component	40%			2047		1		
Conversion Equipment	-1070							
Heat Pump Air Sourced	30%			2032	* *	2	\$100	
Treat I unip All Sourced		gerant Exi	ent : Light, Area A		30%	2	ψ100	
			ge Units In Trailer		5070			
XX7' 1 /XX7 11 TT '		. 51 uchag	e onus în Trailei		¢ 4 2 00	1		
Window/Wall Unit	30%			2029	\$4,200	1		
No Component	40%							
Plumbing								
H/C Water Piping	1000/			2041	* *	1		
Brass/Copper	100%			2041		1		
Water Heater	1000/			2026	\$5,000	4		
Electric	100%	amation E	xtent : Light, Area	2026	\$5,900	4		
	Location		xieni . Ligni, Area	Ајјестеи	. 100/0			
			10 Callon Unit					
Considerer Dissi	Explanat	ion : One 4	40 Gallon Unit					
Sanitary Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	·•/ ••	1		
Storm Drain Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	ጥ	1		
Fixtures	1000/							
Generic	100%							

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 : 15-15 HAZE : BRONX : DOC0001.03 : 469,815 : 30-Jul-2019 	LAND FACILITIES GI EN ST., RIKERS ISLAN 30 / 2025 Roof, Floors 1,2 Lot : 40		ETENTION CENTE : N/A : 1969 / 2005 : CORRECTION : NONE : 2097042	R
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture		\$50,601,400		\$64,639,100
Interior Architect	ure		\$10,397,400		\$5,903,000
Electrical			\$15,232,900		\$9,164,800
Mechanical			\$558,700		\$13,164,100
Total			\$76,790,400		\$92,871,000
Importance Code	А		\$50,601,400		\$64,874,100
Importance Code	В		\$25,305,300		\$27,883,500
Importance Code	С		\$883,600		\$113,400
Total			\$76,790,400		\$92,871,000
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture				
Interior Architect	ure	\$9,200	\$27,600		\$55,300
Electrical		\$76,500	\$102,600	\$82,600	\$83,500
Mechanical		\$111,700	\$61,200	\$101,800	\$60,800
Elevators/Escalate	ors	\$11,800	\$11,800	\$11,800	\$11,800
Total		\$209,300	\$203,300	\$196,200	\$211,400
Importance Code	A	\$16,300	\$20,400	\$16,300	\$17,300
Importance Code	В	\$193,000	\$162,600	\$180,000	\$194,100
Importance Code	С		\$20,300		
Total		\$209,300	\$203,300	\$196,200	\$211,400



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.

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$465,000	
Masonry: Brick		Now	\$10,911,800	LIFE	* *	5	\$604,600	
	-	-	Extent : Moderate	, Area Aj	ffected : 20%			
		: Through			1			
			od, Extent : Light,	Area Aff	ected : 25%			
		: Through	out					
Metal Panel	5%			2040	* *	5-10	\$319,700	
Pre-Cast Concrete		Now	\$490,500	LIFE	* *	5	\$120,900	
	-		d, Extent : Light, A	lrea Affe	cted : 20%			
		: Through			<i>cc</i> 1 200/			
	-	-	Extent : Moderate	e, Area Aj	ffected : 20%			
		: Through	oui	LIFE	* *		¢402 (00	
Pre-Cast Concrete	16%			LIFE	· · ·	5	\$483,600	
Windows Aluminum	170/	Now	\$120,100	2028	* *	5	\$16.600	
Aluminum			\$139,100 ht : Light, Area Affe	2038		3	\$16,600	
	•	: Through		<i>cieu</i> . 20	//0			
		-	ked, Extent : Light	Area At	Fected · 10%			
		: Through		, 11 cu 11j	<i>feeled</i> . 1070			
		-	d, Extent : Modera	te Area	Affected · 10%			
	-	: Through		<i>ic, 11 cu</i>	njjecicu i 1070			
Metal/Detention Type		Now	\$18,597,800	2030	\$61,992,500	5	\$285,400	
Metal/Detention Type			ked, Extent : Mode			5	\$285,400	
	-	: Through		<i>iuic</i> , <i>1iic</i>	<i>a 111feelea</i> . 1570			
		-	Extent : Severe, A	rea Affe	rted · 100%			
		: Through		, eu nyjet				
		0	ent : Moderate, Are	a Affecte	ed : 25%			
		: Through		55				
Metal Louvers	3%			2033	* *	10	\$36,700	
Parapets	570			2000		10	\$30,700	
	10%	Now	\$282,300	2040	* *	5	\$17,800	
Metal Panel			xtent : Moderate, 2		cted : 25%		¥ .)	
Metal Panel	Corrosion/							
Metal Panel		: Through						
	Location	: Through	out	2035	* *	5	\$163 100	
Metal Panel Metal Rail	Location 25%	: Through Now	out \$122,200	2035 Area Affe		5	\$163,100	
	Location 25% Corrosion/2	: Through Now	out \$122,200 Extent : Moderate, 2			5	\$163,100	
	Location 25% Corrosion/2	: Through Now Rusting, E	out \$122,200 Extent : Moderate, 2			5	\$163,100 \$213,500	

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

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

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
xterior								-
Roof								
Built-Up (BUR)	Blisters, Ex Location Water Pene Location	: Through	xtent : Severe, Are	ea Affecte	d : 20%			1
Modified Bitumen Single Ply Membrane	Blisters, Ex		\$1,137,700 ere, Area Affected tration Area	2025 2040 : 100%	\$3,900,500 * *	10	\$144,100	
iterior								
Floors	20/			2026	¢275 000	2	¢22 100	
Carpet Cast in Place Concrete	2% 18%	Now	¢127 500	2026 LIFE	\$375,000 * *	3 5	\$22,100 \$200,100	
Cast in Place Concrete	Cracking/C	rumbling,	\$137,500 Extent : Light, Ar cal Rooms			3	\$290,100	
Quarry Tile			\$84,400 Extent : Light, Ar	2035 ea Affecte	* * ed : 10%	5	\$11,100	
Terrazzo	Horizontal		\$1,707,300 Extent : Moderate, . out Main Corridor		* * cted : 15% lding Entrance Are	5 ea.	\$143,900	
Traffic Topping	3%			2030	\$546,600	5	\$27,600	
Vinyl Tile	Broken/Mis Location Worn/Erod	: Through	: Moderate, Area			3	\$96,700	
Vinyl Tile 9" X 9"	10%			2025	\$1,618,100	3	\$36,800	
Wood	5% Worn/Erod	Now ed, Extent : Gymnast	\$484,500 : Moderate, Area ium	2045	* *	5	\$34,500	
Interior Walls								
Cast in Place Concrete	Water Pene		\$255,500 xtent : Light, Area t North Wall Mecu		* * : 10% pace And Corridor	.s		
Ceramic Tile	5%			2033	* *	5	\$40,500	
Concrete Masonry Unit	Cracking/C	Now Trumbling, Through	\$628,000 Extent : Light, Ar out	LIFE	* * ed : 5%	5	\$113,400	
Glass: Single Pane	3%			LIFE	* *	5	\$18,200	
Gypsum Board	5%			LIFE	* *	5	\$24,300	
Masonry: Brick	13%			LIFE	* *			
Metal: Cage/Fence	8%			LIFE	* *			
SGFT/Glazed Masonry	20%			LIFE	* *			
Steel Plate	6%			LIFE	* *	5	\$29,200	

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.

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Architecture		Current F	Current Repair		e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings						_			
AcousTileConcealSpLn	-	Now	\$178,200	2035	* *	5	\$69,100		
	-	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 15%				
Exposed Concrete	40%	Now	\$1,890,600	LIFE	* *	5	\$46,000		
1	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 20%		. ,		
	6	0	rridor And Mechai	00					
Exposed Struc: Steel	5%			LIFE	* *				
Metal Panel	30%	Now	\$1,471,700	LIFE	* *	5	\$276,300		
	Corrosion/	Rusting, E.	xtent : Moderate, A	Area Affe	cted : 10%				
		-	Locations Through						
			Extent : Moderate,		ected : 60%				
		: Through		55					
Plaster		Now	\$192,800	LIFE	* *	5	\$46,000		
1 lubior			Extent : Light, Are		ed · 10%	5	\$10,000		
	-	: Stair Hal	-						
	Water Pen	etration. E.	xtent : Light, Area	Affected	: 5%				
		: Roof Hat	e	55					

lectrical	Current Repair	Future	Replacement	Μ	aintenance		
zstem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	70%	2030	\$164,500	5	\$1,400		
	Other Observation, Extent :	Light, Area Affected :	100%				
	Location : Electrical Room						
	Explanation : One 4,000 A	npere And One 5,000	Ampere Main D	isconnec	t Switch		
Fused Disc Sw	30%	2030	\$70,500	5	\$600		
	Other Observation, Extent :	Light, Area Affected :	100%				
	Location : Electrical Room	0 10					
	Explanation : One 1,200 At	npere Main Disconne	ect Switch For En	iergency			
Transformers							
Dry Type	60%	2028	\$273,800	5	\$1,000		
Dry Type	40%	2035	* *	5	\$700		
Switchgear / Switchboard							
Fused Disc Sw	40%	2030	\$389,800	5	\$800		
Molded Case Bkrs	60%	2030	\$584,700	5	\$7,400		
Raceway							
Conduit	95%	2030	\$1,108,600	1			
Conduit	5%	2050	* *	1			
Panelboards							
Fused Disc Sw	15%	2029	\$161,000	5	\$1,600		
Molded Case Bkrs	85%	2029	\$912,100	5	\$10,500		

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

ASSEL # . 2025									
Electrical		Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts									
Wiring									
Braided Cloth	70%		2029	\$1,258,400	1				
Thermoplastic	30%		2030	\$539,300	1				
Motor Controllers	1000/		• • • • •	* - • • • • • • • • •	_	†2 2 0 0			
Locally Mounted	100%		2028	\$584,000	5	\$3,200			
Ground									
Grounding Devices	1000/		LIPP	* *	-	¢< 000			
Generic	100%		LIFE		5	\$6,900			
Stand-by Power Transfer Switches									
Automatic	80%		2028	\$251,100	1	\$115,600			
Automatic	20%		2028	\$231,100	1	\$28,900			
Generators	2070		2043		1	\$28,900			
Diesel	100%		2026	\$2,438,900	1	\$181,900			
Dieser		ervation, Extent : Light, Area			1	\$101,700			
		: Basement And Outdoor End		. 100/0					
		ion : Four 600 Kilowatt	losure						
Batteries	Enplanal								
Lead/Acid	100%		2023	\$3,000	5	\$17,400			
Fuel Storage				<i>+-,</i>	-	<i> </i>			
Day Tank	50%		2046	* *	5	\$43,600			
5		ervation, Extent : Light, Area	Affected	: 100%					
	Location	: Generator Room							
	Explanat	ion : One 275 Gallons							
Main Tank	50%		2033	* *	5	\$6,900			
		ervation, Extent : Light, Area		: 100%	-	+ -)			
		: Outside							
	Explanat	ion : One 5,000 Gallon Tank							
lighting									
Interior Lighting									
Fluorescent	28%		2035	* *	10	\$120,700			
		And Fixtures, Extent : Light,	Area Afj	fected : 100%					
	Location	: Throughout The Building							
Fluorescent	70%		2025	\$10,780,300	10	\$301,600			
		os And Fixtures, Extent : Ligh				. ,			
	Location	: Throughout The Building							
Incandescent	2%	-	2025	\$308,000	2	\$200			
Egress Lighting	270			\$230,000	_	<i>4200</i>			
Emergency, Service	20%		2035	* *	1				
Emergency, Service	40%		2025	\$184,300	1				
Exit, Battery	40%		2023	\$428,100	10	\$12,700			
Exterior Lighting	1070		2000	<i> </i>	10	<i><i><i>q</i>12,700</i></i>			
HID	100%		2025	\$3,537,900	10	\$1,400			
Alarm	10070		2025	ψυ,υυτ,υυ	10	ψ1,400			

Alarm

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

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

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

		A3561 # . 2	UZJ				
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm							
Security System							
Generic	100%		2035	* *	1	\$175,500	
	Location	ervation, Extent : Light, Area : Throughout The Building tion : CCTV Surveillance Sys		! : 100%			
Fire/Smoke Detection	-						
Generic, Digital	100%		2035	* *	1-3	\$289,500	
Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System	0/ 6						D · · ·
Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
eating							
Energy Source							
Plant Campus Steam / PRV	100%		2040	* *	1		
Conversion Equipment							
Heat Exchanger, Plate &	70%		2033	* *	1	\$162,600	
Frame	30%		2022	* *	5	¢0,400	
Pres. Reducing Valve/LP Steam	5070		2033		5	\$8,400	
Distribution							
Hot Wtr Piping/Pump	70%		2038	* *	4	\$24,300	
Central Plant Steam	30%		2040	* *	4	\$6,900	
Piping/Pmp							
Terminal Devices							
Air Handler		Now \$74,000	2030	\$3,701,500	1	\$78,400	
		ent, Extent : Moderate, Area	Affected :	· 40%			
		: Coils In Basement		<u> </u>		<u> </u>	
Convector/Radiator	70%		2028	\$3,288,200	1	\$106,200	
ir Conditioning							
Energy Source Electricity	100%		2038	* *	1		
Conversion Equipment	10070		2038		1		
Reciprocating	2%		2025	\$149,000	1	\$4,400	
Compr/Chiller				<i> </i>	-	+ .,	
1 I	Other Obs	ervation, Extent : Light, Arec	a Affected	! : 100%			
		: Basement					
	Explana	tion : Serves Auditorium Only					
Split Unit	15%		2030	\$2,809,500			
Window/Wall Unit	15%		2025	\$274,300	1		
No Component	68%						
Distribution	2 0 /		0040		4	<i><i>h F o o</i></i>	
CW & CHW Wtr	2%		2040	* *	4	\$500	
Pipe/Pump	98%						
No Component	98%						

Ventilation

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

RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Asset # : 2025

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type		e Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$262,000	
Exhaust Fans	2007		••••	¢ (2 1 2 0 0	•	#2 000	
Interior	20%	#22.2 00	2030	\$624,300	2	\$2,900	
Roof	80% Now Broken, Extent : Lig Location : Fan Co		2030 100%	\$1,165,400	2	\$9,200	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2030	\$1,397,300	4	\$69,700	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100% Other Observation, I Location : Baseme	nt		* * ! : 100%	4	\$14,900	
	Explanation : Dup	lex Units In Several	Areas				
Sewage Ejector(s)							
Compressed Air	100%		2040	* *	4	\$4,700	
Backflow Preventer							
Generic	100%		2035	* *	1	\$28,800	
Fixtures	1000/						
Generic	100%						
/ertical Transport							
Elevators	1000/		LIPP	* *			
Hydraulic	100% Other Observation, 1	Future Link Augu	LIFE				
		From Basement To	00		sement T	Fo 1st Floor	
Fire Suppression	1						
Standpipe							
Generic	100%		2040	* *	1-5	\$245,600	
Sprinkler						,	
No Component	50%						
Generic	50%		2040	* *	1-2	\$65,800	

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

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

DEPARTMENT OF CORRECTION - FY 2021 Print Date: 26-Oct-2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 09-09 HA : BRONX	AZEN ST., R)1.180 / 4127 019	ACILITIES G IKERS ISLAN : 40	EORGE R. VIERNO CI ND Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	ENTER GRVC : N/A : 1986 / 2006 : CORRECTION : NONE :	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect Interior Architectu Electrical Mechanical				\$2,987,300 \$1,476,000 \$8,797,300 \$2,042,400		\$968,000 \$4,344,500 \$13,783,500 \$5,949,000
Total				\$15,303,000		\$25,045,000
Importance Code I Importance Code I Importance Code (В			\$2,987,300 \$12,315,700		\$1,124,700 \$23,755,000 \$165,200
Total				\$15,303,000		\$25,045,000
EXPENSE Exterior Architect	ure		FY 2022 \$3,900	FY 2023 \$900	FY 2024	FY 2025
Interior Architectu	ire		\$23,600	\$27,900		\$43,700
Electrical			\$44,800	\$69,600	\$53,500	\$48,000
Mechanical			\$52,400	\$39,300	\$85,200	\$40,400
Total			\$124,600	\$137,700	\$138,700	\$132,100
Importance Code	A		\$11,400	\$11,800	\$6,900	\$7,500

\$7,500 \$11,400 \$11,800 \$6,900 Importance Code B \$97,900 \$113,200 \$131,700 \$124,600 Importance Code C \$27,900 Total \$124,600 \$137,700 \$138,700 \$132,100



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

Asset # : 4127

rchitecture		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$97,600	
Metal Panel		Now	\$1,045,500	2040	* *	5	\$683,300	
		-	tent : Moderate, 2	Area Affe	cted : 20%			
		: Througho		1.00	1 2007			
	-	Dented, Ext	ent : Moderate, A ut	rea Affec	cted : 20%			
Windows	Location	· Intougho						
Aluminum	5%			2038	* *	5	\$1,800	
Metal/Detention Type	95%			2040	* *	5	\$125,000	
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$9,700	
Metal Panel	25%			2040	* *	5	\$83,000	
Metal: Cage/Fence	30%			2035	* *	5-10	\$199,300	
No Component	35%							
Roof	0.70/			2025	* *			
Single Ply Membrane		Now	\$1,721,600	2035				
			s, Extent : Severe ocations Through		Jected : 20%			
			tent : Severe, Are		1.150/			
			ut Corridors	a Affecte	a : 1370			
Skylight, Plastic	3%			2035	* *	1		
Soffits	570			2000		-		
Metal Panel	100%	Now	\$3,900	2040	* *	5	\$10,100	
			ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	: Loading I	Dock					
terior								
Floors						_		
Cast in Place Concrete		Now	\$73,400	LIFE	* *	5	\$386,900	
			tent : Moderate, A ocations In The N					
					ai space **		#2 0 (00)	
Ceramic Tile		Now	\$159,000	2033		5	\$20,600	
		: Througho	Extent : Light, Ard	ea Affeci	ea : 1570			
		~		2025	* *	-	¢< 200	
Quarry Tile		Now	\$23,600	2035	ea Affected : 10%	5	\$6,200	
		: Food Ser		eruie, Ar	eu Affecteu : 1070			
Troffic Tamina	10%	. 1000 Ser	nic 111 cu	2020	\$1.017.200	5	\$51.400	
Traffic Topping Vinyl Tile		Now	\$732,200	2030 2030	\$1,017,300 \$2,440,800	5 3	\$51,400 \$54,000	
v myr i ne					\$2,440,800 ea Affected : 15%		\$ 54,000	
		-	ocations Through		ea 11jjeerea : 1070			
			-					
	Worn/Ero	ded. Extent	Moderate, Area	Affected	: 25%			

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

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

Asset # : 4127

			A3300 // . 4						
Architecture		Current F	Repair	Futur	e Replacement	Μ	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nterior									
Interior Walls									
Ceramic Tile	10%			2033	* *	5	\$55,800		
Concrete Masonry Unit	74%			LIFE	* *	5	\$165,200		
Glass: Single Pane	3%			LIFE	* *	5	\$12,600		
Gypsum Board	8%			LIFE	* *	5	\$26,800		
Metal Security Bars	5%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	10%	Now	\$66,300	2035	* *	5	\$20,600		
	Broken/M	issing Elem	ents, Extent : Light	t, Area A	ffected : 25%				
	Location	: Control	Rooms Throughout						
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 25%				
	Location	: Control	Rooms Throughout						
Exposed Concrete	25%			LIFE	* *	5	\$16,100		
Metal Panel	65%	Now	\$445,100	LIFE	* *	5	\$334,200		
			Extent : Moderate,	Area Afj	fected : 15%		. ,		
		: Through							
	•		Extent : Light, Are	ea Affect	ed : 25%				
		: Through							
			xtent : Moderate, A	1rea Affe	ected : 5%				
	Location	: Through	out Corridors						
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
nder 600 Volts Service Equipment	1								
Fused Disc Sw	100%			2030	\$156,700	5	\$1,200		

Fused Disc Sw	100%	2030	\$156,700	5	\$1,200		
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room						
	Explanation : Three Main Ser	vice Switches Rated	d At 2,000 Ampere	es Each			
Transformers							
Dry Type	100%	2028	\$31,500	5	\$1,000		
Switchgear / Switchboard							
Fused Disc Sw	100%	2030	\$682,100	5	\$1,200		
Raceway							
Conduit	100%	2040	* *	1			
Panelboards							
Molded Case Bkrs	100%	2029	\$715,300	5	\$7,200		
Wiring							
Thermoplastic	100%	2040	* *	1			
Motor Controllers							
Locally Mounted	10%	2028	\$149,200	5	\$200		
Motor Control Center	90%	2028	\$1,271,600	5	\$6,700		
ound							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$4,000		

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

Asset # : 4127

Electrical	Current Repair Future Replacement Maintenance						
ystem Component Type	% of Fail Date Estimated Total (Years)		Estimated Cost		Estimated Cost	Priorit	
and-by Power							
Transfer Switches							
Automatic	100%	2028	\$134,500	1	\$84,600		
Generators	1000/	2026	¢1.045.200	1	¢107 400		
Diesel	100% Other Observation, Extent : Ligh	2026 t Amag Affacted	\$1,045,300	1	\$106,400		
	Location : Second Floor Gener	•••	. 10070				
	Explanation : Two Diesel Gene		1 100 Kilowatts F	ach			
Batteries	Explanation : 1 wo Dieser Gene	ruiors Ruieu III	1,100 Knowans L	ucn.			
Lead/Acid	100%	2023	\$3,000	5	\$10,200		
Fuel Storage			+-)	-	+ -)		
Day Tank	50%	2038	* *	5	\$25,500		
	Other Observation, Extent : Ligh	t, Area Affected	: 100%				
	Location : Second Floor Gener	ator Room					
	Explanation : 275 Gallon Capa	city Serving Bo	th Generators				
Main Tank	50%	2045	* *	5	\$4,000		
	Other Observation, Extent : Ligh Location : Outside Undergroun Explanation : 8,000 Gallon Cap	d	: 100%				
ghting	Explanation : 8,000 Guilon Cap	σαετιγ					
Interior Lighting							
Fluorescent	95%	2025	\$8,557,900	10	\$239,400		
	T-12 Lamps And Fixtures, Extent Location : Throughout The Bui	: Light, Area A			• ,		
LED	5%	2038	* *				
Egress Lighting	-						
Emergency, Service	50%	2030	\$134,800	1			
Exit, Service	50%	2030	\$91,300	1			
Exterior Lighting							
HID	100%	2030	\$2,069,500	10	\$800		
arm							
Security System							
Generic	100%	2030	\$1,657,800	1	\$102,600		
	Other Observation, Extent : Ligh	•••	: 100%				
	Location : Throughout The Bui	0					
$\mathbf{F}' = \sqrt{0} + 1 = \mathbf{D} + 1$	Explanation : CCTV Surveillan	ce Cameras					
Fire/Smoke Detection Generic, Digital	100%	2030	\$5,675,400	1-3	\$169,400		
Generic, Digitai	10070	2030	φ <i>3</i> ,07 <i>3</i> , 4 00	1-5	φ10 2,4 00		
echanical	Current Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	

Heating

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

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

Asset # : 4127

			A3501 # . 4	121				
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Energy Source								
Plant Campus Steam / PRV	99%	2-4	\$1,000	2040	* *	1		
			Extent : Light, Area		: 100%			
			r Mechanical Roon	n				
	_	tion : Smal	l Leak					
Natural Gas	1%			2050	* *	1		
Conversion Equipment								
Furnace	1%			2030	\$12,100	1	\$1,400	
			Extent : Light, Area	Affected	: 100%			
	Location	•						
	Explana	tion : 2 Roc	of Mounted Units					
Heat Exchanger, Plate & Frame	50%	Now	\$7,400	2033	* *	1	\$61,100	
	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	cted : 5%			
			cal Room J	55				
			ation Damaged Or	Missing				
Pres. Reducing	49%			2033	* *	5	\$8,000	
Valve/LP Steam	T 770			2055		5	\$0,000	
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$40,000	2038	* *	4	\$13,500	
not wa riping/rump			oderate, Area Affe		Ś	•	ψ15,500	
			evel In Mechanical					
Terminal Devices		11						
Air Handler	60%			2030	\$4,330,200	1	\$102,000	
Convector/Radiator		Now	\$1,600	2030	**	1	\$2,400	
	Other Obs	ervation, E	Extent : Moderate, 1		cted : 1%	1	φ2,100	
		n : Through		1.01	· D · · · · · · · · ·	71		
			ector Air Holes Pa					
Convector/Radiator	37%			2035	* *	1	\$32,800	
ir Conditioning								
Energy Source	1000/			0016	* *			
Electricity	100%			2046	* *	1		
Conversion Equipment	1001			000-	ala -1-			
Split Unit	10%			2035	* *			
Window/Wall Unit	5%			2025	\$53,500	1		
No Component	85%							
Distribution	100/			LIPP	باد بان	~	#25 000	
Ductwork/Diffusers	10%			LIFE	* *	2	\$35,800	
No Component	90%							
ventilation								
Distribution	1000				-11-	<u> </u>		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$153,200	
Exhaust Fans	600 f			0000	¢1.007.000	~	\$ \$ \$ \$ \$	
Interior	60%			2030	\$1,095,600	2	\$5,100	
Roof	40%			2030	\$340,900	2	\$3,400	

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.

Asset # : 4127

Mechanical	Current Repai	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper		51,913,000 2040	* *	1		
	Broken, Extent : Moderate	00				
	Location : Various Mixir	ig Valves				
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Mechanical R	oom				
	Explanation : Triplex Bo	oster Pump Not Operation	onal, Domestic M	lain Val	ve Failed	
HW Heat Exchanger						
Steam Fired	100%	2040	* *	4	\$27,200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2030	\$78,300	4	\$8,700	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$143,700	
Sprinkler						
No Component	15%					
Generic	85%	2040	* *	1-2	\$65,400	
Fire Pump						
Generic	100%	2033	* *	1	\$51,300	

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed				: N/A	
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$2,893,800		\$202,800
Interior Architect	ure		\$4,882,900		\$7,718,300
Electrical			\$15,466,300		\$16,279,400
Mechanical			\$14,160,300		\$824,200
Total			\$37,403,400		\$25,024,700
Importance Code	А		\$2,893,800		\$939,700
Importance Code			\$33,581,200		\$23,898,200
Importance Code	С		\$928,300		\$186,700
Total			\$37,403,400		\$25,024,700
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture				
Interior Architect	ure			\$17,700	\$32,500
Electrical		\$88,100	\$51,700	\$94,200	\$62,300
Mechanical		\$52,100	\$25,900	\$78,800	\$25,900
Total		\$140,200	\$77,600	\$190,700	\$120,600
Importance Code	А			\$12,100	
Importance Code		\$140,200	\$77,600	\$178,700	\$120,600
Importance Code	С				
Total		\$140,200	\$77,600	\$190,700	\$120,600



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

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

Asset # : 2027

			A3361 # . 2	021				
chitecture		Current R	epair	Futur	e Replacement	Μ	laintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Cast in Place Concrete	Cracking/ Location Other Obs	ı : D Mecha	\$73,000 Extent : Severe, A nical Area And So ctent : Severe, Are Vacated	uth Side.		5	\$64,900	
	Explana	tion : Facili	ty Condemned In .	2014				
Masonry: Brick	Joint Mor		\$1,659,200 od, Extent : Moder rance Facade And		* * a Affected : 5% Locations Throug	5 ghout.	\$137,900	
	Location Vertical C	ı : Outside K Tracks, Exter	xtent : Moderate, . (itchen And Outsia nt : Moderate, Are .ocations Through	le-Emerg a Affecte	gency Generator C	'ourtyard	Facades.	
Masonry: Limestone	Broken/M	-	\$35,300 ents, Extent : Ligh Vindow Sills And		* * ffected : 10% cations Throughou	5 <i>ut</i> .	\$2,400	
Metal/Glass Curt Wall	Corrosion Location Deteriorat	n : At Day R	Extent : Moderate,			5	\$15,200	
Windows								
Metal/Detention Type	60%			2036	* *	5	\$20,000	
Metal/Detention Type	Location	ation, Extent : Administr	\$869,700 t : Moderate, Arec cation Area ctent : Moderate, A			5	\$6,700	
	Glazing B	roken/Crack	intels Above Wind xed, Extent : Mode rea And Kitchen		itors Area, Kitche ea Affected : 50%	n And Ste	orage Areas.	
	Location							
Parapets Not Accessible								
Parapets Not Accessible Roof	100%							

Interior

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

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

Asset # : 2027

Architecture		Current R	lepair	Future	Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors								
Cast in Place Concrete	Broken/M Location Uneven St Location	n : Auditoriu ubstrate, Ext n : Auditoriu	\$375,700 ents, Extent : Seve om, Commissary, 7 tent : Severe, Area om, Commissary, 7 xtent : Moderate, 2	th Block . Affected th Block .	Area : 20% Area	5	\$396,300	
		i : Basemen		ireu Ajjet	. <i>ieu</i> . 2070			
		tion : Grour						
Cast in Place Concrete	5% Cracking/	Now Crumbling,	\$31,300 Extent : Moderate And Storage Areas	LIFE , Area Afj	* * Fected : 50%	5	\$66,000	
		urface, Exte 1 : D Mecha	nt : Severe, Area A nical Area	ffected :	10%			
Ceramic Tile	Worn/Ero	Now ded, Extent a : Toilet Ro	\$116,700 : Light, Area Affeo oms.	2029 eted : 10%	\$1,166,800	5	\$15,100	
Quarry Tile	Broken/M	Now issing Elem 1 : Kitchen A	\$692,100 ents, Extent : Seve Irea	2046 re, Area A	* * Affected : 25%	5	\$9,100	
	Location Water Per	i : Kitchen A	ctent : Moderate, A					
Terrazzo	Horizonta		\$559,800 ctent : Moderate, 2 Locations Through		* * eted : 30%	5	\$47,200	
Traffic Topping	5%			2026	\$746,800	5	\$37,700	
Vinyl Tile	43% //Cracking	Now Crumbling,	\$440,200 Extent : Severe, A m, Corridors And	2026 rea Affect	\$4,402,200 ted : 40%	3	\$97,400	
			tent : Severe, Area s, Return Search A			т		

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

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

Asset # : 2027

Architecture	Current Repair Future Replacement					М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Interior Walls									
Concrete Masonry Unit		Now	\$413,400	LIFE	* *	5	\$186,700		
		-	ents, Extent : Seve						
			Rooms Behind Au						
	-		tent : Severe, Area						
		0	Rooms Behind Au						
	0	0 0	Extent : Severe, Ar	00					
			Rooms Behind Au						
			nt : Moderate, Are						
	Locatior	: Various	Locations Through	out Bloc	ek 1a.				
Glass: Special Gauge	5%			LIFE	* *	1			
Plaster	10%	Now	\$298,700	LIFE	* *	5	\$28,000		
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 20%				
	Location	: Auditoria	um And First Floo	r Gun Ar	senal.				
	Cracking/	Crumbling,	Extent : Moderate	e, Area A	ffected : 10%				
	Location	: Auditoria	um And First Floo	r Gun Ar	senal.				
SGFT/Glazed Masonry	20%			LIFE	* *				
SGFT/Glazed Masonry	15%		\$216,200	LIFE	* *				
ý	Staining/L	Discoloring,	Extent : Moderate		ffected : 10%				
	Location	: 7th Block	k						
Ceilings									
AcousTileConcealSpLn	5%			2031	\$457,900	5	\$35,500		
AcousTileConcealSpLn	5%			2039	* *	5	\$35,500		
Exposed Concrete	30%			LIFE	* *	5	\$26,600		
Exposed Concrete	5%	Now	\$91,100	LIFE	* *	5	\$4,400		
	Cracking/	Crumbling,	Extent : Moderate	e, Area A	ffected : 10%				
	Location	: Visitors	Corridor And Mec	hanical A	Area Block 7				
	Water Per	etration, E	xtent : Moderate, 2	4rea Affe	ected : 10%				
	Location	: Visitors	Corridor						
Exposed Struc: Steel	5%			LIFE	* *				
Metal Panel	20%	Now	\$756,200	LIFE	* *	5	\$141,900		
	Deformed	/Dented, Ex	tent : Moderate, A	rea Affe	cted : 20%		-		
	Location	: Kitchen.							
	Staining/L	Discoloring,	Extent : Moderate	e, Area A	ffected : 30%				
	Location	: Kitchen	And Throughout C	orridors.					
Plaster	10%			LIFE	* *	5	\$35,500		
Plaster		Now	\$891,600	LIFE	* *	5	\$71,000		
			ents, Extent : Seve		Affected : 30%				
		-			al, Visiting Area Ar	ıd Varioı	is Locations.		
			Extent : Moderate		-				
	-	-	k And Visitors Area	-	~				
	Water Per	etration, E	xtent : Severe, Are	a Affecte	ed : 25%				
				00	king), Commissary,	Visiting	Area And Various		
			out Building.	-		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.

