

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$119,700	
Masonry: Brick	80%			LIFE	**	5	\$408,700	
Granite Panels	15%			LIFE	**	5	\$57,500	
Windows								
Glass Block	15%	Now	\$241,000	LIFE	**	5	\$2,700	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 75%							
	Location : Throughout							
	Explanation : Covered With Protection Netting							
Metal/Detention Type	84%	Now	\$5,368,000	2061	**	5	\$44,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : North Facade, South Facade							
	Explanation : Covered With Protection Netting							
Metal Louvers	1%	Now	\$9,600	2046	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$12,400	
Masonry: Limestone	5%	Now	\$3,500	LIFE	**	5	\$200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Metal: Cage/Fence	25%			2036	**	5-10	\$5,800	
Granite Panels	10%			LIFE	**	5-10	\$3,600	
Roof								
Copper/Terne	2%			2059	**	10	\$2,400	
Metal Panel	5%	Now	\$1,500	2048	**			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Modified Bitumen	45%			2036	**	10	\$22,000	
Plaza Roof: Stone Panels	3%			2051	**			
Play Surface	5%			2031	\$34,700	10	\$2,400	
Single Ply Membrane	40%			2031	\$340,900	10	\$19,600	
Soffits								
Metal Panel	100%			2041	**	5-10		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	27%	Now	\$126,200	LIFE	**	5	\$120,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%			2040	**	5	\$10,200	
	Marble Panels	5%			LIFE	**	5	\$15,300	
	Quarry Tile	10%	Now	\$64,600	2044	**	5	\$15,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Steel Plate	5%			LIFE	**	1		
	Steel Grating	10%			2041	**	1		
	Terrazzo	20%	Now	\$104,500	LIFE	**	5	\$31,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	15%			2031	\$286,700	3	\$15,300	
	Wood	3%			2059	**	5	\$11,500	
Interior Walls									
	Concrete Masonry Unit	10%	Now	\$57,700	LIFE	**	5	\$18,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	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	25%	Now	\$61,800	LIFE	**	5	\$70,900	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	35%	Now	\$127,300	2036	**	5	\$44,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2044	**	5	\$10,200	
	Exposed Concrete	45%	0-2	\$162,700	LIFE	**	5	\$14,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	5%			LIFE	**	5	\$25,600	
	Plaster	10%	Now	\$29,500	LIFE	**	5	\$12,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Entry Lobby							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$45,700	2036	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

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

Under 600 Volts

Service Equipment

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

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

Molded Case Bkrs	50%			2031		\$23,100	5	\$2,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 3,000 Ampere Main Disconnect Switches*

Transformers

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

Fused Disc Sw	20%			2051	**	5		\$100	
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Molded Case Bkrs	80%			2031		\$150,400	5	\$3,400	
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Raceway

Conduit	90%			2031		\$193,000	1		
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Conduit	10%			2051	**		1		
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Panelboards

Fused Disc Sw	10%			2030		\$16,400	5	\$400	
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Molded Case Bkrs	80%			2030		\$131,500	5	\$3,400	
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Molded Case Bkrs	10%			2047	**		5	\$400	
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Wiring

Thermoplastic	90%			2031		\$297,300	1		
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Thermoplastic	10%			2051	**		1		
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Motor Controllers

Locally Mounted	95%			2029		\$332,000	5	\$1,000	
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Variable Frequency	5%			2044	**				
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Drive

Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$4,800	
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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Transfer Switches									
	Automatic	40%			2044	* *	1	\$19,900	
	Automatic	60%			2029	\$29,700	1	\$29,900	
Generators									
	Diesel	50%			2040	* *	1	\$31,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : One 250 Kilowatts							
	Diesel	50%			2027	\$192,100	1	\$31,300	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Outdoors							
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$6,000	
Fuel Storage									
	Day Tank	50%			2030	\$6,500	5	\$15,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - Roof And Outside							
		Explanation : Two 150 Gallon Tanks							
	Main Tank	50%			2034	* *	5	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 3,000 Gallon Tank							
Lighting									
Interior Lighting									
	Fluorescent	65%			2036	* *	10	\$96,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2026	\$584,600	10	\$29,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	* *			
Alarm									
Security System									
	Generic	100%			2036	* *	1	\$60,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2036

* *

1-3

\$99,700

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2041

* *

1

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

Conversion Equipment

Pres. Reducing
Valve/LP Steam

100%

2034

* *

5

\$9,600

Distribution

Central Plant Steam

5%

2041

* *

4

\$400

Piping/Pmp

Steam Piping/Pump

95%

2041

* *

Terminal Devices

Air Handler

90%

0-2

\$421,600

2026

\$2,107,800

1

\$81,000

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

Convactor/Radiator

3%

2029

\$26,700

1

\$1,600

Unit Heater - Steam

7%

2026

\$41,700

4

\$1,600

Air 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%

Ventilation

Distribution

Ductwork/Diffusers

50%

LIFE

* *

2-5

\$71,400

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

No Component

50%

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2026	\$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 Affected : 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								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$3,400	
	Sewage Ejector(s)								
	Electric	100%			2031	\$48,000	4	\$9,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : One At 1st Floor, One At Sub-basement								
	Explanation : 2 Units								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	85%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 85%								
	Location : 4 Units From Basement To 11th Floor, 1 Unit From Basement To 1st Floor, 1 Unit From 1st To 2nd Floor								
	Explanation : 6 Units								
	Hydraulic	15%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 15%								
	Location : Basement To 3rd Floor								
	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	

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Fire Pump								
	Generic	100%	4+	\$2,100	2034	* *	1	\$27,200	
Other Observation, Extent : Light, Area Affected : 2%									
Location : Mechanical Room On Floor 11 A									
Explanation : Rust Beginning To Occur.									
Chemical System									
	No Component	99%							
	Generic	1%			2026	\$300	1-3		

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$156,200	\$674,500
Interior Architecture	\$924,900	\$990,600
Electrical		\$2,613,400
Mechanical	\$357,000	\$7,198,200
Total	\$1,438,100	\$11,476,700
Importance Code A	\$156,200	\$674,500
Importance Code B	\$915,500	\$10,744,300
Importance Code C	\$366,300	\$57,900
Total	\$1,438,100	\$11,476,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$53,700		\$28,500	
Interior Architecture	\$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/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$422,700	\$135,300	\$208,900	\$151,100
Importance Code A	\$56,000		\$28,500	
Importance Code B	\$301,200	\$135,300	\$180,400	\$151,100
Importance Code C	\$65,500			
Total	\$422,700	\$135,300	\$208,900	\$151,100



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	7%			LIFE	**	5	\$10,400	
	Metal Sect. OHD	3%	Now	\$36,800	2036	**	5	\$5,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Southeast Garage Door Entrance									
	Granite Panels	25%			LIFE	**	5	\$44,700	
	Pre-Cast Concrete	65%	Now	\$56,300	LIFE	**	5	\$251,900	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Gymnasium And Clinic On Second 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									
	IRMA/Protected Membrane	40%			2031	\$165,500	10	\$18,900	
Recent Repair Evident, Extent : Light, Area Affected : 20%									
Location : Elevator Bulkhead									
	Paver: Asphalt	10%			2040	**	10	\$7,100	
	Traffic Topping	50%	Now	\$63,100	2031	\$157,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Outdoor Activity Area									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%									
Location : Outdoor Activity Area									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : At Roof Drains									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : Outdoor Activity Area									
Soffits									
	Metal Panel	20%			2041	**	5-10		
	Granite Panels	30%			LIFE	**	5		
	Stucco Cement	50%			2036	**	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION NORTH TOWER
Asset # : 2013

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	50%			LIFE	**	5	\$523,500	
	Ceramic Tile	5%	4+	\$51,000	2034	**	5	\$6,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Quarry Tile	5%			2036	**	5	\$17,900	
	Terrazzo	5%			LIFE	**	5	\$18,700	
	Vinyl Tile	30%	Now	\$67,100	2031	\$671,000	3	\$26,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Wood	5%			2046	**	5	\$22,400	
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**	10	\$139,100	
	Ceramic Tile	3%	4+	\$50,600	2034	**	5	\$4,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Various Bathrooms								
	Concrete Masonry Unit	52%	Now	\$176,600	LIFE	**	5	\$57,900	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Gymnasium Walls								
	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	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Corridors								
	AcousTileSusp.Lay-In	10%	0-2	\$21,300	2036	**	5	\$12,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	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	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Stair Cheek Walls And Planter On South Side								
	Explanation : This Is Actually Granite								
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%			2034	**			

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

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

Site Pavements

On-Site Walkways

Masonry: Granite

60%

LIFE

* *

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

Pavers/Stone

40%

Now

\$7,600

2034

* *

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

Parking/Driveway

Cast in Place Concrete

5%

2036

* *

Pavers/Stone

95%

Now

\$19,600

2034

* *

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

40%

2031

\$18,500

5

\$300

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

Molded Case Bkrs

60%

2031

\$27,700

5

\$2,600

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

Transformers

Dry Type

100%

2029

\$17,400

5

\$600

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

Switchgear / Switchboard

Air Circuit Breaker

30%

2031

\$56,400

5

\$300

Molded Case Bkrs

70%

2031

\$131,600

5

\$3,000

Raceway

Busway

2%

2029

\$4,300

1

Conduit

93%

2031

\$199,400

1

Conduit

5%

2041

* *

1

Panelboards

Fused Disc Sw

10%

2030

\$16,400

5

\$400

Molded Case Bkrs

85%

2030

\$139,700

5

\$3,700

Molded Case Bkrs

5%

2039

* *

5

\$200

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Busway	2%			2029	\$6,600	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	**			
Not Functioning, Extent : Moderate, Area Affected : 100% Location : 3rd Floor									
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	
Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room - 3rd Floor Explanation : Two 650 Kilovolt-ampere									
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$6,000	
Fuel Storage									
	Day Tank	50%			2030	\$6,500	5	\$15,100	
Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room - 3rd Floor Explanation : 100 Gallons									
	Main Tank	50%			2034	**	5	\$2,400	
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 5,000 Gallon									
Lighting									
Interior Lighting									
	Fluorescent	90%			2036	**	10	\$134,600	
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps									
	Fluorescent	6%			2026	\$176,800	10	\$9,000	
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : T-12 Lamps									
	HID	2%			2026	\$8,800	10	\$100	
	LED	2%			2036	**			

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	60%			2036	* *	1		
	Exit, Service	35%			2026	\$20,900	1		
	Exit, Service	5%			2039	* *	1		
	Exterior Lighting								
	HID	10%			2026	\$67,700	10	\$100	
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2031	\$542,300	1	\$60,900	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2031	\$185,700	1-3	\$10,400	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2041	* *	1		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Steam Is Provided From 100 Centre Street								
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$2,200	2034	* *	5	\$4,800	
	Controller Not Working, Extent : Severe, Area Affected : 50%								
	Location : Low Pressure Control Valves Mauually Operated. Basement								
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2031	\$2,841,600	4	\$12,100	
	Terminal Devices								
	Air Handler	90%			2026	\$2,124,800	1	\$90,800	
	Convector/Radiator	5%			2029	\$44,900	1	\$2,600	
	Unit Heater - Hot Water	5%	Now	\$600	2026	\$31,400			
	Broken, Extent : Severe, Area Affected : 2%								
	Location : Entry Vestibule								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	80%			2034	**	1	\$141,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Chiller Room, Basement							
		Explanation : 2 Units							
	No Component	20%							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$8,000	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	\$1,506,400	1	\$100,800	
Heat Rejection									
	Water Cooling Tower	100%			2036	**	2	\$164,100	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$154,700	LIFE	**	2-5	\$90,900	
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Exhaust Fans									
	Interior	100%			2031	\$597,300	2	\$5,000	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	Now	\$73,700	2036	**	1		
		Not Insulated, Extent : Severe, Area Affected : 20%							
		Location : Basement							
HW Heat Exchanger									
	Steam Fired	100%	Now	\$80,200	2041	**	4	\$16,100	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Basement							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2024	\$5,700	4	\$5,200	
Sewage Ejector(s)									
	Electric	100%	0-2	\$48,400	2041	**	4	\$6,500	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Backflow Preventer									
	Generic	100%			2031	\$42,700	1	\$10,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Basement To 10th Floor							
		Explanation : 5 Units							
	Hydraulic	20%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement To 1st Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2041		* *	1-5	\$82,200
	Sprinkler								
	Generic	100%			2041		* *	1-2	\$45,700
	Fire Pump								
	Generic	100%			2034		* *	1	\$30,500
	Chemical System								
	No Component	99%							
	Generic	1%			2026	\$300		1-3	

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$467,500	\$1,107,700
Interior Architecture	\$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 A	\$467,500	\$1,194,100
Importance Code B	\$1,641,500	\$18,333,700
Importance Code C	\$678,800	\$149,600
Total	\$2,787,800	\$19,677,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$93,200		\$7,200	
Interior Architecture	\$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/Escalators	\$59,200	\$59,200	\$59,200	\$59,200
Total	\$416,500	\$164,300	\$219,700	\$178,300
Importance Code A	\$102,200	\$9,000	\$16,400	\$9,000
Importance Code B	\$292,400	\$155,300	\$203,300	\$169,300
Importance Code C	\$22,000			
Total	\$416,500	\$164,300	\$219,700	\$178,300