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

Asset # : 2027

Electrical		Current R	epair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment Fused Disc Sw	Location	: Electrical			\$235,000 ected : 100% nect Switches. The	5 Building	\$1,700	
Transformers	Елрини	10h . 1 WO J	,000 milpere mui	i Discon	neer Switches. The	Dunung	, 15 <i>i</i> acant.	
Dry Type	Location	: Electrical	tent : Moderate, 2 Room tings Available	2024 Area Affe	\$31,500 ected : 100%	5	\$1,500	
Switchgear / Switchboard Fused Disc Sw	100%			2026	\$974,400	5	\$1,700	
Raceway Conduit	100%			2026	\$1,167,000	1		
Panelboards	100/			2025	¢107 200	5	¢000	
Fused Disc Sw Molded Case Bkrs	10% 90%			2025 2025	\$107,300 \$965,700	5 5	\$900 \$9,600	
Wiring	9070			2023	\$905,700	5	\$9,000	
Braided Cloth		2-4 Aged, Exter : Througho	\$1,258,400 nt : Moderate, Are ut	2051 ea Affecte	* * ed : 100%	1		
Thermoplastic	30%			2026	\$539,300	1		
Motor Controllers					. ,			
Locally Mounted	30%			2024		5	\$800	
Motor Control Center	70%			2024	\$1,483,500	5	\$7,700	
round								
Grounding Devices Generic	Location	2-4 ervation, Ex : Water Ma tion : Corro		LIFE Area Affe	* * ected : 100%	5	\$6,000	
tand-by Power								
Transfer Switches Automatic	100%			2024	\$269,100	1	\$124,900	
Generators Diesel	Location	: Generato	ttent : Moderate, 2 r Room - Outside 20 Kilowatt	2022 Area Affe	\$828,600 ected : 100%	1	\$157,200	
Batteries	*							
Lead/Acid	100%			2022	\$3,000	5	\$15,000	
Fuel Storage Main Tank			tent : Moderate, 2	2029 Area Affe	\$98,000 ected : 100%	5	\$11,900	
		: Outside tion : One 2,	500 Gallon					

Lighting

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

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

RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)

Asset # : 2027

		Asset # : 2	027				
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	97%		2026	\$12,904,600	10	\$361,100	
		servation, Extent : Light, Area	Affectea	! : 100%			
		1 : Throughout The Building					
		tion : Using T-12 Lamps					
HID	3%		2022	\$59,400	10	\$400	
Egress Lighting							
Emergency, Service	60%		2022	\$238,900	1		
Exit, Service	40%		2022	\$107,900	1		
Exterior Lighting							
HID	100%		2022	\$3,056,300	10	\$1,200	
larm							
Security System							
No Component	50%		• • • •			• • • • •	
Generic	50%		2022	\$1,224,200	1	\$75,800	
Fire/Smoke Detection	200/						
No Component	30%		0.000	<i><i></i> </i> 	1.0	¢100.400	
Generic, Analog	70%		2022	\$5,867,100	1-3	\$180,400	
		vice, Extent : Severe, Area Aff	ected : 1	00%			
	Location	1 : Throughout The Building					
lechanical		Current Repair	Eutu	e Replacement	M	aintenance	
bystem Component	% of	Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priori
Туре	Total	(Years)	FY		(Yrs)		
eating							
Energy Source							
Plant Campus Steam / PRV	100%		2036	* *	1		
		servation, Extent : Severe, Are 1 : Throughout	a Affecte	ed : 100%			
	Explana	tion : No Access For Survey					
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	· · · · ·	2029	\$502,000	5	\$24,100	
valve/LP Steam			1.00	1 1000/			

	Other Observation Location : Three	on, Extent : Severe, Are oughout	ea Affected : 10	0%		
	· ·	Entire Building Is Unoc ave Deteriorated Furth	· ·	nsafe Conditio	ons Inside	e - Mechanical
Distribution						
Central Plant Steam	100% Nov	v \$3,848,600	2036	* *	4	\$20,000
Piping/Pmp						
	Corroded, Extent	t : Severe, Area Affecte	ed : 100%			
	Location : Thre	oughout				
	Leak Evident, Ex	tent : Severe, Area Aff	ected : 60%			
	Location : Thre	oughout				

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

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

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

Asset # : 2027

Mechanical		Current Repair Future Replacement Maintenar			laintenance	nce	
System	% of	Fail Date Estimated Cost		Estimated Cost	Cvele	Estimated Cost	Priorit
Component	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	1110110
Туре		()			(~)		
leating							
Terminal Devices							
Air Handler	40%		2022	\$4,263,400	1	\$100,400	
Convector/Radiator	60%		2024	\$2,434,700	1	\$78,700	
ir Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
No Component	95%						
Not Accessible	5%						
Terminal Devices							
No Component	95%						
Not Accessible	5%						
Heat Rejection							_
No Component	95%						
Not Accessible	5%						
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$226,300	
Exhaust Fans							
Interior	60%		2022	\$1,618,000	2	\$7,500	
Not Accessible	40%						
umbing							
H/C Water Piping							
Galvanized Steel	100%	Now \$1,995,600	2039	* *	1		
	Corroded,	Extent : Severe, Area Affecte	d : 100%				
	Location	: Throughout					
HW Heat Exchanger		-					
Steam Fired	100%		2046	* *	4	\$60,200	
Sanitary Piping						. ,	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070				-		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070				-		
Non-Submersible	100%		2026	\$115,600	4	\$12,900	
		ervation, Extent : Light, Area			•	<i><i><i>q</i>12,700</i></i>	
		: Basement Mechanical Room		. = 0 0 / 0			
		tion : Duplex Units					
Sewage Ejector(s)	Елриани	Dupten Onnis					
Not Accessible	100%						
Fixtures	10070						
Generic	100%						
	100%						
ire Suppression							
Standpipe	1000/		2026	* *	15	\$204 COO	
Generic	100%		2036		1-5	\$204,600	
Sprinkler	050/						
No Component	95%		2026	باد باد	1.0	#57 00	
Generic	5%		2036	* *	1-2	\$5,700	

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

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

Asset # : 2027

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

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

DEPARTMENT OF CORRECTION - FY 2021 Print Date: 26-Oct-2020

Asset Name	: RIKERS ISLAND FACILITIES NEW	CENTRAL WAREHOUSE
Address	: 16-16 HAZEN ST., RIKERS ISLAND	
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.110 / 2554	Yr Built/Renovated : 2002 /
Area Sq Ft	: 28,838	Project Type : CORRECTION
Date of Survey	: 08-Aug-2019	Landmark Status : NONE
Areas Surveyed	Roof, Floors 1	
Block	: 2605 Lot : 40	BIN : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$57,200	\$523,200
Interior Architecture	\$945,900	\$80,300
Electrical		\$217,200
Mechanical		\$47,400
Site Pavements	\$35,900	
Total	\$1,038,900	\$868,100
Importance Code A	\$57,200	\$523,200
Importance Code B	\$843,600	\$344,900
Importance Code C	\$138,200	

\$1,038,900

\$868,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$7,800		\$4,400	
Interior Architecture	\$20,600		\$2,700	\$1,800
Electrical	\$5,200	\$4,700	\$10,000	\$4,700
Mechanical	\$14,600	\$3,800	\$5,400	\$3,800
Site Pavements	\$8,300			
Total	\$56,600	\$8,500	\$22,400	\$10,300
Importance Code A	\$9,200	\$1,400	\$5,800	\$1,400
Importance Code B	\$39,100	\$7,000	\$16,600	\$7,700
Importance Code C	\$8,300			\$1,200
Total	\$56,600	\$8,500	\$22,400	\$10,300



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

Asset # : 2554

Architecture	Current Repair Future Replacement			Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							•
Exterior Walls							
Concrete Masonry Unit	15% Now	\$57,200	LIFE	* *	5	\$8,700	
	Water Penetration, Ex		Area Affe	cted : 10%			
	Location : North Sic	le At 1st Floor					
Metal Panel	82%		2051	* *	5-10	\$523,200	
Metal Coiling Doors	3%		2044	* *	5	\$8,700	
Windows							
Aluminum	95%		2047	* *	5	\$15,600	
Metal Louvers	5%		2040	* *	10	\$5,100	
Parapets	1000/						
Not Accessible	100% Other Observation F	wtant · Light Anag	Affaatad	. 00/			
	Other Observation, E. Location : Through		Ајјестей	. 070			
	Explanation : Roof		Key Ave	vilabla			
Roof		Iccess Locked. No	Кеулии	inuoie.			
Not Accessible	85%						
	Other Observation, E.	xtent : Light, Area	Affected	: 0%			
	Location : Through		55				
	Explanation : Roof	Access Locked. No	Key Ava	ilable.			
Not Accessible	15%						
	Other Observation, E.	xtent : Light, Area	Affected	: 0%			
	Location : Through						
	Explanation : Roof	Access Locked. No	Key Ava	ilable.			
Soffits							
Metal Panel	100%		2051	* *	5-10	\$29,000	
nterior							
Floors	0.50/ 3.5	¢15000		ate ate	-	\$66.200	
Cast in Place Concrete	85% Now	\$15,200	LIFE	**	5	\$80,300	
	Horizontal Cracks, Ex Location : Near Gan			ciea : 5%			
	Paint Peeling, Extent			0/_			
	Location : Through	0 00	cieu . 507	~0			
		ni	2044	* *	-	Φ <u>σ</u> 400	
Mosaic Tile	5%	¢72 200	2044	* *	5	\$5,400	
Vinyl Tile	10% Now Broken/Missing Elem	\$73,200	2041		3	\$1,600	
	Location : 1st Floor		eruie, Ar	eu Affecteu . 1076			
	Worn/Eroded, Extent		Affected	· 100%			
	Location : 1st Floor		ijjecieu .	10070			
Interior Walls		-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Ceramic Tile	5%		2040	* *	5	\$2,400	
Concrete Masonry Unit	95% Now	\$102,300	LIFE	* *	5	\$18,500	
	Diagonal Cracks, Ext			ted : 5%	2	\$10,000	
	Location : Mechania						

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

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

Asset # : 2554

rchitecture		Current Repair	Futur	e Replacement	Μ	laintenance	
stem Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior							
Ceilings							
AcousTileSusp.Lay-In	Location : Staining/Dis Location :	Now \$700 sing Elements, Extent : Ligh Control Room And Offices scoloring, Extent : Light, Art Control Room And Offices	ea Affecti	ed : 2%	5	\$1,100	
Exposed Concrete	10%		LIFE	* *	5-10	\$5,400	
Exposed Struc: Steel		Now \$770,400 tration, Extent : Moderate, A Along Aisle 1 And By HVA		* * ected : 10%			
e Enclosure							
Fence/Gates	1000/			ala ala			
Chain Link	100%		2051	* *			
e Pavements							
On-Site Walkways Asphalt	80%		2040	* *			
Cast in Place Concrete	20%	0-2 \$8,300	2040	* *			
Cast in Flace Concrete	Cracking/Cr	rumbling, Extent : Moderate By Coiling Door And Main	e, Area Aj				
Parking/Driveway							
Asphalt		4+ \$35,900 rumbling, Extent : Light, Ard Throughout	2040 ea Affecto	* * ed : 10%			
Cast in Place Concrete	4%		2044	* *			
lectrical		Current Repair	Futur	e Replacement	Μ	aintenance	
	% of F	Fail Date Estimated Cost		Estimated Cost	-	Estimated Cost	Priorit
stem Component Type		(Years)	FY		(Yrs)		
Component		(Years)	FY		(Yrs)		
Component Type	Total	(Years)			(Yrs)		
Component Type der 600 Volts	Total	<u> </u>	2041	**	(¥rs)	\$100	
Component Type der 600 Volts Service Equipment	Total 100% Other Obser	rvation, Extent : Light, Area	2041	* *	(Yrs) 5	\$100	
Component Type der 600 Volts Service Equipment	Total 100% Other Obser Location :	rvation, Extent : Light, Area Electrical Room	2041 Affected		(Yrs) 5	\$100	
Component Type der 600 Volts Service Equipment Fused Disc Sw	Total 100% Other Obser Location :	rvation, Extent : Light, Area	2041 Affected		(Yrs) 5	\$100	
Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers	Total 100% Other Obser Location : Explanatio	rvation, Extent : Light, Area Electrical Room	2041 Affected ted At 40	00 Amperes	5		
Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type	Total 100% Other Obser Location :	rvation, Extent : Light, Area Electrical Room	2041 Affected		(Yrs) 5 5	\$100 \$100	
Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs	Total 100% Other Obser Location : Explanatio	rvation, Extent : Light, Area Electrical Room	2041 Affected ted At 40	00 Amperes	5		
Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway	Total 100% Other Obser Location : Explanation 100%	rvation, Extent : Light, Area Electrical Room	2041 Affected ted At 40 2036 2041	00 Amperes * *	5 5 5 5	\$100	
Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit	Total 100% Other Obser Location : Explanation 100%	rvation, Extent : Light, Area Electrical Room	2041 Affected ted At 40 2036	00 Amperes * * * *	5	\$100	
Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards	Total 100% Other Obser Location : Explanation 100% 100% 100%	rvation, Extent : Light, Area Electrical Room	2041 Affected ted At 40 2036 2041 2041	00 Amperes * * * *	5 5 5 1	\$100	
Component Type der 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway Conduit	Total 100% Other Obser Location : Explanation 100%	rvation, Extent : Light, Area Electrical Room	2041 Affected ted At 40 2036 2041	00 Amperes * * * * * *	5 5 5 5	\$100 \$800	

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

Asset # : 2554

Electrical	Current Repair Future Replacement Maintenance					
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
round						
Grounding Devices						
Not Accessible	100%					
tand-by Power						
Transfer Switches						
Automatic	100%	2036	* *	1	\$8,900	
Generators						
Diesel	100%	2034	* *	1	\$11,200	
	Other Observation, Extent : Ligh	t, Area Affected :	100%			
	Location : Generator Room					
	Explanation : Emergency Gene	erator Rated At 35	5 Kilowatts			
Batteries	1000/	2024	63 000	~	¢1 100	
Lead/Acid	100%	2024	\$3,000	5	\$1,100	
Fuel Storage	500/	2020	* *	~	¢2 700	
Day Tank	50%	2039		5	\$2,700	
	Other Observation, Extent : Ligh Location : Generator Room	ii, Area Ajjeciea :	100%			
	Explanation : 275 Gallon Capa	-	* *	-	¢ 400	
Main Tank	50%	2046		5	\$400	
	Other Observation, Extent : Ligh	t, Area Affected :	100%			
	Location : Underground	•,				
i al dia a	Explanation : 25,000 Rated Ca	pacity				
ighting Interior Lighting						
Fluorescent	20%	2031	\$25,200	10	\$5,300	
Thorescent	T-8 Lamps And Fixtures, Extent			10	\$5,500	
	Location : Offices	. Eigni, ni cu nijec	<i></i>			
LED	80%	2039	* *			
LED	80% Recent Installation, Extent : Ligh					
	Location : Main Warehouse	и, лгеи лугескей .	10070			
Egrass Lighting	Location . Main Warehouse					
Egress Lighting Emergency, Service	50%	2036	* *	1		
Exit, Battery	50%	2030	* *	10	\$1,000	
Exterior Lighting	5070	2050		10	\$1,000	
HID	100%	2031	\$217,200	10	\$100	
larm	10070	2031	Ψ217,200	10	\$100	
Security System						
Generic	100%	2036	* *	1	\$10,800	
	Other Observation, Extent : Light		100%	1	\$10,000	
	Location : Throughout The Bui	•••				
	Explanation : CCTV Surveillan	-				
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$17,800	
, 6	Other Observation, Extent : Light		100%	-		
	Location : Throughout The Bui	•••				
	Explanation : Strobe Lights, M		s. Smoke Detecto	ors. Horn	ns And Alarm Bells	

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

Asset # : 2554

Machanical		ASSEL # . 2554	Banlagamont				
Mechanical	Current Re	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date H Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Ieating							
Energy Source							
Natural Gas	100%	2051	* *	1			
Conversion Equipment							
Furnace	100%	2036	* *	1	\$14,300		
Air Conditioning							
Energy Source							
Electricity	100%	2047	* *	1			
Conversion Equipment							
Split Unit	10%	2036	* *				
No Component	90%						
Distribution							
Ductwork/Diffusers	10%	LIFE	* *	2	\$4,700		
No Component	90%						
entilation							
Distribution							
Ductwork/Diffusers	25% Now	\$2,500 LIFE	* *	2-5	\$4,000		
	-	derate, Area Affected : 2%					
	Location : Warehouse	2					
No Component	75%						
Exhaust Fans							
Interior	15%	2036	* *	2	\$100		
Roof	40%	2036	* *	2	\$400		
No Component	45%						
lumbing							
H/C Water Piping							
Brass/Copper	100%	2051	* *	1			
Water Heater	1000/	• • • •	• • - • • • •		† • • •		
Electric	100%	2029	\$47,400	4	\$200		
	Other Observation, Ext Location : Closet	ent : Light, Area Affected :	100%				
Constances Disti	Explanation : One 40	Gallon Unit					
Sanitary Piping Cast Iron	100% Now	\$7,900 LIFE	* *	1			
Cast Iron		ent : Moderate, Area Affec		1			
	Location : 1st Floor	eni . Moderuie, Area Affec	<i>ieu</i> . 270				
		ent Blockage At Front Of I	Ruilding				
Storm Drain Piping	Explanation . Consist	επι Βισεκάξε Αι Γτοπι ΟΓΙ	Juliuling				
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer	100/0			1			
Generic	100%	2036	* *	1	\$1,800		
Fixtures	100/0	2050		1	ψ1,000		
Generic	100%						
ire Suppression	100/0						
Standpipe							
Generic	100%	2051	* *	1-5	\$14,500		
Sprinkler		2001			<i> </i>		
Generic	100%	2051					

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

Asset # : 2554

Mechanical	Current Re	epair Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump Generic	100%	2040	* *	1	\$5.400	

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

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 RIKERS IS 16-16 HAZI BRONX DOC0001.0 79,197 01-Aug-201 Roof, Floors 2605 	EN ST., RIKI 63 / 4248 9		ORTH FACILITY,OBC ID Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	CC 300 CELL ANX : N/A : 1994 / : CORRECTION : NONE : 2096863	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec Interior Architect Electrical Mechanical				\$1,761,700 \$413,500		\$658,300 \$256,700 \$477,800 \$1,726,800
Total				\$2,175,200		\$3,119,600
Importance Code Importance Code Importance Code	В			\$1,761,700 \$283,800 \$129,700		\$658,300 \$2,402,700 \$58,600
Total				\$2,175,200		\$3,119,600
EXPENSE			Y 2022	FY 2023	FY 2024	FY 2025
Exterior Architec Interior Architect Electrical Mechanical Elevators/Escalat	ure	\$ \$	525,900 520,800 513,000 519,500 \$9,900	\$23,700 \$12,100 \$9,900	\$3,000 \$12,900 \$41,100 \$9,900	\$11,100 \$16,400 \$18,600 \$9,900
Total		9	89,100	\$45,600	\$66,900	\$56,000
Importance Code Importance Code Importance Code	В		526,000 563,100	\$2,400 \$43,300	\$66,900	\$300 \$55,700
Total		9	589,100	\$45,600	\$66,900	\$56,000



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

Asset # : 4248

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Metal Panel	100%			2040	* *	5-10	\$853,900	
Windows Metal/Detention Type	Broken/M	Now issing Elen : Through	\$810,500 eents, Extent : Mod out	2040 erate, Ar	* * ea Affected : 10%	5	\$37,300	
Parapets Metal Rail		2-4 ted Finish, : Through	\$25,900 Extent : Moderate, out	2043 Area Afj	* * fected : 50%	5	\$17,300	
Roof IRMA/Protected Membrane	100%	Now	\$718,400	2040	* *			
	Location Vegetation Location Water Pen	: Various 1 Growth, 1 2 Through	Extent : Light, Area out Extent : Moderate, A	Affected	1 : 10%			
nterior Floors								
Cast in Place Concrete	Horizonta		\$18,400 Extent : Moderate, A Scal Rooms	LIFE 1rea Affe	* * cted : 10%	5	\$38,900	
Ceramic Tile	5%			2039	* *	5	\$5,900	
Raised Access Floor	Loose/Del	-	\$145,700 e, Extent : Severe, A Control Rooms	2033 Irea Affe	* * cted : 50%	5	\$11,100	
Terrazzo	60%	0		LIFE	* *	5	\$55,600	
Traffic Topping	15%			2035	* *	5	\$22,200	
Interior Walls Concrete Masonry Unit	Vertical C		\$129,700 nt : Light, Area Afj · And Stairways	LIFE fected : 5	* *	5	\$58,600	
Glass: Special Gauge	5%			LIFE	* *	1		
Shass. Speetar Sauge					* *	1		
Metal Security Bars	5%			LIFE				

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

Asset # : 4248

			A3361 # . 4	240				
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
terior	•							
Ceilings	• • • • •					_	** - • •	
Exposed Concrete	20%			LIFE	* *	5	\$3,700	
Exposed Struc: Steel	5% 5%	Now	\$2,400	LIFE LIFE	* *	5	\$7.400	
Gypsum Board			\$2,400 ents, Extent : Ligh			5	\$7,400	
		issing Elem i : Mainten		і, ліси д	<i><i>Jjecieu</i> . 1070</i>			
Metal Panel		Now	\$138,100	LIFE	* *	5	\$103,700	
Wietur T aller			xtent : Light, Area		: 20%	5	\$105,700	
		-	ns And Corridors	55				
Electrical		Current I	Ponair	Futur	e Replacement	Μ	aintenance	
System								
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Туре	Fotur	(10415)				(115)		
Over 600 Volts								
Service Equipment	1000/			2040	* *	2	#2 00	
Fused Disc Sw	100%		utout Light Aug	2040		3	\$300	
		servation, E 1 : Outdoor	xtent : Light, Area	Affectea	2:100%			
			s 500 Amperes Main	Discour	act Switch			
Transformers	Елрійни		000 Amperes Main	Disconn	eei Swiich			
Dry Type	100%			2035	* *	3	\$400	
Feeders	10070			2000		U	4.00	
Cable	100%			2038	* *	1		
Raceway								
Conduit	100%			2040	* *	1		
Inder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2040	* *	5	\$400	
			xtent : Light, Area	Affected	! : 100%			
		1 : Electrica				D .	<i>a</i>	
	Explana	tion : One 2	2,500 Amperes And	l One 1,6	500 Amperes Main	Disconn	ect Switches	
Transformers Dry Type	100%			2025	* *	5	\$300	
Switchgear / Switchboard	100%			2035	· •	5	\$200	
Molded Case Bkrs	100%			2040	* *	5	\$2,100	
Raceway	10070			2040		5	\$2,100	
Conduit	100%			2040	* *	1		
Panelboards	10070			20-10		1		
Fused Disc Sw	10%			2038	* *	5	\$200	
Molded Case Bkrs	90%			2038	* *	5	\$1,900	
Wiring						-		
Thermoplastic	100%			2040	* *	1		
Motor Controllers								
Locally Mounted	100%			2035	* *	5	\$500	
Ground								

Ground

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

Asset # : 4248

	Asset	+.4240						
Electrical	Current Repair	Future	Replacement	М	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
iround	•							
Grounding Devices								
Generic	100%	LIFE	* *	5	\$1,200			
tand-by Power								
Transfer Switches	1000/	2025	* *	1	¢24.400			
Automatic Generators	100%	2035	4- 4-	1	\$24,400			
Diesel	100%	2033	* *	1	\$30,700			
Dieser	Other Observation, Extent : Light		100%	1	\$50,700			
	Location : Outdoors	, mea nycerea .	10070					
	Explanation : One 900 Kilowatt	s Capacity						
Batteries	<u>^</u>	* •						
Lead/Acid	100%	2023	\$3,000	5	\$2,900			
Fuel Storage								
Day Tank	50%	2038	* *	5	\$7,300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : At Generator	~ •.						
	Explanation : One 275 Gallon C		* *		<u> </u>			
Main Tank	50%	2045		5	\$1,200			
	Other Observation, Extent : Light Location : Outside Vault	, Area Affectea :	100%					
	Explanation : One 10,000 Galle	n Canacity						
lighting	Explanation : One 10,000 Guile	in Cupucity						
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%	2035	* *	1				
Exit, Service	50%	2030	\$26,300	1				
Exterior Lighting								
LED	100%	2038	* *					
	Recent Installation, Extent : Light		100%					
	Location : Roof And Building P	erimeter						
ightning Protection								
Arresters/Cabling Generic	100%	2045	* *	5	\$2,300			
Jarm	10078	2043		5	\$2,300			
Security System								
Generic	100%	2030	\$477,800	1	\$29,600			
	Other Observation, Extent : Light			-	<i> </i>			
	Location : Throughout The Buil	**						
	Explanation : CCTV Surveilland	ce System						
Fire/Smoke Detection								
Generic, Digital	100%	2035	* *	1-3	\$48,800			
Mechanical	Current Repair	Future	Replacement	М	aintenance			
System	% of Fail Date Estimated		Estimated Cost			Driania		
Component	Total (Years)	Cost Year F FY	sumated Cost	(Yrs)	Estimated Cost	Priority		
Туре	roun (rours)			(115)				

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

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

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

Asset # : 4248

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Plant Campus Steam / PRV	100%		2040	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2033	* *	5	\$4,700	
Distribution Central Plant Steam Piping/Pmp	100%		2050	* *	4	\$5,900	
Terminal Devices Air Handler Convector/Radiator	80% 20%		2030 2043	\$1,663,900 * *	1 1	\$39,200 \$5,100	
Air Conditioning	2070		2043		1	\$5,100	
Energy Source Electricity	100%		2046	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	2%		2031	\$62,900	2	\$100	
No Component	98%						
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$103,000	
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$44,200	
Exhaust Fans							
Interior	20%		2035	* *	2	\$500	
Roof		2-4 \$3,900 ning, Extent : Light, Area Af : 2 Of 39 Units Defective On		* *	2	\$1,600	
Plumbing							
H/C Water Piping Brass/Copper	100%		2050	* *	1		
HW Heat Exchanger Steam Fired	100%		2050	* *	4	\$11,700	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2030	\$22,600	4	\$2,500	
Fixtures Generic Vertical Transport	100%						

Vertical Transport

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

Asset # : 4248

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Ligh	t, Area Affected : 100%	6			
	Location : 1st Through 5th Flow	or -				
	Explanation : 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$39,900	
Sprinkler						
No Component	50%					
Generic	50%	2050	* *	1-2	\$11,100	
Fire Pump						
Generic	100%	2033	* *	1	\$14,800	

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name				ORTH FACILITY,OB	CC 500 CELL ANX	
Address	: 16-16 HA	ZEN ST., I	RIKERS ISLAN			
Borough	: BRONX			Agency's Number	: N/A	
Program / Asset #	: DOC0001	1.065 / 4249)	Yr Built/Renovated	: 1994 /	
Area Sq Ft	: 136,605			Project Type	: CORRECTION	
Date of Survey	: 01-Aug-2	019		Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Flo	ors 1			
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture			\$1,904,700		\$1,809,400
Interior Architect	ure			\$2,075,100		\$428,300
Electrical						\$987,900
Mechanical				\$237,000		\$3,587,500
Total				\$4,216,800		\$6,813,100
Importance Code	А			\$1,904,700		\$1,809,400
Importance Code	В			\$1,248,500		\$4,909,200
Importance Code	С			\$1,063,600		\$94,500
Total				\$4,216,800		\$6,813,100
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture		\$19,700			
Interior Architect	ure		\$78,300			
Electrical			\$26,800	\$22,400	\$36,200	\$22,200
Mechanical			\$32,200	\$23,000	\$32,900	\$23,000
Elevators/Escalate	ors		\$49,300	\$49,300	\$49,300	\$49,300
Total			\$206,400	\$94,700	\$118,400	\$94,600
Importance Code	А		\$23,100	\$100		
Importance Code	В		\$171,200	\$94,600	\$118,400	\$94,600
Importance Code	С		\$12,000			
Total			\$206,400	\$94,700	\$118,400	\$94,600



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

Asset # : 4249

rchitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls Metal Panel	100%			2041	* *	5-10	\$1,756,100	
Windows Metal/Detention Type	Air Infiltro Location	: Through	\$579,600 t : Moderate, Arec out ents, Extent : Mod			5	\$53,400	
	Location Glazing B	: Main Co	rridor And Variou. ked, Extent : Mode	s Locatio	ns Throughout.			
Parapets								
Metal Rail	Deteriora	Now ted Finish, 1 : Through	\$19,700 Extent : Light, Are out	2036 a Affected	* * d : 25%	5	\$21,400	
Roof								
Built-Up (BUR)	Drains Cla Location Miss/Dam Location Vegetation Location Water Pen	: 5th Floor aged Flash : Adjacent a Growth, E : Adjacent petration, E	\$1,325,100 mt : Light, Area Af r Roof ings, Extent : Ligh To Bulkheads Extent : Severe, Are To Bulkhead Doo xtent : Moderate, A Breezeway And 5	t, Area A ea Affecte r Area Affe	ffected : 5% d : 10% cted : 20%			
terior Floors								
Cast in Place Concrete	Horizonta		\$190,800 xtent : Moderate, A out Basement	LIFE Area Affe	* * cted : 15%	5	\$201,300	
Raised Access Floor	Loose/Del	Now am Surface : Through	\$251,200 , Extent : Severe, A put	2034 Area Affe	* * cted : 50%	5	\$19,200	
Terrazzo	35%			LIFE	* *	5	\$111,800	
Traffic Topping	15%			2036	* *	5	\$38,300	
Interior Walls					بال ال	10	• • • • • • • • • •	
Cast in Place Concrete Concrete Masonry Unit	Vertical C	Now racks, Exte : Mechani	\$481,200 nt : Light, Area Af	LIFE LIFE fected : 5	* * * * %	10 5	\$531,400 \$43,500	
		. wiechant	CULINDOMS					
				TIPP	ماد باله	1		
Glass: Special Gauge	5%			LIFE	* *	1	¢C 400	
Glass: Special Gauge Metal Panel Metal: Cage/Fence				LIFE LIFE LIFE	* * * * * *	1 10 10	\$6,400 \$5,700	

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

Asset # : 4249

			A3361#.4					
Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior	•							
Ceilings								
Exposed Concrete	47%			LIFE	* *	5-10	\$120,100	
Exposed Struc: Steel	8%			LIFE	* *	10	\$32,700	
Metal Panel		Now	\$408,500	LIFE	* *	5	\$76,700	
	Location Corrosion	1 : Through	xtent : Moderate, 2					
Plaster	15%	-	Jui	LIFE	* *	5-10	\$52,700	
	1370			LIFL		5-10	\$52,700	
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Over 600 Volts								
Service Equipment								
Fused Disc Sw			xtent : Light, Area I Room	2041 Affected	* * ! : 100%	3	\$400	
			600 Ampere Main I	Disconne	ect Switch			
Transformers	1		1					
Dry Type	100%			2036	* *	3	\$800	
Feeders								
Cable	100%			2039	* *	1		
Raceway								
Conduit	100%			2041	* *	1		
Jnder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$600	
			xtent : Light, Area					
			l Room And Gener					
	Explana	tion : One 2	2,500 Ampere And	Two 1,60	00 Ampere Main D	isconnec	t Switches	
Transformers	1000/			2026	* *	5	\$500	
Dry Type	100%			2036	ירי ידי די לידי	5	\$500	
Switchgear / Switchboard	1000/			2041	* *	5	\$2 COO	
Molded Case Bkrs	100%			2041	-,- · ·	5	\$3,600	
Raceway Conduit	100%			2041	* *	1		
	100%			2041	·•· · •	1		
Panelboards Fused Disc Sw	10%			2039	* *	5	\$300	
Molded Case Bkrs	10% 90%			2039	* *	5 5	\$300 \$3,200	
	90%			2039	·•· ••	3	\$3,200	
Wiring Thermoplastic	100%			2041	* *	1		
Motor Controllers	100%			2041	· •	1		
Locally Mounted	100%			2036	* *	5	\$900	
Ground	100%			2030		5	\$200	

Ground

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

Asset # : 4249

Electrical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)		Estimated Cost		Estimated Cost	Priority
Ground						
Grounding Devices	1000/	LIFE	* *	5	¢4.000	
Generic	100%	LIFE	4.4.	5	\$4,000	
Stand-by Power Transfer Switches						
Automatic	100%	2036	* *	1	\$42,000	
Generators	10070	2030		1	\$42,000	
Diesel	100%	2034	* *	1	\$52,900	
	Other Observation, Extent : L		100%	-	\$52,900	
	Location : Mechanical Room					
	Explanation : Two 1,100 Kil	owatts Capacity				
Batteries	-					
Lead/Acid	100%	2024	\$3,000	5	\$5,100	
Fuel Storage						
Day Tank	50%	2039	* *	5	\$12,700	
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : Generator Room					
	Explanation : Two 275 Galle	on Capacity				
Main Tank	50%	2046	* *	5	\$2,000	
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : Underground	c <i>w</i>				
	Explanation : Two 25,000 G	allon Capacity				
.ighting	•	· ·				
Interior Lighting						
Under Construction	100%					
Egress Lighting						
Emergency, Service	50%	2031	\$67,000	1		
Exit, Service	50%	2031	\$45,400	1		
Exterior Lighting						
HID	5%	2031	\$51,400	10		
LED	95%	2039	* *			
	Recent Installation, Extent : L	ight, Area Affected :	100%			
	Location : Building Perimet	er				
Lightning Protection						
Arresters/Cabling						
Generic	100%	2046	* *	5	\$4,000	
larm						
Security System						
Generic	100%	2031	\$824,100	1	\$51,000	
	Other Observation, Extent : L		100%			
	Location : Throughout The I	-				
	Explanation : CCTV Surveil	lance System				
Fire/Smoke Detection					.	
Generic, Digital	100%	2036	* *	1-3	\$84,200	

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

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

Asset #: 4249

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	0-2	\$3,400	2034	* *	5	\$4,100	
			: Light, Area Affec or Mechanical Equ					
Distribution			1	1				
Central Plant Steam Piping/Pmp	100%			2051	* *	4	\$10,100	
Terminal Devices								
Air Handler	100%			2031	\$3,587,500	1	\$84,500	
Air Conditioning								
Energy Source Electricity	100%			2047	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	2%			2036	* *	1	\$1,300	
No Component	98%							
Terminal Devices	2070							
Air Handler/Dir Expansion	2%			2036	* *	1		
No Component	98%							
Heat Rejection Air Cooled Condenser Unit	2%			2036	* *	2	\$1,900	
No Component	98%							
rentilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$120,600	
Exhaust Fans	-					_	• -	
Interior	80%			2036	* *	2	\$3,300	
Roof	20%			2036	* *	2	\$800	
lumbing								
H/C Water Piping Brass/Copper	100%			2051	* *	1		
HW Heat Exchanger Steam Fired		Now erable. Exte	\$203,100 ent : Moderate, Are	2061 za Affecte	* * ed · 50%	4	\$6,800	
	Location		oor Mechanical Eq			ctive Inst	antaneous Hot	
Steam Fired	50%			2041	* *	4	\$6,800	
Sanitary Piping							*	
Cast Iron	100%			LIFE	* *	1		
			: Moderate, Area A					
	Location	: Observe	d On Basement Lev	el, Leak	s Originate On Up	per Floor	rs	

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

Asset # : 4249

Mechanical	Current Repair	Future Repla	cement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2036	* *	4	\$2,900	
Backflow Preventer						
Generic	100%	2036	* *	1	\$8,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : 1	ight, Area Affected : 100%	1			
	Location : Two Units Basen	nent To 5th Floor, Three U	nits 1st To	5th Floc	or	
	Explanation : 5 Units					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$68,900	
Sprinkler						
Generic	100%	2051	* *	1-2	\$38,300	
Fire Pump						
Generic	100%	2034	* *	1	\$25,500	

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

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

DEPARTMENT OF CORRECTION - FY 2021 Print Date: 26-Oct-2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 15-00 F BRON DOC00 87,169 01-Aug 	HAZEN ST., RI X)01.080 / 2029	KERS ISLAN	ORTH INFIRMARY CI ND Agency's Number Yr Built/Renovated Project Type Landmark Status	ENTER (NIC) : N/A : 1935 / 1990 : CORRECTION : NONE	
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture			\$9,279,800		\$177,300
Interior Architect	ure			\$1,822,900		\$1,562,000
Electrical				\$40,000		\$365,500
Mechanical				\$52,100		\$1,922,800
Total				\$11,194,700		\$4,027,600
Importance Code				\$9,279,800		\$251,100
Importance Code				\$1,432,700		\$3,738,800
Importance Code	С			\$482,200		\$37,700
Total				\$11,194,700		\$4,027,600
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture		\$20,500			\$2,700
Interior Architect	ure		\$47,500			\$26,100
Electrical			\$14,200	\$24,600	\$15,300	\$16,000
Mechanical			\$53,500	\$10,800	\$23,000	\$37,600
Elevators/Escalate	ors		\$13,800	\$13,800	\$13,800	\$13,800
Total			\$149,400	\$49,200	\$52,200	\$96,200

Importance Code A \$20,500 \$2,600 \$2,900 Importance Code B \$95,000 \$46,600 \$52,200 \$93,300 Importance Code C \$33,900 Total \$149,400 \$49,200 \$52,200 \$96,200



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

Asset # : 2029

rchitecture	Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls Cast in Place Concrete	5% Now Broken/Missing Elem Location : Window		LIFE erate, Ar	* * ea Affected : 25%	5	\$32,000	
Masonry: Brick	85% Now Joint Mortar Miss/Er Location : Through		LIFE Area Aj	* * fected : 50%	5	\$108,900	
Metal Panel	8% Now Deformed/Dented, E: Location : Female		2040 Affected	* * ! : 10%	5	\$19,200	
Metal: Cage/Fence	2% Now Corrosion/Rusting, E Location : Exterior		2035 rea Affe	* * cted : 25%	5	\$5,600	
Windows							
Metal/Detention Type	100% Now Air Infiltration, Exter Location : Through Broken/Missing Elem	out eents, Extent : Mode			5	\$68,400	
	Location : Through Thermally Inefficient Location : Through	, Extent : Severe, A	rea Affec	ted : 100%			
Parapets	500/		LIDE	ىك يك	-	\$4 , 5 00	
Masonry: Brick	50%		LIFE	* *	5 5	\$4,700 \$5,400	
Metal Panel Metal Rail	15% 35%		2050 2035			\$5,400	
	00/0		2011	* *	3-10	\$59 100	
Roof			2033	* *	5-10	\$59,100	
	65% Now Miss/Damaged Flash Location : 6th Floo Water Penetration, E Location : Through	r Roof ixtent : Moderate, A	2040 , Area A	* * ffected : 5%	5-10	\$59,100	
Roof	Miss/Damaged Flash Location : 6th Floo Water Penetration, E	ings, Extent : Light r Roof xtent : Moderate, A out \$39,900 xtent : Moderate, A	2040 , Area A frea Affe 2035	* * ffected : 5% cted : 25% * *	5-10	\$59,100	
Roof Built-Up (BUR)	Miss/Damaged Flash Location : 6th Floo Water Penetration, E Location : Through 10% Now Water Penetration, E	r Roof r Roof (xtent : Moderate, A out (xtent : Moderate, A out (xtent : Moderate, A out (\$581,600 (xtent : Severe, Area	2040 , Area A rea Affe 2035 rea Affe 2040	* * ffected : 5% cted : 25% * * cted : 20% * *	5-10	\$59,100	1
Roof Built-Up (BUR) Modified Bitumen	Miss/Damaged Flash Location : 6th Floo Water Penetration, E Location : Through 10% Now Water Penetration, E Location : Through 25% Now Water Penetration, E	r Roof r Roof (xtent : Moderate, A out (xtent : Moderate, A out (xtent : Moderate, A out (\$581,600 (xtent : Severe, Area	2040 , Area A rea Affe 2035 rea Affe 2040	* * ffected : 5% cted : 25% * * cted : 20% * *	5-10	\$59,100	1

Interior

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

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

Asset # : 2029

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	Horizontal	Now Cracks, E : Basemer	\$13,500 Extent : Light, Area at	LIFE Affected	**	5	\$28,500	
Ceramic Tile	Cracking/O	-	\$50,400 Extent : Moderate at And Throughout		•	5	\$3,300	
Terrazzo	25%	Now	\$604,700	LIFE	* *	5	\$25,500	
	-	Crumbling, : Through	Extent : Moderate	, Area Aj	ffected : 40%		. ,	
Traffic Topping	15%			2030	\$484,000	5	\$24,500	
Vinyl Tile	45%	Now	\$497,700	2030	\$995,400	3	\$22,000	
	Location Worn/Erod	: Through	: Moderate, Area					
Interior Walls								
Ceramic Tile	Broken/Mi	Now ssing Elen : Through	\$64,800 eents, Extent : Ligh out	2033 t, Area A	* * ffected : 10%	5	\$11,800	
Concrete Masonry Unit	Broken/Mi Location	: Through	\$417,400 nents, Extent : Ligh out ent : Light, Area Afj			5	\$37,700	
		: Basemer						
Glass: Single Pane	4%	_		LIFE	* *	5	\$7,100	
Metal Security Bars	10%			LIFE	* *	5	ψ/,100	
Plaster	18% Cracking/0	Now Crumbling, : Stairway	\$33,900 Extent : Moderate	LIFE	* * ffected : 15%	5	\$12,700	
	Water Pen	etration, E	xtent : Light, Area us Dormitories	Affected	: 10%			
SGFT/Glazed Masonry	18%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2035	* *	5	\$13,000	
Exposed Concrete	25%			LIFE	* *	5	\$5,100	
Metal Panel	10%			LIFE	* *	5	\$16,300	
Plaster	Cracking/O	Now Crumbling, : Through	\$187,800 Extent : Moderate	LIFE , Area Aj	* * ffected : 25%	5	\$44,800	

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

Under 600 Volts

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

Asset # : 2029

Electrical		ASSEL #		o Bonlocement		aintonance	
		Current Repair		e Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2030	\$73,800	5	\$400	
		ervation, Extent : Light, A	Irea Affected	: 100%			
		: Electrical Room	D . 1 . 1	200 /			
Transformers	Explana	tion : Main Service Switch	i Rated At 1,.	200 Amperes			
Dry Type	50%		2035	* *	5	\$200	
Dry Type	50%		2033	\$15,800	5	\$200 \$200	
Switchgear / Switchboard	5070		2020	\$15,800	5	\$200	
Fused Disc Sw	50%		2030	\$121,800	5	\$200	
Molded Case Bkrs	50%		2030	**	5	\$1,100	
Raceway						<i> </i>	
Conduit	100%		2040	* *	1		
Panelboards							
Fused Disc Sw	5%		2029	\$8,900	5	\$100	
Molded Case Bkrs	95%		2029	\$169,900	5	\$2,200	
Wiring							
Thermoplastic	100%		2040	* *	1		
Motor Controllers							
Locally Mounted	90%		2035	* *	5	\$500	
Variable Frequency	10%		2043	* *			
Drive							
bround							
Grounding Devices Generic	100%		LIFE	* *	5	\$1,300	
tand-by Power	10070		LIFE		5	\$1,500	
Transfer Switches							
Automatic	100%		2035	* *	1	\$26,800	
Generators						+,	
Diesel	100%		2033	* *	1	\$33,800	
	Other Obs	ervation, Extent : Light, A	Irea Affected	! : <i>100%</i>			
	Location	: Outdoor Enclosure					
	Explana	tion : 530 Kilowatt Capac	rity				
Batteries							
Lead/Acid	100%		2023	\$3,000	5	\$3,200	
Fuel Storage							
Day Tank	50%		2038	* *	5	\$8,100	
		ervation, Extent : Light, A	Irea Affected	: 100%			
		: Outdoors					
		tion : 70 Gallon Capacity		. ·		* * * * * *	
Main Tank	50%	End (I · 1 ·	2045	* *	5	\$1,300	
		ervation, Extent : Light, A	irea Affected	: 100%			
		: Outdoors					
	Explana	tion : 2,000 Gallon Capac	зиy				

Lighting

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

Asset # : 2029

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priority
ighting							
Interior Lighting	/				1.0	* 40.000	
Fluorescent	50%		2035	* *	10	\$40,000	
	-	And Fixtures, Extent : Light, : Throughout The Building	Area AJJ	<i>fectea : 100%</i>			
LED	50%	. Inroughout the Dutiding	2035	* *			
Egress Lighting	3070		2055				
Emergency, Service	50%		2035	* *	1		
Exit, Service	50%		2035	* *	1		
Exterior Lighting	0070		2000		-		
LED	100%		2038	* *			
larm							
Security System							
Generic	100%		2035	* *	1	\$32,600	
		ervation, Extent : Light, Area	Affected	! : 100%			
		: Throughout The Building					
	Explanat	tion : CCTV Surveillance Can	ieras				
Fire/Smoke Detection	1000/						
Generic, Digital	100%		2035	* *	1-3	\$53,700	
	0.1 01		1.00	1 1000/			
		ervation, Extent : Light, Area	Affected	!: 100%			
	Location	: Throughout The Building					
	Location	-			ons, Horr	ns And Alarm Bells	
	Location	: Throughout The Building	etectors,			ns And Alarm Bells Iaintenance	
System	Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair	etectors, Futur	<i>Manual Pull Static</i> re Replacement	Μ	aintenance	
System Component	Location	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	etectors, Futur	Manual Pull Static	M Cycle		
System Component Type	Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair	etectors, Futur Year	<i>Manual Pull Static</i> re Replacement	Μ	aintenance	
System Component Type Jeating	Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	etectors, Futur Year	<i>Manual Pull Static</i> re Replacement	M Cycle	aintenance	
System Component Type Ieating Energy Source	Location Explanat % of Total	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Futur Year FY	Manual Pull Static re Replacement Estimated Cost	M Cycle (Yrs)	aintenance	
System Component Type leating Energy Source Plant Campus Steam /	Location Explanat	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	etectors, Futur Year	<i>Manual Pull Static</i> re Replacement	M Cycle	aintenance	
System Component Type Ieating Energy Source Plant Campus Steam / PRV	Location Explanat % of Total	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Futur Year FY	Manual Pull Static re Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Priority
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment	Location Explanat % of Total	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Futur Year FY 2040	Manual Pull Static re Replacement Estimated Cost	M Cycle (Yrs)	aintenance Estimated Cost	
System Component Type Ieating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing	Location Explanat % of Total	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Futur Year FY	Manual Pull Static re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam	Location Explanat % of Total	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Futur Year FY 2040	Manual Pull Static re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance Estimated Cost	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	Location Explanat % of Total 100%	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Etectors, Futur Year FY 2040 2033	Manual Pull Static re Replacement Estimated Cost * *	M Cycle (Yrs) 1 5	Estimated Cost \$5,200	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	Location Explanat % of Total 100% 100%	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Etectors, Futur Year FY 2040 2033 2046	Manual Pull Static e Replacement Estimated Cost **	M Cycle (Yrs)	aintenance Estimated Cost \$5,200 \$600	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	Location Explanat % of Total 100%	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Etectors, Futur Year FY 2040 2033	Manual Pull Static Te Replacement Estimated Cost ** ** **	M Cycle (Yrs) 1 5 4	Estimated Cost \$5,200	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam	Location Explanat % of Total 100% 100%	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Etectors, Futur Year FY 2040 2033 2046	Manual Pull Static Te Replacement Estimated Cost ** ** **	M Cycle (Yrs) 1 5 4	aintenance Estimated Cost \$5,200 \$600	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	Location Explanat % of Total 100% 100%	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Etectors, Futur Year FY 2040 2033 2046	Manual Pull Static Te Replacement Estimated Cost ** ** **	M Cycle (Yrs) 1 5 4	aintenance Estimated Cost \$5,200 \$600	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices	Location Explanat % of Total 100% 100% 10% 90%	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	Etectors, Futur Year FY 2040 2033 2046 2040	Manual Pull Static re Replacement Estimated Cost * * * * * *	M Cycle (Yrs) 1 5 4 4	aintenance Estimated Cost \$5,200 \$600 \$3,900	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler	Location Explanat % of Total 100% 100% 10% 90%	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	etectors, Futur Year FY 2040 2033 2046 2040 2035	Manual Pull Static re Replacement Estimated Cost ** ** ** ** **	M Cycle (Yrs) 1 5 4 4 4	aintenance Estimated Cost \$5,200 \$600 \$3,900 \$2,700	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat	Location Explanat % of Total 100% 100% 10% 90% 5% 50%	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	etectors, Futur Year FY 2040 2033 2046 2040 2035 2035	Manual Pull Static e Replacement Estimated Cost ** ** ** ** **	M Cycle (Yrs) 1 5 4 4 4	aintenance Estimated Cost \$5,200 \$600 \$3,900 \$2,700 \$14,100	
System Component Type leating Energy Source Plant Campus Steam / PRV Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp Terminal Devices Air Handler Convector/Radiator	Location Explanat % of Total 100% 100% 10% 90% 5% 50%	: Throughout The Building tion : Strobe Lights, Smoke Do Current Repair Fail Date Estimated Cost	etectors, Futur Year FY 2040 2033 2046 2040 2035 2035	Manual Pull Static e Replacement Estimated Cost ** ** ** ** **	M Cycle (Yrs) 1 5 4 4 4	aintenance Estimated Cost \$5,200 \$600 \$3,900 \$2,700 \$14,100	

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

Asset # : 2029

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								•
Conversion Equipment Interior Pkg Unit -	5%			2028	\$304,400	2	\$300	
Cooling	• • •				<i>+•••</i> ,,	_		
Ext Pkg Unit - Heating/Cooling	10%			2035	* *	2	\$500	
Split Unit	10%			2035	* *			
Window/Wall Unit	5%			2025	\$17,000	1		
No Component	70%							
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	\$17,000	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$48,600	
Exhaust Fans								
Interior	90%			2030	\$521,300	2	\$2,400	
Roof	10%			2030	\$27,000	2	\$300	
lumbing								
H/C Water Piping								
Brass/Copper		Now	\$24,300	2040	* *	1		
			xtent : Moderate, .	00	ected : 2%			
			t Mechanical Roor	n				
	Explana	ion : Leaks						
HW Heat Exchanger								
Steam Fired	50%			2050	* *	4	\$6,500	
Steam Fired	50%			2040	* *	4	\$4,300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron		Now	\$17,000	LIFE	* *	1		
			xtent : Moderate, .	Area Affe	ected : 5%			
	Location							
	Explana	ion : Dama	ged Roof Drains					
Sump Pump(s)								
Non-Submersible	100%			2035	* *	4	\$2,800	
Backflow Preventer								
Generic	100%			2035	* *	1	\$5,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			xtent : Light, Area					
				o 7th Fl	oor, One Unit From	n 1st To	6th Floor	
	Explana	ion · 2 Geo	red Traction					

Fire Suppression

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

Asset # : 2029

lechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ire Suppression							
Standpipe							
Generic	100%		2040	* *	1-5	\$45,600	
Sprinkler							
No Component	90%						
Generic	10%		2050	* *	1-2	\$2,400	
Fire Pump							
Generic	100%		2039	* *	1	\$16,300	
Chemical System	1000/		2025	¢52 100	1.2	¢4.000	
Generic	100%		2025	\$52,100	1-3	\$4,000	

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address	: RIKERS ISLA : HAZEN ST., R	ND FACILITIES NOF IKERS ISLAND	RTH INFIRMARY C	ENTER ANNEX
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	: 01-Aug-2019		Landmark Status	: NONE
Areas Surveyed	: Roof, Floors 1			
Block	: I	Lot :	BIN	:
CAPITAL			FY 2022 - 2025	

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,229,500	\$3,892,200
Interior Architecture	\$890,100	\$1,991,900
Electrical	\$985,800	\$1,167,900
Mechanical		\$4,104,300
Total	\$4,105,500	\$11,156,400
Importance Code A	\$2,229,500	\$3,892,200
Importance Code B	\$1,875,900	\$7,225,800
Importance Code C		\$38,400
Total	\$4,105,500	\$11,156,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$300			
Interior Architecture	\$30,800			\$8,000
Electrical	\$7,300	\$8,800	\$8,300	\$31,900
Mechanical	\$10,000	\$8,700	\$28,100	\$25,500
Total	\$48,400	\$17,400	\$36,500	\$65,400
Importance Code A	\$300	\$2,500		
Importance Code A Importance Code B	\$300 \$48,100	\$2,500 \$14,900	\$36,500	\$65,400
-			\$36,500	\$65,400



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.

Asset # : 14636

			ASSEL # . 14					
chitecture	Current Repair Future Replacement					Μ		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls						_		
Cast in Place Concrete	Cracking/ Location Exposed R Location	: Through	ent, Extent : Light,		ected : 2%	5	\$83,400	
Exposed Struc: Steel	5%			LIFE	* *	5	\$17,400	
Masonry: Brick	Location Cracking/ Location Joint Mort Location Vegetation	issing Elem : Through Crumbling, : Northwe tar Miss/Er : Through a Growth, 1	Extent : Moderate st Corner Of Dorn od, Extent : Mode out Extent : Light, Area	e, Area A <u>j</u> nitory 4 rate, Area	fected : 5% Affected : 25%	5	\$72,300	
	Location	: North Fo						
Metal Panel	Corrosion Location Deformed	: Dormito	xtent : Severe, Area			5	\$31,300	1
Windows								
Metal/Detention Type	Air Infiltre Location Broken/M Location Thermally Location Unit Inope	: Through issing Elen : Various Inefficient : Through	eents, Extent : Moa Locations Through , Extent : Moderat out ent : Moderate, Ard	lerate, Ar hout e, Area Aj	ea Affected : 25% ffected : 100%	5	\$5,000	
Steel			\$300 hents, Extent : Ligh	2038 at, Area Aj	* * ffected : 5%	5	\$900	
Parapets	Locuion	. Cymnusi						
Metal Rail	20%			2035	* *	5-10	\$116,400	
No Component	80%							
Roof								
Modified Bitumen	25%			2030	\$1,233,400	10	\$45,600	
Single Ply Membrane	40%			2030	\$2,302,400	10	\$72,900	
Skylight, Metal/Glass	5%			2040	* *	10	\$30,400	
Spray-on Foam			\$397,800 Extent : Severe, Are ry 4	2040 ea Affected	* * d : 100%	5	\$36,500	
Soffits Cast in Place Concrete	100%			LIFE	* *	5	\$14,400	

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

Asset # : 14636

			Asset # : 14	030				
Architecture		Current I	Repair	Futur	re Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors	200/				ale ale	_	\$00 (00)	
Cast in Place Concrete	30%		¢ 40. 2 00	LIFE	* *	5	\$83,600	
Ceramic Tile		Now	\$49,200	2033		5	\$6,400	
		issing Elen 1 : Through	ients, Extent : Mod out	erate, Ar	ea Affected : 20%			
Sheet Vinyl/Rubber	10%	Now	\$150,800	2030	\$753,900	5	\$9,600	
			: Moderate, Area	Affected	: 25%			
	Location	i : Dormito	ry 4 And Corridor					
Vinyl Tile	50%	Now	\$540,100	2030	\$1,080,100	3	\$23,900	
-	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 30%		-	
	Location	a : Through	out					
	Worn/Ero	ded, Extent	: Severe, Area Affe	ected : 6	0%			
	Location	a : Through	out					
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$38,400	
Glass: Single Pane	5%			LIFE	* *	5	\$5,100	
Gypsum Board	10%			LIFE	* *	5	\$8,200	
Masonry: Brick	5%			LIFE	* *			
Metal Security Bars	5%			LIFE	* *			
Plywood/Hardboard	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$30,800	2035	* *	5	\$19,100	
	Staining/L	Discoloring	Extent : Moderate	e, Area A	ffected : 10%			
	Location	i : Through	out					
Exposed Concrete	5%			LIFE	* *	5	\$1,000	
Exposed Struc: Steel	5%			LIFE	* *		- ,	
Metal Panel	15%			LIFE	* *	5	\$23,900	
Plaster	45%	Now	\$150,100	LIFE	* *	5	\$35,800	
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	a : Through	out					
lastrias		Current	Donoir	F	vo Bonlocomont	NA	laintananaa	1
lectrical		Current I	-		re Replacement		laintenance	
System Component	% of		Estimated Cost		Estimated Cost	•	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
nder 600 Volts				1				1
Raceway								
Conduit	100%			2030	\$197,500	1		
Collumn	100/0			2050	ψ177,500	1		

Collault	10070	2030	\$197,300	1	
Panelboards					
Molded Case Bkrs	100%	2029	\$134,100	5	\$2,100
Wiring					
Thermoplastic	100%	2040	* *	1	
Stand-by Power					
Transfer Switches					
Not Accessible	100%				
Generators					
Not Accessible	100%				

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

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

Asset #: 14636

		Asset # : 1	4636					
Electrical	Current Repair Future Replacement					Maintenance		
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
and-by Power								
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
ighting								
Interior Lighting	0.50/		2025		10	¢10.500		
Fluorescent	25%		2025	\$697,600	10	\$19,500		
	-	os And Fixtures, Extent : Lig		IJJectea : 100%				
		: Throughout The Building		\$ CO \$ COO	10	¢10.500		
Fluorescent	25%		2030	\$697,600	10	\$19,500		
		And Fixtures, Extent : Ligh : Throughout The Building		fected : 100%				
LED	50%		2035	* *				
Egress Lighting								
Emergency, Service	50%		2030	\$41,800	1			
Exit, Battery	50%		2030	\$97,000	10	\$2,900		
Exterior Lighting	400/		2025	** ***	10	#100		
HID	49%		2025	\$288,200	10	\$100		
Incandescent	1%		2025	\$5,000 * *	2			
LED	50%		2038	• •				
larm Security System								
Generic	100%		2035	* *	1	\$29,200		
		ervation, Extent : Light, Are		l : 100%	1	<i>429</i> ,200		
		: Throughout The Building						
	Explanat	ion : CCTV Surveillance Ca	imeras					
Fire/Smoke Detection								
Generic, Digital	100%		2035	* *	1-3	\$48,100		
		ervation, Extent : Light, Are		l : 100%				
		: Throughout The Building						
	Explanat	ion : Strobe Lights, Manual	Pull Stati	ons, Smoke Detecto	ors, Horr	is And Alarm Bells		
lechanical		Current Repair	Futu	re Replacement	M	aintenance		
ystem		-						
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating								
Energy Source Plant Campus Steam /	100%		2040	* *	1			
PRV Conversion Equipment								

Conversion Equipment Pres. Reducing 100% 2033 * * 5 \$5,100 Valve/LP Steam Distribution * * 100% \$4,200 Central Plant Steam 2040 4 Piping/Pmp

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

Asset # : 14636

		A3361 # . 14	000				
Mechanical		Current Repair	М	aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							
Terminal Devices							
Convector/Radiator	50%		2035	* *	1	\$13,800	
Fan Coil Unit/Heat	50%		2030	\$1,190,500	1	\$13,800	
Air Conditioning	5070		2030	\$1,190,500	1	\$15,000	
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment	10070		2000		1		
Ext Pkg Unit -	40%		2030	\$796,200	2	\$2,100	
Heating/Cooling	1070		2000	\$730,200	-	<i>~_,</i>	
Split Unit	40%		2030	\$1,357,500			
Window/Wall Unit	2%		2025	\$6,600	1		
No Component	18%			* -)			
Distribution	-						
Ductwork/Diffusers	40%		LIFE	* *	2	\$44,300	
No Component	60%						
Terminal Devices							
Fan Coil - 2 Pipe	20%		2030	\$496,100	1	\$5,500	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$47,500	
Exhaust Fans							
Roof	100%		2030	\$264,000	2	\$2,600	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2035	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2040	* *	1-5	\$44,500	
Sprinkler							
No Component	200/						
Generic	20% 80%		2040		1-2	\$19,100	

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 : 16-16 HAZ : BRONX : DOC0001. : 265,049 : 01-Aug-20 : Basement. 	ZEN ST., RIKERS IS) .060 / 2028)19 , Roof, Floors 1	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A I : 1985 / : CORRECTION : NONE	2
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$20,690,200		\$544,000
Interior Architect	ure		\$2,081,900		\$3,635,200
Electrical					\$311,800
Mechanical			\$343,100		\$3,421,100
Total			\$23,115,200		\$7,912,100
Importance Code	А		\$20,917,700		\$544,000
Importance Code			\$2,154,100		\$7,262,500
Importance Code	С		\$43,500		\$105,600
Total			\$23,115,200		\$7,912,100
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture		\$5,800		\$5,900
Interior Architect	ure		\$9,900		\$32,200
Electrical		\$43,500	\$52,200	\$51,100	\$51,900
Mechanical		\$50,300	\$31,800	\$49,300	\$50,700
Total		\$93,700	\$99,700	\$100,400	\$140,700
Importance Code	А	\$300	\$14,200	\$8,400	\$15,100
Importance Code	В	\$93,500	\$85,600	\$92,000	\$125,600
Importance Code	С				
Total		\$93,700	\$99,700	\$100,400	\$140,700



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

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

	Current Repair Future			Futur	e Replacement Maintenance			
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	100/		¢100.100				\$114.000	
Cast in Place Concrete		Now Communities	\$129,100 <i>Extent : Light, Are</i>	LIFE	* : ad : 50/	* 5	\$114,800	
	-	: Front Oj	-	eu Affecti	ea . 570			
		-	Extent : Moderate, 1	Area Affe	ected : 10%			
		: Courtya						
Concrete Masonry Unit	3%			LIFE	* :	* 5	\$4,300	
Metal Panel		Now	\$286,400	2040	* :		\$374,400	
	Corrosion	/Rusting, E	xtent : Moderate, A	lrea Affe	cted : 20%			
		: Through						
	•		ctent : Moderate, A	rea Affec	cted : 10%			
	Location	: Through	out					
Windows	070/	Marri	¢11 017 700	2060	* :	* <i>5</i>	\$54,000	
Metal/Detention Type		Now ntion Exter	\$11,917,700 nt : Moderate, Area	2060 Affected		* 5	\$54,900	
	-	: Through		ingecieu	. 100/0			
		-	ents, Extent : Mod	erate, Ar	ea Affected : 100	9%		
		-						
	Location	: Inrougn	out					
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 20%			
	Water Pen	-	xtent : Moderate, A	lrea Affe	cted : 20%			
Metal Louvers	Water Pen	etration, E	xtent : Moderate, A	Irea Affe 2033	cted : 20%	* 10	\$5,800	
Parapets	Water Pen Location 3%	etration, E	xtent : Moderate, A	2033	* :			
Parapets Metal Panel	Water Pen Location 3%	etration, E	xtent : Moderate, A	2033 2040	* :	* 5	\$10,000	
Parapets Metal Panel Metal: Cage/Fence	Water Pen Location 3%	etration, E	xtent : Moderate, A	2033	* :	* 5		
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7%	etration, E : Corridor	xtent : Moderate, A	2033 2040 2035	* :	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence	Water Pen Location 3% 93% 7% 100%	etration, E : Corridor Now	\$8,357,000	2033 2040 2035 2043	* :	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion	etration, E : Corridor Now	xtent : Moderate, A 's \$8,357,000 'xtent : Moderate, A	2033 2040 2035 2043	* :	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Peri Location 3% 93% 7% 100% Corrosion Location	etration, E : Corridor Now (Rusting, E : Through	xtent : Moderate, A 's \$8,357,000 'xtent : Moderate, A	2033 2040 2035 2043 1rea Affe	* : * : * : cted : 25%	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location	etration, E : Corridor Now /Rusting, E : Through /Dented, E : Through	xtent : Moderate, A 's \$8,357,000 \$xtent : Moderate, A out ctent : Moderate, A out	2033 2040 2035 2043 Area Affe rea Affec	* : * : cted : 25% cted : 10%	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No	etration, E : Corridor Now /Rusting, E : Through /Dented, E: : Through on Func/M.	xtent : Moderate, A 's \$8,357,000 xtent : Moderate, A out ctent : Moderate, A out iss, Extent : Severe,	2033 2040 2035 2043 Area Affe Area Affec	* : * : cted : 25% cted : 10% fected : 25%	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location	etration, E : Corridor Now /Rusting, E : Through /Dented, E : Through on Func/M : Perimete	xtent : Moderate, A 's \$8,357,000 xtent : Moderate, A out ctent : Moderate, A out ctent : Severe er Gutters And Lead	2033 2040 2035 2043 Area Affe Area Affe Area Affe	* : * : cted : 25% cted : 10% fected : 25% oughout	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location Patching D	etration, E : Corridon Now /Rusting, E : Through /Dented, E: : Through on Func/M : Perimete Evident, Ex	xtent : Moderate, A s \$8,357,000 [xtent : Moderate, A out ctent : Moderate, A out iss, Extent : Severe, er Gutters And Lead tent : Light, Area A	2033 2040 2035 2043 Area Affe Area Affe Area Affe	* : * : cted : 25% cted : 10% fected : 25% oughout	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location Patching I Location	etration, E : Corridon Now /Rusting, E : Through /Dented, E: : Through on Func/Mi : Perimete Evident, Ex : Through	xtent : Moderate, A s \$8,357,000 \$xtent : Moderate, A out ctent : Moderate, A out ss, Extent : Severe, er Gutters And Lead tent : Light, Area A out	2033 2040 2035 2043 Area Affe Area Affec Area Affec ders Thro (ffected :	* : * : cted : 25% cted : 10% ffected : 25% oughout 5%	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location Patching H Location Water Pen	etration, E : Corridor Now Rusting, E : Through Dented, E : Through on Func/M : Perimete Evident, Ex : Through etration, E	xtent : Moderate, A 's \$8,357,000 \$xtent : Moderate, A out ctent : Moderate, A out iss, Extent : Severe, er Gutters And Lead tent : Light, Area A out ixtent : Severe, Area	2033 2040 2035 2043 Area Affe Area Affec Area Affec ders Thro (ffected :	* : * : cted : 25% cted : 10% ffected : 25% oughout 5%	* 5 * 5-10	\$10,000	1
Parapets Metal Panel Metal: Cage/Fence Roof	Water Pen Location 3% 93% 7% 100% Corrosion Location Deformed Location Gut/DS No Location Patching H Location Water Pen	etration, E : Corridon Now /Rusting, E : Through /Dented, E: : Through on Func/Mi : Perimete Evident, Ex : Through	xtent : Moderate, A 's \$8,357,000 \$xtent : Moderate, A out ctent : Moderate, A out iss, Extent : Severe, er Gutters And Lead tent : Light, Area A out ixtent : Severe, Area	2033 2040 2035 2043 Area Affe Area Affec Area Affec ders Thro (ffected :	* : * : cted : 25% cted : 10% ffected : 25% oughout 5%	* 5 * 5-10	\$10,000	1

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.