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Copper/Terne	3%			2036	* *	10	\$16,100	
				Deformed/Dented, Extent : Moderate, Area Affected : 15%					
				Location : East And West Service Entrances					
				Deteriorated Finish, Extent : Moderate, Area Affected : 10%					
				Location : East And West Service Entrances					
				Staining/Discoloring, Extent : Moderate, Area Affected : 15%					
				Location : East And West Service Entrances					
	Masonry: Limestone	70%			LIFE	* *	5	\$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									
	Glass Block	5%			LIFE	* *	5	\$7,700	
	Metal/Detention Type	45%			2041	* *	5	\$202,300	
	Steel	5%	Now	\$20,200	2039	* *	5	\$38,600	
				Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%					
				Location : North Facade					
	Steel	45%			2039	* *	5	\$694,100	
Parapets									
	Masonry: Brick	40%			LIFE	* *	5-10	\$7,600	
	Masonry: Limestone	40%			LIFE	* *	5-10	\$13,500	
	Metal: Cage/Fence	20%	Now	\$1,200	2036	* *	5	\$1,800	
				Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
Roof									
	Built-Up (BUR)	30%			2031	\$152,200	10	\$10,200	
	Cast in Place Concrete	40%	Now	\$20,600	LIFE	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Over 11 West Housing Area					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Over 11 West Housing Area					
	IRMA/Protected Membrane	25%			2031	\$74,500	10	\$8,500	
	IRMA/Protected Membrane	5%	Now	\$3,000	2031	\$14,900			
				Water Penetration, Extent : Severe, Area Affected : 5%					
				Location : Over Connecting Bridge					
Soffits									
	Granite Panels	10%			LIFE	* *	5		
	Stucco Cement	90%			2036	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	50%			LIFE	**	5	\$626,800		
Ceramic Tile	5%	4+	\$30,500	2034	**	5	\$7,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Various Bathrooms									
Quarry Tile	5%			2036	**	5	\$21,500		
Vinyl Tile	40%	Now	\$53,600	2031	\$1,071,300	3	\$43,000		
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Basement, Corridors, Connecting Bridge, 1st Floor Adjacent To Sally Port									
Interior Walls									
Cast in Place Concrete	20%			LIFE	**	10	\$243,700		
Concrete Masonry Unit	58%			LIFE	**	5	\$226,100		
Glass: Single Pane	10%	Now	\$322,000	LIFE	**	5	\$36,600		
Other Observation, Extent : Moderate, Area Affected : 40%									
Location : Control Rooms									
Explanation : Glazing Clouded									
Metal Security Bars	10%			LIFE	**	10	\$9,700		
Metal: Cage/Fence	2%			LIFE	**	10	\$2,000		
Ceilings									
AcousTileConcealSpLn	25%	4+	\$10,300	2036	**	5	\$36,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Corridors									
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Throughout									
Exposed Concrete	15%			LIFE	**	5-10	\$43,600		
Metal Panel	10%			LIFE	**	5	\$58,100		
Plaster	50%			LIFE	**	5-10	\$199,600		
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	100%			2051	**				
Site Pavements									
Public Sidewalk									
Pavers/Stone	100%			2034	**				
On-Site Walkways									
Masonry: Granite	50%			LIFE	**				
Pavers/Stone	50%			2034	**				
Parking/Driveway									
Cast in Place Concrete	50%			2044	**				
Pavers/Stone	50%	Now	\$10,300	2034	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Breezeway Between North And South Buildings									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Breezeway Between North And South Buildings									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	60%			2031	\$51,800	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 4,000 Ampere Main Disconnect Switch									
	Fused Disc Sw	40%			2031	\$34,500	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2029	\$17,400	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 75 Kilovolt-ampere									
Switchgear / Switchboard									
	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									
	Busway	5%			2029	\$33,000	1		
	Thermoplastic	90%			2031	\$594,600	1		
	Thermoplastic	5%			2041	* *	1		
Motor Controllers									
	Locally Mounted	10%			2029	\$82,200	5	\$200	
	Motor Control Center	70%			2029	\$545,200	5	\$4,300	
	Variable Frequency Drive	20%			2036	* *			
Ground									
Grounding Devices									
	Generic	100%	0-2	\$10,500	LIFE	* *	5	\$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main - Basement									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	70%			2029	\$51,900	1	\$48,400	
	Automatic	30%			2036	* *	1	\$20,700	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2027	\$576,200	1	\$87,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - Basement							
		Explanation : Two 500 Kilowatts							
Batteries									
	Lead/Acid	100%			2022	\$1,700	5	\$8,300	
Fuel Storage									
	Day Tank	50%			2030	\$7,600	5	\$17,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room - Basement							
		Explanation : One 250 Gallon							
	Underground Storage	50%			LIFE	* *	5	\$11,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 5,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2031	\$3,286,600	10	\$166,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	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%							
Alarm									
	Security System								
	Generic	100%			2031	\$747,400	1	\$83,900	
Fire/Smoke Detection									
	No Component	90%							
	Generic, Digital	10%			2031	\$255,900	1-3	\$14,300	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2041	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Is Provided From 100 Centre Street							
Conversion Equipment									
	Heat Exchanger, Plate & Frame	95%			2034	**	1	\$89,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Pres. Reducing Valve/LP Steam	5%			2034	**	5	\$600	
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	
	Convactor/Radiator	10%			2029	\$105,500	1	\$6,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2027	\$2,230,700	1	\$207,200	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Previously 2 Units. One Removed, Other Not In Service. Chilled Water Supplied From North Tower.							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2031	\$240,400	4	\$14,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two Pump Sets. Functional But Not In Operation.							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$2,210,700	1	\$118,400	
Heat Rejection									
	Water Cooling Tower	100%			2025	\$748,000	2	\$192,700	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$169,000	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2031	\$561,000	2	\$4,700	
	Roof	20%			2026	\$65,500	2	\$1,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$864,900	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$313,900	2061	* *	4	\$18,900	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : 2 Units In Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			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%							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : 1st Floor To Roof							
		Explanation : 4 Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$96,500	
	Sprinkler								
	No Component	30%							
	Generic	70%			2041	* *	1-2	\$37,500	
	Fire Pump								
	Generic	100%			2034	* *	1	\$35,800	

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DEPARTMENT OF CORRECTION - 072
MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset # : 2033

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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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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

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

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$77,600		\$100	
Interior Architecture	\$74,600		\$7,700	\$4,700
Electrical	\$69,900	\$29,300	\$47,700	\$31,500
Mechanical	\$54,200	\$29,300	\$58,000	\$28,100
Site Pavements	\$2,100			
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$317,800	\$98,100	\$153,100	\$103,700
Importance Code A	\$83,800		\$100	
Importance Code B	\$200,700	\$98,100	\$153,000	\$103,700
Importance Code C	\$33,300			
Total	\$317,800	\$98,100	\$153,100	\$103,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%	Now	\$37,600	LIFE	**	5	\$56,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : 8th Floor Recreation Yard									
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Lintels At Cell Floors, 4th Floor									
	Masonry: Granite	3%			LIFE	**	5	\$2,700	
	Metal Sect. OHD	2%			2036	**	5	\$3,700	
Windows									
	Aluminum	20%			2039	**	5	\$300	
	Glass Block	15%			LIFE	**	5	\$200	
	Metal/Detention Type	50%	0-2	\$27,500	2031	\$137,500	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%									
Location : Receiving Area, Kitchen, Day Room									
Thermally Inefficient, Extent : Severe, Area Affected : 50%									
Location : Throughout									
	Steel	15%	Now	\$10,900	2056	**	5	\$1,200	
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Parapets									
	Masonry: Brick	90%			LIFE	**	5-10	\$92,200	
	Masonry: Limestone	10%	4+	\$3,400	LIFE	**	5	\$1,900	
Caulking Deteriorated, Extent : Light, Area Affected : 10%									
Location : Coping Stone									
Roof									
	Built-Up (BUR)	55%			2031	\$986,100	10	\$66,100	
	Copper/Terne	4%			2046	**	10	\$12,000	
	IRMA/Protected Membrane	9%	0-2	\$4,700	2031	\$94,800			
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Roof With Water Tank									
	Paver: Asphalt	25%	Now	\$29,600	2034	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Roof Yard									
	Skylight, Plastic	7%	Now	\$85,300	2044	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 7th Floor Roof									
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	45%			LIFE	* *	5	\$613,400	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Basement And Throughout							
	Cast in Place Concrete	5%	Now	\$35,600	LIFE	* *	5	\$34,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Steps At Loading Platform							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Steps At Loading Platform							
	Quarry Tile	8%	Now	\$78,800	2036	* *	5	\$18,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Laundry							
	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	5%	Now	\$113,000	2046	* *	5	\$14,600	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
		Location : Recreation Room On Eighth Floor							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Recreation Room On Eighth Floor							
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$23,100	LIFE	* *	5	\$18,900	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Roof Stair							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Stair Bulkhead							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Column Pilasters 7th Floor							
	Glass: Single Pane	3%			LIFE	* *	5	\$14,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Laminated Security Glass							
	Metal Security Bars	5%			LIFE	* *	10	\$3,200	
	Plaster	17%	Now	\$47,300	LIFE	* *	5	\$16,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Basement Throughout							
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : 7th Floor Offices							
	SGFT/Glazed Masonry	35%			LIFE	* *	10	\$55,200	
	Steel Plate	25%			LIFE	* *	5	\$94,500	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Interior									
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$137,800	2036	* *	5	\$19,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : At Entrance									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : First Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : First Floor									
	AcousTileSusp.Lay-In	5%			2044	* *	5	\$15,500	
	Exposed Concrete	40%			LIFE	* *	5-10	\$154,900	
Paint Peeling, Extent : Light, Area Affected : 15%									
Location : Throughout									
	Exposed Struc: Steel	2%	Now	\$1,434,800	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 30%									
Location : 8th Floor Outdoor Recreation Yard									
	Gypsum Board	5%	Now	\$17,200	LIFE	* *	5	\$19,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement Throughout									
	Metal Panel	5%			LIFE	* *	5	\$38,700	
	Plaster	33%	Now	\$73,800	LIFE	* *	5	\$63,900	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 7th Floor Offices									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$2,100	2044	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	100%			2044	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$98,000	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Potholes, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%									
Location : Throughout									

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	50%			2031	\$43,200	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : No Available Nameplate Ratings							
	Molded Case Bkrs	50%			2041	* *	5	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Main Service Power Breaker Rated At 2,000 Amperes							
Transformers									
	Dry Type	100%			2044	* *	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Elevator Control Room							
		Explanation : Three 51 Kilovolt-ampere, 208/120 Volts							
Switchgear / Switchboard									
	Air Circuit Breaker	80%			2031	\$300,800	5	\$900	
	Molded Case Bkrs	20%			2041	* *	5	\$1,100	
Raceway									
	Conduit	80%			2031	\$343,100	1		
	Conduit	20%			2041	* *	1		
Panelboards									
	Fused Disc Sw	5%			2039	* *	5	\$200	
	Molded Case Bkrs	15%			2039	* *	5	\$800	
	Molded Case Bkrs	80%			2030	\$315,500	5	\$4,400	
Wiring									
	Braided Cloth	80%	2-4	\$528,600	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2041	* *	1		
Motor Controllers									
	Locally Mounted	5%			2036	* *	5	\$100	
	Locally Mounted	10%			2029	\$82,200	5	\$100	
	Locally Mounted	5%	2-4	\$41,100	2051	* *	5		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Locally Mounted	3%			2044	* *	5		
	Locally Mounted	2%	0-2	\$16,400	2051	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Starters Are Rusted.							
	Motor Control Center	75%			2029	\$584,200	5	\$4,300	
Ground									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,500	LIFE	* *	5	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room In The Basement							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2029	\$24,700	1	\$32,100	
	Automatic	50%			2036	* *	1	\$32,100	
Generators									
	Diesel	50%			2027	\$192,100	1	\$40,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 1							
		Explanation : Emergency Generator Rated At 400 Kilowatts							
	Diesel	50%			2034	* *	1	\$40,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room 2							
		Explanation : Emergency Generator Rated At 750 Kilowatts. Generator Is Not Regularly Tested.							
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$7,700	
Fuel Storage									
	Day Tank	50%			2039	* *	5	\$19,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallon Capacity							
	Main Tank	50%			2034	* *	5	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 5,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2031	\$2,264,900	10	\$115,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2031	\$377,500	10	\$19,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	10%			2036	* *	10	\$19,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways, Kitchen, Visitors Area							
	Incandescent	2%			2026	\$75,500	2	\$100	
	LED	18%			2036	* *			

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

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

Lighting

Egress Lighting

Emergency, Service	35%			2026	\$39,500	1			
Emergency, Battery	5%			2031	\$15,500	10		\$2,500	
Exit, Service	50%			2026	\$38,300	1			
Exit, Battery	10%	0-2		2041	* *				

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

Location : Throughout Building

Explanation : Fixtures Are Old And Beyond Their Useful Life.

Exterior Lighting

HID	20%			2031	\$173,400	10		\$100	
No Component	80%								

Alarm

Security System

Generic	100%			2026	\$694,700	1		\$78,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

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

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

Location : Throughout The Building

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

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

Heating

Energy Source

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

Location : Adjacent D C A S Building

Explanation : Steam Supplied From Adjacent Queens Borough Hall Building

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2027	\$142,400	5		\$12,400	
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Other Observation, Extent : Light, Area Affected : 5%

Location : Basement

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$728,000	2031	\$3,640,000	4	\$10,300	
				Corroded, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
				Malfunctioning, Extent : Severe, Area Affected : 25%					
				Location : Condensate Return System, Throughout					
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Vacuum Pump Leaks. Basement Mechanical Equipment Room					
				Steam Traps Faulty, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
Terminal Devices									
	Air Handler	55%	Now	\$1,663,300	2041	* *	1	\$63,900	
				Corroded, Extent : Severe, Area Affected : 40%					
				Location : Various					
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Various					
	Air Handler	15%			2031	\$453,600	1	\$19,400	
	Convactor/Radiator	18%	Now	\$20,700	2029	\$207,200	1	\$10,900	
				Corroded, Extent : Severe, Area Affected : 15%					
				Location : Various					
	Convactor/Radiator	2%			2036	* *	1	\$1,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 2nd Floor Throughout					
				Explanation : Hot Water Radiators					
	Unit Heater - Steam	10%			2026	\$76,900	4	\$2,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$134,600	2	\$600	
				R-22 Refrigerant, Extent : Light, Area Affected : 5%					
				Location : Roof Of Visiting Area					
	Split Unit	5%			2036	* *			
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : Various					
				Explanation : R-410a					
	Split Unit	5%			2031	\$229,500			
	Window/Wall Unit	5%			2024	\$22,400	1		
	No Component	80%							
Heat Rejection									
	Evaporative Condenser	5%			2036	* *	2	\$7,300	
	No Component	95%							
Ventilation									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	70%	Now	\$277,500	LIFE	* *	2-5	\$81,500	
Damaged, Extent : Severe, Area Affected : 70%									
Location : Various									
Other Observation, Extent : Light, Area Affected : 20%									
Location : Basement, 1st Floor									
Explanation : Ventilation Does Not Exist In Lobby, Basement And Various Offices									
	No Component	30%							
Exhaust Fans									
	Interior	70%	Now	\$535,600	2041	* *	2	\$3,600	
On Extended Life, Extent : Severe, Area Affected : 70%									
Location : Throughout									
	No Component	30%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$320,600	2031	\$1,603,200	1		
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Water Main And Various Locations									
HW Heat Exchanger									
	Steam Fired	50%			2031	\$171,200	4	\$15,500	
	Steam Fired	50%	Now	\$171,200	2061	* *	4	\$10,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Equipment Room									
Explanation : Unit Not In Service. Point Of Use Electric Heaters Being Used Throughout.									
Sanitary Piping									
	Cast Iron	100%	0-2	\$157,400	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor									
Explanation : Piping Decaying Due To Corrosion									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%	Now	\$7,300	2026	\$7,300	4	\$4,400	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement Next To Vacuum Pump									
Backflow Preventer									
	Generic	100%			2031	\$54,700	1	\$12,800	
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Throughout									

Vertical Transport

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

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

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.182 / 4246 **Yr Built/Renovated** : 1992 / 1992
Area Sq Ft : 82,625 **Project Type** : CORRECTION
Date of Survey : 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



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

Asset # : 4246

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	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								
	Modified Bitumen	100%			2030	\$1,305,300	10	\$48,200	
Interior									
	Floors								
	Cast in Place Concrete	68%	Now	\$87,200	LIFE	**	5	\$184,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Load Docking							
	Raised Access Floor	5%	Now	\$152,000	2033	**	5	\$11,600	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 40%							
		Location : Detention Control Rooms							
	Terrazzo	25%			LIFE	**	5	\$24,200	
	Traffic Topping	2%			2035	**	5	\$3,100	
	Interior Walls								
	Cast in Place Concrete	10%	Now	\$36,300	LIFE	**			
		Diagonal Cracks, Extent : Light, Area Affected : 10%							
		Location : Various Locations In Mechanical Space							
	Ceramic Tile	8%			2033	**	5	\$11,500	
	Concrete Masonry Unit	69%			LIFE	**	5	\$39,700	
	Glass: Single Pane	5%			LIFE	**	5	\$5,400	
	Metal Security Bars	8%			LIFE	**			
	Ceilings								
	AcousTileSusp.Lay-In	5%			2035	**	5	\$6,200	
	Exposed Concrete	50%	Now	\$79,300	LIFE	**	5	\$9,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Various Locations Throughout Basement							
	Metal Panel	25%	Now	\$205,900	LIFE	**	5	\$38,600	
		Staining/Discoloring, Extent : Severe, Area Affected : 60%							
		Location : Various Locations Throughout							
	Plaster	20%			LIFE	**	5	\$15,500	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2035	**	5	\$300	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2040	**	5	\$2,200	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2040	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2038	* *	5	\$2,200	
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2035	* *	5	\$100	
	Motor Control Center	90%			2035	* *	5	\$2,000	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2035	* *	1	\$25,400	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2025	\$2,708,400	10	\$75,800	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	30%			2025	\$24,300	1		
	Emergency, Battery	20%			2025	\$44,400	10	\$4,000	
	Exit, Service	50%			2025	\$27,500	1		
	Exterior Lighting								
	LED	100%			2035	* *			
Alarm									
	Security System								
	Generic	100%			2030	\$498,400	1	\$30,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$50,900	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2040	* *	1		