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

rchitecture		Current R	lepair	Futur	re Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors								
Cast in Place Concrete	Horizonta	Now l Cracks, Ex : Througho	\$164,500 stent : Moderate, 2 put	LIFE Area Affe	* * ected : 15%	5	\$173,600	
Ceramic Tile	5%			2033	* *	5	\$19,800	
Quarry Tile	5%			2035	* *	5	\$29,800	
Raised Access Floor		am Surface,	\$195,000 Extent : Moderat Rooms Throughout		* * Affected : 50%	5	\$37,200	
T		. connor			* *	5	\$77.500	
Terrazzo Troffia Tanning	25%	Now	¢10 100	LIFE 2030		5	\$77,500 \$12,400	
Traffic Topping	Cracking/		\$49,100 Extent : Moderate out		\$490,600 ffected : 15%	5	\$12,400	
	Location Cracking/ Location Worn/Eroo	: Througho Crumbling, : Througho	Extent : Severe, A out : Moderate, Area	rea Affec	cted : 20%			
Interior Walls		0						
Concrete Masonry Unit	75%			LIFE	* *	5	\$105,600	
Glass: Single Pane	3%			LIFE	* *	5	\$7,900	
Glass: Special Gauge	2%			LIFE	* *	1		
Gypsum Board	4%			LIFE	* *	5	\$8,400	
Metal Security Bars	5%			LIFE	* *			
Plaster	3%			LIFE	* *	5	\$3,200	
SGFT/Glazed Masonry		issing Eleme	\$43,500 ents, Extent : Mod y Bathrooms	LIFE erate, Ar	* * rea Affected : 10%			
Ceilings								
AcousTileConcealSpLn	Broken/Ma Location	: Througho	out		* * ea Affected : 20%	5	\$19,800	
	Location	etration, Ex : Throughc	ctent : Light, Area out	Affected				
Exposed Struc: Steel	7%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$24,800	
Metal Panel	Location	: Througho				5	\$396,700	
		etration, Ex : Throughc	ctent : Moderate, 2 out	Area Affe	ected : 20%			

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

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

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

Asset # : 2028

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2040	* *	3	\$1,100	
	Other Obs	servation, Extent : Light, Area	Affected	1:100%			
	Location	1 : Outdoors					
	Explana	tion : One 600 Ampere Main	Disconne	ect Switch			
Transformers							
Dry Type	100%		2035	* *	3	\$1,500	
Feeders							
Cable	100%		2038	* *	1		
Raceway							
Conduit	100%		2040	* *	1		
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2040	* *	5	\$1,100	
		servation, Extent : Light, Area		: 100%	-	+-,	
		1 : Electrical Room	55				
	Explana	tion : Two 2,000 Ampere Mai	n Discon	nect Switches			
Transformers	Lipiana			internet sinthemes			
Dry Type	100%		2035	* *	5	\$1,000	
Switchgear / Switchboard	10070		2033		5	\$1,000	
Fused Disc Sw	100%		2040	* *	5	\$1,100	
	10070		2040		5	\$1,100	
Raceway Conduit	100%		2040	* *	1		
Panelboards	10070		2040		1		
	1000/		2020	* *	5	¢7.000	
Molded Case Bkrs	100%		2038		5	\$7,000	
Wiring	1000/		20.40	* *	1		
Thermoplastic	100%		2040	* *	1		
Motor Controllers				****	_	****	
Locally Mounted	15%		2028	\$223,800	5	\$300	
Motor Control Center	80%		2035	* *	5	\$5,800	
Variable Frequency	5%		2043	* *			
Drive							
bround							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$3,900	
tand-by Power							
Transfer Switches							
Automatic	100%		2035	* *	1	\$81,600	
Generators							
Diesel	100%		2033	* *	1	\$102,600	
	Other Obs	servation, Extent : Light, Area	Affected	! : <i>100%</i>			
	Location	n : Outdoors					
	Explana	tion : One 900 Kilowatt Capa	city				
Batteries	<u>^</u>	*					
Lead/Acid	100%		2024	\$3,000	5	\$9,800	
				. ,		. , -	

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

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

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

lectrical		Current Re	epair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
and-by Power								
Fuel Storage						_		
Main Tank	Location		tent : Light, Area bove Ground 000 Gallon	2045 Affected	**	5	\$7,800	
ghting								
Interior Lighting Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2035	* *	1		
Exit, Service	50%			2030	\$88,100	1		
Exterior Lighting	1000/			2020	* *			
LED		tallation, Ex : Throughou	tent : Light, Area ut	2038 Affected				
arm								
Security System Generic	Location	: Throughout	tent : Light, Area ut The Building Surveillance Syst		* * : 100%	1	\$99,000	
Fire/Smoke Detection	Ехрійни		Surveillance Syst	em				
Generic, Digital	100%			2035	* *	1-3	\$163,300	
lechanical		Current Re	epair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating								
Energy Source Plant Campus Steam / PRV	100%	Now	\$600	2040	* *	1		
			Severe, Area Affe Jain Valve, Basen		6			
			tent : Light, Area		· 100%			
			r Mechanical Eq					
		tion : Low P	-		ding - There Are N	lo Low Pi	ressure Steam	
Conversion Equipment Heat Exchanger, Plate & Frame		0-2	\$227,500	2045	* *	1	\$75,300	
Tunie			tent : Severe, Are r Mechanical Equ					
		tion : Steam	-		ngers Will Soon R	equire Re	etubing Or	

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

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

Mechanical		Current I	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating								
Distribution								
Hot Wtr Piping/Pump	Leak Evid	Now ent, Extent a : 1st Floor	\$12,300 : Moderate, Area A r	2038 Affected :	* *	4	\$4,200	
Central Plant Steam Piping/Pmp	50%			2040	* *	4	\$4,200	
Terminal Devices								
Air Handler	50%			2030	\$2,221,500	1	\$52,300	
Convector/Radiator	50%			2035	* *	1	\$27,300	
Air Conditioning								
Energy Source								
Electricity	5%			2046	* *	1		
Steam/HW System	95%			2040	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	10%			2039	* *	1	\$18,300	
Chiller/Steam/H w			Extent : Light, Area oor Mechanical Equ					
Ext Pkg Unit -	10%			2035	* *	2	\$1,000	
Heating/Cooling							•)	
Split Unit	2%			2035	* *			
No Component	78%							
Distribution CW & CHW Wtr Pipe/Pump	10%			2050	* *	4	\$1,300	
1 1			Extent : Light, Area oor Mechanical Equ					
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2030	\$78,000	1	\$10,500	
No Component	90%							
Heat Rejection								
Water Cooling Tower	10%			2028	\$26,400	2	\$17,000	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,300	
Exhaust Fans								
Interior	80%			2030	\$899,300	2	\$4,100	
	20%			2030	\$104,900	2	\$1,000	
Roof			· · · · · · · · · · · · · · · · · · ·					
Plumbing								
Plumbing H/C Water Piping								
Plumbing H/C Water Piping Brass/Copper	100%			2050	* *	1		
Plumbing H/C Water Piping	100%			2050 2050	* *	1	\$25,100	

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

RIKERS ISLAND FACILITIES OTIS BANTUM CORRECT CENTER -OBCC

Asset # : 2028

Mechanical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100% Now \$115	,	* *	1		
	Leak Evident, Extent : Moderate,	Area Affected : 5%				
	Location : Piping Serving Show	vers At Various Locat	ions			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Ligh	t, Area Affected : 100	1%			
	Location : Perimeter Of Buildin	ıg				
	Explanation : Leaders And Gut	ters				
Sump Pump(s)						
Non-Submersible	100%	2030	\$75,500	4	\$8,400	
	Other Observation, Extent : Ligh	t, Area Affected : 100	1%			
	Location : Basement					
	Explanation : Duplex Unit					
Backflow Preventer						
Generic	100%	2035	* *	1	\$16,200	
Fixtures						
Generic	100%					
ire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$85,300	
Sprinkler						
No Component	60%					
Generic	40%	2050	* *	1-2	\$19,000	
Fire Pump						
Generic	100%	2033	* *	1	\$31,600	

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

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address		ISLAND FACILITIE ZEN ST., RIKERS IS			
Borough	: BRONX		Agency's Number	: N/A	
Program / Asset #	: DOC0001	.090 / 2030	Yr Built/Renovated	d : 1931 / 1999	
Area Sq Ft	: 40,450		Project Type	: CORRECTION	
Date of Survey	: 08-Aug-20	019	Landmark Status	: NONE	
Areas Surveyed	: Roof, Flo				
Block	: 2605	Lot : 40	BIN	: 2096863	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$2,522,500		\$1,218,500
Interior Architect	ure		\$874,200		\$416,900
Electrical					\$2,167,700
Mechanical			\$414,500		\$757,000
Total			\$3,811,200		\$4,560,200
Importance Code	А		\$2,571,400		\$1,707,400
Importance Code	В		\$1,067,600		\$2,852,800
Importance Code	С		\$172,300		
Total			\$3,811,200		\$4,560,200
EXPENSE		FY 2022	2 FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$50,600	\$200		
Interior Architect	ure	\$49,100)		\$900
Electrical		\$26,800	\$2,900	\$3,400	\$5,800
Mechanical		\$19,900	\$16,200	\$9,500	\$14,400
Site Pavements		\$35,600)		
Total		\$182,000	\$19,300	\$12,900	\$21,100
Importance Code	А	\$50,600	\$4,200	\$4,000	\$4,000
Importance Code	В	\$50,100	\$15,000	\$8,900	\$17,100
Importance Code	С	\$81,300)		
Total		\$182,000	\$19,300	\$12,900	\$21,100



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

Asset # : 2030

Architecture	Current Repair Future Replacement					aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls							
Cast in Place Concrete	Location : Wes Diagonal Cracks Location : Sout Exposed Reinfor Location : Sout Caulking Deterio Location : Wes	Elements, Extent : Ligh et Facade s, Extent : Moderate, A th Facade cement, Extent : Moder th Facade prated, Extent : Moder	rea Affec rate, Area ate, Area	ted : 10% a Affected : 5% Affected : 2%	5	\$70,700	
	Location : Sout Worn/Eroded, E: Location : Sout	xtent : Moderate, Area	Affected	: 10%			
Concrete Masonry Unit Masonry: Brick	Location : Nor Joint Mortar Mis Location : Thre	oling, Extent : Severe, A th Facade - Spandrels ss/Erod, Extent : Mode oughout t, Extent : Moderate, A	At Windo rate, Are	ws a Affected : 25%	55	\$8,800 \$103,300	
Metal Panel	Location : East Spalling, Extent	ure, Extent : Severe, Ar t Facade At Hoppers : Severe, Area Affectea th And East Facades -	1 : 15%		5-10	\$97,200	
Metal Coiling Doors	2% Nov	ng, Extent : Light, Area	2044	* *	5	\$97,200 \$4,400	

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

Asset # : 2030

rchitecture		Current R	epair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Windows								
Aluminum	5%			2053	* *	5	\$300	
Metal Louvers	5%	Now	\$20,200	2046	* *			
	Other Obs	ervation, Ex	tent : Severe, Are	ea Affecte	ed : 100%			
	Location	: All Louve	rs					
	Explanat	ion : Inoper	able					
Steel	90%	Now	\$635,900	2056	* *	5	\$38,200	
	Air Infiltra	tion, Extent	: Severe, Area A	ffected :	100%			
	Location	: Througho	ut					
	Broken/Mi	ssing Eleme	nts, Extent : Mod	lerate, Ar	ea Affected : 50%			
			ocations Through					
	Deteriorat	ed Finish, E	xtent : Moderate,	Area Af	fected : 35%			
		: 1968 Win;		00				
			ed, Extent : Mode	erate. Are	ea Affected : 5%			
	0	: 1968 Win		,	55			
		,	s Extent : Moderate	e. Area A	ffected · 50%			
		: 1968 Win		, eu)) eelea . e o, o			
			s tent : Moderate, 1	Area Affe	cted · 8%			
			- Engine Room A	00				
Parapets	Location	. 2051 // 011	2.1.5110 1100111		2011201100			
Metal Rail	10%			2029		5-10		
	10/0	Rusting Ex	tent : Moderate, A		cted · 75%	5-10		
		: Througho		1. 04 11990				
No Component	90%	. 111 ougho						
No Component	90%							

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

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

Asset # : 2030

Architecture	Current Rep	air	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							-
Roof							
Modified Bitumen	85% Now	\$438,300	2036	* *			
	Blisters, Extent : Modere		ed : 20%				
	Location : Throughout						
	Patching Evident, Extent		ea Affeci	ed : 15%			
	Location : Throughout						
	Seams Open/Split, Exten		00	ted : 10%			
	Location : North Edge	-		1 100/			
	Water Penetration, Exter			d : 10%			
	Location : At Fresh Air	-		1 50/			
	Other Observation, Exte		a Affecte	a : 5%			
	Location : Upper Roof Explanation : Roof Ha						
			2026	* *			
Single Ply Membrane	10% Now Drains Clogged, Extent.	\$10,000	2036				
	Location : Throughout		a Ajjecie	a : 40%			
	Gut/DS Non Func/Miss,		nto Aroa	Affacted · 10%			
	Location : Throughout		ше, лгеи	Ајјескей : 4070			
	Ponding, Extent : Moder		ed · 10%	ź			
	Location : Throughout						
	Other Observation, Exte		Affected	: 2%			
	Location : Over Pressu	-					
	Explanation : Membra	-			ak		
Skylight, Metal/Glass	5% Now	\$46,800	2031	\$935,700			1
	Broken/Missing Element						
	Location : Upper Roof						
	Water Penetration, Exter	nt : Severe, Area	a Affected	d : 10%			
	Location : Throughout						
nterior							
Floors							
Cast in Place Concrete	95% Now	\$280,700	LIFE	* *	5	\$296,100	
	Cracking/Crumbling, Ex				-		
	Location : Second Leve				oughout		
Vinyl Tile	5% Now	\$60,400	2031	\$120,800	3	\$2,700	
	Broken/Missing Element		erate, Ar	ea Affected : 15%			
	Location : 2nd Floor C						
	Cracking/Crumbling, Ex		, Area A <u>f</u>	fected : 20%			
	Location : 2nd Floor C			• • •			
	Worn/Eroded, Extent : S		ected : 25	9%			
	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.

Asset # : 2030

			GL#.20						
Architecture	Cu	rrent Repair		Future	e Replacemer	nt	Μ	aintenance	
System Component Type		Date Estim ears)	ated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priorit
nterior									
Interior Walls									
Cast in Place Concrete	5% No Cracking/Crun Location : Th	ıbling, Extent	\$28,000 : Moderate	LIFE , Area A <u>f</u>		* *			
Concrete Masonry Unit	10% No Diagonal Crac Location : 1s	ks, Extent : M	\$9,800 Ioderate, Ar	LIFE ea Affect		* *	5	\$1,800	
Masonry: Brick	Water Penetra	ubling, Extent uth Side Stair s, Extent : Sev uth East Pier ion, Extent : 1	Shaft Pere, Area A - 2nd Floor	ffected : : At Upp	fected : 10% 10% per Floor Wind	* * dow ,	Spandrei	's	
	Location : En	gine Room							
Plaster	10% Cracking/Crun Location : 2n Water Penetrat	d Floor Locke	er Room		ted : 5%	* *	5-10	\$3,800	
	Location : Th		,	55					
SGFT/Glazed Masonry	25% Diagonal Crac Location : Bo Staining/Disco Location : Th	iler Room loring, Extent			5%	* *	10	\$5,500	
Ceilings									
AcousTileConcealSpLn	5% No Misaligned/Bu Location : 2n	ging, Extent :				* *	5	\$700	
Exposed Concrete	35% No Exposed Reinfo Location : So Paint Peeling, Location : Th Water Penetrat	orcement, Exte uth Fire Floo Extent : Sever roughout, Bor ion, Extent : 1	r / At Hoppe e, Area Affe iler Feed Pi	ers ected : 70 ump Roor	Affected : 10! 0% n	* *	5	\$1,200	
	Location : Th	roughout							
Exposed Struc: Steel	60% 4 Corrosion/Russ Location : Th Paint Peeling,	ting, Extent : I roughout			cted : 10%	* *			
	Location : Th			леи . JU/	U				
ite Enclosure									
Site Enclosure Fence/Gates									

Site Pavements

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

Asset # : 2030

		Asset # : 2	000				
Architecture	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways	53% Now	\$15,900	2034	* *			
Asphalt	Cracking/Crumblin Location : Throug	ng, Extent : Moderate ghout Extent : Severe, Area	, Area Aj 1 Affecteo	ffected : 10% 1 : 5%			
Cast in Place Concrete	47%		2036	* *			
Parking/Driveway Asphalt	78% Now Cracking/Crumblin Location : Throu	\$19,700 ng, Extent : Moderate ghout	2034 , Area Aj	* * fected : 10%			
Cast in Place Concrete	22%		2036	* *			
Electrical	Curren	t Repair	Futur	e Replacement	м	aintenance	
System		te Estimated Cost		Estimated Cost		Estimated Cost	Duionite
Component Type	% of Fail Da Total (Years		FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Over 600 Volts							
Service Equipment Fused Disc Sw		. Extent : Light, Area	2041 Affected	* *	3	\$100	
	Location : Outsia Explanation : On	le e 600 Ampere Main I	Disconne	ct Switch			
Transformers	_	*					
Dry Type	100%	- - - - - - - - - -	2036	* *	3	\$200	
		, Extent : Light, Area	Affected	: 100%			
	Location : Outsia		41.4	(0 D : 400/2	77 0	1	
Feeders	Explanation : 3,0	00/4,000 Kilovolt-am	ipere 410	0 Primary - 480/2	// Secon	laary	
Cable	100%		2039	* *	1		
Raceway	10070		2007		-		
Conduit	100%		2041	* *	1		
Jnder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2051	* *	5	\$1,100	
Transformers Dry Type	100%		2036	* *	5	\$100	
Switchgear / Switchboard	10070		2030		5	\$100	
Air Circuit Breaker	60%		2051	* *	5	\$100	
Fused Knife Sw	20%		2031	\$243,800	5	+	
		nt, Extent : Moderate, ical Room.					
Molded Case Bkrs	20%		2051	* *	5	\$200	
Raceway							
Conduit	80%		2031	\$1,067,400	1		
Conduit	20%		2041	* *	1		

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

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

Asset # : 2030

Electrical		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$100	
Fused Knife Sw	5%			2039	\$8,300	5	\$100	
T used Killie Sw		Equipment Ext	ent : Moderate,			5		
		: First Floor.		111 cu 11jj	. 10070			
Molded Case Bkrs	85%			2039	* *	5	\$900	
Wiring	0.570			2039		5	\$700	
Thermoplastic	100%			2041	* *	1		
Motor Controllers	10070			2041		1		
Locally Mounted	5%			2029	\$3,700	5		
Locally Mounted	5%			202)	**	5		
Motor Control Center	80%			2036	* *	5	\$900	
Variable Frequency	10%			2030	* *	5	φ700	
Drive	1070			2011				
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	\$12,400	
Generators								
Diesel	100%			2040	* *	1	\$15,700	
			nt : Light, Area	Affected	: 100%			
		: Outdoor End						
	Explana	tion : Two 1,25	0 Kilowatts					
Batteries								
Lead/Acid	100%			2025	\$3,000	5	\$1,500	
Fuel Storage								
Day Tank	50%			2047	* *	5	\$3,800	
			nt : Light, Area	Affected	: 100%			
		: At Generato						
	-	tion : Two 850	Gallons					
Main Tank	50%			2046	* *	5	\$600	
			nt : Light, Area	Affected	: 100%			
	Location	: Undergroun	d					
	Explana	tion : Two 20,0	00 Gallons					

Lighting

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

Asset # : 2030

		A5561#.2	030				
Electrical	Current Repair F			Future Replacement Maintenance			
ystem Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ighting							
Interior Lighting							
Fluorescent	55%		2026	\$448,400	10	\$20,400	
	-	And Fixtures, Extent : Light, Throughout The Building	Area Af	fected : 100%			
Fluorescent	5%		2036	* *	10	\$1,900	
		And Fixtures, Extent : Light, Throughout The Building	Area Af	fected : 100%			
Fluorescent	5%		2036	* *	10	\$1,900	
	-	luorescent Light, Extent : Lig Main Equipment Area	ght, Area	Affected : 100%			
HID	25%		2026		10	\$300	
Incandescent	10%		2026	\$103,500	2	\$100	
Egress Lighting							
Emergency, Service	25%		2031	\$19,500	1		
Emergency, Battery	25%		2031	\$27,200	10	\$2,400	
Exit, Service	25%		2036	* *	1		
Exit, Battery	25%		2036	* *	10	\$700	
Exterior Lighting HID	100%		2031	\$304,600	10	\$100	
ightning Protection							
Arresters/Cabling							
Generic	100%		2046	* *	5	\$1,200	
lechanical		Current Repair	Futur	e Replacement	М	aintenance	
system Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source Interruptible Gas/Dual	100%		2051	* *	1		
Fuel	Other Ohse	rvation, Extent : Light, Area	Affactad	1 . 100%			
		North End Of Building	Ајјестец	. 100/0			
		on : Six 40,000 Gallon Burie	od Tanks	For No ? Fuel Wit	h Loak F	ataction System	
Conversion Equipment	Блринин	on . Sin 70,000 Guilon Durie	u i units	1 01 110.2 I'uei Will	n Leuk D	Seccion System	
Steam Boiler	100%	Now \$48,900	2029	\$488,900	1	\$36,100	
Stam Donei	Other Obse	rvation, Extent : Severe, Are Boiler Room			1	φ30,100	
		on : 8 Boilers, Providing Ste	am To A	diacont Facilities	Unit No	5 And 6 Is Off	
	~	Extensive Problems	um 10 A	ajucent Pacifilles -	011110	.5 Anu o Is Off	

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

Asset # : 2030

Mechanical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$255,700	2041	* *	4	\$2,000	
	Location Location Steam Tra	n : Vacuum 15	Extent : Moderate,	atment S	ystem And Water F	Feeding V	Valves, Various	
Terminal Devices	1000/							
Under Construction	100%							
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	98%			2039	* *	1	\$18,400	
	Location Other Obs Location	n : 1st Floor servation, E 1 : 1st Floor	Extent : Light, Area	Affected				
Exterior Pkg Unit - Cooling	2%			2031	\$12,200	2	\$100	
6	R-134a Ro Location		Extent : Light, Area	a Affected	d : 2%			
Heat Rejection	1000/			0005	ate ate		¢ 40 5 00	
Water Cooling Tower			Extent : Light, Area At Grade	2035 Affected	* * l : 100%	2	\$40,700	
entilation								
Distribution Ductwork/Diffusers	Broken, E	Now İxtent : Seve 1 : All Louv	\$69,600 ere, Area Affected : ers	LIFE 20%	* *	2-5	\$22,600	
Exhaust Fans								
Interior	Not in Ser	Now vice, Exten 1 : Various	\$40,300 t : Severe, Area Afj Locations	2031 fected : 7	\$201,600 75%	2	\$700	
Roof			\$6,300 t : Severe, Area Afj	2031 fected : 2	\$31,400 25%	2	\$200	
lumbing		v						
H/C Water Piping								
Brass/Copper	30%			2051	* *	1		
Galvanized Steel	70%			2036		1		

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

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

Asset # : 2030

echanical	Current Repa	ir Future R	eplacement	М	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
mbing						
Water Heater						
Electric	100%	2029	\$66,600	4	\$200	
	Other Observation, Exten Location : 2nd Floor Lo Explanation : 1 Unit	t : Light, Area Affected : 10 ocker Room	00%			
HW Heat Exchanger						
Steam Fired	100%	2051	* *	4	\$6,000	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100% Now Not in Service, Extent : So Location : Various Loca	\$11,500 2041 evere, Area Affected : 50% ations In Basement	* *	4	\$900	
	On Extended Life, Extent Location : Various Loca	: Severe, Area Affected : 10 ntions In Basement	00%			
Backflow Preventer						
Generic	100%	2036	* *	1	\$2,500	
Fixtures						
Generic	100%					

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address Borough	: RIKERS : 18-01 HA : BRONX					
Program / Asset #	: DOC0001.300 / 14554			Yr Built/Renovated : 2011 /		
Area Sq Ft	: 277,788		Project Type	: CORRECTION		
Date of Survey	: 23-Jul-20	19	Landmark Stat	tus : NONE		
Areas Surveyed	: Roof, Flo	ors 1,5				
Block	: 2605	Lot : 40	BIN	: 2830817		
CAPITAL			FY 2022 - 2025		FY 2026 - 2031	
Exterior Architec	ture		\$1,192,500		\$1,803,800	
Interior Architect	ure		\$1,503,100		\$1,311,900	
Electrical					\$254,800	
Mechanical			\$68,800		\$141,500	
Total			\$2,764,400		\$3,512,000	
Importance Code	А		\$1,192,500		\$1,803,800	
Importance Code	В		\$1,314,900		\$1,513,600	
Importance Code	С		\$257,000		\$194,500	
Total			\$2,764,400		\$3,512,000	
EXPENSE		FY 202	22 FY 2023	FY 2024	FY 2025	
Exterior Architec	ture	\$7,70	00			
Interior Architect	ure	\$32,00	00	\$24,900		
Electrical		\$58,60	\$45,800	\$60,100	\$48,200	
Mechanical		\$158,20	\$53,300	\$163,400	\$50,600	
Elevators/Escalat	ors	\$19,70	\$19,700	\$19,700	\$19,700	
Total		\$276,20	90 \$118,800	\$268,100	\$118,600	
Importance Code		\$14,60	\$6,900	\$7,200	\$11,000	
Importance Code	В	\$229,70	\$112,000	\$261,000	\$107,600	
Importance Code	С	\$32,00	00			



\$118,800

\$268,100

\$118,600

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

\$276,200

Total

Asset # : 14554

		ASSet # : 14	534				
Architecture		Current Repair	Futur	re Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
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%		2051	* *	5	\$77,400	
Parapets							
Pre-Cast Concrete	100%		LIFE	* *	5	\$168,800	
Roof							
Metal Panel	5%		2048	* *	10	\$47,000	
Single Ply Membrane	95%		2036	* *	10	\$487,000	
nterior							
Floors					_		
Cast in Place Concrete	80%		LIFE	* *	5	\$1,455,200	
Traffic Topping	12%		2036	* *	5	\$62,400	
Vinyl Tile	8%		2036	* *	3	\$12,500	
Interior Walls				de de	_	**	
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%		LIFE		10	\$62,500	
Ceilings	100/		2044	* *	5	¢ 41 600	
AcousTileSusp.Lay-In	10%		2044	* *	5	\$41,600	
Exposed Struc: Steel	10%		LIFE	* *	10	\$83,200 \$71,500	
Gypsum Board Metal Panel	5%		LIFE LIFE	* *	5-10	\$71,500	
Metal Panel	75%		LIFE	•• ••	5	\$779,600	
Electrical		Current Repair	Futur	re Replacement	Μ	aintenance	
System	% of	Fail Date Estimated Cost	Voor	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	1110110
ver 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2051	* *	3	\$900	
		servation, Extent : Light, Area	Affected	l : 100%			
	Location	a : Electrical Room					
	Explana	tion : One 600 Ampere Main I	Disconne	ect Switch			
Transformers							
Dry Type	100%		2044	* *	3	\$1,500	
Feeders							
Cable	100%		2047	* *	1		
Raceway							
Conduit	100%		2051	* *	1		

Under 600 Volts

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

Asset # : 14554

lectrical		Current F	Repair	Futur	e Replacement	Μ	laintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2051	* *	5	\$700	
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
			ıl And Generator R					
	Explana	tion : Two	4,000 Ampere Main	n Disconi	nect Switches For	Emergen	су	
Fused Disc Sw	50%			2061	* *	5	\$600	
	Other Ob.	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	ı : Electrica	ıl Room					
	Explana	tion : Two -	4,000 Ampere Mai	n Discon	nect Switches			
Transformers								
Dry Type	100%			2044	* *	5	\$1,000	
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	* *	5	\$1,200	
Raceway								
Conduit	100%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2047	* *	5	\$600	
Molded Case Bkrs	90%			2047	* *	5	\$6,600	
Wiring								
Thermoplastic	100%			2051	* *	1		
Motor Controllers								
Locally Mounted	80%			2044	* *	5	\$1,500	
Variable Frequency	20%			2044	* *			
Drive								
ound								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,200	
nd-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	\$85,500	
Generators								
Diesel	100%			2040	* *	1	\$107,600	
	Other Ob.	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	ı : Generato	or Room					
	Explana	tion : Two	2,000 Kilowatts Ca	pacity G	enerators			
Batteries								
Lead/Acid	100%			2025	\$3,000	5	\$10,300	
Fuel Storage								
Day Tank	2%			2047	* *	5	\$1,000	
	Other Ob.	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	ı : Generato	or Room					
	Explana	tion : One 2	275 Gallons For Be	oth Gene	rators			
Main Tank				2059	* *	5	\$8,000	
			Extent : Light, Area		: 100%	2	\$0,000	
		1 : Undergr	-	55				
	Explana							

Lighting

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

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

Asset # : 14554

lectrical		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	95%		2036	* *	10	\$242,000	
	-	And Fixtures, Extent : Light, : Throughout The Building	Area Afj	fected : 100%			
Fluorescent	5%		2036	* *	10	\$12,700	
	-	Fluorescent Light, Extent : Lig : Throughout The Building	ght, Area	Affected : 100%			
Egress Lighting							
Emergency, Service	70%		2036	* *	1		
Exit, Service	30%		2036	* *	1		
Exterior Lighting HID	100%		2036	* *	10	\$900	
ightning Protection	10070		2030		10	\$900	
Arresters/Cabling							
Generic	100%		2059	* *	5	\$8,200	
larm			,		-	+ 0,- 0 0	
Security System							
Generic	100%		2036	* *	1	\$103,800	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Throughout The Building					
	Explanat	ion : CCTV Surveillance Syst	ет				
Fire/Smoke Detection	1000/		2026	* *	1.2	¢171.000	
Generic, Digital	100%		2036	<u>ት</u> ት	1-3	\$171,200	
lechanical		Current Repair	Futur	e Replacement	М	aintenance	
ystem	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component	Total				-		
		(Years)	FY		(Yrs)		
Туре	1000	(Tears)	ΓY		(Yrs)		_
eating	1000	(Teals)	ΓY		(Yrs)		
eating Energy Source		(Tears)		* *			
eating Energy Source Plant Campus Steam /	100%	(Tears)	2041	* *	1		
eating Energy Source Plant Campus Steam / PRV		(Tears)		* *			
eating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment	100%	(Tears)	2041	* *		\$68.700	
eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate &	100%	(Tears)			1	\$68,700	
eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame	100%		2041		1	-	
eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate &	100%		2041 2040	* *	1	\$68,700 \$8,200	
eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing	100% 50% 50%		2041 2040 2040	* *	1	-	
eating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	100% 50% 50% 75%		2041 2040 2040 2047	* *	1	-	
eating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam	100% 50% 50%		2041 2040 2040	* *	1 1 5	\$8,200	
eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	100% 50% 50% 75%		2041 2040 2040 2047	**	1 1 5 4	\$8,200	
eating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam <u>Piping/Pmp</u> Terminal Devices	100% 50% 50% 75% 25%		2041 2040 2040 2047 2051	** ** **	1 1 5 4 4	\$8,200 \$15,400 \$5,100	
eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	100% 50% 50% 75% 25% 100%		2041 2040 2040 2047 2051 2036	** **	1 1 5 4	\$8,200	
eating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam <u>Piping/Pmp</u> Terminal Devices	100% 50% 50% 75% 25% 100% <i>Other Obs</i>	ervation, Extent : Light, Area	2041 2040 2040 2047 2051 2036	** **	1 1 5 4 4	\$8,200 \$15,400 \$5,100	
eating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment Heat Exchanger, Plate & Frame Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam <u>Piping/Pmp</u> Terminal Devices	100% 50% 50% 75% 25% 100% 0ther Obs Location		2041 2040 2040 2047 2051 2036 Affected	* * * * * * * * * *	1 1 5 4 4 1	\$8,200 \$15,400 \$5,100 \$171,800	

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 14554

	F	155el # . 1455					
Mechanical	Current Re	pair F	utur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)		′ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning							
Energy Source							
Electricity	100%	20	047	* *	1		
Conversion Equipment	000/			ala ala			
Exterior Pkg Unit -	98%	20	036	* *	2	\$16,700	
Cooling	Other Observation, Ext	ont · Light Arog Aff	actod	· 100%			
	Location : Rooftop	eni . Ligni, Areu Ajje	ecieu	. 10070			
	Explanation : 4 Packa	ged Roofton Air Co	nditic	nino Units			
Split Unit	2%		036	**			
Distribution	270	20	050				
Ductwork/Diffusers	100%	L	IFE	* *	2	\$451,800	
Ventilation	10070	L			_	<i></i>	
Distribution							
Ductwork/Diffusers	100%	L	IFE	* *	2-5	\$245,300	
Exhaust Fans							
Roof	100%	20	036	* *	2	\$8,500	
lumbing							
H/C Water Piping							
Brass/Copper	100%	20	051	* *	1		
HW Heat Exchanger	1000/		. = 1	* *			
HTHW/HW	100%		051				
	Other Observation, Extended Location : First Floor		eciea	. 100%			
	Explanation : Instanta		t Wat	er Heat Frehange	MC.		
Sanitary Piping	Explanation : Instanta	neous sieum 10110	i mai	er men Exenanger	5		
Cast Iron	100%	L	IFE	* *	1		
Storm Drain Piping	10070	2			1		
Cast Iron	100%	L	IFE	* *	1		
Backflow Preventer							
Generic	100%	20	036	* *	1	\$17,000	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Gearless Traction	100%		IFE	* *			
	Other Observation, Exte						
	Location : 2 Units Fre	om 1st 10 5th Floor,	2 Un	uts From Basemen	t 10 5th 1	Floor	
7: 0	Explanation : 4 Units						
Fire Suppression Standpipe							
Generic	100%	20	051	* *	1-5	\$140,100	
Sprinkler	10070	20	0.01		1-5	φ1 - 0,100	
Generic	100%	2(051	* *	1-2	\$77,800	
Fire Pump	100/0	20			. 4	ψ//,000	
Generic	100%	2.0	040	* *	1	\$51,900	
	20070	20			-	<i>we</i> 1,700	

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 11-11 HA BRONX DOC0001 565,795 23-Jul-201 	ZEN ST., RIKERS ISLA .020 / 2046	ROBERT N. DAVOREN AND Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	CENTER : N/A : 1971 / 2003 : CORRECTION : NONE : 2097042	
DIOCK	. 2003	L01 . 40	DIN	. 20)/042	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$33,801,800		\$1,543,200
Interior Architect	ure		\$4,026,000		\$4,868,800
Electrical			\$310,000		\$15,280,100
Mechanical			\$4,052,400		\$7,209,300
Total			\$42,190,200		\$28,901,300
Importance Code			\$33,801,800		\$1,778,200
Importance Code			\$7,836,700		\$26,830,000
Importance Code	С		\$551,700		\$293,100
Total			\$42,190,200		\$28,901,300
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture				\$5,700
Interior Architect	ure				\$52,300
Electrical		\$92,100	\$129,300	\$92,800	\$102,100
Mechanical		\$133,300	\$48,500	\$88,300	\$62,700
Elevators/Escalat	ors	\$35,500	\$35,500	\$35,500	\$35,500
Total		\$260,900	\$213,300	\$216,600	\$258,300
Importance Code	А			\$6,600	\$6,900
Importance Code		\$260,900	\$213,300	\$210,000	\$251,400



\$213,300

\$216,600

\$258,300

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.

\$260,900

Total

Asset # : 2046

			Asset # 12	040				
chitecture		Current F	Μ	aintenance				
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Cement-Fiber Panel	Location Cracking/O Location	: West Fac Crumbling, : Loading	Extent : Moderate	e, Area Aj	ffected : 10%			
	-	-	trance And West F	-)			
Masonry: Brick Cavity	90% Diagonal C Location Joint Mort Location Rusting Ma	Now Cracks, Exa : West Fac ar Miss/Er : Through asonry Sup	\$3,899,100 tent : Moderate, A cade, Courtyards, od, Extent : Mode	LIFE rea Affect Gymnasit rate, Arec	um And Bulkheads a Affected : 50%	5	\$521,500	
Metal Panel	5%			2040	* *	5-10	\$199,200	
Windows								
Aluminum	Broken/Mi. Location Glazing Cl	: Through	ent : Moderate, A			5	\$21,800	
Metal/Detention Type	Location 75%	: Through Now	\$25,922,400	2040	* *	5	\$298,400	
	Location Glazing Br Location Thermally Location Unit Inope	: Through oken/Crac : Through Inefficient, : Through rable, Exte	Extent : Severe, A	s erate, Are Area Affec Affected :	ea Affected : 20% eted : 100%			
Metal Louvers	5%			2033	* *	10	\$68,200	
Parapets							,	
Metal Rail	Deformed/	Now Dented, Ex : Through	\$126,800 ctent : Moderate, A out	2035 Irea Affec	* * cted : 20%	5	\$169,300	
Metal: Cage/Fence	Location	: West Fac				5-10	\$9,700	
	Explanat	ion : Razor	r Ribbon On Chair	n Link Fei	ıcing			
Roof Under Construction	100%							
Soffits						_		

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2046

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Floors								
Cast in Place Concrete		Now	\$137,700	LIFE	* *	5	\$145,200	
			xtent : Moderate, A					
~			cal Rooms And Oth		-		<u> </u>	
Ceramic Tile	5%	0-2	\$64,100	2033	* *	5	\$16,600	
		ssing Elem : Staff Toil	ents, Extent : Mod	erate, Ar	ea Affectea : 10%			
Over Tile	3%	. Siujj 10ii	C 13	2035	* *	5	\$29,900	
Quarry Tile Terrazzo	40%	Now	\$1,230,600	LIFE	* *	5	\$29,900 \$207,400	
Terrazzo			xtent : Moderate, A		cted · 15%	5	\$207,400	
			out Main Corridor					
Traffic Topping	10%	0		2035	* *	5	\$83,000	
Vinyl Tile	30%	0-2	\$675,200	2030	\$3,376,000	3	\$74,700	
			ents, Extent : Mod			U	<i>\$7.1,700</i>	
		: Through						
Wood	2%			2045	* *	5	\$24,900	
Interior Walls								
Concrete Masonry Unit		Now	\$551,700	LIFE	* *	5	\$249,100	
	-		ent : Light, Area A					
		: Various I	Locations In The N				asement Corridors	
Gypsum Board	10%			LIFE	* *	5	\$44,000	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings	=0/	.	***	2025	* *	-	¢1.4.400	
AcousTile, Adhered	-	Now	\$246,100	2035	* *	5	\$16,600	
	-		Extent : Moderate, t, Various Location					
A courtileCorrections -		Now	\$160,600	2035	<i>snoui</i> * *	5	\$124,500	
AcousTileConcealSpLn			\$100,000 ents, Extent : Ligh			3	\$124,500	
		: Through	0	, 11 cu 11	<i>Jecica</i> . 2070			
Exposed Concrete		Now	\$255,500	LIFE	* *	5	\$31,100	
Exposed Concrete			Extent : Light, Are		$d \cdot 10\%$	5	\$51,100	
	-	: Mechanie	-	a ngjeen	. 10/0			
Fiber Board	5%			2030	\$432,200			
Metal Panel		Now	\$663,000	LIFE	\$452,200	5	\$248,900	
			tent : Moderate, A		eted : 50%	5	\$= 10,900	
		: Gymnasi		55				
		-	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	. Through	out Corridors	-				

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

Under 600 Volts

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

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

Asset # : 2046

Electrical	Current Repair	Future R	leplacement	М		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$235,000	5	\$2,400	
	Other Observation, Extent : Light, A	Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation : Two 4,000 Ampere	Main Disconnec	t Switches			
Transformers						
Dry Type	100%	2035	* *	5	\$2,100	
Switchgear / Switchboard						
Fused Disc Sw	50%	2030	\$487,200	5	\$1,200	
Fused Disc Sw	50%	2040	* *	5	\$1,200	
Raceway						
Conduit	80%	2030	\$933,600	1		
Conduit	20%	2040	* *	1		
Panelboards						
Fused Disc Sw	10%	2029	\$107,300	5	\$1,300	
Molded Case Bkrs	90%	2038	* *	5	\$13,400	
Wiring						
Thermoplastic	80%	2030	\$1,438,200	1		
Thermoplastic	20%	2040	* *	1		
Motor Controllers						
Locally Mounted	10%	2028	\$46,400	5	\$400	
Motor Control Center	80%	2028	\$547,600	5	\$12,300	
Variable Frequency	10%	2043	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$8,300	
Stand-by Power						
Transfer Switches						
Automatic	100%	2035	* *	1	\$174,100	

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

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

Asset # : 2046

Electrical	Current Repair	М				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators						
Diesel	25%	2033	* *	1	\$54,800	
	Other Observation, Extent : Light, Area Location : Generator Room Outside	a Affected :	100%			
		Mod 2 Ano	1 4			
	Explanation : One 800 Kilowatts For		* *	1	¢54.000	
Diesel	25%	2033		1	\$54,800	
	Other Observation, Extent : Light, Area Location : Generator Room Outside	i Ajjeciea :	100%			
	Explanation : One 1,000 Kilowatts Fo	or Mod 1.4	nd 3			
	-		**	1	¢54.900	
Diesel	25% Other Observation, Extent : Light, Area	2033		1	\$54,800	
	Location : Basement	i Ajjecieu .	10070			
	Explanation : One 700 Kilowatts For	Main Ruile	ling And Kitchon			
Discal	24%	2033	* *		\$52 (00	
Diesel	24% Other Observation, Extent : Light, Area			1	\$52,600	
	Location : Outdoor Enclosure. Outsid	00				
	Explanation : No Capacity Information		-			
Diagal	1%			1	\$2 200	
Diesel	170 Abandoned In Place, Extent : Light, Ar	2026 ea Affected	\$27,900 • 100%	1	\$2,200	
	Location : Electrical Room	eu nycereu	. 10070			
Batteries						
Lead/Acid	100%	2023	\$3,000	5	\$21,000	
Fuel Storage			· ·)· · ·	-	•)•••	
Main Tank	100%	2045	* *	5	\$13,000	
	Other Observation, Extent : Light, Area	a Affected :	100%		-	
	Location : Outside And Basement					
	Explanation : Two 4,000 Gallon And	One 275 G	allon			
ighting						
Interior Lighting						
Fluorescent	55%	2030	\$7,995,300	10	\$223,700	
	T-12 Lamps And Fixtures, Extent : Ligh	ht, Area Aff	ected : 100%			
	Location : Throughout The Building					
Fluorescent	40%	2035	* *	10	\$162,700	
	T-8 Lamps And Fixtures, Extent : Light	, Area Affe	cted : 100%			
	Location : Throughout The Building					
LED	5%	2038	* *			
Egress Lighting			.	_		
Emergency, Service	45%	2030	\$195,700	1	±	
Emergency, Battery	5%	2030	\$59,600	10	\$5,400	
Exit, Service	50%	2025	\$147,300	1		
Exterior Lighting	700/	2020	¢2.002.500	10	¢1.000	
HID	70%	2030	\$2,982,500 * *	10	\$1,200	
LED	30%	2038	~ ~			

Alarm

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

Asset # : 2046

			5551 # . 20	0-0				
ectrical	Current Repair				e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
arm								
Security System Generic	100%			2035	* *	1	\$211,300	
		servation, Exten	t : Light, Area		! : 100%	1	\$211,500	
	Location	1 : Throughout T	The Building					
	Explana	tion : CCTV Sur	veillance Syst	ет				
Fire/Smoke Detection	1000/				* *			
Generic, Digital	100%			2038	* *	1-3	\$348,700	
echanical		Current Repa	ir	Futur	e Replacement	М	aintenance	
stem	% of	Fail Date Est	imated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component Type	Total	(Years)		FY		(Yrs)		
ating	1			I				
Energy Source								
Plant Campus Steam /	100%			2040	* *	1		
PRV								
		servation, Exten	t : Light, Area	Affected	!: 100%			
		1 : Basement						
<u> </u>	Explana	tion : High Pres	sure Steam Fr	om Mair	n Plant			
Conversion Equipment	50%			2039	* *			
Heat Exchanger, Shell & Tube	30%			2039				
Pres. Reducing	50%			2039	* *	5	\$13,200	
Valve/LP Steam	5070			2057		5	\$15,200	
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	\$32,800	
Terminal Devices								
Air Handler	19%			2030	\$2,212,800	1	\$52,100	
Air Handler	1%			2035	* *	1	\$2,700	
Convector/Radiator	2%	Now	\$1,800	2028	\$88,700	1	\$2,600	
	Other Obs	servation, Exten	t : Light, Area	Affected	: 1%			
		1 : Throughout						
	Explana	tion : Convector	· Air Holes Pa	inted Shi	ut Restricting Air F	Tlow		
Convector/Radiator	78%			2035	* *	1	\$111,700	
Conditioning								
Energy Source	1000			0000				
Electricity	100%			2038	* *	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.

Asset # : 2046

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2039	* *	1	\$48,000	
			Extent : Light, Area	a Affected	d : 100%			
	Location	ı : Basemen	et					
Exterior Pkg Unit - Cooling	20%			2030	\$1,341,400	2	\$5,400	
-	R-22 Refr	igerant, Ext	tent : Light, Area A	ffected :	100%			
	Location	ı : Roof						
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%			
	Location							
	Explana	tion : Serve	es Control Areas					
Window/Wall Unit	5%			2025	\$86,300	1		
No Component	65%				. ,			
Distribution								
CW & CHW Wtr	10%			2050	* *	4	\$3,300	
Pipe/Pump							+ -)	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2030	\$325,100	1	\$27,400	
No Component	90%							
Heat Rejection								
Air Cooled Condenser	10%			2035	* *	2	\$30,900	
Unit								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$247,300	
Exhaust Fans								
Interior	20%			2030	\$589,300	2	\$2,700	
Roof	80%		\$110,000	2030	\$1,100,100	2	\$8,700	
			ere, Area Affected :	10%				
	Location	ı : Roof						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
HW Heat Exchanger								
Steam Fired	90%			2030	\$1,187,100	4	\$59,200	
			Extent : Light, Area	Affected	1:100%			
		ı : Basemen						
	Explana	tion : 6 Uni	its					
Steam Fired	10%			2050	* *	4	\$6,600	
			Extent : Light, Area	Affected	: 100%			
	Location	ı : Basemen	at and a second s					
	Explana	tion · 2 Inst	tantaneous Units S	erve Kitc	hen			

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

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

Asset # : 2046

Mechanical	Current Rep	pair	Future I	Replacement	Μ		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100% Now	\$3,637,000	LIFE	* *	1		
	Corroded, Extent : Seve Location : Basement A						
	Leak Evident, Extent : S						
	Location : Kitchen Pip	00	cica : 2070				
Storm Drain Piping	T						
Cast Iron	100% Now	\$34,500	LIFE	* *	1		
	Other Observation, Exte	ent : Moderate, A	Area Affecte	ed : 2%			
	Location : Roof						
	Explanation : Roof Dr	ains Over Kitche	en Clogged				
Sump Pump(s)	100%		2025	\$161 100	4	\$12,000	
Non-Submersible Sewage Ejector(s)	100%		2023	\$161,100	4	\$12,000	
Compressed Air	100% Now	\$9,800	2030	\$196,900	4	\$5,700	
e ompressed / m	Malfunctioning, Extent :				•	\$5,700	
	Location : Basement		55				
Fixtures							
Generic	100%						
ertical Transport							
Elevators	000/		LIFE	* *			
Geared Traction	90% Other Observation, Exte	nt · Light Anga	LIFE				
	Location : Basement T	-	Affecteu .	10070			
	Explanation : 8 Units	0 2110 1 1001					
Hydraulic	10%		LIFE	* *			
Trydraune	Other Observation, Exte	ent : Light, Area		100%			
	Location : Basement T	-	55				
	Explanation : 1 Freigh	ht Elevator					
ire Suppression							
Standpipe	1000/		2 040			\$221 000	
Generic	100%		2040	* *	1-5	\$231,900	
Sprinkler No Component	85%						
Generic	15%		2040	* *	1-2	\$18,600	
Fire Pump	1370		2040		1-2	\$18,000	
Generic	100%		2033	* *	1	\$82,800	
Chemical System	10070				-	¢0 2 ,000	
No Component	98%						
Generic	2%		2028	\$1,000	1-3	\$100	
	Other Observation, Exte	ent : Light, Area	Affected : .	2%			
	Location : Kitchen						
	Explanation : Chemica	al System Serves	Cooking A	reas			

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey		ZEN ST., RIKERS IS .070 / 2792	S ROSE M. SINGER CE SLAND Agency's Number Yr Built/Renovat Project Type Landmark Status	r : N/A ed : 1988 / 2006 : CORRECTION	
Areas Surveyed	: Roof, Floo	ors 1,2			
Block	: 2605	Lot : 40	BIN	: 2109477	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$40,349,700		\$13,839,300
Interior Architect	ure		\$4,893,300		\$3,789,500
Electrical					\$15,026,700
Mechanical			\$74,500		\$6,456,100
Total			\$45,317,500		\$39,111,500
Importance Code	А		\$40,349,700		\$13,839,300
Importance Code	В		\$4,692,500		\$25,033,200
Importance Code	С		\$275,300		\$239,000
Total			\$45,317,500		\$39,111,500
EXPENSE		FY 2022	2 FY 2023	FY 2024	FY 2025
Exterior Architec	ture				\$2,200
Interior Architect	ure	\$21,400)		\$19,700
Electrical		\$59,400	\$49,000	\$64,000	\$55,500
Mechanical		\$70,500	\$55,800	\$73,900	\$56,500
Total		\$151,300	\$104,700	\$137,800	\$134,000
Importance Code	А			\$4,500	\$2,200
Importance Code		\$129,900	\$104,700	\$133,400	\$131,700
Importance Code	С	\$21,400)		
Total		\$151,300	\$104,700	\$137,800	\$134,000



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

Asset # : 2792

rchitecture	Current Repair Future Replacement						Maintenance		
stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit	
terior									
Exterior Walls									
Concrete Masonry Unit	Caulking I Location Staining/D Location Vegetation	: Through Discoloring, : Downspo	Extent : Moderate outs Throughout Extent : Moderate, .	e, Area A	ffected : 25%	5	\$47,000		
Metal Panel	Deformed Location	: Through	\$755,300 tent : Light, Area 2 out Extent : Moderate			5	\$329,100		
	-	-	outs Throughout	, лгеи л	<i>Jecieu</i> . 2 <i>57</i> 0				
Windows									
Aluminum Metal/Detention Type	Location Thermally	: Through Inefficient,	Extent : Moderate			5 5	\$4,500 \$155,000		
D	Location	: Through	out						
Parapets Metal Panel	Corrosion Location Loose/Mis	: Through s Fasteners	s, Extent : Moderat	e, Area 2	Affected : 20%	5	\$52,700		
	Location	: Through	out And Mechanico		ead At J Location				
Metal: Cage/Fence No Component	10% 30%			2036	* *	5-10	\$35,100		
Roof	~=~·		**						
Single Ply Membrane	Location	on Func/Mi : Through							
			xtent : Moderate, A s And Other Areas						
Skylight, Plastic	3%			2036	* *	1			
Soffits Metal Panel	100%			2041	* *	5-10			

Interior

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

Asset # : 2792

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors Cast in Place Concrete	Cracking/O	-	\$448,000 Extent : Moderate cal Room And Cor	-	* * ffected : 15%	5	\$472,600	
Ceramic Tile	Cracking/O	Now Crumbling, : Through	\$347,900 Extent : Moderate put	2034 e, Area A	* * ffected : 25%	5	\$22,500	
Quarry Tile	Worn/Eroc	Now led, Extent : Kitchen	\$51,600 : Moderate, Area	2036 Affected	**	5	\$6,800	
Traffic Topping	Deteriorat		\$278,300 Extent : Severe, Ar Il Kitchen And Bas	00		5	\$14,100	
Vinyl Tile	Cracking/O Location Uneven Su Location Worn/Eroo	: Corridor bstrate, Ex : At Housi	\$801,300 Extent : Severe, A s Throughout tent : Severe, Area ng And Central Co : Moderate, Area out	Affected orridor C	l : 15% connections	3	\$59,100	
Interior Walls								
Ceramic Tile	15%			2034	* *	5	\$98,800	
Concrete Masonry Unit	72%			LIFE	* *	5	\$379,300	
Glass: Single Pane	3%			LIFE	* *	5	\$29,600	
Gypsum Board	5%			LIFE	* *	5-10	\$56,000	
Metal Security Bars	5%			LIFE	* *	10	\$6,600	
Ceilings AcousTileConcealSpLn	Broken/Mi	Now ssing Elem : Through		2036 erate, Ar	* * rea Affected : 25%	5	\$27,100	
AcousTileSusp.Lay-In	Broken/Mi	Now ssing Elem : Througho	\$35,000 ents, Extent : Ligh out	2036 t, Area A	* * ffected : 10%	5	\$21,700	
Exposed Struc: Steel	5%			LIFE	* *	10	\$43,400	
Gypsum Board	Broken/Mi	Now ssing Elem : Throught	\$87,600 ents, Extent : Seve out	LIFE re, Area	* * Affected : 5%	5	\$108,500	
Metal Panel	Corrosion/ Location Staining/D	: Corridor	\$2,384,900 xtent : Moderate, A s And Other Areas Extent : Severe, A out	Through	hout	5	\$298,500	

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

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

DEPARTMENT OF CORRECTION - 072

RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Asset # : 2792

lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts	.							
Service Equipment								
Fused Disc Sw	Location	: Electrica	xtent : Light, Area l Room 600 Ampere Main			5	\$1,300	
Transformers			*					
Dry Type	100%			2036	* *	5	\$1,100	
Switchgear / Switchboard							•) • •	
Fused Disc Sw	90%			2031	\$613,900	5	\$1,200	
Fused Disc Sw	10%			2051	**	5	\$100	
Raceway						-	+	
Conduit	95%			2031	\$739,100	1		
Conduit	5%			2051	**	1		
Panelboards	0,0			2001		-		
Molded Case Bkrs	90%			2030	\$643,800	5	\$7,100	
Molded Case Bkrs	10%			2030	**	5	\$800	
Wiring	1070			2047		5	\$000	
Thermoplastic	100%			2031	\$1,198,500	1		
Motor Controllers	10070			2031	\$1,198,500	1		
Locally Mounted	10%			2029	\$149,200	5	\$200	
Motor Control Center	90%			2029	\$1,271,600	5	\$200 \$7,400	
ound	9070			2029	\$1,271,000	5	\$7,400	
Grounding Devices Generic	100%			LIFE	* *	5	\$8,800	
	10070			LIFE		5	\$0,000	
and-by Power								
Transfer Switches	1000/			2026	* *	1	¢02 500	
Automatic	100%			2036	~ ~	1	\$92,500	
Generators	000/			0004	ala ala		* •••	
Diesel	80%			2034	* *	1	\$93,200	
			xtent : Light, Area	00	: 100%			
			loor Generator Re	oom				
	-	tion : Two E	300 Kilowatts					
Diesel	20%			2034	* *	1	\$23,300	
			xtent : Light, Area	Affected	: 100%			
		: Outdoor						
	Explana	tion : Two A	Additional General	tors. No	Capacity Informati	on Was A	<i>Available</i>	
Batteries								
Lead/Acid	100%			2025	\$3,000	5	\$11,100	
Fuel Storage								
Day Tank	Location	: Generato	xtent : Light, Area or Room 250 Gallon For All			5	\$11,200	
Main Tarl			Jo Guilon POr All		* *	5	\$7 100	
Main Tank		: Undergro		2046 Affected		5	\$7,100	

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

Asset # : 2792

ectrical		Current Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
hting							
Interior Lighting							
Fluorescent	75%		2031	\$7,393,800	10	\$206,900	
	-	ps And Fixtures, Extent : Ligh 1 : Throughout The Building	t, Area A	ffected : 100%			
Fluorescent	20%		2036	* *	10	\$55,200	
	-	s And Fixtures, Extent : Light, 1 : Throughout The Building	Area Afj	fected : 100%			
LED	5%		2039	* *			
Egress Lighting							
Emergency, Service	50%		2031	\$147,500	1		
Exit, Battery	50%		2031	\$342,600	10	\$10,200	
Exterior Lighting							
HID	100%		2031	\$2,264,800	10	\$900	
arm							
Security System							
Generic	100%		2036	* *	1	\$112,300	
		ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Throughout The Building					
	Explana	tion : CCTV Surveillance Syst	ет				
Fire/Smoke Detection							
Generic, Digital	100%		2036	* *	1-3	\$185,300	
Generie, Digital	10070		2030		1-5	\$185,500	
	10070					-	
echanical	10070	Current Repair		e Replacement		aintenance	
echanical estem	% of	Current Repair Fail Date Estimated Cost	Futur Year		M Cycle	-	Prior
echanical stem Component	1	Current Repair	Futur	e Replacement	М	aintenance	Prior
echanical ⁷ stem Component Type	% of	Current Repair Fail Date Estimated Cost	Futur Year	e Replacement	M Cycle	aintenance	Prior
echanical stem Component Type ating	% of	Current Repair Fail Date Estimated Cost	Futur Year	e Replacement	M Cycle	aintenance	Prior
echanical stem Component Type ating Energy Source	% of Total	Current Repair Fail Date Estimated Cost	Futur Year FY	e Replacement	M Cycle (Yrs)	aintenance	Prior
echanical stem Component Type ating Energy Source Plant Campus Steam /	% of	Current Repair Fail Date Estimated Cost	Futur Year	e Replacement Estimated Cost	M Cycle	aintenance	Prior
echanical stem Component Type sating Energy Source Plant Campus Steam / PRV	% of Total	Current Repair Fail Date Estimated Cost	Futur Year FY	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Prior
echanical stem Component Type ating Energy Source Plant Campus Steam / PRV Conversion Equipment	% of Total	Current Repair Fail Date Estimated Cost	Futur Year FY 2041	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Prior
echanical stem Component Type ating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment Heat Exchanger, Shell &	% of Total	Current Repair Fail Date Estimated Cost	Futur Year FY	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance	Prior
echanical /stem Component Type rating Energy Source Plant Campus Steam / PRV Conversion Equipment	% of Total 100% 2 50%	Current Repair Fail Date Estimated Cost (Years)	Futur Year FY 2041 2034	re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance	Prior
echanical ////////////////////////////////////	% of Total 100% 2 50% Other Obs	Current Repair Fail Date Estimated Cost	Futur Year FY 2041 2034	re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance	Prior
echanical stem Component Type ating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment Heat Exchanger, Shell &	% of Total 100% 2 50% Other Obs Location	Current Repair Fail Date Estimated Cost (Years)	Futur Year FY 2041 2034 <i>Affected</i>	re Replacement Estimated Cost * *	M Cycle (Yrs)	aintenance	Prior
echanical stem Component Type ating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment Heat Exchanger, Shell & Tube	% of Total 100% 2 50% Other Obs Location Explana	Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : 2nd Floor tion : Mechanical Room 2nd I	Futur Year FY 2041 2034 Affected Floor	re Replacement Estimated Cost * *	M Cycle (Yrs) 1	aintenance Estimated Cost	Prior
echanical ////////////////////////////////////	% of Total 100% 2 50% Other Obs Location	Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area a : 2nd Floor tion : Mechanical Room 2nd I	Futur Year FY 2041 2034 <i>Affected</i>	re Replacement Estimated Cost * * * *	M Cycle (Yrs)	aintenance	Prior
lechanical /stem Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube	% of Total 100% 2 50% Other Obs Location Explana 50%	Current Repair Fail Date Estimated Cost (Years) Servation, Extent : Light, Area a : 2nd Floor tion : Mechanical Room 2nd I	Futur Year FY 2041 2034 Affected Floor 2034	e Replacement Estimated Cost * * * * 2 : 100% * *	M Cycle (Yrs) 1	aintenance Estimated Cost	Prior
echanical ////////////////////////////////////	% of Total 100% 2 50% Other Obs Location Explana 50% Other Obs	Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area to : 2nd Floor tion : Mechanical Room 2nd I servation, Extent : Light, Area	Futur Year FY 2041 2034 Affected Floor 2034	e Replacement Estimated Cost * * * * 2 : 100% * *	M Cycle (Yrs) 1	aintenance Estimated Cost	Prior
echanical stem Component Type ating Energy Source Plant Campus Steam / <u>PRV</u> Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing	% of Total 100% 2 50% Other Obs Location Explana 50% Other Obs Location	Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area to : 2nd Floor tion : Mechanical Room 2nd f ervation, Extent : Light, Area to : 2nd Floor	Futur Year FY 2041 2034 Affected 7/loor 2034 Affected	e Replacement Estimated Cost * * * * 2 : 100% * *	M Cycle (Yrs) 1	aintenance Estimated Cost	Prior
echanical (stem Component Type Type Type Type Tenergy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam	% of Total 100% 2 50% Other Obs Location Explana 50% Other Obs Location	Current Repair Fail Date Estimated Cost (Years) servation, Extent : Light, Area to : 2nd Floor tion : Mechanical Room 2nd I servation, Extent : Light, Area	Futur Year FY 2041 2034 Affected 7/loor 2034 Affected	e Replacement Estimated Cost * * * * 2 : 100% * *	M Cycle (Yrs) 1	aintenance Estimated Cost	Prior
echanical stem Component Type ating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution	% of Total 100% 2 50% Other Obs Location Explana 50% Other Obs Location Explana	Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area to : 2nd Floor tion : Mechanical Room 2nd f ervation, Extent : Light, Area to : 2nd Floor	Futur Year FY 2041 2034 Affected 7loor 2034 Affected 7loor	e Replacement Estimated Cost * * * * 2 : 100% * *	M Cycle (Yrs) 1	aintenance Estimated Cost	Prior
echanical (stem Component Type Type Type Type Tenergy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam	% of Total 100% 2 50% Other Obs Location Explana 50% Other Obs Location Explana 100%	Current Repair Fail Date Estimated Cost (Years) Servation, Extent : Light, Area a : 2nd Floor tion : Mechanical Room 2nd a servation, Extent : Light, Area a : 2nd Floor tion : Mechanical Room 2nd a	Futur Year FY 2041 2034 Affected Floor 2034 Affected Floor 2039	te Replacement Estimated Cost ** ** 1: 100% ** 1: 100%	M Cycle (Yrs) 1	aintenance Estimated Cost	Prior
echanical (stem Component Type Pating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution	% of Total 100% 2 50% Other Obs Location Explana 50% Other Obs Location Explana 100% Other Obs	Current Repair Fail Date Estimated Cost (Years) ervation, Extent : Light, Area a : 2nd Floor tion : Mechanical Room 2nd a servation, Extent : Light, Area tion : Mechanical Room 2nd a tion : Mechanical Room 2nd a servation, Extent : Light, Area	Futur Year FY 2041 2034 Affected Floor 2034 Affected Floor 2039	te Replacement Estimated Cost ** ** 1: 100% ** 1: 100%	M Cycle (Yrs) 1	aintenance Estimated Cost	Prior
echanical ystem Component Type eating Energy Source Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution	% of Total 100% 2 50% Other Obs Location Explana 50% Other Obs Location Explana 100% Other Obs Location	Current Repair Fail Date Estimated Cost (Years) Servation, Extent : Light, Area a : 2nd Floor tion : Mechanical Room 2nd a servation, Extent : Light, Area a : 2nd Floor tion : Mechanical Room 2nd a	Futur Year FY 2041 2034 Affected Floor 2034 Affected Floor 2039 Affected	te Replacement Estimated Cost ** ** 1: 100% ** 1: 100%	M Cycle (Yrs) 1	aintenance Estimated Cost	Prior

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

Asset # : 2792

Machanical		ASSEL # . 2		a Donio comont			
Mechanical		Current Repair		re Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	40%		2031	\$3,159,200	1	\$74,400	
Air Handler	10%		2036	**	1	\$18,600	
Convector/Radiator	4%		2036	* *	1	\$3,900	
Convector/Radiator	46%		2036	* *	1	\$44,700	
Air Conditioning						÷ · ·,/ · · ·	
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment	10070		2009		1		
Int Pkg Unit -	5%		2029	\$597,300	2	\$900	
Heating/Cooling	270		202)	\$577,500	-	φ, σο	
Reciprocating	10%		2031	\$476,700	1	\$14,000	
Compr/Chiller	10/0		2001	\$ 0, . 00	•	<i>Q</i> 1 1,000	
Reciprocating	10%		2036	* *	1	\$14,000	
Compr/Chiller					-	<i>+</i> , <i>•</i> • •	
Ext Pkg Unit -	10%		2036	* *	2	\$1,800	
Heating/Cooling						•)	
Split Unit	5%		2036	* *			
No Component	60%						
Distribution							
CW & CHW Wtr	10%		2051	* *	4	\$2,200	
Pipe/Pump						+_,_ • •	
No Component	90%						
Terminal Devices							
Air Handler/Cool/Ht	10%		2036	* *	1	\$18,600	
Fan Coil - 2 Pipe	5%		2031	\$213,700	1	\$4,900	
No Component	85%			÷ -):		+)	
Heat Rejection							
Dry Cooler	10%		2031	\$122,200	2	\$20,900	
Water Cooling Tower	10%		2032	**	2	\$30,300	
No Component	80%		2002		-	\$20,200	
Ventilation	0070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$265,500	
Exhaust Fans	10070				_ •	+=00,000	
Interior	60%		2031	\$1,199,000	2	\$5,500	
Roof		Now \$7,500	2031	\$373,000	2	\$2,900	
Root		ervation, Extent : Severe, Are			2	φ2,900	
	Location						
		tion : 1 Exhaust Fan Broken					
lumbing	Lapiana						
H/C Water Piping							
Brass/Copper	20%		2041	* *	1		
Galvanized Steel	80%		2041	* *	1		
HW Heat Exchanger	0070		2050		1		
Steam Fired	100%		2041	* *	4	\$29,700	
Steam Fifed	100%		2041		4	\$29,700	

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

Asset # : 2792

Mechanical	Current Repa	ir Future	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s) Electric	100%	2031	\$161,800	4	\$18,000	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$151,600	
Sprinkler						
No Component	50%					
Generic	50%	2051	* *	1-2	\$42,100	
Fire Pump						
Generic	100%	2034	* *	1	\$56,200	
Chemical System						
No Component	98%					
Generic	2%	2029	\$1,000	1-3	\$100	

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Asset Name			FELECOMMUNICATIO	NS BUILDING	
Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 : 14-12 HAZ : BRONX : DOC0001.2 : 8,392 : 08-Aug-201 : Roof, Floor : 2605 	9	ND Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1990 / 2015 : CORRECTION : NONE : 2096863	
DIOCK	. 2005	Lot . 40	DIN	. 2090805	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architect			\$61,500		
Interior Architect	ure		\$56,100		\$112,200
Electrical					\$345,400
Mechanical					\$198,400
Total			\$117,600		\$656,000
Importance Code	А		\$61,500		
Importance Code	В		\$56,100		\$656,000
Total			\$117,600		\$656,000
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture	\$49,800			
Interior Architect	ure	\$35,600		\$600	\$5,800
Electrical		\$1,700	\$1,400	\$1,600	\$4,500
Mechanical		\$3,800	\$1,300	\$1,700	\$1,000
Site Enclosure		\$3,800			
Site Pavements		\$11,700			\$200
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$110,300	\$6,600	\$7,900	\$15,600
Importance Code	А	\$50,300	\$400	\$400	\$400
Importance Code	В	\$24,500	\$6,200	\$7,500	\$14,900
Importance Code	С	\$35,600			\$200
Total		\$110,300	\$6,600	\$7,900	\$15,600



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

Asset # : 4129

rchitecture	Current Repair Future Replacement						Maintenance		
/stem Component Type		ail Date 🛛 Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
terior									
Exterior Walls Cast in Place Concrete	Location : Leaving Bo Cracking/Cr	ing Eleme Exterior F ottom Of S umbling, 1	tair Hanging In T Extent : Moderate	otings Dis The Air	sconnected From I	5 Lower Sta	\$4,600 air Rail Posts,		
	Location :	At Exterio	r Stairs						
Metal, Corrugated	95%			2051	* *	1			
Windows Aluminum	Location :	Not Funct Throughou ble, Exten	t : Severe, Area A			5	\$1,200		
Parapets									
Metal Panel	20%			2051	* *	5	\$1,700		
Metal: Cage/Fence	Location :	ing Eleme Throughor			* * ea Affected : 50% cted : 10%	5	\$5,700		
	Location :	Throughou	ut						
Roof Modified Bitumen	Location : Ponding, Ext	Over Elev tent : Mod	\$32,100 Extent : Moderat ator Shaft lerate, Area Affec ator And Throug	ted : 10%	-				
Soffits Metal, Corrugated	100% Corrosion/R Location :	0	\$5,500 tent : Light, Area ut	2051 Affected	**	1			
erior									
Floors	100/			2020	#22.2 00	2	¢1.000		
Carpet	10%			2030	\$32,200	3	\$1,900		
Ceramic Tile	5%			2040	* *	5	\$600		
Raised Access Floor Sheet Vinyl/Rubber	20% 15% Worn/Erodea Location :		\$56,100 Moderate, Area ut	2040 2031 Affected :	\$112,200	5 5	\$9,500 \$1,400		
Vinyl Tile	50% Cracking/Cr Location : Worn/Eroded	Now umbling, 1 At Thresho d, Extent :	\$2,100 Extent : Moderate olds And 2nd Flo Moderate, Area ut Administrative	or Affected :		3	\$2,400		
Interior Walls				-r					
	100%			LIFE	* *	5-10	\$31,100		

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

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

Asset # : 4129

Architecture	Current Repair Future Replacement					М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nterior									
Ceilings									
AcousTileSusp.Lay-In		Now	\$10,600	2044	* *	5	\$5,700		
		-	ents, Extent : Ligh						
			el Room And Open						
			Extent : Moderate,	Area Af	fected : 15%				
		: 2nd Floo		1.00	1 250/				
	-	-	Extent : Light, Ar						
			ration, Kitchen An						
			xtent : Light, Area	Affectea	2:90%				
		: Throught	glass Reinforced H	Danala					
Company Days 1			giuss Keinjorceu r		* *	5 10	¢4.200		
Gypsum Board	10%			LIFE	~ ~	5-10	\$4,300		
ite Enclosure Fence/Gates									
Aluminum Rail	50%	Now	\$3,300	2036	* *	5	\$4,300		
Aluminum Kan			. ,		ea Affected : 20%	5	\$7,500		
		-	Stair Throughout	<i>ci uic</i> , 11	ea 1.jjeerea : 2070				
			xtent : Moderate, A	4rea Affe	ected : 5%				
		-	Stair Throughout	55					
			, Extent : Moderal	te, Area A	Affected : 5%				
			Dock North Side		55				
Chain Link	50%			2051	* *				
Free Standing Walls									
Cast in Place Concrete	100%	Now	\$500	2051	* *				
			Extent : Moderate	e, Area A	ffected : 10%				
	Location	: Loading	Dock						
ite Pavements									
On-Site Walkways		NT	61 6 00	2025	* *				
Cast in Place Concrete		Now	\$1,200	2036					
		Crumbling, 1 : Stairs Th	Extent : Moderate	e, Area A	[<i>jectea</i> : 25%				
		. Stairs In	rougnoui	2026	ىك ىك				
Cast in Place Concrete	59%	N.T.	\$5.200	2036	* *	1.0	 		
Metal		Now	\$5,300	2041		1-3	\$600		
			t : Moderate, Area Stairs Throughout		. 570				
			Stairs Throughout Extent : Moderate,		patad · 100/				
			Stairs Throughout		ected . 1076				
			ling, Extent : Mode		on Affected · 25%				
			Stairs Throughout		ей Ајјестей . 2570				
	Location								
Parking/Driveway	Location	. Exterior							
Parking/Driveway Asphalt			-	2034	* *				
Parking/Driveway Asphalt	100%	0-2	\$5,200 Extent : Moderate	2034 2, Area A					