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	50%			2033	**	1	\$20,400	
	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	
	Convactor/Radiator	10%	Now	\$1,700	2035	**	1	\$2,400	
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
		Explanation : Convectors Vent Holes Painted Shut Restricting Air Flow							
	Convactor/Radiator	10%			2035	**	1	\$2,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2030	\$125,000	2	\$500	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Adjacent Building							
		Explanation : Served By Offsite Chiller							
	Distribution								
	CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$5,500	
	No Component	10%							
	Terminal Devices								
	Air Handler/Dir Expansion	10%			2035	**	1		
	Air Handler/Cool/Ht	90%			2030	\$155,800	1	\$46,000	
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2030	\$3,100	2	\$5,800	
	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	

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

Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Two Units From Basement To 2nd Floor, Two Units From Basement To Penthouse								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$43,200	
	Sprinkler								
	No Component	90%							
	Generic	10%			2040	* *	1-2	\$2,300	
	Chemical System								
	No Component	98%							
	Generic	2%			2025	\$1,000	1-3	\$100	

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.183 / 4245 **Yr Built/Renovated** : 1992 / 1992
Area Sq Ft : 108,087 **Project Type** : CORRECTION
Date of Survey : 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Pre-Cast Concrete	100%			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								
	Modified Bitumen	100%	Now	\$1,305,300	2040	**			
	Water Penetration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Interior									
	Floors								
	Cast in Place Concrete	68%			LIFE	**	5	\$240,600	
	Raised Access Floor	5%	Now	\$198,800	2033	**	5	\$15,200	
	Loose/Delam Surface, Extent : Severe, Area Affected : 100%								
	Location : Throughout 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	5%	Now	\$26,100	2035	**	5	\$4,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Exposed Concrete	50%	Now	\$519,000	LIFE	**	5	\$12,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout Basement								
	Metal Panel	25%	Now	\$269,300	LIFE	**	5	\$50,600	
	Staining/Discoloring, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Plaster	20%			LIFE	**	5	\$20,200	

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

Over 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$95,400	3	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : No Nameplate Ratings Available						
	Transformers								
	Dry Type	100%			2028	\$274,100	3	\$800	
	Feeders								
	Cable	100%			2038	* *	1		
	Raceway								
	Conduit	100%			2040	* *	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2030	\$73,800	5	\$2,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Switch Rated 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								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	\$44,800	1	\$33,300	
	Generators								
	Diesel	100%			2026	\$351,800	1	\$41,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Generator Room						
			Explanation : Two Diesel Generators Rated At 650 Kilowatts And 900 Kilowatts						
	Batteries								
	Lead/Acid	100%			2023	\$3,000	5	\$4,000	

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

Asset # : 4245

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2038	**	5	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallon Capacity Serving Two Generators							
	Main Tank	50%			2045	**	5	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Two 7,500 Gallon Capacity Tanks							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2025	\$3,543,100	10	\$99,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	30%			2025	\$31,800	1		
	Emergency, Battery	20%			2025	\$58,100	10	\$5,200	
	Exit, Service	50%			2025	\$35,900	1		
	Exterior Lighting								
	HID	10%			2030	\$81,400	10		
	LED	90%			2035	**			
Alarm									
	Security System								
	Generic	100%			2030	\$652,000	1	\$40,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	**	1-3	\$66,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2050	**	1		
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	50%	2-4	\$14,500	2033	**	1	\$24,000	
		Corroded, Extent : Moderate, Area Affected : 2% Location : Mechanical Room							
	Pres. Reducing Valve/LP Steam	50%			2039	**	5	\$3,200	
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$8,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	90%			2035	**	1	\$60,200	
	Fan Coil Unit/Heat	10%			2035	**	1	\$3,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2033	**	1	\$117,000	
	Distribution								
	CW & CHW Wtr	100%			2040	**	4	\$5,300	
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2035	**	1	\$66,800	
	Heat Rejection								
	Water Cooling Tower	100%			2028	\$766,100	2	\$108,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,300	
	Exhaust Fans								
	Interior	100%			2030	\$718,200	2	\$3,300	
Plumbing									
	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Duplex Units								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Two Units From Basement To 2nd Floor, Two Units From Basement To Penthouse								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$56,500	

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

Asset # : 4245

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

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)
Address : 18-18 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.010 / 2045 **Yr Built/Renovated** : 1976 /
Area Sq Ft : 492,205 **Project Type** : CORRECTION
Date of Survey : 01-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$93,878,400	\$8,799,600
Interior Architecture	\$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 A	\$93,878,400	\$9,467,100
Importance Code B	\$19,507,500	\$16,306,400
Importance Code C	\$1,173,400	\$175,000
Total	\$114,559,300	\$25,948,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$8,900
Interior Architecture				\$32,200
Electrical	\$80,200	\$108,900	\$85,300	\$87,100
Mechanical	\$40,000	\$48,900	\$172,400	\$39,700
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$159,600	\$197,200	\$297,200	\$207,400
Importance Code A		\$500		\$10,100
Importance Code B	\$159,600	\$196,700	\$297,200	\$197,200
Importance Code C				
Total	\$159,600	\$197,200	\$297,200	\$207,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$139,500	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Roof Line							
	Concrete Masonry Unit	6%			LIFE	**	5	\$34,900	
	Glass Block	1%			LIFE	**	5	\$5,800	
	Masonry: Brick	80%	Now	\$17,906,600	LIFE	**	5	\$744,100	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 55%							
		Location : Bulkheads, Corners, Above 2nd Floor Window Heads							
	Metal/Glass Curt Wall	2%			LIFE	**	5	\$34,900	
	Metal Panel	5%	Now	\$200,100	2040	**	5	\$87,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : South Facade Of Gymnasium And Maintenance Area							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Window Wall	3%			2040	**	5	\$104,600	
Windows									
	Metal/Detention Type	97%	Now	\$75,165,900	2060	**	5	\$346,100	
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	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	2028	\$977,800	5	\$130,500	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
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		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	22%	Now	\$168,100	LIFE	* *	5	\$354,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$71,200	2033	* *	5	\$18,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Terrazzo	23%			LIFE	* *	5	\$132,400	
	Traffic Topping	15%	Now	\$136,700	2030	\$2,733,200	5	\$69,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium							
	Vinyl Tile	25%	Now	\$936,800	2025	\$3,122,500	3	\$69,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Uneven Substrate, Extent : Severe, Area Affected : 20%							
		Location : Main Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	10%	Now	\$323,600	2025	\$1,618,100	3	\$27,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Dark Side Corridor							
Interior Walls									
	Cast in Place Concrete	10%	Now	\$204,400	LIFE	* *			
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Steam Room							
	Concrete Masonry Unit	54%	Now	\$969,000	LIFE	* *	5	\$175,000	
		Vertical Cracks, Extent : Light, Area Affected : 10%							
		Location : Mechanical 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	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	25%	Now	\$891,200	2035	* *	5	\$92,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Control Rooms And Stairs							
		Staining/Discoloring, Extent : Severe, Area Affected : 40%							
		Location : Control Rooms And Stairs							
	Exposed Concrete	25%	Now	\$1,181,700	LIFE	* *	5	\$28,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Corridors And Stairways							
	Exposed Struc: Steel	5%			LIFE	* *			
	Metal Panel	10%	Now	\$245,300	LIFE	* *	5	\$92,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Corridors							
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout Corridors							
	Plaster	35%	Now	\$1,349,600	LIFE	* *	5	\$161,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Dark Side Corridor							

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2050	* *	3	\$1,600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Adjacent To Kitchen									
Explanation : Two 600 Amperes, 4,160 Volts Main Disconnects									
Transformers									
Dry Type	100%			2035	* *	3	\$2,700		
Feeders									
Cable	100%			2046	* *	1			
Raceway									
Conduit	100%			2050	* *	1			

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	50%			2050	* *	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Adjacent To Kitchen Explanation : Two Main Service Switches Rated At 3,000 Amperes							
	Air Circuit Breaker	25%			2030	\$58,800	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Old Electrical Room Explanation : Main Service Switch Rated At 4,000 Amperes							
	Fused Disc Sw	25%			2050	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Old Electrical Room Explanation : Main Service Switch Rated At 2,000 Amperes							
Transformers									
	Dry Type	100%			2028	\$31,500	5	\$1,800	
Switchgear / Switchboard									
	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	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$7,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2035	* *	1	\$151,400	
Generators									
	Diesel	100%			2033	* *	1	\$190,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Enclosures Throughout Site Explanation : There Are Four Main Generators And Several Portable Generators Serving This Asset							
Batteries									
	Lead/Acid	100%			2023	\$3,000	5	\$18,200	

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

Asset # : 2045

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	25%			2046	* *	5	\$22,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : W17, 18, 19							
		Explanation : 275 Gallon Capacity							
	Day Tank	25%			2046	* *	5	\$22,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of Main Kitchen Area							
		Explanation : 250 Gallon Capacity							
	Underground Storage	50%			LIFE	* *	5	\$15,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 20,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2025	\$3,226,900	10	\$90,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2030	\$806,700	10	\$22,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		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	
Alarm									
	Security System								
	Generic	100%			2030	\$2,969,300	1	\$183,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$303,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2040	**	1		
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2026	\$608,800	5	\$29,200	
	Distribution								
	Hot Wtr Piping/Pump	60%			2038	**	4	\$21,800	
	Central Plant Steam Piping/Pmp	40%	Now	\$311,200	2040	**	4	\$9,700	
		Other Observation, Extent : Severe, Area Affected : 5% Location : Throughout Building Explanation : Broken Valves And Broken Steam Traps							
	Terminal Devices								
	Air Handler	30%	Now	\$387,800	2030	\$3,877,900	1	\$82,200	
		Broken, Extent : Severe, Area Affected : 100% Location : Fresh Air Dampers And Temperature Controls							
	Convactor/Radiator	70%	Now	\$1,033,500	2035	**	1	\$100,200	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Building 1 Through 5 Explanation : Radiant Heating System Leaks And Is On Extended Life							
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2035	**	1	\$11,400	
	Exterior Pkg Unit - Cooling	40%			2035	**	2	\$12,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
	Split Unit	5%			2035	**			
	Window/Wall Unit	20%			2023	\$383,100	1		
	No Component	30%							
	Distribution								
	Ductwork/Diffusers	45%			LIFE	**	2	\$288,200	
	No Component	55%							
Ventilation									
	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		

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

Asset # : 2045

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2040	* *	4	\$48,700	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%	0-2	\$95,800	LIFE	* *	1		
			Leak Evident, Extent : Severe, Area Affected : 10%						
			Location : Throughout						
	Sump Pump(s) Non-Submersible	100%			2030	\$140,200	4	\$15,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Duplex Unit						
	Sewage Ejector(s) Electric	100%			2030	\$264,800	4	\$29,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Duplex Unit						
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Nine Units From 1st To 2nd Floor, One Unit From 1st To 3rd Floor						
			Explanation : 10 Units						
Fire Suppression									
	Standpipe Generic	100%			2050	* *	1-5	\$248,200	
	Sprinkler No Component	60%							
	Generic	40%			2050	* *	1-2	\$55,200	

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE
Address : RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.270 / 13661 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 11,146 **Project Type** : CORRECTION
Date of Survey : 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	2-4	\$7,800	LIFE	**	5	\$6,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Loading Dock							
	Concrete Masonry Unit	10%			LIFE	**	5	\$3,500	
	Metal Panel	79%	Now	\$15,600	2051	**	5	\$40,900	
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : West Facades At Loading 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	100%	Now	\$40,000	2044	**			
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 15%							
		Location : Roof Gutters Due To Built-up Ice							
		Water Penetration, Extent : Moderate, Area Affected : 3%							
		Location : Above Overhead Doors At Loading Dock							
Soffits									
	Metal Panel	100%			2051	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	98%	Now	\$17,000	LIFE	**	5	\$35,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : At South Freezer Door Threshold							
		Horizontal Cracks, Extent : Light, Area Affected : 2%							
		Location : Loading Dock And Electrical Room							
		Uneven Surface, Extent : Severe, Area Affected : 10%							
		Location : Trench Drains Cracking And Settling 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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Freezer Area							
		Explanation : Structural Steel							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Steel	20%			LIFE	* *	10		
Fiber Board	20%			2036	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Room At West End								
Explanation : Material Actually Firberglass Reinforced Panels								
Metal Panel	60%			LIFE	* *	5		
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2066	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	100%	4+	\$16,800	2040	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2041	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 800 Amperes								
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	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	* *	1	\$3,400	
Generators									
	Not Accessible	100%							
Batteries									
	Not Accessible	100%							
Fuel Storage									
	Underground Storage	100%			LIFE	* *	5	\$1,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : 2,500 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	10%			2031	\$4,900	10	\$1,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2031	\$4,900	10	\$1,000	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Crawl Space								
	LED	80%			2036	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	\$15,000	10	\$1,300	
	Exit, Battery	50%			2031	\$10,200	10	\$400	
Exterior Lighting									
	HID	50%			2031	\$42,000	10		
	LED	50%			2036	* *			
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$4,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$6,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2051	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Pump Air Sourced	10%			2032	* *	2	\$300	
	No Component	90%							
	Terminal Devices								
	Induction Unit	10%			2040	* *	1	\$400	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2029	\$4,300	1		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Electric	100%			2029	\$18,300	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Closet								
	Explanation : 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 Observation, Extent : Light, Area Affected : 100%								
	Location : Crawl Space								
	Explanation : Duplex Unit								
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$700	
	Fixtures								
	Generic	100%							

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES COGENERATION POWER PLANT
Address : 17-19 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.095 / 14781 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 13,769 **Project Type** : CORRECTION
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2118476

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$267,100
Interior Architecture	\$35,100	
Total	\$35,100	\$267,100
Importance Code A		\$267,100
Importance Code B	\$35,100	
Total	\$35,100	\$267,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$9,200		\$3,600	
Interior Architecture	\$5,700		\$1,000	\$1,900
Electrical	\$2,300	\$2,100	\$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 B	\$34,000	\$4,500	\$6,600	\$5,200
Importance Code C	\$3,400			\$900
Total	\$54,900	\$5,800	\$11,600	\$7,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES COGENERATION POWER PLANT
Asset # : 14781

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,900	
Metal/Glass Curt Wall	5%			LIFE	**	5	\$8,600	
Metal Panel	85%			2051	**	5-10	\$267,100	
Metal Coiling Doors	5%			2044	**	5	\$7,100	
Windows								
Aluminum	90%			2047	**	5	\$6,900	
Metal Louvers	10%			2040	**	10	\$4,800	
Parapets								
Metal Panel	100%			2051	**	5	\$32,000	
Roof								
Single Ply Membrane	100%			2036	**	10	\$30,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Ceramic Tile	10%			2040	**	5	\$2,100	
Traffic Topping	85%			2036	**	5	\$21,900	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$1,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
Gypsum Board	5%			LIFE	**	5-10	\$3,100	
No Component	80%							
Ceilings								
AcousTileSusp.Lay-In	10%			2044	**	5	\$2,000	
Exposed Struc: Steel	90%			LIFE	**	10	\$35,100	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
Parking/Driveway								
Asphalt	100%			2040	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2057	* *	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Switch Rated 3,000 Amperes, 5 Kilovolts								
Air Circuit Breaker	50%			2057	* *	3		
Other Observation, Extent : Light, Area Affected : 100%								
Location : 27kv Electrical Room								
Explanation : Four Main Service Switches Rated At 1,500 Amperes, 27 Kilovolts								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2048	**	3	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 3,000 Kilovolt-ampere, 4,160/480/277 Volts							
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2057	**	3	\$100	
	Feeders								
	Busway	100%			2048	**	1		
	Raceway								
	Tray	100%			2048	**	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2057	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Power Breakers Rated At 4,000 Amperes Each.							
	Transformers								
	Dry Type	100%			2048	**	5	\$100	
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			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	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2048	**	1	\$4,200	
	Generators								
	Diesel	100%			2044	**	1	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : Emergency Generator Rated At 500 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$3,000	5	\$500	
	Fuel Storage								
	Main Tank	100%			2066	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At Generator							
		Explanation : 1,000 Gallons Rated Capacity							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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
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Alarm