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

Asset # : 4129

Electrical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts							
Transformers							
Dry Type	100%		2036	* *	3		
		servation, Extent : Light, Area	Affected	! : 100%			
		1 : Electrical Room					
	Explana	tion : One 300 Kilovolt-ampe	e 4,160.	High Voltage-480/	277 Low	Voltage Supply	
Feeders							
Cable	100%		2039	* *	1		
Raceway							
Conduit	100%		2041	* *	1		
Jnder 600 Volts							
Service Equipment					_	****	
Molded Case Bkrs	100%		2041	* *	5	\$200	
		servation, Extent : Light, Area	Affected	! : 100%			
		n : Electrical Room	_				
	Explana	tion : One 1,600 Ampere Mai	1 Discon	nect Switch			
Transformers	1000			de de	_		
Dry Type	100%		2036	* *	5		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2041	* *	5	\$200	
Raceway							
Conduit	100%		2041	* *	1		
Panelboards	1000		• • • • •	de de	_	**	
Molded Case Bkrs	100%		2039	* *	5	\$200	
Wiring				de de			
Thermoplastic	100%		2041	* *	1		
Motor Controllers					_		
Locally Mounted	100%		2036	* *	5	\$100	
bround							
Grounding Devices							
Not Accessible	100%						
tand-by Power							
Transfer Switches	1000		• • • • •			** < < <	
Automatic	100%		2044	* *	1	\$2,600	
Generators			• • • • •		-	.	
Diesel	100%		2040	* *	1	\$3,300	
		servation, Extent : Light, Area	Affected	! : 100%			
		n : Outside Enclosure					
<u> </u>	Explana	tion : One 1,250 Kilowatt Ger	nerator				
Batteries					_	* * * * *	
Lead/Acid	100%		2025	\$3,000	5	\$300	
Fuel Storage							
Main Tank	100%		2059	* *	5	\$200	
		servation, Extent : Light, Area	Affected	1:100%			
		ı : Outside					
	Explana	tion : One 2,500 Gallon Tank					

Lighting

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

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

Asset # : 4129

		Assel # 14					
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting	200/		2026	* *	10	#2 200	
Fluorescent	30%	s And Fixtures, Extent : Light,	2036		10	\$2,300	
	-	s And Fixidres, Extent . Light, 1 : First Floor	лгеи Ајј	ecieu . 10070			
Fluorescent	65%		2031	\$108,900	10	\$5,000	
Thorescent		os And Fixtures, Extent : Ligh			10	\$5,000	
	-	: Throughout The Building	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Fluorescent	5%		2036	* *	10	\$400	
	Compact I	Fluorescent Light, Extent : Lig	ht, Area	Affected : 100%			
	Location	: Throughout The Building					
Egress Lighting							
Emergency, Service	50%		2031	\$4,100	1		
Exit, Service	50%		2026	\$1,200	1		
Exterior Lighting HID	100%		2031	\$62 200	10		
larm	10070		2031	\$63,200	10		
Security System							
Generic	100%		2036	* *	1	\$3,100	
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
		: Throughout The Building					
	Explana	tion : CCTV Surveillance Syst	ет				
Fire/Smoke Detection	1000/		2021	¢172.200	1.2	¢5 200	
Generic, Digital	100%		2031	\$173,300	1-3	\$5,300	
Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component Type	Total	(Years)	FY		(Yrs)		
Ieating					(115)		
-					(113)		
Energy Source					(113)		
Energy Source Plant Campus Steam /	100%			* *	1		
Energy Source Plant Campus Steam / PRV	100%		2041	* *			
Plant Campus Steam / PRV Conversion Equipment			2041				
Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate &				**		\$4,200	
Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame			2041		1	\$4,200	
Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame Distribution	& 100%		2041 2034	* *	1		
Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame Distribution Hot Wtr Piping/Pump			2041		1	\$4,200 \$600	
Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame Distribution Hot Wtr Piping/Pump Terminal Devices	& 100% 100%		2041 2034 2039	**	1 1 4	\$600	
Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	& 100% 100% 90%		2041 2034 2039 2031	* *	1 1 4 1	\$600 \$4,700	
Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	& 100% 100%		2041 2034 2039	* * * * \$198,400	1 1 4	\$600	
Plant Campus Steam / PRV Conversion Equipment Heat Exchanger, Plate & Frame Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	& 100% 100% 90%		2041 2034 2039 2031	* * * * \$198,400	1 1 4 1	\$600 \$4,700	

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

Asset # : 4129

		A5561 # . 4	123				
Mechanical		Current Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning							
Conversion Equipment Exterior Pkg Unit - Cooling	10%		2036	* *	2	\$100	
	Recent Ins Location	tallation, Extent : Light, Area : Roof	Affectea	! : 100%			
Split Unit	90%		2036	* *			
Ventilation							
Distribution	1000/		LIEE	* *	2.5	\$7.400	
Ductwork/Diffusers Exhaust Fans	100%		LIFE	• •	2-5	\$7,400	
Roof	50%		2036	* *	2	\$100	
Wall Unit	50%		2030	* *	2	\$100	
Plumbing	5070		2050		2	\$100	
H/C Water Piping							
Brass/Copper	100%		2051	* *	1		
Water Heater							
Electric	100%		2029	\$13,800	4		
		ervation, Extent : Light, Area	Affected	: 100%			
		: 1st Floor					
	Explanat	tion : One 30 Gallon Unit					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIIL		1		
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	10070		LIIL		1		
Generic	100%		2036	* *	1	\$500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100% Other Obs	ervation, Extent : Light, Area	LIFE Affected	* * ! : 100%			
		: 1st To 2nd Floor	55				
	Explanat	tion : 1 Unit					
Fire Suppression	*						
Chemical System							
Dry	20%		2029	\$10,400	1-3	\$700	
		ervation, Extent : Light, Area	Affected	: 100%			
		: 1st Floor					
		tion : Clean Agent System Bei	ng Instal	led To Protect Cor	nmunica	tion Equipment	
No Component	80%						

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

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

FY 2026 - 2031 \$4,504,800 \$839,700 \$2,915,200

\$11,493,300

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

Total

Asset Name Address		AND FACILITIES TH ST., RIKERS ISLAN	RANSPORTATION GA	RAGE			
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	: 08-Aug-2019		Landmark Status	: NONE			
Areas Surveyed	: Roof, Floors 1	,2					
Block	: 2605	Lot : 40	BIN	: 2096863			
CAPITAL			FY 2022 - 2025				
Exterior Architec	ture		\$1,334,700				
Interior Architecture			\$1,227,700				
Electrical							
Mechanical			\$122,300				

Mechanical Site Pavements	\$122,300 \$190,200	\$3,233,600
Total	\$2,874,900	\$11,493,300
Importance Code A	\$1,457,000	\$6,950,400
Importance Code B	\$929,000	\$4,542,900
Importance Code C	\$488,900	

\$2,874,900

Total	\$188,200	\$17,700	\$50,600	\$28,800
Importance Code C	\$29,900			
Importance Code B	\$143,300	\$17,700	\$32,800	\$28,800
Importance Code A	\$15,100		\$17,800	
Total	\$188,200	\$17,700	\$50,600	\$28,800
Site Pavements	\$18,900			
Mechanical	\$57,100	\$5,600	\$15,800	\$7,900
Electrical	\$40,600	\$12,000	\$13,500	\$17,400
Interior Architecture	\$56,500		\$10,400	\$3,500
Exterior Architecture	\$15,100		\$10,900	
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



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

Asset # : 2031

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Masonry: Brick	Corrosion Location Joint Mort Location Spalling, H	: South Fa ar Miss/Er : North Fa	\$631,400 xtent : Moderate, 2 cade At Masonry S od, Extent : Light, ucade And Through derate, Area Affect out	Supports Area Aff wout	Throughout ected : 20%	5	\$52,500	
			nt : Moderate, Are		d : 5%			
		: Second I	Floor Wall At East					
Metal Sect. OHD	10%			2044	* *	5	\$21,900	
Metal Coiling Doors	Corrosion		\$59,400 xtent : Light, Area Locations Through		* *	5	\$16,400	
Windows			0					
Steel Parapets Masonry: Brick Metal Panel	Air Infiltra Location Corrosion Location Unit Inope Location Water Pen Location Weather S Location 50% 40% Other Obs Location	: Through /Rusting, E : Various rable, Exte : Officers etration, E : Window trip Missin : Officers ervation, E : Through	xtent : Light, Area Lintel Locations Tr ent : Moderate, Are Locker Room xtent : Moderate, A Sills g, Extent : Modera Locker Room	Affected hroughou ea Affecte Area Affe te, Area LIFE 2051	: 5% at Garage ad : 25% cted : 25% Affected : 50% ** **	5 5-10 5	\$40,500 \$14,900 \$6,800	
Metal Rail	10% Corrosion	ion : Copin Now /Rusting, E : Through	\$2,300 xtent : Light, Area	2044 Affected	**	5	\$3,100	
Roof								
Built-Up (BUR)	Blisters, E Location Embedded Location Vegetation Location Water Pen	: Various Gravel Su : Through Growth, E : Through etration, E	Extent : Moderate, . out xtent : Moderate, 2	out Roof ht, Area A Area Affe Area Affe	Affected : 100% ected : 10% cted : 10%	es And 2	nd Floor Corridor	

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

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

Asset # : 2031

chitecture		Current Re	epair	Futur	e Replacement	N	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	st Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors Cast in Place Concrete	65%	Now	\$149,100	LIFE	*	* 5	\$157,300	
Cast III I lace Coherete			tent : Light, Area		· 5%	5	\$157,500	
			And Various Loc					
		-	tent : Light, Area					
			Shop M-3 And V			ige Service	Area	
Ceramic Tile	5%	Now	\$10,700	2027	\$213,70	0 5	\$2,800	
	Broken/Mi	issing Eleme	nts, Extent : Mod	erate, Ar	ea Affected : 10	%		
			et And Shower Fo					
			Moderate, Area	Affected	: 25%			
		: Througho	ut					
Raised Access Floor	5%			2034	*	5	\$20,700	
Vinyl Tile		Now	\$140,600	2026	\$468,80		\$10,400	
		0	nts, Extent : Mod		00	0		
			roughout 1st And					
	-	-	Extent : Moderate proughout 1st And	-				
			Moderate, Area					
			roughout 1st And	00				
Interior Walls	Locution	. Offices In	, ougnour 15: 1110	2110110	01			
Concrete Masonry Unit	80%	2-4	\$298,700	LIFE	*	* 5	\$27,000	
-	0		nt : Moderate, A		ted : 20%			
			8 And Perimeter 1					
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Perimeter Walls							
	Vertical Cracks, Extent : Moderate, Area Affected : 20%							
			8 And Various Lo		-			
			tent : Moderate, 1	4rea Affe	cted : 10%			
~ ~ .		: From Low	ver Koojs					
Gypsum Board	10%			LIFE	*	5-10	\$14,300	
Metal: Cage/Fence	10%			LIFE	*	* 10	\$1,700	

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

Asset # : 2031

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	9%			2036	* *	5	\$10,000	
AcousTileSusp.Lay-In	6%		\$10,700	2036	* *	5	\$3,300	
		-	ents, Extent : Mod 2nd Floor Office A		ea Affected : 15%			
			Extent : Moderate,		Facted · 5%			
	-		2nd Floor Office A		ecieu. 570			
			Extent : Light, Ar		ed : 10%			
	-	-	out 2nd Floor					
Exposed Concrete	10%	Now	\$35,500	LIFE	* *	5	\$1,700	
			Extent : Light, Ar		ed : 5%	-	<i>4-,, •</i> •	
		: Radio Sh						
			Extent : Light, Ar	ea Affect	ed : 2%			
	Location	a : Radio Sh	юр					
Exposed Struc: Steel		Now	\$603,800	LIFE	* *			
		0	xtent : Severe, Are	00				
			cker Room And Va	rious Lo	cations Adjacent T	To North	Wall In Service	
			ove Windows xtent : Moderate, 2	Area Affe	ected · 5%			
			Locations In Main		cieu : 570			
Gypsum Board	10%			LIFE	* *	5-10	\$38,000	
Site Enclosure							-	
Fence/Gates								
Chain Link	100%			2051	* *			
Site Pavements								
On-Site Walkways Cast in Place Concrete	100%	Now	\$18,900	2036	* *			
Cast III I lace Concrete			xtent : Moderate, A					
			trance East Side	i cu nyjet				
Parking/Driveway								
Asphalt	90%	Now	\$190,200	2034	* *			
-	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 15%			
		: Through						
	-		oderate, Area Affec	ted : 5%				
		: South Lo	-					
	-	ubsiding, E: 1 : South Lo	xtent : Moderate, A ot	rea Affe	cted : 5%			
Cast in Place Concrete	10%			2044	* *			
Electrical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
Svstem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)	Louinated Cost	FY	Lounated Cost	(Yrs)	Lonnared Cost	

Under 600 Volts

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

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

Asset # : 2031

lectrical		Current Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	Location	ervation, Extent : Light, Area 1 : Electrical Room tion : One 400 Ampere, One (5 mpere M	\$300 Iain Disconnect	
Transformers Dry Type	100%		2029	\$31,500	5	\$300	
Switchgear / Switchboard Molded Case Bkrs	100%		2031	\$97,400	5	\$1,900	
Raceway Conduit	100%		2031	\$18,700	1		
Panelboards Molded Case Bkrs	100%		2030	\$59,600	5	\$1,900	
Wiring Thermoplastic	100%		2031	\$40,700	1		
Motor Controllers Locally Mounted	100%		2029	\$114,800	5	\$500	
ound Grounding Devices Generic	100%		LIFE	* *	5	\$2,200	
and-by Power							
Transfer Switches Automatic	100%		2044	* *	1	\$22,700	
Generators Diesel	100%		2040	* *	1	\$28,600	
	Location	ervation, Extent : Light, Area a : Generator Enclosure Next tion : One 1,250 Kilowatt Caj	To Teleco	ommunications Bui	ilding		
Batteries Lead/Acid	100%		2025	\$3,000	5	\$2,700	
Fuel Storage	10070			<i>42,000</i>	~	<i> </i>	
Main Tank	Location	ervation, Extent : Light, Area 1 : Outside Generator tion : One 2,500 Gallon Tank	2059 Affected	* * 7 : 100%	5	\$2,200	
ghting							
Interior Lighting	250/		2026	¢110.000	10	¢22.700	
Fluorescent		ps And Fixtures, Extent : Ligh 1 : Throughout The Building	2026 t, Area A	\$112,900 ffected : 100%	10	\$23,700	
Fluorescent	5%	8 8	2036	* *	10	\$3,400	
	T-8 Lamp	s And Fixtures, Extent : Light, a : Throughout The Building		fected : 100%		·-,	
HID	40%		2026	\$481,600	10	\$1,000	
LED	20%		2036	* *			

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

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

Asset # : 2031

			Asset # : 2	031				
Electrical		Current R	lepair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting	50%			2026	\$26 2 00	1		
Emergency, Service Exit, Service	50% 50%			2026	\$36,200 \$19,900	1 1		
Exterior Lighting	0070			2020	<i><i><i></i></i></i>	-		
HID	100%			2036	* *	10	\$200	
Alarm								
Security System Generic	Location	: Throughd	xtent : Light, Area out The Building ' Surveillance Syst		\$445,800 : 100%	1	\$27,600	
Fire/Smoke Detection Generic, Analog	100%			2026	\$1,526,100	1-3	\$46,900	
Mechanical		Current R	enair	Future	Replacement	м	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Ieating								
Energy Source Plant Campus Steam / PRV	80%	Now	\$1,100	2041	* *	1		
			xtent : Moderate, 1 om 1st Floor	Area Affec	eted : 10%			
			At Main Valve					
Electricity	20%			2041	* *	1		
Conversion Equipment								
Radiant Heater	Not in Ser Location	: Various (2	\$27,400	
		ervation, Es 1 : Office Ar	xtent : Light, Area ea, Garage	Affected .	: 20%			
	Explana	tion : 40 Ele	ectrical Radiants,	Excessive	Noise On 3 Units			
Distribution Hot Wtr Piping/Pump	Corroded,	Now Extent : Se : Throughc	\$17,200 vere, Area Affecte put	2039 d : 10%	* *	4	\$2,900	
No Component	20%	-						
Terminal Devices								
Terminal Devices Unit Heater - Steam	80%			2026	\$394,700	4	\$8,100	
Terminal Devices Unit Heater - Steam No Component	80% 20%			2026	\$394,700	4	\$8,100	
Terminal Devices Unit Heater - Steam				2026	\$394,700	4	\$8,100	

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

Asset # : 2031

Mechanical	Curre	nt Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Exterior Pkg Unit - Cooling	10%		2031	\$111,800	2	\$500	
coomig	R-22 Refrigerant, Location : 3 Uni	Extent : Light, Area A ts On Roof	ffected :	10%			
Split Unit	10%		2036	* *			
Window/Wall Unit	10%		2026	\$28,800	1		
No Component	70%		2020	\$20,000	-		
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$65,200	
Exhaust Fans							
Interior	20%		2026	\$98,200	2	\$500	
Roof	80% Now	\$9,200	2026	\$183,300	2	\$1,400	
	Other Observation Location : Roof	n, Extent : Light, Area	Affected	1:5%			
	Explanation : 4	Fan Covers Missing					
Plumbing	*	0					
H/C Water Piping							
Brass/Copper	70%		2041	* *	1		
Galvanized Steel	30%		2036	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2041	* *	4	\$7,300	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2041	* *	1-5	\$37,300	
Sprinkler							
Generic	100%		2041	* *	1-2	\$20,700	
Chemical System							
Dry		n, Extent : Light, Area de Gas Refill Stations Sets	2026 Affectea	\$5,200 ! : 100%	1-3	\$400	
No Component	90%						
No Component	90%						

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

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

Print Date : 26-Oct-2020 DEPARTMENT OF CORRECTION - FY 2021

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	: 08-Aug-2019	Landmark Status : NONE				
Areas Surveyed	: Floors 1					
Block	: 2605 Lot : 40	BIN : 2109479				

CAPITAL		FY 2022 - 2025	FY 2026 - 2031	
Interior Architecture				\$46,100
Electrical				\$810,900
Mechanical				\$872,700
Site Pavements		\$1,130,200		
Total		\$1,130,200		\$1,729,600
Importance Code A				\$40,100
Importance Code B				\$1,689,600
Importance Code C		\$1,130,200		
Total		\$1,130,200		\$1,729,600
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$12,900			
Interior Architecture	\$48,000		\$700	\$800
Electrical	\$4,100	\$1,500	\$1,700	\$1,700
Mechanical	\$9,800	\$3,000	\$6,700	\$3,000
Site Enclosure	\$6,200			
Total	\$81,000	\$4,500	\$9,100	\$5,500
Importance Code A	\$12,900	\$800		\$800
Importance Code B	\$57,100	\$3,700	\$9,100	\$4,200
Importance Code C	\$11,000			\$500
Total	\$81,000	\$4,500	\$9,100	\$5,500



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

rchitecture	Current	Repair	Futur	re Replacement	М	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls					_		
Metal Panel	75% 0-2	\$12,900	2051	* *	5	\$33,800	
	Corrosion/Rusting, E	-					
	Location : Bottom	Of Panels Along No			-		
Window Wall	25%		2051	* *	5	\$22,500	
	Glazing Clouded, Ex	0	ffected :	10%			
	Location : South Si	de Of Building					
Windows							
Metal/Detention Type	100%		2051	* *	5	\$5,000	
Parapets							
Not Accessible	100%						
	Other Observation, Extent : Light, Area Affected : 0%						
	Location : Through	out					
	Explanation : Roof	Access Hatch Lock	. No Key	v Available.			
Roof							
Skylight, Plastic	3%		2044	* *	1		
Not Accessible	97%						
	Other Observation, Extent : Light, Area Affected : 0%						
	Location : Through	out					
	Explanation : Roof	Access Hatch Lock	. No Key	v Available.			
Soffits							
Metal, Corrugated	100%		2051	* *	1		
erior							
Floors							
Cast in Place Concrete	60%		LIFE	* *	5	\$47,600	
	Cracking/Crumbling	, Extent : Moderate	, Area A	ffected : 25%			
	Location : Bathroo	ms / Locker Rooms					
Quarry Tile	5%		2044	* *	5	\$1,400	
Sheet Vinyl/Rubber	20%		2036	* *	5	\$5,400	
	Worn/Eroded, Exten	t : Moderate. Area		: 15%	5	\$2,100	
	Location : Through		55				
Vinyl Tile	15% Now	\$9,200	2031	\$46,100	3	\$1,000	
v myr i ne		-			5	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout Office Areas						
	Worn/Eroded, Extent : Moderate, Area Affected : 35%						
	Location : Throughout Office Areas And Locker Room						
T	Location : Inrough	oui Office Areas Al	iu locke				
Interior Walls	50/		20.40	* *	E	¢1.000	
Ceramic Tile	5%		2040	* *	5	\$1,000	
Fiberglass Panel	95%		LIFE	<u> </u>	10	\$4,700	

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture	Curre	Future Replacement		Maintenance			
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior							
Ceilings AcousTileSusp.Lay-In	Location : Kitch Other Observation Location : Throa	n, Extent : Moderate, A en, Locker Room And n, Extent : Light, Area	Office - Affected	Cashier 1 And 2 Sp	5 pace	\$10,500	
Gypsum Board	5%	eer grass neurger eeu r	LIFE	* *	5-10	\$3,800	
ite Enclosure Fence/Gates Aluminum Rail	5% Now	\$6,200 , Extent : Severe, Area	2036	**	5	\$4,200	
		n, Extent : Light, Area 1 Side At Bus Parking	Affected	: 100%			
Chain Link	95%		2051	* *			
te Pavements On-Site Walkways Cast in Place Concrete	-	\$51,000 ing, Extent : Light, Ard Side Of The Building		* * ed : 5%			
Parking/Driveway Asphalt	100% 0-2 Cracking/Crumbl Location : Throw	\$1,079,200 ing, Extent : Light, Arc ighout	2040 ea Affecto	* * ed : 10%			
lectrical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		ate Estimated Cost		Estimated Cost		Estimated Cost	Priori
nder 600 Volts Service Equipment Molded Case Bkrs	Location : Elect	n, Extent : Light, Area rical Room ain Service Disconned			5 Deres	\$300	
Transformers	Explanation . M	am bervice Disconnet		пини пі 400 лтр	1105		
Dry Type	100%		2036	* *	5		
Switchgear / Switchboard Molded Case Bkrs	100%		2041	* *	5	\$300	
Raceway Conduit	100%		2041	* *	1		
Panelhoards							
Panelboards Molded Case Bkrs Wiring	100%		2039	* *	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.

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

	Asset	#:2864				
Electrical	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
tand-by Power						
Transfer Switches						
Automatic	100%	2036	* *	1	\$3,700	
Generators						
Not Accessible	100%					
Batteries	1000/					
Not Accessible	100%					
Fuel Storage Not Accessible	100%					
ighting						
Interior Lighting	2007	2026	\$70.400	10	#2 2 00	
Fluorescent	20%	2026	\$79,400	10	\$2,200	
	T-12 Lamps And Fixtures, Exten	0 11	tea : 100%			
	Location : Throughout The Bui	-	<u> </u>	1.0	<u> </u>	
Fluorescent	80% T-8 Lamps And Fixtures, Extent	2031	\$317,400	10	\$8,900	
	Location : Throughout The Bui	0 10	a : 100%			
Egress Lighting		8				
Emergency, Service	50%	2031	\$5,900	1		
Exit, Battery	50%	2031	\$13,800	10	\$400	
Exterior Lighting						
HID	100%	2031	\$91,100	10		
larm						
Security System	1000/				* / - ~ ~	
Generic	100%	2031	\$73,000	1	\$4,500	
	Other Observation, Extent : Ligh		10%			
	Location : Throughout The Bui	0				
Fire/Smoke Detection	Explanation : CCTV Surveillar	ice Cameras				
Generic, Digital	100%	2026	\$250,000	1-3	\$7,700	
Generic, Digital	Other Observation, Extent : Ligh			1-5	\$7,700	
	Location : Throughout The But	**				
	Explanation : Strobe Lights, M	-	Horns And Ale	arm Bells	5	
Mechanical	Current Repair	Future R	eplacement	м	aintenance	
System			timated Cost			Drionit
Component Type	% of Fail Date Estimated Total (Years)	I Cost Year Es FY	limated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating						
Energy Source						
Electricity	100%	2041	* *	1		

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

			A55el # . Z						
lechanical		Current Repair Future Replacement					Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating									
Conversion Equipment									
Heat Pump Air Sourced				2029		2	\$3,400		
		•	ctent : Moderate, A	rea Affec	ted : 100%				
	Location	-							
			Extent : Light, Area	Affected	: 100%				
	Location	5							
	Explana	tion : 3 Roo	oftop Units						
Radiant Heater	10%			2031	\$40,100	2	\$600		
Terminal Devices									
Air Handler	100%			2026	\$317,900	1	\$7,500		
			ctent : Moderate, A	rea Affec	ted : 100%				
	Location	ı : Roof							
ir Conditioning									
Energy Source	1000			0.000	* *				
Electricity	100%			2039	* *	1			
Conversion Equipment	1 1000/			2020	\$222 7 00	2	¢700		
Heat Pump Air Sourced				2029	\$223,700	2	\$700		
			tent : Moderate, A		tea : 100%				
			e Terminal Units C	-	1000/				
	K-22 Rejr Location		tent : Light, Area A	jjeciea :	100%				
Distribution	Locario	<i>i</i> . 1100j							
Ductwork/Diffusers	100%			LIFE	* *	2	\$19,700		
Terminal Devices							-		
Air Handler/Cool/Ht	100%			2026	\$253,500	1	\$7,500		
entilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,700		
Exhaust Fans									
Roof	100%			2026	\$37,500	2	\$400		
lumbing									
H/C Water Piping									
Brass/Copper	100%			2041	* *	1			
Water Heater									
Electric	100%			2026	\$19,900	4	\$100		
			Extent : Light, Area	Affected	: 100%				
			Locker Room						
	Explana	tion : 120 (Gallon Unit						
Sanitary Piping	1000/			LIPP	* *	1			
Cast Iron	100%			LIFE	<u> </u>	1			
Storm Drain Piping	1000/			LIEE	* *	1			
Cast Iron	100%			LIFE	··· *	1			
Backflow Preventer	1000/			2031	¢5 700	1	¢700		
Generic	100%			2051	\$5,700	1	\$700		
Einsteinen				2001	40,000				
Fixtures Generic	100%			2001					

Fire Suppression

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Mechanical	Current Re	pair Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date H Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler Generic	100%	2041	* *	1-2	\$3,400	

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

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

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey		ZEN ST., F 150 / 2865	RIKERS ISLA	VEST FACILITY ND Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1993 / 1998 : CORRECTION : NONE	
Areas Surveyed	: 50-501-201 : Floors 1	9		Lanumark Status	· NONE	
Block	: 2605	Lot	: 40	BIN	: 2096863	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture			\$9,036,200		\$12,630,400
Interior Architect	ure			\$3,057,400		\$11,237,700
Electrical				\$67,300		\$7,474,800
Mechanical				\$19,871,900		\$3,756,100
Total				\$32,032,800		\$35,099,000
Importance Code	А			\$9,036,200		\$12,630,400
Importance Code	В			\$22,996,600		\$22,468,600
Total				\$32,032,800		\$35,099,000
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture		\$9,000			
Interior Architect						\$24,500
Electrical			\$33,000	\$46,200	\$33,000	\$36,400
Mechanical			\$421,600	\$46,100	\$117,300	\$46,700
Total			\$463,600	\$92,300	\$150,300	\$107,600
Importance Code	А		\$21,500		\$12,500	
Importance Code			\$442,100	\$92,300	\$137,800	\$107,600
Importance Code	С		·		·	-



\$92,300

\$150,300

\$107,600

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

\$463,600

Total

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

Asset # : 2865

Architecture	Current Repair Future Replacement					Maintenance	
vstem							D • •
Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls			2040		-	\$2.10.200	
Metal Panel	60% Now	\$569,500	2040	* *	5	\$248,200	
	Broken/Missing Elemen			ea Affected : 40%			
	Location : Throughout		-	1 250/			
	Deformed/Dented, Exter			cted : 25%			
	Location : Throughout	t Moaular Bulla					
Metal Panel	40%		2040	* *	5-10	\$606,600	
	Other Observation, Exte	-	Affected	: 100%			
	Location : Throughout						
TT7' 1	Explanation : Metal A	nd Vinyl Structu	res				
Windows	1000/ 1	¢7 111 400	2055	* *	5	¢10 600	
Aluminum	100% Now	\$7,111,400	2055		5	\$42,600	
	Air Infiltration, Extent : Location : Throughout		jeciea : .	00%			
	-		1	-4-1. 250/			
	Water Penetration, Exte Location : Throughout		irea Ajje	cieu : 25%			
$\overline{\mathbf{D}}_{\mathbf{r}}$	Locution . Intoughout						
Roof Single Ply Membrane	75% Now	\$1,189,900	2030	\$11,898,500			
Single Ty Memorane	Water Penetration, Exte						
	Location : Throughout		пец лује	cieu . 2570			
	Other Observation, Exte		Affected	· 100%			
	Location : Throughout		Ijjeeieu	. 10070			
	Explanation : Refers T		s				
Not Accessible	25%		<u> </u>				
Soffits							
Metal Panel	100% Now	\$9,000	2040	* *	5	\$3,900	
	Broken/Missing Elemen			Affected : 50%	-	<i>+•</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location : Canopies						
terior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$77,900	
Sheet Vinyl/Rubber	35% Now	\$1,474,800	2030	\$7,373,800	5	\$93,500	
	Worn/Eroded, Extent : 1		Affected	: 20%			
	Location : Throughout	t					
Vinyl Tile	55% Now	\$664,000	2030	\$3,320,100	3	\$73,400	
	Broken/Missing Elemen	ts, Extent : Mode	erate, Ar	ea Affected : 25%			
	Location : Throughout						
	Worn/Eroded, Extent : 1		Affected	: 25%			
	Location : Throughout	t					
Interior Walls							
Concrete Masonry Unit	2%		LIFE	* *	5	\$1,800	
Fiberglass Panel	50%		LIFE	* *			
Gypsum Board	13%		LIFE	* *	5	\$17,400	
Metal Security Bars	15%		LIFE	* *			
No Component	20%						

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

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

Asset # : 2865

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priori
Туре		()				()		
terior								
Ceilings Gypsum Board	15%	Now	\$112,700	LIFE	* *	5	\$69,800	
Gypsull Doard	-		xtent : Moderate, 2		cted · 20%	5	\$07,000	
		: Modular			cicu : 2070			
Metal Panel		Now	\$805,900	LIFE	* *	5	\$302,600	
			xtent : Moderate, 2		cted : 20%	5	\$502,000	
		: Through		55				
No Component	20%	0						
	2070							
lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of	Fail Date	Estimated Cost	Vear	Estimated Cost	Cycle	Estimated Cost	Priori
Component	Total	(Years)	Litillated Cost	FY	Litillated Cost	(Yrs)	Listinated Cost	111011
Туре		()				()		
nder 600 Volts								
Service Equipment	4000/							
Not Accessible	100%							
Transformers	1000/			2025	* *	-	#7 00	
Dry Type	100%			2035	* *	5	\$700	
Switchgear / Switchboard	1000/							
Not Accessible	100%							
Raceway	1000/			2040	* *	1		
Conduit Panelboards	100%			2040		1		
Molded Case Bkrs	100%			2038	* *	5	\$5,300	
Wiring	10070			2038		5	\$5,500	
Thermoplastic	100%			2040	* *	1		
Motor Controllers	10070			2040		1		
Not Accessible	100%							
ound	10070							
Grounding Devices								
Not Accessible	100%							
and-by Power								
Transfer Switches								
Automatic	100%			2035	* *	1	\$62,300	
Generators							-	
Diesel	100%			2033	* *	1	\$78,500	
			Extent : Light, Area		: 100%			
	Location	: Outdoor	Generator Enclose	ures				
	Explana	tion : Eight	Emergency Gener	ators Ra	ted At 1,150 Kilow	vatts Each	h	
Batteries								
Lead/Acid	100%			2023	\$3,000	5	\$7,500	
Fuel Storage				a c + -		_	* < * * *	
Main Tank	100%			2045	* *	5	\$6,000	
			Extent : Light, Area	Affected	: 100%			
		: Outside	16 . 77 1 - ^ ^ ^		D 1 1 C			
	Explana	tion : Nine	Main Tanks, 5,000	Gallons	каtea Capacity			

Lighting

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

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

Asset # : 2865

Electrical		Current Repair Future Replacement			М			
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Interior Lighting								
Fluorescent	85%			2030	\$5,646,000	10	\$158,000	
	-	s And Fixtur 1 : Througho	es, Extent : Light,	Area Afj	fected : 100%			
		-	u	2020	¢ 40, 500	10	\$200	
HID LED	5% 10%			2030 2035	\$49,500 * *	10	\$300	
Egress Lighting	1070			2033				
Egress Lighting Emergency, Service	48%			2030	\$95,400	1		
Emergency, Battery	-8%			2030	\$10,900	10	\$1,000	
Exit, Service	50%			2030	\$67,300	1	\$1,000	
Exterior Lighting	5070			2023	ψ07,500	1		
HID	100%			2030	\$1,525,900	10	\$600	
larm					+-;-=;; * * *		+	
Security System								
Generic	100%			2035	* *	1	\$75,700	
	Other Ob.	ervation, Ex	ctent : Light, Area	Affected	: 100%			
	Location	ı : Througho	out Complex					
	Explana	tion : CCTV	Surveillance Can	neras				
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$124,900	
			ctent : Light, Area	Affected	1: 100%			
		-	out The Complex					
	Explana	tion : Alarm	Bells, Horns, Stro	be Light	ts, Manual Pull Sta	tions An	d Smoke Detectors	
lechanical		Current R	epair	Futur	e Replacement	М	aintenance	
	% of Total		epair Estimated Cost		e Replacement Estimated Cost		aintenance Estimated Cost	Priorit
System Component Type		Fail Date		Year		Cycle		Priorit
System Component Type		Fail Date		Year		Cycle		Priorit
System Component Type eating		Fail Date (Years)		Year		Cycle		Priorit
System Component Type eating Energy Source	Total	Fail Date (Years)		Year FY	Estimated Cost	Cycle (Yrs)		Priorit
System Component Type leating Energy Source Electricity	Total	Fail Date (Years)		Year FY	Estimated Cost	Cycle (Yrs)		Priorit
System Component Type Leating Energy Source Electricity Conversion Equipment	Total	Fail Date (Years)		Year FY 2040 2024	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Leating Energy Source Electricity Conversion Equipment	Total 100% 100% 0ther Ob.	Fail Date (Years)	Estimated Cost	Year FY 2040 2024	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type leating Energy Source Electricity Conversion Equipment	Total 100% 100% 100% 100% 100% 100% 100% 100	Fail Date (Years)	Estimated Cost	Year FY 2040 2024	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type leating Energy Source Electricity Conversion Equipment	Total 100% 100% 100% 100% 100% 100% 100% 100	Fail Date (Years)	Estimated Cost ctent : Light, Area out	Year FY 2040 2024	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type leating Energy Source Electricity Conversion Equipment Heat Pump Air Sourced	Total 100% 100% 100% 100% 100% 100% 100% 100	Fail Date (Years) servation, Ex to : Througho tion : Appro	Estimated Cost ctent : Light, Area out	Year FY 2040 2024	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Type Leating Energy Source Electricity Conversion Equipment Heat Pump Air Sourced Terminal Devices Fan Coil Unit/Heat Air Conditioning	Total 100% 100% 0ther Ob. Location Explana	Fail Date (Years) servation, Ex to : Througho tion : Appro	Estimated Cost ctent : Light, Area out	Year FY 2040 2024 <i>Affected</i>	Estimated Cost * *	Cycle (Yrs)	Estimated Cost \$62,700	Priorit
System Component Type Ieating Energy Source Electricity Conversion Equipment Heat Pump Air Sourced Terminal Devices Fan Coil Unit/Heat	Total 100% 100% 0ther Ob. Location Explana	Fail Date (Years)	Estimated Cost ctent : Light, Area out	Year FY 2040 2024 <i>Affected</i>	Estimated Cost * *	Cycle (Yrs)	Estimated Cost \$62,700	Priorit

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

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

Asset # : 2865

Mechanical		Current R	epair	Futur	e Replacement	М		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Heat Pump Air Sourced	R-22 Refrig Location : Other Obser Location :	erant, Exte Roofs And rvation, E: Outdoors	\$374,400 ent : Light, Area A d Side Walls xtent : Severe, Are 0 Not Working			2	\$9,900	
Distribution Ductwork/Diffusers	100%	U		LIFE	* *	2	\$263,600	
Terminal Devices Fan Coil - 4 Pipe	100%			2025	\$8,860,800	1	\$65,400	
Heat Rejection Air Cooled Condenser Unit	100%			2025	\$763,000	2	\$141,100	
/entilation Distribution Ductwork/Diffusers	20% Insul. Deter Location :	iorating, l	\$13,900 Extent : Moderate, Ducts	LIFE Area Afj	* * Sected : 10%	2-5	\$22,600	
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$90,400	
Exhaust Fans Roof No Component	80% 20%			2025	\$502,700	2	\$5,000	
Plumbing H/C Water Piping Brass/Copper Water Heater	100%			2040	* *	1		
Electric	Location :	Through				4	\$1,200	
Sanitary Piping	Explanatio	om : 120 G	allon Units In Mo	st Moaul	ur Units			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Plastic/PVC	100%			2035	* *	1		
Fixtures Generic	100%							
ire Suppression Sprinkler Generic	100%			2030	\$3,705,900	1-2	\$56,800	
Chemical System No Component	90%							

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

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

Asset Name	: RIKERS ISLAND FACILITIES/ COM	IPLIANCE AND SAFETY CENTER
Address	: 12-00 HAZEN STREET RIKERS ISLA	ND
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: DOC0001.290 / 13709	Yr Built/Renovated : 1940 / 2002
Area Sq Ft	: 2,500	Project Type : CORRECTION
Date of Survey	: 08-Aug-2019	Landmark Status : NONE
Areas Surveyed	: Basement, Floors 1	
Block	: 2605 Lot : 40	BIN :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$96,600
Total		\$96,600
Importance Code B		\$96,600
Total		\$96,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$1,400		\$5,300	\$600
Interior Architecture	\$7,000		\$500	\$100
Electrical	\$2,400	\$200	\$300	\$300
Mechanical	\$1,100	\$500	\$500	\$300
Site Pavements	\$26,200			
Total	\$38,100	\$700	\$6,600	\$1,300
Total Importance Code A	\$38,100 \$1,500	\$700 \$100	\$6,600 \$5,400	\$1,300 \$700
	,	• • •	,	ŕ
Importance Code A	\$1,500	\$100	\$5,400	\$700



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

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

Asset # : 13709

			Asset # : 15					
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$2,100	
Stucco Cement	80%			2044	* *	5	\$10,600	
Windows								
Aluminum	100%			2047	* *	5	\$600	
Roof								
Asphalt Shingle	90%			2040	* *	10	\$1,100	
Roll Roofing	10%			2030	\$6,100	5	\$1,200	
Soffits								
Metal Panel	100%			2051	* *	5-10	\$19,900	
nterior								
Floors								
Carpet	30%			2030	\$21,400	3	\$1,300	
Cast in Place Concrete	20%			LIFE	* *	5	\$2,500	
Ceramic Tile	5%			2040	* *	5	\$100	
Raised Access Floor	15%	Now	\$2,100	2040	* *	5	\$800	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	: Main Ro	от					
Vinyl Tile	30%			2036	* *	3	\$300	
Interior Walls	5070			2030		5	\$500	
Concrete Masonry Unit	15%	Now	\$1,400	LIFE	* *	5	\$200	
Coherete Musonity Onit			tent : Moderate, Ar		ted · 10%	5	φ200	
	-		et Corridor	eu nyjeel				
			xtent : Moderate, A	1rea Affe	cted · 20%			
			nt Server Room, Co			0.00		
~ ~ .							** * * *	
Gypsum Board		Now	\$1,400	LIFE	**	5	\$2,100	
	-	-	Extent : Moderate	, Area Aj	ffected : 10%			
		e : Main Ro						
			xtent : Moderate, 4	Area Affe	cted : 10%			
		e : Main Ro						
	Explana	tion : Impa	ct Damage					
Ceilings								
Gypsum Board		Now	\$900	LIFE	* *	5	\$2,800	
			ents, Extent : Ligh		ffected : 15%			
	Location	a : Basemer	t - Exposed Insulat	tion				
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	* *			
Free Standing Walls								
Masonry: Brick	100%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
Site Pavements								
	90%			2044	* *			

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

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

Asset # : 13709

		Assel # 13	105				
Architecture	Current	t Repair	Future F	Replacement	Μ	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements Parking/Driveway Asphalt	50% 4+ Cracking/Crumblin Location : South 1	\$2,900 g, Extent : Light, Ard Lot	2040 ea Affected	* * : 10%			
Cast in Place Concrete	50% 0-2 Cracking/Crumblin Location : North I	\$23,400 g, Extent : Light, Ard Lot	2044 ea Affected	* *			
Electrical	Current	t Repair	Future F	Replacement	м	aintenance	
System Component Type		e Estimated Cost		stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Service Equipment Molded Case Bkrs	Location : Electric	Extent : Light, Area cal Room in Service Switch Ra			5	\$100	
Transformers	Explanation . Mai	in Service Switch Ru	ieu Ai 000 I	imperes			
Dry Type	100%		2036	* *	5		
Switchgear / Switchboard Molded Case Bkrs	100%		2041	* *	5	\$100	
Raceway Conduit	100%		2041	* *	1		
Panelboards Molded Case Bkrs	100%		2039	* *	5	\$100	
Wiring Thermoplastic	100%		2041	* *	1		
Motor Controllers Locally Mounted	100%		2036	* *	5		
Ground Grounding Devices Generic	100%		LIFE	* *	5	\$100	
ighting Interior Lighting Fluorescent		xtures, Extent : Ligh hout The Building	2026 t, Area Affe	\$44,900 cted : 100%	10	\$2,100	
Incandescent	10%		2026	\$5,000	2		
Egress Lighting Exit, Battery	100%		2031	\$2,300	10	\$200	
Exterior Lighting HID	100%		2036	* *	10		

Alarm

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

Asset # : 13709

% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Other Obs		-	2031 Affected	\$15,100 : 100%	1	\$900	
		-	onas				
Explanal		Surveillance Cam	ieras				
Location	: Through	out The Building			1-3	\$1,600	
Explana	tion : Strobe	e Lights, Manual F	Pull Statio	ons, Alarm Bells, F	lorns An	d Smoke Detectors	
	Current F	Repair	Futur	e Replacement	Μ	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
100%			2041	* *	1		
Other Obs	ervation, E.	xtent : Light, Area	Affected	: 100%			
Location	: Basemen	t					
Explana	tion : Steam	n From Adjacent B	uilding				
100%			2040	* *	1	\$1,200	
		-	Affected	: 100%			
Блргана	<i>ion</i> : 1 Oni	ı					
100%			2047	* *	4	\$200	
500/			2026	* *	1	#200	
				* *	-		
5070			2044		1	\$400	
100%			2047	* *	1		
1000/			2026	* *			
R-22 Refri	0	0 1					
Other Obs	ervation, E.	xtent : Light, Area	Affected	: 100%			
Explana	tion : 3 Spli	t Type Units					
	Total 100% Other Obs Location Explanat 100% Other Obs Location Explanat 100% Other Obs Location Explanat 100% Other Obs Location Explanat 100% Other Obs Location Explanat 100% 0ther Obs Location Explanat 100% 0ther Obs Location Explanat 100% Other Obs Location Explanat 100%	Total (Years) 100% Other Observation, E. Location : Throughe Explanation : CCTV 100% Other Observation, E. Other Observation : Throughe Explanation : Strobe Void Fail Date Total Yoo of Fail Date Total (Years) 100% Other Observation, E. Location : Basemen Explanation : Steam 100% Other Observation, E. 100% Other Observation, E. 100% Inon Inon Inon Inon Inon Inon Inon Inon Inon Inon Inon </td <td>Total (Years) 100% Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : CCTV Surveillance Cam 100% Other Observation, Extent : Moderate, A Location : Throughout The Building Explanation : Strobe Lights, Manual F Current Repair % of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent : Light, Area Location : Basement Explanation : Steam From Adjacent Bi 100% Other Observation, Extent : Light, Area Location : Basement Explanation : 1 Unit 100% 50% 50% 50% 50% 50% 100% 100%</td> <td>Total (Years)FY100%2031Other Observation, Extent : Light, Area Affected Location : Throughout The Building Explanation : CCTV Surveillance Cameras100%2031Other Observation, Extent : Moderate, Area Affe Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stated100%2031Other Observation, Extent : Moderate, Area Affe Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stated100%2041100%2041Other Observation, Extent : Light, Area Affected Location : Basement Explanation : Steam From Adjacent Building100%2040Other Observation, Extent : Light, Area Affected Location : Basement Explanation : 1 Unit100%204750%203650%2036700%2047100%2047100%2047100%2047100%2047100%2046Curton : Side Of The Building Other Observation, Extent : Light, Area Affected : Location : Side Of The BuildingOther Observation, Extent : Light, Area Affected : Location : Side Of The BuildingOther Observation, Extent : Light, Area Affected : Location : Side Of The Building</td> <td>Total(Years)FY100%2031\$15,100Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras100%100%2031\$51,600Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, FCurrent RepairFuture Replacement% of TotalFail Date Estimated Cost (Years)Year Year100%2041**00%2041**00%2040**00%2040**100%2047**00%2047**00%2047**100%2047**100%2047**100%2047**100%2047**100%2036**20962036**100%2036**20962036**100%2036**200%2036**100%2036**200%2036**100%2036**200%2036**100%2036**100%2036**100%2036**100%2036**100%2036**100%2036**100%2036**100%2036**100%2036**<td>Total (Years)FY(Yrs)100%2031\$15,1001Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras100%2031\$51,6001-3Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns AnCurrent RepairFuture ReplacementM% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost (Yrs)100%2041**100%2040**100%2040**100%2047**400%2047**100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2036**1100%2036**1100%2036**1100%2047**1100%2047**1100%2047**1100%2047**</td><td>Total (Years)FY(Yrs)100%2031\$15,1001\$900Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras\$1,6001-3\$1,60000%2031\$51,6001-3\$1,600Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke DetectorsVorf Fail Date Estimated Cost Total (Years)Future Replacement FYMaintenance (Yrs)100%2041**100%2041**100%2041**1100%2040**1100%2040**1100%2047**4200050%2036**100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2036**1100%2036**1100%2036**1100%2036**1100%2036**1100%2036**1<tr< td=""></tr<></td></td>	Total (Years) 100% Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : CCTV Surveillance Cam 100% Other Observation, Extent : Moderate, A Location : Throughout The Building Explanation : Strobe Lights, Manual F Current Repair % of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent : Light, Area Location : Basement Explanation : Steam From Adjacent Bi 100% Other Observation, Extent : Light, Area Location : Basement Explanation : 1 Unit 100% 50% 50% 50% 50% 50% 100% 100%	Total (Years)FY100%2031Other Observation, Extent : Light, Area Affected Location : Throughout The Building Explanation : CCTV Surveillance Cameras100%2031Other Observation, Extent : Moderate, Area Affe Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stated100%2031Other Observation, Extent : Moderate, Area Affe Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stated100%2041100%2041Other Observation, Extent : Light, Area Affected Location : Basement Explanation : Steam From Adjacent Building100%2040Other Observation, Extent : Light, Area Affected Location : Basement Explanation : 1 Unit100%204750%203650%2036700%2047100%2047100%2047100%2047100%2047100%2046Curton : Side Of The Building Other Observation, Extent : Light, Area Affected : Location : Side Of The BuildingOther Observation, Extent : Light, Area Affected : Location : Side Of The BuildingOther Observation, Extent : Light, Area Affected : Location : Side Of The Building	Total(Years)FY100%2031\$15,100Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras100%100%2031\$51,600Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, FCurrent RepairFuture Replacement% of TotalFail Date Estimated Cost (Years)Year Year100%2041**00%2041**00%2040**00%2040**100%2047**00%2047**00%2047**100%2047**100%2047**100%2047**100%2047**100%2036**20962036**100%2036**20962036**100%2036**200%2036**100%2036**200%2036**100%2036**200%2036**100%2036**100%2036**100%2036**100%2036**100%2036**100%2036**100%2036**100%2036**100%2036** <td>Total (Years)FY(Yrs)100%2031\$15,1001Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras100%2031\$51,6001-3Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns AnCurrent RepairFuture ReplacementM% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost (Yrs)100%2041**100%2040**100%2040**100%2047**400%2047**100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2036**1100%2036**1100%2036**1100%2047**1100%2047**1100%2047**1100%2047**</td> <td>Total (Years)FY(Yrs)100%2031\$15,1001\$900Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras\$1,6001-3\$1,60000%2031\$51,6001-3\$1,600Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke DetectorsVorf Fail Date Estimated Cost Total (Years)Future Replacement FYMaintenance (Yrs)100%2041**100%2041**100%2041**1100%2040**1100%2040**1100%2047**4200050%2036**100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2036**1100%2036**1100%2036**1100%2036**1100%2036**1100%2036**1<tr< td=""></tr<></td>	Total (Years)FY(Yrs)100%2031\$15,1001Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras100%2031\$51,6001-3Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns AnCurrent RepairFuture ReplacementM% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost (Yrs)100%2041**100%2040**100%2040**100%2047**400%2047**100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2036**1100%2036**1100%2036**1100%2047**1100%2047**1100%2047**1100%2047**	Total (Years)FY(Yrs)100%2031\$15,1001\$900Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras\$1,6001-3\$1,60000%2031\$51,6001-3\$1,600Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke DetectorsVorf Fail Date Estimated Cost Total (Years)Future Replacement FYMaintenance (Yrs)100%2041**100%2041**100%2041**1100%2040**1100%2040**1100%2047**4200050%2036**100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2047**1100%2036**1100%2036**1100%2036**1100%2036**1100%2036**1100%2036**1 <tr< td=""></tr<>

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

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

Asset # : 13709

Mechanical	Current Repair	Future Repla	acement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans							
Interior	100%	2036	* *	2	\$100		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2051	* *	1			
HW Heat Exchanger							
Steam Fired	100%	2051	* *	4	\$400		
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó				
	Location : Basement						
	Explanation : 50 Gallon Unit						
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2036	* *	1	\$200		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	50%						
Generic	50%	2051	* *	1-2	\$300		

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

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

Asset Name Address	: VERNON : #1 HALLE		-			ATING DETEN FACI	LITY
Borough Program / Asset #	: BRONX : DOC0010.000 / 2866		Agency's Number Yr Built/Renovated				
Area Sq Ft Date of Survey	: 310,000 : 15-Nov-2019		Project Type Landmark Status	: CORRECTION : NONE			
Areas Surveyed	: Basement,		ors 1,4,5	;		1.01.2	
Block	: 2780	Lot	: 73		BIN	: 2101256	
CAPITAL					FY 2022 - 2025		FY 2026 - 2031

Total	\$10,661,500	\$34,484,500
Importance Code C	\$3,516,600	\$481,100
Importance Code B	\$6,244,400	\$28,510,000
Importance Code A	\$900,400	\$5,493,400
Total	\$10,661,500	\$34,484,500
Site Pavements	\$62,200	
Mechanical	\$1,660,000	\$19,006,700
Electrical	\$241,700	\$9,314,500
Interior Architecture	\$8,210,300	\$2,821,900
Exterior Architecture	\$487,300	\$3,341,400

Total	\$256,200	\$285,900	\$373,700	\$258,900
Importance Code C	\$32,200	\$84,000	\$3,500	\$3,500
Importance Code B	\$224,000	\$171,100	\$339,500	\$224,700
Importance Code A		\$30,700	\$30,700	\$30,700
Total	\$256,200	\$285,900	\$373,700	\$258,900
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Site Pavements	\$3,500	\$84,000	\$3,500	\$3,500
Mechanical	\$140,800	\$126,700	\$190,000	\$132,500
Electrical	\$56,200	\$50,500	\$63,200	\$70,600
Interior Architecture	\$31,000		\$92,400	\$27,600
Exterior Architecture				
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



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

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

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

Asset # : 2866

rchitecture		Current Re	epair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	1000/			• • • • •			** • • • • • •	
Metal Panel		ervation, Ex : Throughou	tent : Light, Area	2041 Affected	**	5-10	\$2,900,300	
	Explana	tion : This Is		on - Paint	ed Steel Plates We	lded Tog	ether. Exterior	
Windows								
Metal/Detention Type	98%			2041	* *	5	\$258,300	
Metal Louvers	2%			2040	* *	10	\$9,000	
Parapets	1000/	N	¢151 100	2026	* *	E	¢10 2 000	
Metal Rail		Now ad Finish F	\$151,100 xtent : Moderate	2036		5	\$182,900	
		: Throughor		Area Ajj	ecieu . 10070			
Roof	200411011	548101						
Metal Panel	80%	Now	\$170,700	2044	* *			
			tent : Moderate, .		cted : 30%			
		: Throughou		55				
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Throughout	ut					
	Explana	tion : This C	omponent Is Acti	ally Pain	ted Steel Surfaces			
Skylight, Metal/Glass	2%			2041	* *	10	\$9,200	
Traffic Topping		Now	\$165,600	2041	* *			
			Extent : Severe, A Secreation Areas	rea Affec	eted : 25%			
			Severe, Area Aff	ected : 50	0%			
			ecreation Areas					
			tent : Light, Area	Affected	: 100%			
			ecreation Areas					
	Explana	tion : Steel D	eck Is Covered V	Vith Cem	entitious Deck Top	ping		
erior								
Floors	1%			2024	\$65,900	2	\$9,400	
Carpet Quarry Tile	2%			2024	\$05,900	3 5	\$9,400 \$14,100	
Raised Access Floor	270 3%			2030	* *	5	\$52,900	
Sheet Vinyl/Rubber	3%	Now	\$671,400	2034	* *	5	\$10,600	
Sheet V my/ Rubber					ea Affected : 25%	5	\$10,000	
		: Kitchen						
Steel Plate		Now	\$2,121,000	LIFE	* *	1		
Steer Flate			tent : Moderate, .		cted : 20%	1		
		: Boiler, Me			able Water Tank R	ooms, Co	orridors, Showers	
Traffic Topping	3%	Now	\$240,300	2041	* *	5	\$8,800	
11 0	-	Crumbling, H : Gymnasiu	Extent : Severe, A		eted : 25%			
Vinyl Tile	43%	Now	\$755,400	2031	\$1,888,500	3	\$75,800	
·, · · ····			Extent : Moderate			-	\$,2,000	
	-	: Throughou		5	e e e e e e e e e e e e e e e e e e e			

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

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

Asset # : 2866

Architecture		Current F	ASSEL π . Z		e Replacement	M	aintenance	
System								
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls								
Fiberglass Panel	3%			LIFE	* *	10	\$7,200	
Glass: Single Pane	3%			LIFE	* *	5	\$43,000	
Metal Security Bars	Unit Inope		\$2,614,900 ent : Severe, Area A ors Inoperable	LIFE Affected :	* *			
Steel Plate	84%	Now	\$839,600	LIFE	* *	5	\$481,100	
		ı : Corridor	xtent : Moderate, A s, Showers, Bathro		cted : 20% chanical, Electrica	al, Plumb	oing And Janitor	
Ceilings								
AcousTileSusp.Lay-In	15%			2036	* *	5	\$70,500	
Exposed Struc: Steel	20%			LIFE	* *	10	\$188,000	
Metal Panel	Deteriora	Now ted Finish, ted Through	\$603,700 Extent : Moderate, out	LIFE Area Afj	* * fected : 50%	5	\$205,600	
	Staining/L	-	Extent : Moderate	e, Area A	ffected : 50%			
Metal Panel	30%			LIFE	* *	5	\$352,400	
	Location	i : Inmate C	xtent : Light, Area Cells Component Is Actu					
Site Enclosure	Explana		component is new	uny siee	1 10005.			
Fence/Gates								
Chain Link	100%			2041	* *			
Site Pavements								
On-Site Walkways								
Metal	100%			2041	* *	1-3	\$276,800	
			xtent : Light, Area		: 100%			
		tion : Dock	rking Lot To Barg Planks	e				
Parking/Driveway	Елрійни	non . Dock	1 iunks					
Asphalt	100%	0-2	\$62,200	2034	* *			
	Cracking/		Extent : Moderate		ffected : 20%			
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
Jnder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2031	\$86,400	5	\$1,600	
		ervation, E	xtent : Light, Area			-	+ -,000	
			or Room In The Ba					
	Explana	tion : Two I	Main Service Prote	ectors Ra	ted At 4,000 Ampe	res		

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

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

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

Asset # : 2866

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Transformers						
Dry Type	100%	2029	\$17,400	5	\$1,100	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$376,000	5	\$8,200	
Raceway	1000/	2021	¢ 4 2 0,000	1		
Conduit	100%	2031	\$428,900	1		
Panelboards	100%	2030	\$204 400	F	¢9.200	
Molded Case Bkrs	100%	2030	\$394,400	5	\$8,200	
Wiring Thermoplastic	100%	2031	\$660,700	1		
Motor Controllers	10070	2051	\$000,700	1		
Locally Mounted	5%	2029	\$41,100	5	\$100	
Motor Control Center	95%	2029	\$740,000	5	\$8,000	
Ground	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	202)	\$710,000	0	\$0,000	
Grounding Devices						
Not Accessible	100%					
tand-by Power						
Transfer Switches						
Automatic	100%	2029	\$98,900	1	\$95,400	
Generators						
Diesel	100%	2027	\$768,300	1	\$120,100	
	Other Observation, Extent : Location : Basement Gene			al Poom		
	Explanation : Two 2,000 I					
Batteries	Explanation : 110 2,000 1		intowall Capaci	<i>.</i> y		
Lead/Acid	100%	2025	\$1,700	5	\$11,500	
Fuel Storage						
Day Tank	50%	2030	\$12,400	5	\$28,800	
	Other Observation, Extent :					
	Location : Basement Gene	•		al Room		
	Explanation : Two 2500 A	nd One 250 Gallon C	lapacity			
Main Tank	50%	2034	* *	5	\$4,600	
	Other Observation, Extent :	Light, Area Affected :	100%			
	Location : Bottom Level					
	Explanation : Two 40,000	Gallon Capacity				
ighting						
Interior Lighting Fluorescent	85%	2026	\$4 761 700	10	\$241,700	
Fluorescent	83% T-12 Lamps And Fixtures, H		\$4,761,700 Fected · 100%	10	\$241,700	
	Location : Throughout Th		ccieu . 100/0			
Fluoroscont	10%	-	\$560 200	10	\$20 100	
Fluorescent	T-8 Lamps And Fixtures, Ex	2031 ctent : Light Area Affe	\$560,200	10	\$28,400	
	Location : Throughout Th		cicu . 100/0			
LED		-	* *			
LED	5%	2039				

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

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

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

Asset # : 2866

lectrical	Current Repair	Future	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting						
Egress Lighting						
Emergency, Service	50%	2026	\$83,800	1		
Exit, Service	50%	2026	\$56,800	1		
Exterior Lighting						
HID	20%	2031	\$257,400	10	\$200	
LED	80%	2039	* *			
larm						
Security System	100%	2036	* *	1	¢115 000	
Generic	Other Observation, Extent : Li			1	\$115,800	
	Location : Throughout The F		. 10070			
	Explanation : CCTV Surveill	•				
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$191,000	
					<i> </i>	
lechanical	Current Repair	Future	e Replacement	М	aintenance	
ystem	% of Fail Date Estimat	ed Cost Year	Estimated Cost	Cvcle	Estimated Cost	Priori
Component Type	Total (Years)	FY		(Yrs)		
eating Energy Source Fuel Oil No 2	100%	2041	* *	5	\$96,000	
Conversion Equipment	10078	2041		5	\$90,000	
Steam Boiler	100% Now \$4	13,100 2029	\$2,065,600	1	\$276,300	
	Other Observation, Extent : Li	· ·		1	\$270,500	
	Location : Lower Level Boile					
	Explanation : 3 Units. Boiler	No. 3 Requires Re	etubing.			
Distribution	-	^	-			
Steam Piping/Pump	100% Now \$42	23,400 2041	* *			
	Corroded, Extent : Severe, Are					
	Location : Piping Throughou	lt it				
	Leak Evident, Extent : Modera	00				
	Location : Pressure Reducing	z Valves In Boiler	Room			
	Malfunctioning, Extent : Sever		20%			
	Location : Various Valves Th	roughout				
т. 1 р. 1					h	
Terminal Devices		26,400 2026	\$4,263,700	1	\$163,900	
Air Handler						
	Corroded, Extent : Moderate, A	Area Affected : 30%	%			
Air Handler	Corroded, Extent : Moderate, . Location : Throughout					
Air Handler Unit Heater - Steam	Corroded, Extent : Moderate, A	Area Affected : 309 2026	\$57,000	4	\$2,100	
Air Handler Unit Heater - Steam ir Conditioning	Corroded, Extent : Moderate, . Location : Throughout			4	\$2,100	
Air Handler Unit Heater - Steam	Corroded, Extent : Moderate, . Location : Throughout			4	\$2,100	

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

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

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

Asset # : 2866

lechanical		Current F	Popair	Entre	o Poplacement		aintenance	
					e Replacement			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning Conversion Equipment Centrifugal,Compressor Turbine	100%			2040	* *	1	\$335,500	
		efrigerant, 1 : 6 Sets, R	Extent : Light, Arec oof	a Affected	d : 100%			
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$7,800	2031	\$389,300	4	\$15,300	
	Location	: Mechani	xtent : Moderate, 2 cal Equipment Roc nsion Tank Leaking	om				
Terminal Devices	1							
Air Handler/Cool/Ht	100%			2026	\$3,579,600	1	\$191,700	
Heat Rejection Dry Cooler	100%			2036	* *	2	\$215,900	
entilation Distribution Ductwork/Diffusers	Corroded,	Now Extent : M : Various .	\$147,100 Ioderate, Area Affe Areas	LIFE cted : 10	**	2-5	\$172,900	
Exhaust Fans Interior	100%			2026	\$1,135,500	2	\$9,500	
umbing					. , ,		. ,	
H/C Water Piping Brass/Copper	100% Other Obs	ervation, E	Extent : Light, Area	2031 Affected	\$2,379,200 : 100%	1		
			cal Equipment Roc		D 10 0 000	~ .		
HW Heat Exchanger	Explana	tion : 1 Of .	2 Ultraviolet Potal	ole Water	Purifiers Out Of S	Service.		
Steam Fired	Corroded,	Now Extent : Se : Various	\$203,300 evere, Area Affecte Locations	2041 d : 40%	* *	4	\$30,700	
	Location	: Various	tent : Severe, Area Locations Extent : Severe, Are					
	Location	: Various						
Sanitary Piping Cast Iron	100% Blockage	0-2 /Clogged, E	\$46,700 Extent : Severe, Are ts In Drains Causin	LIFE ea Affecte	* * ed : 50%	1 quipment	t Room	
Sump Pump(s) Non-Submersible	100%			2026	\$48,700	4	\$9,800	
Sewage Ejector(s) Electric	100%			2026	\$91,900	4	\$18,500	

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

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

Asset # : 2866

Mechanical	Current Repair	Futu	re Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Backflow Preventer						
Generic	100%	2031	\$81,100	1	\$19,000	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location : Pier					
	Explanation : Located On Shore					
Fixtures						
Generic	100%					
	Other Observation, Extent : Severe, Are	a Affecte	ed : 2%			
	Location : Law Library					
	Explanation : Water Closet Broken					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	00				
	Location : 2 Units From Basement To		or, 2 Units From M	1ain Dec	ek, 1st To 3rd	
	Floor, 1 Unit From Basement To 1st Explanation : 4 Passenger, 1 Freight	loor				
Fire Suppression	Explanation : 4 Fussenger, 1 Freight					
Standpipe						
Generic	100%	2031	\$1,330,200	1-5	\$162,100	
Sprinkler	10070	2031	\$1,550,200	15	\$102,100	
Generic	100%	2031	\$3,125,400	1-2	\$86,800	
Fire Pump	10070	2001	\$5,125,100	12	\$00,000	
Generic	100%	2027	\$205,500	1	\$57,900	
Chemical System	10070	2021	\$205,500	1	457,900	
No Component	99%					
Generic	1%	2026	\$300	1-3		
Guidite	Other Observation, Extent : Light, Area			1-5		
	Location : Kitchen		. 100/0			
	Explanation : 1 Set					
	Explanation . 1 Sel					

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

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

Asset Name	: BAIN COR	BAIN CORRECTIONAL CENTER BARGE PIER								
Address	: HUNTS PO	HUNTS POINT FOOT OF HALLECK ST								
Borough	: BRONX				Agency's Number	: N/A				
Program / Asset #	: DOC0011.1	00 / 1410	2		Yr Built/Renovated	:				
Area Sq Ft	: 4,140				Project Type	: CORRECTION				
Date of Survey	: 25-Feb-2020)			Landmark Status	: NONE				
Areas Surveyed	:									
Block	: 2780	Lot	:	73	BIN	:				

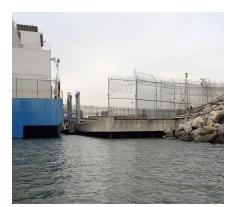
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$16,900			\$2,300
Total	\$16,900			\$2,300
Importance Code A Importance Code B	\$16,900			
Importance Code C				\$2,300
Total	\$16,900			\$2,300



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

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

DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE PIER

Asset # : 14102

Piers	Current Repai	r Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated 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%	2040	* *	5	\$4,600	
	Cracking, Extent : Light, A	rea Affected : 20%				
	Location : Full Surface					
Pile Caps						
Concrete	100%	LIFE	* *	5	\$600	
Piles and Bracing						
Steel	20%	LIFE	* *	5	\$25,500	
	Corrosion, Extent : Light, .	Area Affected : 50%				
	Location : At The Top 2 I	Feet Of The Piles				
Not Accessible	80%					
Deck Elements						
Railing						
Fencing	15%	2032	* *	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.