Fire/Smoke Detection

Generic, Digital	100%		2039	**	1-3	\$8,500
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*

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

Heating

Energy Source

Electricity	20%		2051	**	1	
Natural Gas	80%		2051	**	1	

Conversion Equipment

Steam Boiler	100%	0-2	\$8,300	2044	**	1	\$12,300
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*Corroded, Extent : Moderate, Area Affected : 90%**Location : Boiler Steam Economizer, 2 Unit, In Boiler Room*

Distribution

Steam Piping/Pump	100%	Now	\$22,700	2051	**	
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*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Make Up Water Lines From Power Plan, Water Needs Chemical Treatment*

Terminal Devices

Air Handler	50%		2036	**	1	\$4,300
Fan Coil Unit/Heat	50%		2036	**	1	\$2,200

*Other Observation, Extent : Light, Area Affected : 50%**Location : Cogen Plant**Explanation : Unit Heater - Gas***Air Conditioning**

Energy Source

Electricity	100%		2047	**	1	
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Heat Pump Air Sourced	50%			2032	* *	2	\$400	
	Window/Wall Unit	10%			2029	\$5,400	1		
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Power Distribution Modular Building							
		Explanation : 2 Exterior Wall Mount Air Condoner Units							
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2036	* *	1	\$8,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,200	
	Exhaust Fans								
	Roof	100%			2036	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Electric	100%			2029	\$22,700	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$6,900	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$3,900	

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

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)
Address : 10-10 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.040 / 2026 **Yr Built/Renovated** : 1963 / 1996
Area Sq Ft : 362,978 **Project Type** : CORRECTION
Date of Survey : 30-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$65,538,000	\$579,500
Interior Architecture	\$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 A	\$65,538,000	\$736,100
Importance Code B	\$22,272,900	\$13,939,500
Importance Code C	\$701,700	\$126,700
Total	\$88,512,600	\$14,802,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,500	\$3,500		\$4,200
Interior Architecture	\$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/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$155,200	\$134,700	\$154,900	\$127,400
Importance Code A	\$4,500	\$7,200	\$7,000	\$5,000
Importance Code B	\$150,800	\$127,400	\$147,900	\$122,400
Importance Code C				
Total	\$155,200	\$134,700	\$154,900	\$127,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$52,500	LIFE	**	5	\$46,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Main Loading Dock.								
Masonry: Brick Cavity	94%	Now	\$1,092,800	LIFE	**	5	\$292,300	
Expansion Joint Failure, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Metal Panel	2%	Now	\$4,500	2040	**	5	\$11,700	
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Annex								
Slate Panels	1%	Now	\$324,500	LIFE	**	5	\$2,300	
Spalling, Extent : Severe, Area Affected : 100%								
Location : Window Sills Throughout								
Windows								
Aluminum	5%			2038	**	5	\$6,900	
Metal/Detention Type	95%	Now	\$52,232,500	2060	**	5	\$240,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout.								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick Cavity	67%			LIFE	**	5	\$10,900	
Metal Panel	4%			2040	**	5	\$2,500	
Metal Rail	25%			2035	**	5-10	\$73,800	
Metal: Cage/Fence	4%			2035	**	5-10	\$5,100	
Roof								
Built-Up (BUR)	98%	Now	\$11,594,300	2040	**			
Blisters, Extent : Severe, Area Affected : 50%								
Location : Throughout.								
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : Various Locations.								
Metal Panel	2%	Now	\$196,700	2050	**			1
Water Penetration, Extent : Severe, Area Affected : 100%								
Location : Annex								
Soffits								
Metal Panel	100%			2040	**	5-10		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2026	\$691,400	3	\$40,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$118,800	
	Ceramic Tile	5%	Now	\$52,500	2033	**	5	\$13,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Quarry Tile	5%	Now	\$31,100	2035	**	5	\$20,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Kitchen Area								
	Terrazzo	30%			LIFE	**	5	\$127,300	
	Traffic Topping	20%			2030	\$2,687,500	5	\$135,800	
	Vinyl Tile	15%	Now	\$552,700	2030	\$1,381,600	3	\$30,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	10%	Now	\$1,193,300	2040	**	3	\$20,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 40%								
	Location : Throughout Housing Areas								
Interior Walls									
	Concrete Masonry Unit	55%	Now	\$701,700	LIFE	**	5	\$126,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	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	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Lobby And Throughout								
	Exposed Concrete	35%	Now	\$610,000	LIFE	**	5	\$29,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Basement Mechanical Rooms								
	Metal Panel	5%			LIFE	**	5	\$34,000	
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : Gymnasium								
	Plaster	30%	0-2	\$213,300	LIFE	**	5	\$101,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Corridors								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$156,700	5	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 5,000 Ampere Main Disconnect Switch							
	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	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	\$224,200	1	\$111,700	
	Generators								
	Diesel	50%			2026	\$871,100	1	\$70,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : 250 Kilowatts							
	Diesel	49%			2039	* *	1	\$68,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : Capacity Information Not Available							
	Diesel	1%			2026	\$17,400	1	\$1,400	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Basement Generator Room							
	Batteries								
	Lead/Acid	100%			2023	\$3,000	5	\$13,400	
	Fuel Storage								
	Day Tank	50%			2029	\$26,300	5	\$33,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Two 30 Gallons							
	Main Tank	50%			2033	* *	5	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Oil Storage Room							
		Explanation : One 2,200 Gallon							

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2025	\$8,328,800	10	\$233,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2035	* *	10	\$83,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	5%			2035	* *			
Egress Lighting									
	Emergency, Service	50%			2025	\$178,000	1		
	Emergency, Service	20%			2035	* *	1		
	Exit, Service	30%			2025	\$72,400	1		
Exterior Lighting									
	HID	70%			2025	\$1,913,400	10	\$800	
	HID	30%			2035	* *	10	\$300	
Alarm									
	Security System								
	Generic	100%			2035	* *	1	\$135,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$223,700	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2040	* *	1		
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	65%			2039	* *	5	\$14,000	
	Pres. Reducing Valve/LP Steam	35%			2033	* *	5	\$7,500	
Distribution									
	Central Plant Steam Piping/Pmp	30%			2050	* *	4	\$8,100	
	Central Plant Steam Piping/Pmp	70%			2040	* *	4	\$12,500	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	5%			2030	\$476,600	1	\$11,200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : First Floor Mechanical Room							
	Convector/Radiator	30%	0-2	\$54,400	2028	\$1,088,800	1	\$31,700	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout, Malfunctioning Steam Traps							
	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 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	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 Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
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	100%	Now	\$97,600	2030	\$195,200	4	\$14,400	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : One Of Two In Basement							
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

Asset # : 2026

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

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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 : RIKERS ISLAND FACILITIES FIRE COMMAND CENTER
Address : 17-29 HAZEN STREET RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.280 / 13662 **Yr Built/Renovated** : 1940 / 2011
Area Sq Ft : 3,600 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Cast in Place Concrete	10%	Now	\$16,900	LIFE	**	5	\$3,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Above East Garage Door Lintel							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Upper Wall, South Facade And Truck Entrance							
	Masonry: Brick	55%	Now	\$49,700	LIFE	**	5	\$4,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Corners							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vertical Cracks, Extent : Light, Area Affected : 2%							
		Location : South Facade							
	Metal Panel	20%			2057	**	5-10	\$10,300	
	Metal Sect. OHD	5%	Now	\$23,400	2051	**	5	\$600	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : East Facade							
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : East Facade							
		Explanation : Corroded Jambs And Lintels Above All Overhead Doors Are Severely Deteriorated							
	Metal Coiling Doors	10%			2044	**	5	\$2,300	
	Windows								
	Aluminum	100%			2047	**	5	\$600	
	Roof								
	Not Accessible	100%							
	Soffits								
	Wood	100%			2029		5		
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
Interior									
	Floors								
	Cast in Place Concrete	75%	Now	\$6,200	LIFE	**	5	\$6,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Apparatus Floor							
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Apparatus Floor And Mechanical Room							
	Quarry Tile	5%			2036	**	5	\$300	
	Vinyl Tile	20%	Now	\$13,500	2041	**	3	\$300	
		Adhesion Failure, Extent : Moderate, Area Affected : 5%							
		Location : Office Area							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Office Area							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Office Area							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$100	2040	**	5		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilet And Shower								
Concrete Masonry Unit	58%			LIFE	**	5	\$900	
Gypsum Board	10%			LIFE	**	5-10	\$300	
Plaster	5%	Now	\$2,700	LIFE	**	5		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East Wall								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : East Wall								
SGFT/Glazed Masonry	25%	Now	\$3,900	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Ceilings								
Exposed Concrete	75%			LIFE	**	5-10	\$3,700	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Apparatus Room								
Gypsum Board	25%	Now	\$1,000	LIFE	**	5	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilet In Original Building								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	**			
Site Pavements								
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 Affected : 15%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2051	* *	5	\$100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Garage									
Explanation : One 50 Ampere Main Disconnect Switch									
Raceway									
Conduit	100%			2051	* *	1			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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	\$3,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	40%			2036	* *	1		
	Emergency, Battery	10%			2036	* *	10	\$100	
	Exit, Service	50%			2036	* *	1		
	Exterior Lighting								
	HID	100%			2036	* *	10		
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$2,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	40%			2041	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Power House							
	Electricity	60%			2051	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Pump Air Sourced	30%			2032	* *	2	\$300	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Trailer Section							
		Explanation : 3 Package Units							
	Radiant Heater	30%			2036	* *	2	\$500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Trailer Section							
		Explanation : 8 Electrical Radiant Heaters							
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Low Pressure Steam Provided From Adjacent Building							
	Distribution								
	Central Plant Steam Piping/Pmp	40%			2031	\$27,300	4	\$100	
	No Component	60%							
	Terminal Devices								
	Fan Coil Unit/Heat	40%			2031	\$24,200	1	\$500	
	Induction Unit	30%			2040	* *	1	\$400	
	No Component	30%							
Air Conditioning									
	Energy Source								
	Electricity	60%			2047	* *	1		
	No Component	40%							
	Conversion Equipment								
	Heat Pump Air Sourced	30%			2032	* *	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : 3 Package Units In Trailer Section							
	Window/Wall Unit	30%			2029	\$4,200	1		
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2026	\$5,900	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Closet							
		Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER
Address : 15-15 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.030 / 2025 **Yr Built/Renovated** : 1969 / 2005
Area Sq Ft : 469,815 **Project Type** : CORRECTION
Date of Survey : 30-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$50,601,400	\$64,639,100
Interior Architecture	\$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 A	\$50,601,400	\$64,874,100
Importance Code B	\$25,305,300	\$27,883,500
Importance Code C	\$883,600	\$113,400
Total	\$76,790,400	\$92,871,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	\$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/Escalators	\$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 B	\$193,000	\$162,600	\$180,000	\$194,100
Importance Code C		\$20,300		
Total	\$209,300	\$203,300	\$196,200	\$211,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$465,000	
	Masonry: Brick	65%	Now	\$10,911,800	LIFE	**	5	\$604,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Metal Panel	5%			2040	**	5-10	\$319,700	
	Pre-Cast Concrete	4%	Now	\$490,500	LIFE	**	5	\$120,900	
	Caulking Deteriorated, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Pre-Cast Concrete	16%			LIFE	**	5	\$483,600	
Windows									
	Aluminum	17%	Now	\$139,100	2038	**	5	\$16,600	
	Air Infiltration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal/Detention Type	80%	Now	\$18,597,800	2030	\$61,992,500	5	\$285,400	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Louvers	3%			2033	**	10	\$36,700	
Parapets									
	Metal Panel	10%	Now	\$282,300	2040	**	5	\$17,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Rail	25%	Now	\$122,200	2035	**	5	\$163,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout.								
	Metal: Cage/Fence	30%			2035	**	5-10	\$213,500	
	Pre-Cast Concrete	35%			LIFE	**	5	\$202,400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	75%	Now	\$14,627,000	2040	**			1
		Blisters, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	Modified Bitumen	20%			2025	\$3,900,500	10	\$144,100	
	Single Ply Membrane	5%	Now	\$1,137,700	2040	**			
		Blisters, Extent : Severe, Area Affected : 100%							
		Location : Administration Area							
Interior									
Floors									
	Carpet	2%			2026	\$375,000	3	\$22,100	
	Cast in Place Concrete	18%	Now	\$137,500	LIFE	**	5	\$290,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Mechanical Rooms							
	Quarry Tile	2%	Now	\$84,400	2035	**	5	\$11,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Kitchen							
	Terrazzo	25%	Now	\$1,707,300	LIFE	**	5	\$143,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Main Corridor And Building Entrance Area.							
	Traffic Topping	3%			2030	\$546,600	5	\$27,600	
	Vinyl Tile	35%	Now	\$1,748,600	2030	\$4,371,500	3	\$96,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Throughout.							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile 9" X 9"	10%			2025	\$1,618,100	3	\$36,800	
	Wood	5%	Now	\$484,500	2045	**	5	\$34,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Gymnasium							
Interior Walls									
	Cast in Place Concrete	5%	Now	\$255,500	LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Basement North Wall Mechanical Space And Corridors							
	Ceramic Tile	5%			2033	**	5	\$40,500	
	Concrete Masonry Unit	35%	Now	\$628,000	LIFE	**	5	\$113,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	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	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	15%	Now	\$178,200	2035	* *	5	\$69,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Exposed Concrete	40%	Now	\$1,890,600	LIFE	* *	5	\$46,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Main Corridor And Mechanical Rooms							
	Exposed Struc: Steel	5%			LIFE	* *			
	Metal Panel	30%	Now	\$1,471,700	LIFE	* *	5	\$276,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout.							
		Deteriorated Finish, Extent : Moderate, Area Affected : 60%							
		Location : Throughout.							
	Plaster	10%	Now	\$192,800	LIFE	* *	5	\$46,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Stair Halls							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Roof Hatch							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$164,500	5	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere And One 5,000 Ampere Main Disconnect Switch								
Fused Disc Sw	30%			2030	\$70,500	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch For Emergency								
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	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%			2029	\$1,258,400	1		
	Thermoplastic	30%			2030	\$539,300	1		
Motor Controllers									
	Locally Mounted	100%			2028	\$584,000	5	\$3,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$6,900	
Stand-by Power									
Transfer Switches									
	Automatic	80%			2028	\$251,100	1	\$115,600	
	Automatic	20%			2043	* *	1	\$28,900	
Generators									
	Diesel	100%			2026	\$2,438,900	1	\$181,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And Outdoor Enclosure									
Explanation : Four 600 Kilowatt									
Batteries									
	Lead/Acid	100%			2023	\$3,000	5	\$17,400	
Fuel Storage									
	Day Tank	50%			2046	* *	5	\$43,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 275 Gallons									
	Main Tank	50%			2033	* *	5	\$6,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : One 5,000 Gallon Tank									
Lighting									
Interior Lighting									
	Fluorescent	28%			2035	* *	10	\$120,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	70%			2025	\$10,780,300	10	\$301,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Incandescent	2%			2025	\$308,000	2	\$200	
Egress Lighting									
	Emergency, Service	20%			2035	* *	1		
	Emergency, Service	40%			2025	\$184,300	1		
	Exit, Battery	40%			2030	\$428,100	10	\$12,700	
Exterior Lighting									
	HID	100%			2025	\$3,537,900	10	\$1,400	
Alarm									

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

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

Alarm

Security System
Generic

100%

2035

* *

1

\$175,500

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

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$289,500

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2040

* *

1

Conversion Equipment

Heat Exchanger, Plate &
Frame

70%

2033

* *

1

\$162,600

Pres. Reducing
Valve/LP Steam

30%

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

30%

Now

\$74,000

2030

\$3,701,500

1

\$78,400

*Leak Evident, Extent : Moderate, Area Affected : 40%**Location : Coils In Basement*

Convactor/Radiator

70%

2028

\$3,288,200

1

\$106,200

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating
Compr/Chiller

2%

2025

\$149,000

1

\$4,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Serves Auditorium Only*

Split Unit

15%

2030

\$2,809,500

Window/Wall Unit

15%

2025

\$274,300

1

No Component

68%

Distribution

CW & CHW Wtr

2%

2040

* *

4

\$500

Pipe/Pump

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.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$262,000	
Exhaust Fans									
	Interior	20%			2030	\$624,300	2	\$2,900	
	Roof	80%	Now	\$23,300	2030	\$1,165,400	2	\$9,200	
Broken, Extent : Light, Area Affected : 100%									
Location : Fan Covers									
Plumbing									
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%			2035	**	4	\$14,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Duplex Units In Several Areas									
Sewage Ejector(s)									
	Compressed Air	100%			2040	**	4	\$4,700	
Backflow Preventer									
	Generic	100%			2035	**	1	\$28,800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Units From Basement To 2nd Floor, 1 Unit From Basement To 1st Floor									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2040	**	1-5	\$245,600	
Sprinkler									
	No Component	50%							
	Generic	50%			2040	**	1-2	\$65,800	

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES GEORGE R. VIerno CENTER GRVC
Address : 09-09 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.180 / 4127 **Yr Built/Renovated** : 1986 / 2006
Area Sq Ft : 274,813 **Project Type** : CORRECTION
Date of Survey : 25-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,987,300	\$968,000
Interior Architecture	\$1,476,000	\$4,344,500
Electrical	\$8,797,300	\$13,783,500
Mechanical	\$2,042,400	\$5,949,000
Total	\$15,303,000	\$25,045,000
Importance Code A	\$2,987,300	\$1,124,700
Importance Code B	\$12,315,700	\$23,755,000
Importance Code C		\$165,200
Total	\$15,303,000	\$25,045,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,900	\$900		
Interior Architecture	\$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
Importance Code B	\$113,200	\$97,900	\$131,700	\$124,600
Importance Code C		\$27,900		
Total	\$124,600	\$137,700	\$138,700	\$132,100



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$97,600	
	Metal Panel	70%	Now	\$1,045,500	2040	**	5	\$683,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
	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									
	Single Ply Membrane	97%	Now	\$1,721,600	2035	**			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%									
Location : Various Locations Throughout									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Throughout Corridors									
	Skylight, Plastic	3%			2035	**	1		
Soffits									
	Metal Panel	100%	Now	\$3,900	2040	**	5	\$10,100	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Loading Dock									
Interior									
Floors									
	Cast in Place Concrete	43%	Now	\$73,400	LIFE	**	5	\$386,900	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Various Locations In The Mechanical Space									
	Ceramic Tile	10%	Now	\$159,000	2033	**	5	\$20,600	
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Throughout									
	Quarry Tile	2%	Now	\$23,600	2035	**	5	\$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Food Service Area									
	Traffic Topping	10%			2030	\$1,017,300	5	\$51,400	
	Vinyl Tile	35%	Now	\$732,200	2030	\$2,440,800	3	\$54,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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/Missing Elements, Extent : Light, Area Affected : 25%								
Location : Control Rooms Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Control Rooms Throughout								
Exposed Concrete	25%			LIFE	* *	5	\$16,100	
Metal Panel	65%	Now	\$445,100	LIFE	* *	5	\$334,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Corridors								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$156,700	5	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three Main Service Switches Rated At 2,000 Amperes 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	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$4,000	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	\$134,500	1	\$84,600	
	Generators								
	Diesel	100%			2026	\$1,045,300	1	\$106,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Second Floor Generator Room								
	Explanation : Two Diesel Generators Rated At 1,100 Kilowatts Each.								
	Batteries								
	Lead/Acid	100%			2023	\$3,000	5	\$10,200	
	Fuel Storage								
	Day Tank	50%			2038	* *	5	\$25,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Second Floor Generator Room								
	Explanation : 275 Gallon Capacity Serving Both Generators								
	Main Tank	50%			2045	* *	5	\$4,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside Underground								
	Explanation : 8,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	95%			2025	\$8,557,900	10	\$239,400	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	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	
Alarm									
	Security System								
	Generic	100%			2030	\$1,657,800	1	\$102,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2030	\$5,675,400	1-3	\$169,400	

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	99%	2-4	\$1,000	2040	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Mechanical Room Explanation : Small Leak							
	Natural Gas	1%			2050	**	1		
	Conversion Equipment								
	Furnace	1%			2030	\$12,100	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Roof Mounted Units							
	Heat Exchanger, Plate & Frame	50%	Now	\$7,400	2033	**	1	\$61,100	
		Other Observation, Extent : Moderate, Area Affected : 5% Location : Mechanical Room J Explanation : Insulation Damaged Or Missing							
	Pres. Reducing Valve/LP Steam	49%			2033	**	5	\$8,000	
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$40,000	2038	**	4	\$13,500	
		Corroded, Extent : Moderate, Area Affected : 5% Location : Upper Level In Mechanical Room J							
	Terminal Devices								
	Air Handler	60%			2030	\$4,330,200	1	\$102,000	
	Convactor/Radiator	3%	Now	\$1,600	2035	**	1	\$2,400	
		Other Observation, Extent : Moderate, Area Affected : 1% Location : Throughout Explanation : Convector Air Holes Painted Shut Restricting Air Flow							
	Convactor/Radiator	37%			2035	**	1	\$32,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Split Unit	10%			2035	**			
	Window/Wall Unit	5%			2025	\$53,500	1		
	No Component	85%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$35,800	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$153,200	
	Exhaust Fans								
	Interior	60%			2030	\$1,095,600	2	\$5,100	
	Roof	40%			2030	\$340,900	2	\$3,400	

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%	Now	\$1,913,000	2040	* *	1		
Broken, Extent : Moderate, Area Affected : 2%									
Location : Various Mixing Valves									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : Triplex Booster Pump Not Operational, Domestic Main Valve 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 Generic	15% 85%			2040	* *	1-2	\$65,400	
	Fire Pump Generic	100%			2033	* *	1	\$51,300	

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Address : 14-14 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.050 / 2027 **Yr Built/Renovated** : 1933 / 2003
Area Sq Ft : 405,852 **Project Type** : CORRECTION
Date of Survey : 03-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,893,800	\$202,800
Interior Architecture	\$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 A	\$2,893,800	\$939,700
Importance Code B	\$33,581,200	\$23,898,200
Importance Code C	\$928,300	\$186,700
Total	\$37,403,400	\$25,024,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture			\$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 A			\$12,100	
Importance Code B	\$140,200	\$77,600	\$178,700	\$120,600
Importance Code C				
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.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$73,000	LIFE	* *	5	\$64,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : D Mechanical Area And South Side.								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building Vacated								
Explanation : Facility Condemned In 2014								
Masonry: Brick	85%	Now	\$1,659,200	LIFE	* *	5	\$137,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance Facade And Various Locations Throughout.								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Outside Kitchen And Outside-Emergency Generator Courtyard Facades.								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout.								
Masonry: Limestone	2%	Now	\$35,300	LIFE	* *	5	\$2,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Various Window Sills And Other Locations Throughout.								
Metal/Glass Curt Wall	5%	Now	\$256,700	LIFE	* *	5	\$15,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : At Day Room Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : At Day Room Stairs								
Windows								
Metal/Detention Type	60%			2036	* *	5	\$20,000	
Metal/Detention Type	40%	0-2	\$869,700	2046	* *	5	\$6,700	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Administration Area								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Various Lintels Above Windows, Visitors Area, Kitchen And Storage Areas.								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Visitors Area And Kitchen								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	30%	Now	\$375,700	LIFE	* *	5	\$396,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Auditorium, Commissary, 7th Block Area								
	Uneven Substrate, Extent : Severe, Area Affected : 20%								
	Location : Auditorium, Commissary, 7th Block Area								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
	Explanation : Ground Water								
	Cast in Place Concrete	5%	Now	\$31,300	LIFE	* *	5	\$66,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Kitchen And Storage Areas								
	Uneven Surface, Extent : Severe, Area Affected : 10%								
	Location : D Mechanical Area								
	Ceramic Tile	5%	Now	\$116,700	2029	\$1,166,800	5	\$15,100	
	Worn/Eroded, Extent : Light, Area Affected : 10%								
	Location : Toilet Rooms.								
	Quarry Tile	2%	Now	\$692,100	2046	* *	5	\$9,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Kitchen Area								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Kitchen Area								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Kitchen Area								
	Terrazzo	10%	Now	\$559,800	LIFE	* *	5	\$47,200	
	Horizontal Cracks, Extent : Moderate, Area Affected : 30%								
	Location : Various Locations Throughout.								
	Traffic Topping	5%			2026	\$746,800	5	\$37,700	
	Vinyl Tile	43%	Now	\$440,200	2026	\$4,402,200	3	\$97,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Auditorium, Corridors And Various Locations Throughout Building.								
	Uneven Substrate, Extent : Severe, Area Affected : 15%								
	Location : Corridors, Return Search Area In 7th Block, Auditorium								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	50%	Now	\$413,400	LIFE	**	5	\$186,700		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Dressing Rooms Behind Auditorium									
Diagonal Cracks, Extent : Severe, Area Affected : 2%									
Location : Dressing Rooms Behind Auditorium									
Misaligned/Bulging, Extent : Severe, Area Affected : 2%									
Location : Dressing Rooms Behind Auditorium									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Various Locations Throughout Block 1a.									
Glass: Special Gauge	5%			LIFE	**	1			
Plaster	10%	Now	\$298,700	LIFE	**	5	\$28,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Auditorium And First Floor Gun Arsenal.									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Auditorium And First Floor Gun Arsenal.									
SGFT/Glazed Masonry	20%			LIFE	**				
SGFT/Glazed Masonry	15%	4+	\$216,200	LIFE	**				
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : 7th Block									
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, Area Affected : 10%									
Location : Visitors Corridor And Mechanical Area Block 7									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Visitors Corridor									
Exposed Struc: Steel	5%			LIFE	**				
Metal Panel	20%	Now	\$756,200	LIFE	**	5	\$141,900		
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Kitchen.									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Kitchen And Throughout Corridors.									
Plaster	10%			LIFE	**	5	\$35,500		
Plaster	20%	Now	\$891,600	LIFE	**	5	\$71,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : 7th Block, Commissary, Gun Arsenal, Visiting Area And Various Locations.									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : 7th Block And Visitors Area									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : 7th Block, Block 1a (Currently Leaking), Commissary, Visiting Area And Various Locations Throughout Building.									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$235,000	5	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 3,000 Ampere Main Disconnect Switches. The Building Is Vacant.							
Transformers									
	Dry Type	100%			2024	\$31,500	5	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Ratings Available							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2026	\$974,400	5	\$1,700	
Raceway									
	Conduit	100%			2026	\$1,167,000	1		
Panelboards									
	Fused Disc Sw	10%			2025	\$107,300	5	\$900	
	Molded Case Bkrs	90%			2025	\$965,700	5	\$9,600	
Wiring									
	Braided Cloth	70%	2-4	\$1,258,400	2051	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$19,000	LIFE	**	5	\$6,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2024	\$269,100	1	\$124,900	
Generators									
	Diesel	100%			2022	\$828,600	1	\$157,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - Outside							
		Explanation : Two 720 Kilowatt							
Batteries									
	Lead/Acid	100%			2022	\$3,000	5	\$15,000	
Fuel Storage									
	Main Tank	100%			2029	\$98,000	5	\$11,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 2,500 Gallon							

Lighting

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

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

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

Lighting

Interior Lighting
Fluorescent

97%
 Other Observation, Extent : Light, Area Affected : 100%
 Location : Throughout The Building
 Explanation : 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

Alarm**Security System**

No Component 50%
 Generic 50% 2022 \$1,224,200 1 \$75,800

Fire/Smoke Detection

No Component 30%
 Generic, Analog 70% 2022 \$5,867,100 1-3 \$180,400
 Not in Service, Extent : Severe, Area Affected : 100%
 Location : Throughout The Building

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

Heating**Energy Source**

Plant Campus Steam / PRV 100% 2036 * * 1

Other Observation, Extent : Severe, Area Affected : 100%
 Location : Throughout
 Explanation : No Access For Survey

Conversion Equipment

Pres. Reducing Valve/LP Steam 100% 2029 \$502,000 5 \$24,100

Other Observation, Extent : Severe, Area Affected : 100%
 Location : Throughout
 Explanation : Entire Building Is Unoccupied With Unsafe Conditions Inside - Mechanical Systems May Have Deteriorated Further

Distribution

Central Plant Steam Piping/Pmp 100% Now \$3,848,600 2036 * * 4 \$20,000

Corroded, Extent : Severe, Area Affected : 100%
 Location : Throughout
 Leak Evident, Extent : Severe, Area Affected : 60%
 Location : Throughout

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES JAMES A. THOMAS CENTER (JATC)
Asset # : 2027

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2022	\$4,263,400	1	\$100,400	
	Convactor/Radiator	60%			2024	\$2,434,700	1	\$78,700	
Air 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%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$226,300	
	Exhaust Fans								
	Interior	60%			2022	\$1,618,000	2	\$7,500	
	Not Accessible	40%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$1,995,600	2039	* *	1		
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	HW Heat Exchanger								
	Steam Fired	100%			2046	* *	4	\$60,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$115,600	4	\$12,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Rooms								
	Explanation : Duplex Units								
	Sewage Ejector(s)								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$204,600	
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$5,700	

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

Asset # : 2027

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

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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 : 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	
Total	\$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



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE
Asset # : 2554

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	15%	Now	\$57,200	LIFE	**	5	\$8,700	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Side 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									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout									
Explanation : Roof Access Locked. No Key Available.									
Roof									
	Not Accessible	85%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout									
Explanation : Roof Access Locked. No Key Available.									
	Not Accessible	15%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout									
Explanation : Roof Access Locked. No Key Available.									
Soffits									
	Metal Panel	100%			2051	**	5-10	\$29,000	
Interior									
Floors									
	Cast in Place Concrete	85%	Now	\$15,200	LIFE	**	5	\$80,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Near Garage Door Entrance.									
Paint Peeling, Extent : Light, Area Affected : 50%									
Location : Throughout									
	Mosaic Tile	5%			2044	**	5	\$5,400	
	Vinyl Tile	10%	Now	\$73,200	2041	**	3	\$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Offices									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor Offices									
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$2,400	
	Concrete Masonry Unit	95%	Now	\$102,300	LIFE	**	5	\$18,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Room And Stairwell									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$700	2044	* *	5	\$1,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%							
	Location : Control Room And Offices							
	Staining/Discoloring, Extent : Light, Area Affected : 2%							
	Location : Control Room And Offices							
Exposed Concrete	10%			LIFE	* *	5-10	\$5,400	
Exposed Struc: Steel	85%	Now	\$770,400	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Along Aisle 1 And By HVAC Unit							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	* *			
Site Pavements								
On-Site Walkways								
Asphalt	80%			2040	* *			
Cast in Place Concrete	20%	0-2	\$8,300	2044	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : By Coiling Door And Main Entrance							
Parking/Driveway								
Asphalt	96%	4+	\$35,900	2040	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Cast in Place Concrete	4%			2044	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 400 Amperes							
	Transformers								
	Dry Type	100%			2036	* *	5	\$100	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2041	* *	5	\$800	
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	* *	5	\$800	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5	\$200	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	**	1	\$8,900	
	Generators								
	Diesel	100%			2034	**	1	\$11,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated At 355 Kilowatts								
	Batteries								
	Lead/Acid	100%			2024	\$3,000	5	\$1,100	
	Fuel Storage								
	Day Tank	50%			2039	**	5	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 275 Gallon Capacity								
	Main Tank	50%			2046	**	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : 25,000 Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2031	\$25,200	10	\$5,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices								
	LED	80%			2039	**			
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Main Warehouse								
	Egress Lighting								
	Emergency, Service	50%			2036	**	1		
	Exit, Battery	50%			2036	**	10	\$1,000	
	Exterior Lighting								
	HID	100%			2031	\$217,200	10	\$100	
Alarm									
	Security System								
	Generic	100%			2036	**	1	\$10,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	**	1-3	\$17,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells								