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	: 12-Mar-2020	Landmark Status	: NONE		
Areas Surveyed	:				
Block	: 2605 Lot : 40	BIN	:		

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Piers		\$1,965,600		\$191,900
Total		\$1,965,600		\$191,900
Importance Code A		\$1,420,400		\$147,500
Importance Code B		\$545,200		\$44,400
Total		\$1,965,600		\$191,900
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$99,500			\$13,400
Total	\$99,500			\$13,400
Importance Code A	\$62,800			
Importance Code B	\$36,700			\$13,400
Total	\$99,500			\$13,400



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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Diara					-:	
Piers	Current Repair	Future Replaceme			aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck						
Concrete	40% 0-2 \$430,500 Spalling, Extent : Severe, Area Affected Location : Underdeck	LIFE : 90%	* *	5	\$6,900	
Concrete	10% 4+ \$21,500 Cracking, Extent : Moderate, Area Affec Location : Deck Surface Spalling, Extent : Moderate, Area Affec Location : Deck Surface		* *	5	\$1,700	
Timber	25% Aging, Extent : Moderate, Area Affected Location : Access Walkway	LIFE 1 : 100%	* *	5	\$19,300	
Not Accessible	25%					
Pile Caps Timber	10% Now \$93,200 Broken, Extent : Severe, Area Affected : Location : Pile Cap Ends	LIFE 50%	* *	4	\$7,200	
Timber	90% Other Observation, Extent : Light, Area Location : Entire Length Of Pile Caps Explanation : Age		* *	4	\$97,600	
Piles and Bracing						
Timber	5% Now \$73,400 Broken, Extent : Severe, Area Affected : Location : Bracing Elements	LIFE 70%	* *	4-5	\$2,100	
Timber	20% 2-4 \$293,400 Rotting/Splitting, Extent : Moderate, Ar Location : Isolated Piles In Tidal Zone		* *	4-5	\$8,200	
	Marine Borer Infestation, Extent : Seven Location : Primarily At Offshore End	e, Area Affected : 50%	%			
Timber	25% 4+ \$366,800 Rotting/Splitting, Extent : Moderate, Ar Location : Isolated Piles In Tidal Zone	ea Affected : 20%	* *	4-5	\$10,300	
Not Accessible	50%					
Fender			_			
Facing Timber	60% Other Observation, Extent : Moderate, A Location : Mid-level Elements At Brea Explanation : Age		* *	3	\$27,900	
Timber	40% Now \$83,300 Rotting/Splitting, Extent : Severe, Area : Location : Primarily At Top Elements Marine Borer Infestation, Extent : Sever Location : Bottom Elements In Tidal Z	re, Area Affected : 50%	* *	3	\$14,000	

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES CONCRETE PIER

Asset # : 1837

Piers	Current Repair Future Replacement	Maintenance	
System Component Type	% of TotalFail Date Estimated CostYear Year FYEstimated Cost Cyc (Yr	ele Estimated Cost s)	Priority
Fender			
Piles Steel	8% Now \$87,800 2046 ** 3-5	\$15,800	
Steel	Corrosion, Extent : Severe, Area Affected : 30% Location : Tidal Zone	\$15,800	
Steel	17% 2-4 \$186,600 2046 ** 3-5	\$33,600	
	Corrosion, Extent : Moderate, Area Affected : 100% Location : At Breasting Dolphins		
Timber	15% Now \$187,500 2046 ** 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	43% 4+ \$8,000 2032 ** 3	\$100	
reneing	Corrosion, Extent : Light, Area Affected : 20%	\$100	
	Location : Primarily At Base Of Fence Posts		
Fencing	47% Now \$21,800 2032 ** 3	\$200	
Tenenig	Broken, Extent : Severe, Area Affected : 12%	\$ 2 00	
	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	70% LIFE **		
	Rotting/Splitting, Extent : Light, Area Affected : 5%		
	Location : Isolated Locations		
No Component	30%		
Electrical			
Conduit			
Steel	100% Now \$54,200 2029 \$135,600		
	Broken, Extent : Light, Area Affected : 10% Location : Widespread Disconnected Sections		
Lighting Fixture	Location : Whitespread Disconnected Sections		
Sodium	88% Now \$8,700 2025 \$87,200		
Sourain	Other Observation, Extent : Moderate, Area Affected : 5%		
	Location : 17 Fixtures At Asset Total		
	Explanation : Disconnected		
Sodium	12% Now \$11,900 2026 \$11,900		
	Broken, Extent : Light, Area Affected : 100%		
	Location : Two Fixtures At End Of Timber Access Walkway		

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

Asset Name	: RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE				
Address	: RIKERS ISLAND NORTH END	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	: 12-Mar-2020	Landmark Status	: NONE		
Areas Surveyed	:				
Block	: 2605 Lot : 40	BIN	:		

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	\$74,200	
Total	\$74,200	
Importance Code A	\$74,200	
Total	\$74,200	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$17,900			\$11,700
Total	\$17,900			\$11,700
Importance Code A	\$17,900			\$11,700
Total	\$17,900			\$11,700



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

	ASSEL # . I	000				
Piers	Current Repair	Future R	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tructural	•					
Deck						
Concrete	25%	LIFE	* *	5	\$900	
	Cracking, Extent : Light, Area Affected Location : Deck Surface	: 50%				
Not Accessible	75%					
Pile Caps						
Timber	50% Other Observation, Extent : Light, Area Location : Entire Length Of Pile Caps Explanation : Age		* *	4	\$5,500	
Timber	10% Now \$9,400 Rotting/Splitting, Extent : Severe, Area Location : End Of Pile Caps Other Observation, Extent : Severe, Area Location : Along Face Of Trestle Explanation : Crushing			4	\$700	
Not Accessible	40%					
Piles and Bracing Timber	45% 2-4 \$66,800 Rotting/Splitting, Extent : Moderate, Ar Location : Isolated Piles In Tidal Zon		* *	4-5	\$1,900	
Timber	5% Now \$7,400 Broken, Extent : Severe, Area Affected Location : Bracing Elements	LIFE : 70%	* *	4-5	\$200	
Not Accessible	50%					
Deck Elements Coping/Curb						
Timber	100% Rotting/Splitting, Extent : Light, Area A Location : Isolated Locations	LIFE Iffected : 5%	* *			
lectrical						
Conduit						
Steel	100% Now \$5,100 Broken, Extent : Light, Area Affected : Location : 30 Linear Feet On East Sid		\$5,100			
Lighting Fixture		-				
Sodium	100% Now \$1,200 Broken, Extent : Light, Area Affected : Location : Two Light Fixtures	2025 10%	\$11,700			

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

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

Asset Name	: RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF			
Address	: RIKERS ISLAND NORTH END, WES'	Г 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	: 10-Mar-2020	Landmark Status : NONE		
Areas Surveyed	:			
Block	: 2605 Lot : 40	BIN :		

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	\$644,700	
Total	\$644,700	
Importance Code A	\$644,700	
Total	\$644,700	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$56,600		\$10,700	
Total	\$56,600		\$10,700	
Importance Code A	\$49,700			
Importance Code B	\$6,900		\$8,600	
Importance Code C			\$2,100	
Total	\$56,600		\$10,700	



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

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

Piers	Current Repair	Current Repair Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tructural							
Deck							
Concrete	27% Now \$126,900	LIFE	* *	5	\$3,500		
	Corrosion of Reinforcement, Extent : S	Severe, Ar	ea Affected : 100%				
	Location : Underdeck - Northern 12.	5 Feet					
	Spalling, Extent : Severe, Area Affecte	d : 100%					
	Location : Underdeck - Northern 12.	5 Feet					
Concrete	23% 4+ \$108,100	LIFE	* *	5	\$3,000		
	Other Observation, Extent : Moderate		ected : 50%	-	+-)		
	Location : Underdeck - Southern 10.						
	Explanation : Delaminated Areas						
Concrete	23%	LIFE	* *	5	\$5,900		
	Surface Wearing/Scaling, Extent : Lig Location : Deck Surface - Southern	ht, Area A	ffected : 100%	-	÷-,- · ·		
Not Accessible	27%						
Deck Surface							
Asphalt	55%	2044	* *	5	\$4,200		
No Component	45%						
Pile Caps							
Concrete	45%	LIFE	* *	5	\$400		
	Cracking, Extent : Light, Area Affected : 5%						
	Location : Southern 105 Feet						
	Discolor & Bleeding, Extent : Light, A	rea Affect	ed : 5%				
	Location : Southern 105 Feet						
Timber	55% Now \$89,500	LIFE	* *	4	\$29,900		
	Broken, Extent : Severe, Area Affected						
	Location : Offshore Ends Of Caps						
	Excess Deflections, Extent : Severe, A	rea Affecte	ed : 30%				
	Location : Adjacent To Bulkhead						

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF

Asset # : 13508

	A3361	<i>m</i> .13300					
Piers	Current Repair	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
tructural							
Piles and Bracing			* *	-	\$5.2 00		
Steel	5% 4+ \$19 Other Observation, Extent : Mod	9,900 LIFE		5	\$5,300		
	Location : Offshore H-piles So	00	070				
	Explanation : Knife Edging						
Steel	25%	LIFE	* *	5	\$53,300		
	Corrosion, Extent : Light, Area .	Affected : 30%					
	Location : Splash Zone						
	Missing Coating, Extent : Light,	Area Affected : 30%					
	Location : Splash Zone						
Timber		8,100 LIFE	* *	4-5	\$6,200		
	Broken, Extent : Severe, Area Aj Location : Offshore Two Rows		Dugoog				
	Marine Borer Infestation, Exten	•					
	Location : Offshore Two Rows		. 2070				
Timber		2,100 LIFE	* *	4-5	\$9,300		
	Rotting/Splitting, Extent : Model		6	15	\$3,500		
	Location : Center Piles Above	Mean Low Water					
Not Accessible	20%						
fender							
Wales and Chocks							
Timber	90%	2040	* *	4	\$13,100		
Timber	5% Now \$6 Missing Part, Extent : Severe, A	5,900 2046	* *	4	\$700		
	Location : Isolated Missing Ch		n End				
No Component	5%						
Piles	570						
Timber	60%	2040	* *	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	* *				
	10070	LIFE					

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

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

Asset Name	RIKERS ISLAND FACILITIES TIMBER TRESTLE							
Address	: RIKERS ISLAND SOUTHEAST END	RIKERS ISLAND SOUTHEAST END						
Borough	: BRONX	Agency's Number	: N/A					
Program / Asset #	: DOC0001.220 / 13474	Yr Built/Renovated	:					
Area Sq Ft	: 517	Project Type	: CORRECTION					
Date of Survey	: 13-Mar-2020	Landmark Status	: NONE					
Areas Surveyed	:							
Block	: 2605 Lot : 40	BIN	:					

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Piers		\$278,400		\$49,500
Total		\$278,400		\$49,500
Importance Code A		\$228,900		
Importance Code B		\$49,500		\$49,500
Total		\$278,400		\$49,500
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers				
Total				

Importance Code A

Total



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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES TIMBER TRESTLE

Asset # : 13474

Piers	Current Repair	Future Repl	e Replacement		cement Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck						
Timber	100% Now \$94,000 Missing Part, Extent : Severe, Area Affe Location : Entire Structure	LIFE cted : 100%	* *	5	\$2,200	1
Pile Caps						
Timber	100% Now \$52,400 Missing Part, Extent : Severe, Area Affe Location : Two Original Caps Remain	LIFE cted : 75%	* *	4	\$4,100	1
Piles and Bracing						
Timber	Location : At End Of Pier Missing Pile, Extent : Severe, Area Affec Location : At End Of Pier Not Plumb, Extent : Severe, Area Affecte Location : Platform Leaning Offshore	Broken, Extent : Severe, Area Affected : 50% Location : At End Of Pier Missing Pile, Extent : Severe, Area Affected : 50% Location : At End Of Pier Not Plumb, Extent : Severe, Area Affected : 100% Location : Platform Leaning Offshore Rotting/Splitting, Extent : Severe, Area Affected : 50%			\$2,300	1
Deck Elements						
Railing	1000/ 11 040 500	2026	¢ 40, 500			
Timber	100% Now \$49,500 Missing Part, Extent : Light, Area Affect Location : All Railing	2026 ed : 100%	\$49,500			

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

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

Asset Name	: BAIN CORRECTIONAL C	ENTER BARGE BULKHEAD						
Address	: HUNTS POINT FOOT OF	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	: 25-Feb-2020	Landmark Status	: NONE					
Areas Surveyed	:							
Block	: 2780 Lot : 2	BIN	:					

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Bulkheads		\$310,000		\$49,100
Total		\$310,000		\$49,100
Importance Code A		\$310,000		
Importance Code B				\$49,100
Total		\$310,000		\$49,100
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$200		\$2,000	\$400
Total	\$200		\$2,000	\$400
Importance Code A	\$100			
Importance Code B	\$100		\$2,000	\$400
Total	\$200		\$2,000	\$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.

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DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE BULKHEAD

Asset # : 13476

Bulkheads	Current	Repair	ir Future Repla		Μ	Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Sheet Piles							
Steel	40% 4+	\$310,000	LIFE	* *			
	Corrosion, Extent : Location : Splash		ected : 10	00%			
Not Accessible	60%						
Pile Caps							
Concrete	2%		LIFE	* *	5	\$100	
No Component	98%						
Backfill							
Fill							
Not Accessible	100%						
Surface							
Concrete	2%		2040	* *	5	\$300	
Gravel	28%		2040	* *	2-5	\$1,000	
Topsoil	70%		2029	\$49,100	5	\$3,900	

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

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

Asset Name Address	 RIKERS ISLAND FACILITIES GRAVITY WALL 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	: 10-Mar-2020	Landmark Status	: NONE					
Areas Surveyed	:							
Block	: 2605 Lot : 40	BIN	:					

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Bulkheads		\$516,700		
Total		\$516,700		
Importance Code A		\$516,700		
Total		\$516,700		
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$66,100			
Total	\$66,100			
Importance Code A	\$10,900			
Importance Code B	\$55,100			

\$66,100

Total



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

Maintenance § are aggregated over a ten-year period. Site specific cost escalations are not 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	С	urrent R	epair	Futur	e Replacement	М	aintenance		
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tructural									
Gravity Wall									
Stone	45% N		\$516,700	LIFE	* *	5	\$10,900		
	*		xtent : Severe, Ar	00					
	Location : C	Collapsea	Portions 30 Feet	Long Sc	outh Of Pier And 10	00 Feet L	ong North Of Pier		
Stone	45%			LIFE	* *	5	\$21,900		
Not Accessible	10%								
ackfill									
Fill									
Topsoil	45% N	Now	\$22,200	2071	* *				
	Erosion, Exte	nt : Seve	re, Area Affected .	50%					
	Location : A	t Collap.	sed Areas						
Not Accessible	55%								
Surface									
Asphalt	10%	4+	\$5,200	2046	* *	5	\$200		
	Cracking, Ext	tent : Mo	derate, Area Affec	eted : 5%)				
	Location : C	Concrete	Pier Entrance						
Topsoil	45%	4+	\$13,900	2031	\$13,900	5	\$300		
1	Erosion, Exte	nt : Mod	erate, Area Affect	ed : 10%	-				
	Location : A	ldjacent	To Collapsed Area	ıs					
	Settlement, E:	xtent : M	oderate, Area Affe	ected : 10	0%				
	Location : A	ldjacent	To Collapsed Area	as					
Topsoil	45% 1	Jow	\$13,900	2031	\$13,900	5	\$300		
ropson	-		Severe, Area Affe			-	4200		
	Location : A		00						

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

Asset 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	: 13-Mar-2020	Landmark Status : NONE			
Areas Surveyed	:				
Block	: 2605 Lot : 40	BIN :			

CAPITAL	FY 2022 - 2025 \$1,678,100			FY 2026 - 2031 \$1,334,800	
Bulkheads					
Total		\$1,678,100		\$1,334,800	
Importance Code A					
Importance Code B	\$1,049,900			\$1,262,400	
Importance Code C	\$72,400		\$72,400		
Total	\$1,678,100 \$1,334,800				
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025	
Bulkheads	\$5,000	\$100	\$22,600	\$14,800	
Total	\$5,000	\$100	\$22,600	\$14,800	
Importance Code A					
Importance Code B	\$5,000	\$100	\$22,600	\$14,800	
Total	\$5,000	\$100	\$22,600	\$14,800	



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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES RIP-RAP

Asset # : 13473

Bulkheads	Cu	rrent Repair	F	uture R	Replacement	М	aintenance	
System Component Type		Date Estimate ears)		ear Es Y	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural								
Gravity Wall								
Concrete	1% No	ow \$55	5,800 LI	FE	* *	5	\$700	
	Displaced Elen	nents, Extent : Se	evere, Area Aj	ffected	: 100%			
		580 Feet East Of	f Bridge: Head	dwall I.	s Rotating And	Outfall F	Pipe Is	
	Disconnected		4 4.00		100/			
	0 0	our, Extent : Sev						
		5 Feet East Of E	-	-	Of Outfall Fou	ndation		
		ent : Light, Area						
						ident Fre	om Depression In	
		Feet Long By 5	Feel wide By	7 I Inch	i Deep			
No Component	99%							
Revetment	700/			- F	* *	-	¢144.000	
Stone	70%		LI	FΕ	* *	5	\$144,800	
No Component	15%							
Under Construction	15%		1. 1. 1.00		0 /			
		tion, Extent : Lig				1 1000	E (A)	
	East-northeas	orth Shoreline Aj	oproximately	1,000 F	eet Due North	Ana 800	Feet At	
	Explanation :							
ackfill								
Fill								
Topsoil	13% No	ow \$57	78,400 20	71	* *			
1	Erosion, Exten	t : Severe, Area		6				
	Location : Slo	oughing Above F	Revement Alon	ng Nort	h Shoreline: 1,1	00 Feet	At	
	North-northw	est And 1,200 F	eet At Northe	ast Alo	ng Trailers			
Not Accessible	72%							
Under Construction	15%							
Surface								
Asphalt	15%		20	40	* *	5	\$29,600	
Concrete	2% No	ow \$24	8,800 20	46	* *	5	\$2,000	
	Other Observa	tion, Extent : Se	vere, Area Aff	ected :	10%			
	Location : 21	Locations With S	Slab Undermir	ning: A	t North-northwe	est Adjac	ent To Parking	
		st-southwest Adj	acent To Fen	cing				
	Explanation :	Undermining						
Topsoil	56%		20		\$1,039,600	5	\$45,200	
Topsoil	12% No		22,800 20		\$222,800	5	\$4,800	
		t : Severe, Area	00					
		oughing Above R				00 Feet	At	
	-	est And 1,200 F	eet At Northe	ast Alo	ng Trailers			
Under Construction	15%							

Deck Elements

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES RIP-RAP

Asset # : 13473

Bulkheads	Current	Repair	Future Rep	olacement	Μ	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements							
Railing							
Fencing	5%		2032	* *	3	\$300	
Guard Rail	2% Now	\$5,000	LIFE	* *			
	Other Observation,	Extent : Severe, Are	a Affected : 10	0%			
	Location : 5 Loca	tions: Southwest Sid	e 1,800 Feet W	Vest Of Bridg	e, Due W	est At Outfall,	
	And 3 Locations N	lorth-northwest 250,	880, And 1,30	00 Feet East	Of The C	oncrete Pier	
	Explanation : Exp	osed Footings					
Guard Rail	8%		LIFE	* *			
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.

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	: 10-Mar-2020	Landmark Status : NONE					
Areas Surveyed	:						
Block	: 2605 Lot : 40	BIN :					

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$36,700	
Total	\$36,700	
Importance Code B	\$36,700	
Total	\$36,700	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$23,500		\$4,200	\$400
Total	\$23,500		\$4,200	\$400
Importance Code A	\$5,400			
Importance Code B	\$12,700		\$4,200	\$400
Importance Code C	\$5,400			
Total	\$23,500		\$4,200	\$400



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

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

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

Asset # : 13509

Bulkheads	Current Repair	Future Replace	cement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priorit
Structural						
Coping/Curb						
Timber	80%	LIFE	* *	5	\$200	
Timber	5% Now \$1,300 Rotting/Splitting, Extent : Severe, Area . Location : At North End	LIFE Affected : 50%	* *	5		
Timber	15% 4+ \$4,000	LIFE	* *	5		
	Other Observation, Extent : Severe, Are Location : Isolated Areas Along Entire Explanation : Hollowing	00				
Sheet Piles						
Steel	50% Corrosion, Extent : Light, Area Affectea Location : At Top Of Sheet Piles	LIFE 1 : 25%	* *	10		
	Missing Coating, Extent : Light, Area A Location : At Top Of Sheet Piles	ffected : 25%				
	Other Observation, Extent : Moderate, 2 Location : South End	Area Affected : 59	%			
	Explanation : Exposed Cut Out Holes	For Tie Backs				
Not Accessible	50%					
Wales						
Steel	100% Corrosion, Extent : Light, Area Affected Location : Isolated Areas Along Entire Missing Coating, Extent : Light, Area A Location : Isolated Areas Along Entire	e Length Of Wale ffected : 25%	* *	5	\$9,600	
Pile Caps	-					
Concrete	100%	LIFE	* *	5	\$1,200	
Backfill Fill						
Topsoil	4% Now \$2,000 Sinkhole, Extent : Severe, Area Affected Location : 4 Locations At South End Other Observation, Extent : Severe, Are Location : Beneath Deteriorated Conc Explanation : Settlement	a Affected : 10%	* *			
Not Accessible	-					
Not Accessible	96%					

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

		-	\neg	505				
Bulkheads	C	Current R	epair	Futur	e Replacement	Μ	laintenance	
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ackfill								
Surface								
Asphalt	5%] Settlement, E Location : I	Extent : Se	\$1,100 vere, Area Affecte	2046 ed : 15%	* *	5	\$100	
Asphalt	25%		ı.	2040	* *	5	\$600	
Concrete	10%	Now	\$8,500	2040	* *	5	\$100 \$100	
Concrete	Cracking, Ex Location : J Settlement, E	ctent : Sev 130 Feet I Extent : Me	ere, Area Affected From South oderate, Area Affe	d : 25%	00%	5	\$100	
	Location :	130 Feet I	From South					
Gravel	55%			2040	* *	2-5	\$300	
Gravel	Location : 2 Other Observ Location : 2	Extent : Ma Adjacent ' vation, Ex South End	\$1,000 oderate, Area Affa To Bulkhead tent : Severe, Are l les Adjacent To E	a Affecte		2-5		
ender	· F · · · · · · · ·		, see a second sec					
Piles								
Timber	45%			2040	* *	4	\$2,200	
	Worn, Extent Location : 1	-	Area Affected : 20 e	%				
No Component	10%							
Not Accessible	45%							
Wales and Chocks								
Timber	Location : I Displaced El	nt : Sever Isolated E 'ements, E	\$36,700 e, Area Affected : Elements Along Fa Extent : Severe, Ar Elements Along Fa	ice Of Bu rea Affect	ed : 20%	4	\$3,900	
Timber			ute, Area Affected		* *	4	\$6,100	
	Location : I	Isolated E	lements Along Fa	ice Of Bu	lkhead			
No Component	10%							
	Worn, Extent Location : I			: 30%	lkhead	-т	\$0,100	

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

Asset 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	: 10-Mar-2020	Landmark Status : NONE					
Areas Surveyed	:						
Block	: 2605 Lot : 40	BIN :					

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$571,400	
Total	\$571,400	
Importance Code A	\$286,300	
Importance Code B	\$285,100	
Total	\$571,400	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$8,600			\$1,100
Total	\$8,600			\$1,100
Importance Code A	\$1,000			
Importance Code B	\$6,200			\$1,100
Importance Code C	\$1,400			
Total	\$8,600			\$1,100



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

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

ulkheads	Current Repair		re Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)		Estimated Cost		Estimated Cost	Prio
ıctural						
Revetment						
Stone	100%	LIFE	* *	5	\$2,800	
Sheet Piles Timber	54% 4+ \$286,300 Displaced Elements, Extent : Moderate	LIFE , Area Af	* * fected : 50%	4	\$2,300	
	Location : Sheets Displaced Up To 2 Rotting/Splitting, Extent : Moderate, An Location : Northern 125 Feet			thern 125	5 Feet	
Timber	46%	LIFE	* *	4	\$3,000	
skfill Fill						
Not Accessible	100%					
Surface						
Asphalt	85% Settlement, Extent : Light, Area Affecte Location : Northern 125 Feet	2040 d : 30%	* *	5	\$2,200	
Asphalt	10% 2-4 \$4,200 Settlement, Extent : Moderate, Area Afj Location : 30 Feet Long From Southy			5	\$100	
Asphalt	5% Now \$2,100	2046	* *	5	\$100	
	Sinkhole, Extent : Severe, Area Affected Location : Sinkhole 51 Feet From No Foot Deep Other Observation, Extent : Severe, Ar- Location : Undermining Of Asphalt A Wide Explanation : Undermining	rth End N ea Affecte	ed : 6%			
nder Dilaa						
Piles Steel	50% Now \$80,200 Corrosion, Extent : Severe, Area Affect Location : Soldier Piles In Front Of S			Severe S	Section Loss Along	
No Component	Northern 125 Feet 50%					
Wales and Chocks Timber	100% Now \$204,900	2046	* *	4	\$12,500	
	Missing Part, Extent : Severe, Area Aff Location : Timber Lagging Almost Er Elements			lffecting	Remaining	

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

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

Asset Name	: RIKERS ISLAND FACILITIES MAR	INA					
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	: 10-Mar-2020	Landmark Status	: NONE				
Areas Surveyed	:						
Block	: 2605 Lot : 40	BIN	:				

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Marinas/Docks		\$924,400		\$237,900
Total		\$924,400		\$237,900
Importance Code A		\$924,400		\$89,600
Importance Code C				\$148,400
Total		\$924,400		\$237,900
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Marinas/Docks	\$63,100	\$3,300	\$6,400	\$4,200
Total	\$63,100	\$3,300	\$6,400	\$4,200
Importance Code A	\$54,000		\$4,200	\$800
Importance Code B	\$1,700	\$100	\$2,000	\$200
Importance Code C	\$7,400	\$3,200	\$200	\$3,200
Total	\$63,100	\$3,300	\$6,400	\$4,200



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

Maintenance & are aggregated over a ten-year period. Site specific cost escalations are not 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	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Access Walkways							
Gangways							
Aluminum	95%	2051	* *	1-3	\$6,700		
Aluminum	5% Now \$1,600 Loose Connections, Extent : Severe, Are Location : Top Hinge Pin Displaced Missing Components, Extent : Severe, A Location : Missing Bottom Transition	rea Affect		1-3	\$300		
Floating Docks							
Anchor Piles			* *		* 1 * * * * *		
Steel	50% Corrosion, Extent : Moderate, Area Affe Location : Splash Zone Missing Coating, Extent : Light, Area A Location : Splash Zone		%	3-5	\$13,200		
Not Accessible	50%						
Fenders							
Vinyl	95%	2029	\$141,000	2	\$16,000		
Vinyl	5% Now \$7,400 Broken, Extent : Severe, Area Affected : Location : Extruded Fender Missing A		\$7,400 Between Main Fl	2 'oat And	\$700 Fingers		
Floats/Frames					-		
Concrete	22%	2040	* *	5	\$1,500		
Concrete	48% Now \$3,200 Spalling, Extent : Moderate, Area Affect Location : Corners At Float Interfaces		* * Damaged Anchor H	5 Pile Guid	\$1,700 les		
	Other Observation, Extent : Severe, Are Location : 2 Fingers Are Listing Due 2 Explanation : Waterlogged / Damaged	To Floodii	ng				
Steel	6% 0-2 \$1,900 Damaged/Missing Pile Guide, Extent : I	2036 Moderate,	* * Area Affected : 2.	5 5%	\$100		
	Location : 12 Pile Guides Total With 2		00				
Steel	2% Now \$1,100 Other Observation, Extent : Severe, Are	2041	* *	5			
	Location : Severe Damage To Corner Explanation : Broken			t And Fi	ngers		
Not A approible	22%						
Not Accessible Protective Structure	2270						

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 MARINA

Asset # : 13603

Marinas/Docks	Current Repair	Current Repair Future Replacement		laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Protective Structure					
Wave Attenuator					
Steel/Timber	30% Now \$693,300	2061 **	5	\$16,900	
	Missing Components, Extent : Severe, A	Area Affected : 50%			
	Location : Two Consectutive 45-foot- At Pipe Piles	long Segments Missing Due	To Dam	aged Connections	
Steel/Timber	50% 0-2 \$231,100	2051 **	5	\$28,200	
	Corrosion, Extent : Moderate, Area Aff	ected : 10%			
	Location : 2 Foot High Band In Splas	h Zone			
	Loose Connections, Extent : Severe, Ar				
	Location : Widespread Loose Connec	tion Hardware			
	Missing Coating, Extent : Moderate, A	rea Affected : 10%			
	Location : Splash Zone				
Not Accessible	20%				
Electrical					
Lighting Fixture					
Incandescent	100% Now \$22,200	2026 \$44,400			
	Other Observation, Extent : Severe, Ar	ea Affected : 100%			
	Location : All 14 Lights				
	Explanation : Broken				
Electrical/Mech.					
Power Supply/Bollards					
Plastic	100% Now \$25,600	2031 \$25,600			
	Other Observation, Extent : Severe, Ar	ea Affected : 100%			
	Location : One Remaining Bollard O	Five Total			
	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.

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	: 10-Mar-2020	Landmark Status : NONE					
Areas Surveyed	:						
Block	: 2605 Lot : 40	BIN :					

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Marinas/Docks	\$3,263,300	\$748,500
Total	\$3,263,300	\$748,500
Importance Code A	\$3,263,300	\$748,500
Total	\$3,263,300	\$748,500

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.

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DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MOVABLE FERRY DOCKS

Asset # : 1839

Marinas/Docks	Current Repair	Futur	e Replacement	nent Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender						
Facing	1000/ 31 0	7 40 500 0 001	\$740.500			
Timber		748,500 2031	\$748,500			
	Other Observation, Extent : A		d : 100%			
	Location : Fender Racks Bi					
D'1	Explanation : Missing Part					
Piles Timber	100% Now \$	562 200 2026	* *			
Timber	Other Observation, Extent : 1	562,300 2036				
	Location : Fender Racks B	00	<i>a</i> . 10070			
		oken				
Wales and Chocks	Explanation : Broken					
Timber	100% Now \$	105.300 2036	* *			
Timber	Other Observation, Extent : 1	,	$d \cdot 100\%$			
	Location : Fender Racks Bi		u . 10070			
	Explanation : Missing Part					
Gallows Frames	Explanation : Inissing I are					
Tower Frames						
Steel	100% 4+ \$	922,600 2040	* *			
	Other Observation, Extent : 1		ected : 100%			
	Location : Entire Tower Fr					
	Explanation : Deflected Ele	ements And Corrros	ion			
Movable Ramps	¥					
Bearings						
Steel	100% Now \$	320,100 2046	* *			
	Other Observation, Extent : S	Severe, Area Affecte	d : 100%			
	Location : Movable Ramp	Collapsed				
	Explanation : Broken					
Deck and Railing						
Timber Deck on Steel		604,500 2046	* *			
	Other Observation, Extent : .		d : 100%			
	Location : Movable Ramp	Collapsed				
	Explanation : Broken					

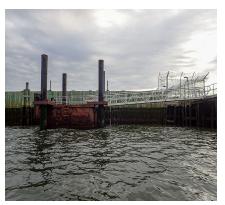
Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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.

Asset Name	: RIKERS ISLAND FACILITIES SMALL FERRY DOCK					
Address	: RIKERS ISLAND NORTH END, WES	T 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	: 10-Mar-2020	Landmark Status : NONE				
Areas Surveyed	:					
Block	: 2605 Lot : 40	BIN :				

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Marinas/Docks		\$66,400
Total		\$66,400
Importance Code A		\$66,400
Total		\$66,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Marinas/Docks	\$40,200	\$100	\$3,800	\$800
Total	\$40,200	\$100	\$3,800	\$800
Importance Code A	\$4,000		\$1,900	\$600
Importance Code B	\$2,300	\$100	\$1,300	\$200
Importance Code C	\$33,900		\$600	
Total	\$40,200	\$100	\$3,800	\$800



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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES SMALL FERRY DOCK

Asset # : 13510

/larinas/Docks	Current Repair Future Replacement Maintenance				laintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ccess Walkways						
Deck	1000/	2020	¢10.000	5	¢500	
Timber	100% Surface Wearing/Scaling, Extent : Ligh Location : Deck Planks	2029 t, Area A <u>j</u>	\$18,900 fected : 25%	5	\$500	
Gangways	000/	2051	* *	1.2	¢4.200	
Aluminum	90%	2051	* *	1-3	\$4,200	
Aluminum	10% Now \$2,300	2061		1-3	\$500	
	Handrail Damage, Extent : Severe, Are Location : Disconnected Handrail Po Other Observation, Extent : Severe, Arc	st Due To ea Affecte	Cracked Weld At	Base Of	Gangway	
	Location : At Barge Gangway Interfa Explanation : Toe Plate Broken	ce				
Piles and Bracing	Explanation . 100 1 tute Drokell					
Steel	63%	2051	* *	5-10	\$900	
	Corrosion, Extent : Moderate, Area Aff Location : Splash Zone		9%			
	Missing Coating, Extent : Moderate, An Location : Splash Zone	ea Affect	ed : 25%			
Timber	10%	2051	* *	4-5	\$100	
	Other Observation, Extent : Light, Area Location : Bracing Elements Explanation : Wear	a Affected	: 100%			
Not Accessible	27%					
oating Docks						
Anchor Piles						
Steel	60%	2051	* *	3-5	\$5,300	
	Corrosion, Extent : Light, Area Affected	d : 20%				
	Location : At Guide Pad Locations					
	Missing Coating, Extent : Moderate, An Location : At Guide Pad Locations	ea Affect	ed : 20%			
Not Accessible	40%					
Fenders						
Rubber	100%	2029	\$400	1-2	\$200	
Barge						
Steel	80%	2040	* *	5	\$1,100	
	Corrosion, Extent : Moderate, Area Aff Location : Splash Zone	ected : 25	9%			
	Location . Splash Zone					

Protective Structure

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

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

DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES SMALL FERRY DOCK

Asset # : 13510

Marinas/Docks	Current Repair	Future R	eplacement	Μ	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Protective Structure							
Pile Cluster							
Timber	12%	2032	* *	4-10	\$8,300		
	Other Observation, Extent : Light, A. Location : At Bottom Wire Ropes	rea Affected : 2	0%				
	Explanation : Corrosion						
Timber	38% Now \$26,70	0 2032	* *	4	\$3,400		
	Loose Wrapping, Extent : Severe, Area Affected : 100%						
	Location : At Southwest Cluster						
	Other Observation, Extent : Severe, Area Affected : 5%						
	Location : Broken Bottom Wraps C	n Three Cluster	`S				
	Explanation : Broken Cable Wraps						
Not Accessible	50%						
Deck Elements							
Railing							
Steel	70%	2029	\$46,500				
	Corrosion, Extent : Light, Area Affec	ted : 5%					
	Location : Isolated At Welds And J	oints					
Steel	30% Now \$4,00	0 2031	\$19,900				
	Broken, Extent : Severe, Area Affecte	ed : 100%	-				
	Location : 12 Feet Of Broken Rail		From Gangway	,			

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

DEPARTMENT OF CORRECTION - 072

Project: CORRECTION

CAPITAL		F	Y 2022 - 2025			FY 2026 - 2031
Special S	Systems		56,000,000			0
EXPENSE		FY 2022	FY 2023		FY 2024	FY 2025
Special S	Systems	2,300,000	2,300,000		2,300,000	2,300,000
ASSET #	NAME			SQFT	CAPITAL	EXPENSE
4275	RIKERS ISLAND D	OMESTIC/FIRE WATER S	SERVICE		7,000,000	1,800,000
4276	RIKERS ISLAND SA	ANITARY SYSTEM			14,000,000	2,000,000
4277	RIKERS ISLAND ST	ORM SYSTEM			7,000,000	1,800,000
4278	RIKERS ISLAND EI	LECTRICAL			14,000,000	1,800,000
4280	RIKERS ISLAND U	NDERGROUND STEAM	TUNNEL		14,000,000	1,800,000

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