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	25%	Now	\$2,500	LIFE	**	2-5	\$4,000	
		Damaged, Extent : Moderate, Area Affected : 2%							
		Location : Warehouse							
	No Component	75%							
	Exhaust Fans								
	Interior	15%			2036	**	2	\$100	
	Roof	40%			2036	**	2	\$400	
	No Component	45%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Electric	100%			2029	\$47,400	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Closet							
		Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%	Now	\$7,900	LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : 1st Floor							
		Explanation : Consistent Blockage At Front Of Building							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2036	**	1	\$1,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$14,500	
	Sprinkler								
	Generic	100%			2051	**	1-2	\$8,100	

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NEW CENTRAL WAREHOUSE

Asset # : 2554

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2040	* *	1	\$5,400	

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.063 / 4248 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 79,197 **Project Type** : CORRECTION
Date of Survey : 01-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,5
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,761,700	\$658,300
Interior Architecture	\$413,500	\$256,700
Electrical		\$477,800
Mechanical		\$1,726,800
Total	\$2,175,200	\$3,119,600
Importance Code A	\$1,761,700	\$658,300
Importance Code B	\$283,800	\$2,402,700
Importance Code C	\$129,700	\$58,600
Total	\$2,175,200	\$3,119,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$25,900			
Interior Architecture	\$20,800		\$3,000	\$11,100
Electrical	\$13,000	\$23,700	\$12,900	\$16,400
Mechanical	\$19,500	\$12,100	\$41,100	\$18,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$89,100	\$45,600	\$66,900	\$56,000
Importance Code A	\$26,000	\$2,400		\$300
Importance Code B	\$63,100	\$43,300	\$66,900	\$55,700
Importance Code C				
Total	\$89,100	\$45,600	\$66,900	\$56,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%			2040	**	5-10	\$853,900	
	Windows								
	Metal/Detention Type	100%	Now	\$810,500	2040	**	5	\$37,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Parapets								
	Metal Rail	100%	2-4	\$25,900	2043	**	5	\$17,300	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Roof								
	IRMA/Protected Membrane	100%	Now	\$718,400	2040	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Vegetation Growth, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	15%	Now	\$18,400	LIFE	**	5	\$38,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Rooms							
	Ceramic Tile	5%			2039	**	5	\$5,900	
	Raised Access Floor	5%	Now	\$145,700	2033	**	5	\$11,100	
		Loose/Delam Surface, Extent : Severe, Area Affected : 50%							
		Location : Housing Control Rooms							
	Terrazzo	60%			LIFE	**	5	\$55,600	
	Traffic Topping	15%			2035	**	5	\$22,200	
	Interior Walls								
	Concrete Masonry Unit	65%	Now	\$129,700	LIFE	**	5	\$58,600	
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : Corridor And Stairways							
	Glass: Special Gauge	5%			LIFE	**	1		
	Metal Security Bars	5%			LIFE	**			
	Steel Plate	25%			LIFE	**	5	\$33,800	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	Exposed Concrete	20%			LIFE	**	5	\$3,700	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%	Now	\$2,400	LIFE	**	5	\$7,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Maintenance Area									
	Metal Panel	70%	Now	\$138,100	LIFE	**	5	\$103,700	
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Bathrooms And Corridors									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	**	3	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoors							
		Explanation : One 600 Amperes Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2035	**	3	\$400	
	Feeders								
	Cable	100%			2038	**	1		
	Raceway								
	Conduit	100%			2040	**	1		
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2040	**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2,500 Amperes And One 1,600 Amperes Main Disconnect Switches							
	Transformers								
	Dry Type	100%			2035	**	5	\$300	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2040	**	5	\$2,100	
	Raceway								
	Conduit	100%			2040	**	1		
	Panelboards								
	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	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2035	* *	1	\$24,400	
	Generators								
	Diesel	100%			2033	* *	1	\$30,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outdoors								
	Explanation : One 900 Kilowatts Capacity								
	Batteries								
	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 Capacity								
	Main Tank	50%			2045	* *	5	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside Vault								
	Explanation : One 10,000 Gallon Capacity								
Lighting									
	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, Area Affected : 100%								
	Location : Roof And Building Perimeter								
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2045	* *	5	\$2,300	
Alarm									
	Security System								
	Generic	100%			2030	\$477,800	1	\$29,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$48,800	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	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	80%			2030	\$1,663,900	1	\$39,200	
	Convactor/Radiator	20%			2043	**	1	\$5,100	
Air Conditioning									
	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								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,200	
	Exhaust Fans								
	Interior	20%			2035	**	2	\$500	
	Roof	80%	2-4	\$3,900	2035	**	2	\$1,600	
	Malfunctioning, Extent : Light, Area Affected : 5% Location : 2 Of 39 Units Defective On Roof								
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	100%							
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Through 5th Floor									
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

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES NORTH FACILITY,OBCC 500 CELL ANX
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.065 / 4249 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 136,605 **Project Type** : CORRECTION
Date of Survey : 01-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,904,700	\$1,809,400
Interior Architecture	\$2,075,100	\$428,300
Electrical		\$987,900
Mechanical	\$237,000	\$3,587,500
Total	\$4,216,800	\$6,813,100
Importance Code A	\$1,904,700	\$1,809,400
Importance Code B	\$1,248,500	\$4,909,200
Importance Code C	\$1,063,600	\$94,500
Total	\$4,216,800	\$6,813,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,700			
Interior Architecture	\$78,300			
Electrical	\$26,800	\$22,400	\$36,200	\$22,200
Mechanical	\$32,200	\$23,000	\$32,900	\$23,000
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$206,400	\$94,700	\$118,400	\$94,600
Importance Code A	\$23,100	\$100		
Importance Code B	\$171,200	\$94,600	\$118,400	\$94,600
Importance Code C	\$12,000			
Total	\$206,400	\$94,700	\$118,400	\$94,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2041	**	5-10	\$1,756,100	
Windows								
Metal/Detention Type	100%	Now	\$579,600	2041	**	5	\$53,400	
Air Infiltration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Main Corridor And Various Locations Throughout.								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Corridors								
Parapets								
Metal Rail	100%	Now	\$19,700	2036	**	5	\$21,400	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : Throughout								
Roof								
Built-Up (BUR)	100%	Now	\$1,325,100	2041	**			
Drains Clogged, Extent : Light, Area Affected : 10%								
Location : 5th Floor Roof								
Miss/Damaged Flashings, Extent : Light, Area Affected : 5%								
Location : Adjacent To Bulkheads								
Vegetation Growth, Extent : Severe, Area Affected : 10%								
Location : Adjacent To Bulkhead Door								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 1st Floor Breezeway And 5th Floor Elevator Vestibule								
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$190,800	LIFE	**	5	\$201,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Throughout Basement								
Raised Access Floor	5%	Now	\$251,200	2034	**	5	\$19,200	
Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Terrazzo	35%			LIFE	**	5	\$111,800	
Traffic Topping	15%			2036	**	5	\$38,300	
Interior Walls								
Cast in Place Concrete	45%			LIFE	**	10	\$531,400	
Concrete Masonry Unit	23%	Now	\$481,200	LIFE	**	5	\$43,500	
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Mechanical Rooms								
Glass: Special Gauge	5%			LIFE	**	1		
Metal Panel	3%			LIFE	**	10	\$6,400	
Metal: Cage/Fence	6%			LIFE	**	10	\$5,700	
Steel Plate	18%			LIFE	**	5	\$102,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	47%			LIFE	* *	5-10	\$120,100	
Exposed Struc: Steel	8%			LIFE	* *	10	\$32,700	
Metal Panel	30%	Now	\$408,500	LIFE	* *	5	\$76,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Plaster	15%			LIFE	* *	5-10	\$52,700	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	3	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2036	* *	3	\$800	
	Feeders								
	Cable	100%			2039	* *	1		
	Raceway								
	Conduit	100%			2041	* *	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room And Generator Room							
		Explanation : One 2,500 Ampere And Two 1,600 Ampere Main Disconnect Switches							
	Transformers								
	Dry Type	100%			2036	* *	5	\$500	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2041	* *	5	\$3,600	
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2039	* *	5	\$300	
	Molded Case Bkrs	90%			2039	* *	5	\$3,200	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5	\$900	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	**	1	\$42,000	
	Generators								
	Diesel	100%			2034	**	1	\$52,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : Two 1,100 Kilowatts Capacity								
	Batteries								
	Lead/Acid	100%			2024	\$3,000	5	\$5,100	
	Fuel Storage								
	Day Tank	50%			2039	**	5	\$12,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Two 275 Gallon Capacity								
	Main Tank	50%			2046	**	5	\$2,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground								
	Explanation : Two 25,000 Gallon Capacity								
Lighting									
	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 : Light, Area Affected : 100%								
	Location : Building Perimeter								
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2046	**	5	\$4,000	
Alarm									
	Security System								
	Generic	100%			2031	\$824,100	1	\$51,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	**	1-3	\$84,200	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2041	**	1		
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$3,400	2034	**	5	\$4,100	
	Leak Evident, Extent : Light, Area Affected : 100% Location : First Floor Mechanical Equipment Room								
	Distribution								
	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								
	Air Handler/Dir Expansion	2%			2036	**	1		
	No Component	98%							
	Heat Rejection								
	Air Cooled Condenser Unit	2%			2036	**	2	\$1,900	
	No Component	98%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$120,600	
	Exhaust Fans								
	Interior	80%			2036	**	2	\$3,300	
	Roof	20%			2036	**	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	HW Heat Exchanger								
	Steam Fired	50%	Now	\$203,100	2061	**	4	\$6,800	
	Unit Inoperable, Extent : Moderate, Area Affected : 50% Location : First Floor Mechanical Equipment Room, 1 Of 2 Defective Instantaneous Hot Water Heat Exchangers								
	Steam Fired	50%			2041	**	4	\$6,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Leak Evident, Extent : Moderate, Area Affected : 10% Location : Observed On Basement Level, Leaks Originate On Upper Floors								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	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 : Light, Area Affected : 100%								
	Location : Two Units Basement To 5th Floor, Three Units 1st To 5th Floor								
	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.*

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)
Address : 15-00 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.080 / 2029 **Yr Built/Renovated** : 1935 / 1990
Area Sq Ft : 87,169 **Project Type** : CORRECTION
Date of Survey : 01-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$9,279,800	\$177,300
Interior Architecture	\$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 A	\$9,279,800	\$251,100
Importance Code B	\$1,432,700	\$3,738,800
Importance Code C	\$482,200	\$37,700
Total	\$11,194,700	\$4,027,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$20,500			\$2,700
Interior Architecture	\$47,500			\$26,100
Electrical	\$14,200	\$24,600	\$15,300	\$16,000
Mechanical	\$53,500	\$10,800	\$23,000	\$37,600
Elevators/Escalators	\$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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$72,000	LIFE	**	5	\$32,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Window Sills								
Masonry: Brick	85%	Now	\$1,310,200	LIFE	**	5	\$108,900		
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Metal Panel	8%	Now	\$14,700	2040	**	5	\$19,200		
	Deformed/Dented, Extent : Severe, Area Affected : 10%								
	Location : Female Locker Room								
Metal: Cage/Fence	2%	Now	\$5,800	2035	**	5	\$5,600		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Exterior Egress Stairs								
Windows									
Metal/Detention Type	100%	Now	\$5,944,100	2040	**	5	\$68,400		
	Air Infiltration, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Parapets									
Masonry: Brick	50%			LIFE	**	5	\$4,700		
Metal Panel	15%			2050	**	5	\$5,400		
Metal Rail	35%			2035	**	5-10	\$59,100		
Roof									
Built-Up (BUR)	65%	Now	\$1,296,100	2040	**				
	Miss/Damaged Flashings, Extent : Light, Area Affected : 5%								
	Location : 6th Floor Roof								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Modified Bitumen	10%	Now	\$39,900	2035	**				
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Single Ply Membrane	25%	Now	\$581,600	2040	**			1	
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Above Mechanical Room								
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.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER (NIC)
Asset # : 2029

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$13,500	LIFE	* *	5	\$28,500	
		Horizontal Cracks, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	5%	Now	\$50,400	2033	* *	5	\$3,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Throughout Other Areas							
	Terrazzo	25%	Now	\$604,700	LIFE	* *	5	\$25,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Traffic Topping	15%			2030	\$484,000	5	\$24,500	
	Vinyl Tile	45%	Now	\$497,700	2030	\$995,400	3	\$22,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%	Now	\$64,800	2033	* *	5	\$11,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	40%	Now	\$417,400	LIFE	* *	5	\$37,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : Basement							
	Glass: Single Pane	4%			LIFE	* *	5	\$7,100	
	Metal Security Bars	10%			LIFE	* *			
	Plaster	18%	Now	\$33,900	LIFE	* *	5	\$12,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Stairways							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : At Various Dormitories							
	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	55%	Now	\$187,800	LIFE	* *	5	\$44,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$73,800	5	\$400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Switch Rated At 1,200 Amperes						
	Transformers								
	Dry Type	50%			2035	**	5	\$200	
	Dry Type	50%			2028	\$15,800	5	\$200	
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2030	\$121,800	5	\$200	
	Molded Case Bkrs	50%			2040	**	5	\$1,100	
	Raceway								
	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 Drive	10%			2043	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2035	**	1	\$26,800	
	Generators								
	Diesel	100%			2033	**	1	\$33,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outdoor Enclosure						
			Explanation : 530 Kilowatt Capacity						
	Batteries								
	Lead/Acid	100%			2023	\$3,000	5	\$3,200	
	Fuel Storage								
	Day Tank	50%			2038	**	5	\$8,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outdoors						
			Explanation : 70 Gallon Capacity						
	Main Tank	50%			2045	**	5	\$1,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outdoors						
			Explanation : 2,000 Gallon Capacity						

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2035	* *	10	\$40,000	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	LED	50%			2035	* *			
Egress Lighting									
	Emergency, Service	50%			2035	* *	1		
	Exit, Service	50%			2035	* *	1		
Exterior Lighting									
	LED	100%			2038	* *			
Alarm									
	Security System								
	Generic	100%			2035	* *	1	\$32,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : CCTV Surveillance Cameras					
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$53,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2040	* *	1		
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2033	* *	5	\$5,200	
Distribution									
	Hot Wtr Piping/Pump	10%			2046	* *	4	\$600	
	Central Plant Steam Piping/Pmp	90%			2040	* *	4	\$3,900	
Terminal Devices									
	Air Handler	5%			2035	* *	1	\$2,700	
	Convactor/Radiator	50%			2035	* *	1	\$14,100	
	Fan Coil Unit/Heat	45%			2030	\$1,097,200	1	\$12,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2028	\$304,400	2	\$300	
	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	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$24,300	2040	* *	1		
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Basement Mechanical Room									
Explanation : 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	100%	Now	\$17,000	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Explanation : Damaged 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	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : One Unit From Basement To 7th Floor, One Unit From 1st To 6th Floor									
Explanation : 2 Geared Traction									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire 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								
	Generic	100%		2025	\$52,100	1-3	\$4,000	

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX
Address : HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.500 / 14636 **Yr Built/Renovated** : 1935 / 1985
Area Sq Ft : 78,100 **Project Type** : CORRECTION
Date of Survey : 01-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

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 B	\$48,100	\$14,900	\$36,500	\$65,400
Importance Code C				
Total	\$48,400	\$17,400	\$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.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	15%	Now	\$187,500	LIFE	**	5	\$83,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Exposed Reinforcement, Extent : Light, Area Affected : 2%									
Location : East Facade									
	Exposed Struc: Steel	5%			LIFE	**	5	\$17,400	
	Masonry: Brick	65%	Now	\$869,400	LIFE	**	5	\$72,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Northwest Corner Of Dormitory 4									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Vegetation Growth, Extent : Light, Area Affected : 10%									
Location : North Facade									
	Metal Panel	15%	Now	\$47,800	2040	**	5	\$31,300	1
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Dormitory 4									
Deformed/Dented, Extent : Severe, Area Affected : 20%									
Location : Dormitory 4									
Windows									
	Metal/Detention Type	95%	Now	\$656,300	2040	**	5	\$5,000	
Air Infiltration, Extent : Severe, Area Affected : 75%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
	Steel	5%	Now	\$300	2038	**	5	\$900	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Gymnasium									
Parapets									
	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	30%	Now	\$397,800	2040	**	5	\$36,500	
Water Penetration, Extent : Severe, Area Affected : 100%									
Location : Dormitory 4									
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.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$83,600	
	Ceramic Tile	10%	Now	\$49,200	2033	**	5	\$6,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Sheet Vinyl/Rubber	10%	Now	\$150,800	2030	\$753,900	5	\$9,600	
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Dormitory 4 And Corridor								
	Vinyl Tile	50%	Now	\$540,100	2030	\$1,080,100	3	\$23,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
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/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	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/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2030	\$197,500	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%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Not Accessible	100%							
Fuel Storage									
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	25%			2025	\$697,600	10	\$19,500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2030	\$697,600	10	\$19,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	50%			2035	* *			
Egress Lighting									
	Emergency, Service	50%			2030	\$41,800	1		
	Exit, Battery	50%			2030	\$97,000	10	\$2,900	
Exterior Lighting									
	HID	49%			2025	\$288,200	10	\$100	
	Incandescent	1%			2025	\$5,000	2		
	LED	50%			2038	* *			
Alarm									
	Security System								
	Generic	100%			2035	* *	1	\$29,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$48,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2040	* *	1		
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2033	* *	5	\$5,100	
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2040	* *	4	\$4,200	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	50%			2035	**	1	\$13,800	
	Fan Coil Unit/Heat	50%			2030	\$1,190,500	1	\$13,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2030	\$796,200	2	\$2,100	
	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	20%							
	Generic	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.

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 OTIS BANTUM CORRECT CENTER -OBCC
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.060 / 2028 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 265,049 **Project Type** : CORRECTION
Date of Survey : 01-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$20,690,200	\$544,000
Interior Architecture	\$2,081,900	\$3,635,200
Electrical		\$311,800
Mechanical	\$343,100	\$3,421,100
Total	\$23,115,200	\$7,912,100
Importance Code A	\$20,917,700	\$544,000
Importance Code B	\$2,154,100	\$7,262,500
Importance Code C	\$43,500	\$105,600
Total	\$23,115,200	\$7,912,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$5,800		\$5,900
Interior Architecture		\$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 A	\$300	\$14,200	\$8,400	\$15,100
Importance Code B	\$93,500	\$85,600	\$92,000	\$125,600
Importance Code C				
Total	\$93,700	\$99,700	\$100,400	\$140,700



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$129,100	LIFE	**	5	\$114,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Front Of Building								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Courtyard								
Concrete Masonry Unit	3%			LIFE	**	5	\$4,300	
Metal Panel	87%	Now	\$286,400	2040	**	5	\$374,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Windows								
Metal/Detention Type	97%	Now	\$11,917,700	2060	**	5	\$54,900	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Metal Louvers	3%			2033	**	10	\$5,800	
Parapets								
Metal Panel	93%			2040	**	5	\$10,000	
Metal: Cage/Fence	7%			2035	**	5-10	\$1,500	
Roof								
Metal Panel	100%	Now	\$8,357,000	2043	**			1
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
Location : Perimeter Gutters And Leaders Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Soffits								
Metal Panel	100%			2040	**	5-10		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	20%	Now	\$164,500	LIFE	**	5	\$173,600	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Ceramic Tile	5%			2033	**	5	\$19,800	
	Quarry Tile	5%			2035	**	5	\$29,800	
	Raised Access Floor	5%	Now	\$195,000	2033	**	5	\$37,200	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 50%							
		Location : Control Rooms Throughout							
	Terrazzo	25%			LIFE	**	5	\$77,500	
	Traffic Topping	5%	Now	\$49,100	2030	\$490,600	5	\$12,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Vinyl Tile	35%	Now	\$470,800	2030	\$2,354,000	3	\$52,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	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	8%	Now	\$43,500	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Dormitory Bathrooms							
Ceilings									
	AcousTileConcealSpLn	8%	Now	\$102,400	2035	**	5	\$19,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 40%							
		Location : Throughout							
	Exposed Struc: Steel	7%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$24,800	
	Metal Panel	80%	0-2	\$1,056,700	LIFE	**	5	\$396,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	**	3	\$1,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outdoors						
			Explanation : One 600 Ampere Main Disconnect Switch						
	Transformers								
	Dry Type	100%			2035	**	3	\$1,500	
	Feeders								
	Cable	100%			2038	**	1		
	Raceway								
	Conduit	100%			2040	**	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	**	5	\$1,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Two 2,000 Ampere Main Disconnect Switches						
	Transformers								
	Dry Type	100%			2035	**	5	\$1,000	
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$1,100	
	Raceway								
	Conduit	100%			2040	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2038	**	5	\$7,000	
	Wiring								
	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								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2035	**	1	\$81,600	
	Generators								
	Diesel	100%			2033	**	1	\$102,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outdoors						
			Explanation : One 900 Kilowatt Capacity						
	Batteries								
	Lead/Acid	100%			2024	\$3,000	5	\$9,800	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2045	**	5	\$7,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Above Ground								
Explanation : One 5,000 Gallon								
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, Service	50%			2030	\$88,100	1		
Exterior Lighting								
LED	100%			2038	**			
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Alarm								
Security System								
Generic	100%			2035	**	1	\$99,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$163,300	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%	Now	\$600	2040	**	1		
Leak Evident, Extent : Severe, Area Affected : 2%								
Location : Leak At Main Valve, Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Mechanical Equipment Room								
Explanation : Low Pressure Steam Enters Building - There Are No Low Pressure Steam Regulators								
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	0-2	\$227,500	2045	**	1	\$75,300	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : First Floor Mechanical Equipment Room								
Explanation : Steam To Hot Water Heat Exchangers Will Soon Require Retubing Or Replacement								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$12,300	2038	* *	4	\$4,200	
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : 1st Floor							
	Central Plant Steam Piping/Pmp	50%			2040	* *	4	\$4,200	
Terminal Devices									
	Air Handler	50%			2030	\$2,221,500	1	\$52,300	
	Convactor/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	
		Recent Installation, Extent : Light, Area Affected : 100% Location : First Floor Mechanical Equipment Room							
	Ext Pkg Unit - Heating/Cooling	10%			2035	* *	2	\$1,000	
	Split Unit	2%			2035	* *			
	No Component	78%							
Distribution									
	CW & CHW Wtr Pipe/Pump	10%			2050	* *	4	\$1,300	
		Recent Installation, Extent : Light, Area Affected : 100% Location : First Floor Mechanical Equipment Room							
	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	
	Roof	20%			2030	\$104,900	2	\$1,000	
Plumbing									
	H/C Water Piping Brass/Copper	100%			2050	* *	1		
	HW Heat Exchanger Steam Fired	100%			2050	* *	4	\$25,100	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$115,600	LIFE	* *	1		
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : Piping Serving Showers At Various Locations					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Perimeter Of Building					
				Explanation : Leaders And Gutters					
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$75,500	4	\$8,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Duplex Unit					
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$16,200	
	Fixtures								
	Generic	100%							
Fire 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	

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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 : RIKERS ISLAND FACILITIES POWERHOUSE
Address : 16-16 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.090 / 2030 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 40,450 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,522,500	\$1,218,500
Interior Architecture	\$874,200	\$416,900
Electrical		\$2,167,700
Mechanical	\$414,500	\$757,000
Total	\$3,811,200	\$4,560,200
Importance Code A	\$2,571,400	\$1,707,400
Importance Code B	\$1,067,600	\$2,852,800
Importance Code C	\$172,300	
Total	\$3,811,200	\$4,560,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$50,600	\$200		
Interior Architecture	\$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 A	\$50,600	\$4,200	\$4,000	\$4,000
Importance Code B	\$50,100	\$15,000	\$8,900	\$17,100
Importance Code C	\$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.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$159,100	LIFE	* *	5	\$70,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : West Facade							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 2%							
		Location : West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
	Concrete Masonry Unit	5%			LIFE	* *	5	\$8,800	
	Masonry: Brick	73%	Now	\$1,242,400	LIFE	* *	5	\$103,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : North Facade - Spandrels At Windows							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Repointing Failure, Extent : Severe, Area Affected : 5%							
		Location : East Facade At Hoppers							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : North And East Facades - 1968 Wing							
	Metal Panel	10%			2051	* *	5-10	\$97,200	
	Metal Coiling Doors	2%	Now	\$16,000	2044	* *	5	\$4,400	
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : East Facade							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 POWERHOUSE
Asset # : 2030

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Windows									
	Aluminum	5%			2053	**	5	\$300	
	Metal Louvers	5%	Now	\$20,200	2046	**			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : All Louvers									
Explanation : Inoperable									
	Steel	90%	Now	\$635,900	2056	**	5	\$38,200	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Various Locations Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 35%									
Location : 1968 Wing									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : 1968 Wing									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : 1968 Wing									
Water Penetration, Extent : Moderate, Area Affected : 8%									
Location : East Wall - Engine Room At Electrical Boxes									
Parapets									
	Metal Rail	10%			2029		5-10		
Corrosion/Rusting, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
	No Component	90%							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	85%	Now	\$438,300	2036		* *		
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 10%								
	Location : North Edge Of 1968 Addition								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : At Fresh Air Intake On Roof								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location : Upper Roof								
	Explanation : Roof Hatch Broken								
	Single Ply Membrane	10%	Now	\$10,000	2036		* *		
	Drains Clogged, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Over Pressure Reducing Valve Room								
	Explanation : Membrane Partially Melted Due To Steam Pipe Leak								
	Skylight, Metal/Glass	5%	Now	\$46,800	2031	\$935,700			1
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Upper Roof								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
	Cast in Place Concrete	95%	Now	\$280,700	LIFE		* *	5	\$296,100
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Second Level Boiler Room And Various Locations Throughout								
	Vinyl Tile	5%	Now	\$60,400	2031	\$120,800	3		\$2,700
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : 2nd Floor Offices								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : 2nd Floor Offices								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$28,000	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Concrete Masonry Unit	10%	Now	\$9,800	LIFE	**	5	\$1,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor							
	Masonry: Brick	50%	Now	\$172,300	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Side Stair Shaft							
		Vertical Cracks, Extent : Severe, Area Affected : 10%							
		Location : South East Pier - 2nd Floor. At Upper Floor Window Spandrels							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Engine Room							
	Plaster	10%			LIFE	**	5-10	\$3,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : 2nd Floor Locker Room							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	SGFT/Glazed Masonry	25%			LIFE	**	10	\$5,500	
		Diagonal Cracks, Extent : Light, Area Affected : 5%							
		Location : Boiler Room							
		Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	5%	Now	\$3,400	2036	**	5	\$700	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : 2nd Floor Locker Room And Office							
	Exposed Concrete	35%	Now	\$94,800	LIFE	**	5	\$1,200	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : South Fire Floor / At Hoppers							
		Paint Peeling, Extent : Severe, Area Affected : 70%							
		Location : Throughout, Boiler Feed Pump Room							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Steel	60%	4+	\$266,000	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Paint Peeling, Extent : Light, Area Affected : 50%							
		Location : Throughout Boiler Room							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051	**			
Site Pavements									

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

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

Site Pavements

On-Site Walkways

Asphalt

53% Now \$15,900 2034 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Sinking/Subsiding, Extent : Severe, Area Affected : 5%**Location : Below Cooling Tower*

Cast in Place Concrete

47% 2036 * *

Parking/Driveway

Asphalt

78% Now \$19,700 2034 * *

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

Cast in Place Concrete

22% 2036 * *

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

Over 600 Volts

Service Equipment

Fused Disc Sw

100% 2041 * * 3 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : One 600 Ampere Main Disconnect Switch*

Transformers

Dry Type

100% 2036 * * 3 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside**Explanation : 3,000/4,000 Kilovolt-ampere 4160 Primary - 480/277 Secondary*

Feeders

Cable

100% 2039 * * 1

Raceway

Conduit

100% 2041 * * 1

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2051 * * 5 \$1,100

Transformers

Dry Type

100% 2036 * * 5 \$100

Switchgear / Switchboard

Air Circuit Breaker

60% 2051 * * 5 \$100

Fused Knife Sw

20% 2031 \$243,800 5

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : Electrical Room.*

Molded Case Bkrs

20% 2051 * * 5 \$200

Raceway

Conduit

80% 2031 \$1,067,400 1

Conduit

20% 2041 * * 1

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2039	**	5	\$100	
	Fused Knife Sw	5%			2030	\$8,300	5		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : First Floor.									
	Molded Case Bkrs	85%			2039	**	5	\$900	
Wiring									
	Thermoplastic	100%			2041	**	1		
Motor Controllers									
	Locally Mounted	5%			2029	\$3,700	5		
	Locally Mounted	5%			2036	**	5		
	Motor Control Center	80%			2036	**	5	\$900	
	Variable Frequency Drive	10%			2044	**			
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outdoor Enclosure									
Explanation : Two 1,250 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$3,000	5	\$1,500	
Fuel Storage									
	Day Tank	50%			2047	**	5	\$3,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Generators									
Explanation : Two 850 Gallons									
	Main Tank	50%			2046	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : Two 20,000 Gallons									
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	55%			2026	\$448,400	10	\$20,400	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$1,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$1,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Main Equipment Area							
	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	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2046	* *	5	\$1,200	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2051	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : North End Of Building					
				Explanation : Six 40,000 Gallon Buried Tanks For No.2 Fuel With Leak Detection System					
Conversion Equipment									
	Steam Boiler	100%	Now	\$48,900	2029	\$488,900	1	\$36,100	
				Other Observation, Extent : Severe, Area Affected : 15%					
				Location : Boiler Room					
				Explanation : 8 Boilers, Providing Steam To Adjacent Facilities - Unit No.5 And 6 Is Off Line With Extensive Problems					

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution	Central Plant Steam Piping/Pmp	100%	Now	\$255,700	2041	**	4	\$2,000	
	Malfunctioning, Extent : Severe, Area Affected : 10% Location : Vacuum Pumps, Water Treatment System And Water Feeding Valves, Various Locations Steam Traps Faulty, Extent : Moderate, Area Affected : 10% Location : Various Locations								
Terminal Devices	Under Construction	100%							
Air Conditioning									
Energy Source	Electricity	100%			2039	**	1		
Conversion Equipment	Reciprocating Compr/Chiller	98%			2039	**	1	\$18,400	
	Recent Installation, Extent : Light, Area Affected : 100% Location : 1st Floor Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Serves Cogeneration Plant								
	Exterior Pkg Unit - Cooling	2%			2031	\$12,200	2	\$100	
	R-134a Refrigerant, Extent : Light, Area Affected : 2% Location : Roof								
Heat Rejection	Water Cooling Tower	100%			2035	**	2	\$40,700	
	Recent Installation, Extent : Light, Area Affected : 100% Location : Outside At Grade								
Ventilation									
Distribution	Ductwork/Diffusers	100%	Now	\$69,600	LIFE	**	2-5	\$22,600	
	Broken, Extent : Severe, Area Affected : 20% Location : All Louvers								
Exhaust Fans	Interior	75%	Now	\$40,300	2031	\$201,600	2	\$700	
	Not in Service, Extent : Severe, Area Affected : 75% Location : Various Locations								
	Roof	25%	Now	\$6,300	2031	\$31,400	2	\$200	
	Not in Service, Extent : Severe, Area Affected : 25% Location : Roof								
Plumbing									
H/C Water Piping	Brass/Copper	30%			2051	**	1		
	Galvanized Steel	70%			2036	**	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Electric	100%			2029	\$66,600	4	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 2nd Floor Locker Room						
			Explanation : 1 Unit						
	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	\$11,500	2041	* *	4	\$900	
			Not in Service, Extent : Severe, Area Affected : 50%						
			Location : Various Locations In Basement						
			On Extended Life, Extent : Severe, Area Affected : 100%						
			Location : Various Locations In Basement						
	Backflow Preventer Generic	100%			2036	* *	1	\$2,500	
Fixtures									
	Generic	100%							

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES RMSC, 800 BED ADDITION
Address : 18-01 HAZEN ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.300 / 14554 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 277,788 **Project Type** : CORRECTION
Date of Survey : 23-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,5
Block : 2605 **Lot** : 40 **BIN** : 2830817

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,192,500	\$1,803,800
Interior Architecture	\$1,503,100	\$1,311,900
Electrical		\$254,800
Mechanical	\$68,800	\$141,500
Total	\$2,764,400	\$3,512,000
Importance Code A	\$1,192,500	\$1,803,800
Importance Code B	\$1,314,900	\$1,513,600
Importance Code C	\$257,000	\$194,500
Total	\$2,764,400	\$3,512,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$7,700			
Interior Architecture	\$32,000		\$24,900	
Electrical	\$58,600	\$45,800	\$60,100	\$48,200
Mechanical	\$158,200	\$53,300	\$163,400	\$50,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$276,200	\$118,800	\$268,100	\$118,600
Importance Code A	\$14,600	\$6,900	\$7,200	\$11,000
Importance Code B	\$229,700	\$112,000	\$261,000	\$107,600
Importance Code C	\$32,000			
Total	\$276,200	\$118,800	\$268,100	\$118,600



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	65%			LIFE	**	5	\$1,678,800	
	Masonry: Brick Cavity	3%			LIFE	**	5	\$15,500	
	Pre-Cast Concrete	32%			LIFE	**	5	\$537,200	
	Windows								
	Metal/Detention Type	100%			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	
Interior									
	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								
	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								
	AcousTileSusp.Lay-In	10%			2044	**	5	\$41,600	
	Exposed Struc: Steel	10%			LIFE	**	10	\$83,200	
	Gypsum Board	5%			LIFE	**	5-10	\$71,500	
	Metal Panel	75%			LIFE	**	5	\$779,600	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	**	3	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 600 Ampere Main Disconnect Switch								
Transformers									
	Dry Type	100%			2044	**	3	\$1,500	
Feeders									
	Cable	100%			2047	**	1		
Raceway									
	Conduit	100%			2051	**	1		
Under 600 Volts									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	50%			2051	**	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical And Generator Room									
Explanation : Two 4,000 Ampere Main Disconnect Switches For Emergency									
	Fused Disc Sw	50%			2061	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 4,000 Ampere Main Disconnect 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 Drive	20%			2044	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$8,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$85,500	
Generators									
	Diesel	100%			2040	**	1	\$107,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Two 2,000 Kilowatts Capacity Generators									
Batteries									
	Lead/Acid	100%			2025	\$3,000	5	\$10,300	
Fuel Storage									
	Day Tank	2%			2047	**	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 275 Gallons For Both Generators									
	Main Tank	98%			2059	**	5	\$8,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground									
Explanation : One 10,000 Gallon									

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2036	**	10	\$242,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	**	10	\$12,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	70%			2036	**	1		
	Exit, Service	30%			2036	**	1		
Exterior Lighting									
	HID	100%			2036	**	10	\$900	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	**	5	\$8,200	
Alarm									
	Security System								
	Generic	100%			2036	**	1	\$103,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	**	1-3	\$171,200	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2041	**	1		
	Conversion Equipment								
	Heat Exchanger, Plate & Frame	50%			2040	**	1	\$68,700	
	Pres. Reducing Valve/LP Steam	50%			2040	**	5	\$8,200	
	Distribution								
	Hot Wtr Piping/Pump	75%			2047	**	4	\$15,400	
	Central Plant Steam Piping/Pmp	25%			2051	**	4	\$5,100	
	Terminal Devices								
	Air Handler	100%			2036	**	1	\$171,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Steam Pre-heat Coils In Rooftop Air Handlers With Reheat Coils In The Discharge Air Ductwork								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	98%			2036	**	2	\$16,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop							
		Explanation : 4 Packaged Rooftop Air Conditioning Units							
	Split Unit	2%			2036	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$451,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$245,300	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$8,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2051	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Mechanical Room							
		Explanation : Instantaneous Steam To Hot Water Heat Exchangers							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2036	**	1	\$17,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units From 1st To 5th Floor, 2 Units From Basement To 5th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$140,100	
	Sprinkler								
	Generic	100%			2051	**	1-2	\$77,800	
	Fire Pump								
	Generic	100%			2040	**	1	\$51,900	

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER
Address : 11-11 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.020 / 2046 **Yr Built/Renovated** : 1971 / 2003
Area Sq Ft : 565,795 **Project Type** : CORRECTION
Date of Survey : 23-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2097042

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$33,801,800	\$1,543,200
Interior Architecture	\$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 A	\$33,801,800	\$1,778,200
Importance Code B	\$7,836,700	\$26,830,000
Importance Code C	\$551,700	\$293,100
Total	\$42,190,200	\$28,901,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$5,700
Interior Architecture				\$52,300
Electrical	\$92,100	\$129,300	\$92,800	\$102,100
Mechanical	\$133,300	\$48,500	\$88,300	\$62,700
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$260,900	\$213,300	\$216,600	\$258,300
Importance Code A			\$6,600	\$6,900
Importance Code B	\$260,900	\$213,300	\$210,000	\$251,400
Total	\$260,900	\$213,300	\$216,600	\$258,300



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement-Fiber Panel	5%	2-4	\$81,800	2030	\$409,200			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : West Facade							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Loading Dock							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Main Entrance And West Facade							
	Masonry: Brick Cavity	90%	Now	\$3,899,100	LIFE	* *	5	\$521,500	
		Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : West Facade, Courtyards, Gymnasium And Bulkheads							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%							
		Location : At Windows Throughout							
	Metal Panel	5%			2040	* *	5-10	\$199,200	
Windows									
	Aluminum	20%	Now	\$3,649,000	2055	* *	5	\$21,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Glazing Clouded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal/Detention Type	75%	Now	\$25,922,400	2040	* *	5	\$298,400	
		Air Infiltration, Extent : Severe, Area Affected : 50%							
		Location : Throughout Housing Areas							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 40%							
		Location : Throughout Housing Areas							
	Metal Louvers	5%			2033	* *	10	\$68,200	
Parapets									
	Metal Rail	95%	Now	\$126,800	2035	* *	5	\$169,300	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal: Cage/Fence	5%			2035	* *	5-10	\$9,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : West Facade							
		Explanation : Razor Ribbon On Chain Link Fencing							
Roof									
	Under Construction	100%							
Soffits									
	Metal Panel	100%			2040	* *	5-10		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$137,700	LIFE	**	5	\$145,200	
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Mechanical Rooms And Other Areas Throughout							
	Ceramic Tile	5%	0-2	\$64,100	2033	**	5	\$16,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Staff Toilets							
	Quarry Tile	3%			2035	**	5	\$29,900	
	Terrazzo	40%	Now	\$1,230,600	LIFE	**	5	\$207,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Main Corridors, Lobby On First Floor							
	Traffic Topping	10%			2035	**	5	\$83,000	
	Vinyl Tile	30%	0-2	\$675,200	2030	\$3,376,000	3	\$74,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Wood	2%			2045	**	5	\$24,900	
Interior Walls									
	Concrete Masonry Unit	85%	Now	\$551,700	LIFE	**	5	\$249,100	
		Diagonal Cracks, Extent : Light, Area Affected : 2%							
		Location : Various Locations In The Mechanical, Electrical Rooms And Basement Corridors							
	Gypsum Board	10%			LIFE	**	5	\$44,000	
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTile,Adhered	5%	Now	\$246,100	2035	**	5	\$16,600	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Basement, Various Locations Throughout							
	AcousTileConcealSpLn	30%	Now	\$160,600	2035	**	5	\$124,500	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Exposed Concrete	30%	Now	\$255,500	LIFE	**	5	\$31,100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Mechanical Rooms							
	Fiber Board	5%			2030	\$432,200			
	Metal Panel	30%	Now	\$663,000	LIFE	**	5	\$248,900	
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Gymnasium							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Corridors							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2030	\$235,000	5	\$2,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 4,000 Ampere Main Disconnect 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 Drive	10%			2043	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$8,300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2035	* *	1	\$174,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	25%			2033	**	1	\$54,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 800 Kilowatts For Mod 2 And 4							
	Diesel	25%			2033	**	1	\$54,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Outside							
		Explanation : One 1,000 Kilowatts For Mod 1 And 3							
	Diesel	25%			2033	**	1	\$54,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 700 Kilowatts For Main Building And Kitchen							
	Diesel	24%			2033	**	1	\$52,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Enclosure. Outside Perimeter Building #1							
		Explanation : No Capacity Information Available							
	Diesel	1%			2026	\$27,900	1	\$2,200	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
Batteries									
	Lead/Acid	100%			2023	\$3,000	5	\$21,000	
Fuel Storage									
	Main Tank	100%			2045	**	5	\$13,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside And Basement							
		Explanation : Two 4,000 Gallon And One 275 Gallon							
Lighting									
Interior Lighting									
	Fluorescent	55%			2030	\$7,995,300	10	\$223,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2035	**	10	\$162,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 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									
	HID	70%			2030	\$2,982,500	10	\$1,200	
	LED	30%			2038	**			

Alarm

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

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

Alarm

Security System
Generic

100%

2035

* *

1

\$211,300

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

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$348,700

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2040

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : High Pressure Steam From Main Plant*

Conversion Equipment

Heat Exchanger, Shell &
Tube

50%

2039

* *

Pres. Reducing
Valve/LP Steam

50%

2039

* *

5

\$13,200

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

Convactor/Radiator

2% Now

\$1,800

2028

\$88,700

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 1%**Location : Throughout**Explanation : Convactor Air Holes Painted Shut Restricting Air Flow*

Convactor/Radiator

78%

2035

* *

1

\$111,700

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	10%			2039	* *	1	\$48,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Exterior Pkg Unit - Cooling	20%			2030	\$1,341,400	2	\$5,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves 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 Unit	10%			2035	* *	2	\$30,900	
	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%	Now	\$110,000	2030	\$1,100,100	2	\$8,700	
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
HW Heat Exchanger									
	Steam Fired	90%			2030	\$1,187,100	4	\$59,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 6 Units							
	Steam Fired	10%			2050	* *	4	\$6,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Instantaneous Units Serve Kitchen							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,637,000	LIFE	**	1		
				Corroded, Extent : Severe, Area Affected : 100%					
				Location : Basement And Under Floor					
				Leak Evident, Extent : Severe, Area Affected : 20%					
				Location : Kitchen Piping					
Storm Drain Piping									
	Cast Iron	100%	Now	\$34,500	LIFE	**	1		
				Other Observation, Extent : Moderate, Area Affected : 2%					
				Location : Roof					
				Explanation : Roof Drains Over Kitchen Clogged					
Sump Pump(s)									
	Non-Submersible	100%			2025	\$161,100	4	\$12,000	
Sewage Ejector(s)									
	Compressed Air	100%	Now	\$9,800	2030	\$196,900	4	\$5,700	
				Malfunctioning, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 8 Units					
	Hydraulic	10%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 1st Floor					
				Explanation : 1 Freight Elevator					
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$231,900	
Sprinkler									
	No Component	85%							
	Generic	15%			2040	**	1-2	\$18,600	
Fire Pump									
	Generic	100%			2033	**	1	\$82,800	
Chemical System									
	No Component	98%							
	Generic	2%			2028	\$1,000	1-3	\$100	
				Other Observation, Extent : Light, Area Affected : 2%					
				Location : Kitchen					
				Explanation : Chemical System Serves Cooking Areas					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 ROSE M. SINGER CENTER RMSC
Address : 19-19 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.070 / 2792 **Yr Built/Renovated** : 1988 / 2006
Area Sq Ft : 300,745 **Project Type** : CORRECTION
Date of Survey : 23-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2109477

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$40,349,700	\$13,839,300
Interior Architecture	\$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 A	\$40,349,700	\$13,839,300
Importance Code B	\$4,692,500	\$25,033,200
Importance Code C	\$275,300	\$239,000
Total	\$45,317,500	\$39,111,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$2,200
Interior Architecture	\$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 A			\$4,500	\$2,200
Importance Code B	\$129,900	\$104,700	\$133,400	\$131,700
Importance Code C	\$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.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC
Asset # : 2792

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	30%	Now	\$1,235,400	LIFE	* *	5	\$47,000	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Downspouts Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Panel	70%	Now	\$755,300	2041	* *	5	\$329,100	
		Deformed/Dented, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Downspouts Throughout							
Windows									
	Aluminum	5%			2030	\$374,100	5	\$4,500	
	Metal/Detention Type	95%	2-4	\$33,658,800	2061	* *	5	\$155,000	
		Air Infiltration, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Metal Panel	60%	Now	\$835,700	2041	* *	5	\$52,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%							
		Location : Throughout And Mechanical Bulkhead At J Location							
	Metal: Cage/Fence	10%			2036	* *	5-10	\$35,100	
	No Component	30%							
Roof									
	Single Ply Membrane	97%	Now	\$3,864,400	2031	\$12,881,500			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Corridors And Other Areas Throughout							
	Skylight, Plastic	3%			2036	* *	1		
Soffits									
	Metal Panel	100%			2041	* *	5-10		
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	48%	Now	\$448,000	LIFE	**	5	\$472,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Mechanical Room And Corridors								
Ceramic Tile	10%	Now	\$347,900	2034	**	5	\$22,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Quarry Tile	2%	Now	\$51,600	2036	**	5	\$6,800		
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Kitchen								
Traffic Topping	5%	Now	\$278,300	2036	**	5	\$14,100		
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : Mess Hall Kitchen And Basement Corridor								
Vinyl Tile	35%	Now	\$801,300	2031	\$2,670,800	3	\$59,100		
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
	Location : Corridors Throughout								
	Uneven Substrate, Extent : Severe, Area Affected : 15%								
	Location : At Housing And Central Corridor Connections								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
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	10%	Now	\$140,000	2036	**	5	\$27,100		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
AcousTileSusp.Lay-In	10%	Now	\$35,000	2036	**	5	\$21,700		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Exposed Struc: Steel	5%			LIFE	**	10	\$43,400		
Gypsum Board	20%	Now	\$87,600	LIFE	**	5	\$108,500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Throughout								
Metal Panel	55%	Now	\$2,384,900	LIFE	**	5	\$298,500		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Corridors And Other Areas Throughout								
	Staining/Discoloring, Extent : Severe, Area Affected : 75%								
	Location : Throughout								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	**	5	\$1,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Six 1,600 Ampere Main Disconnect Switches						
	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								
	Molded Case Bkrs	90%			2030	\$643,800	5	\$7,100	
	Molded Case Bkrs	10%			2047	**	5	\$800	
	Wiring								
	Thermoplastic	100%			2031	\$1,198,500	1		
	Motor Controllers								
	Locally Mounted	10%			2029	\$149,200	5	\$200	
	Motor Control Center	90%			2029	\$1,271,600	5	\$7,400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$8,800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	**	1	\$92,500	
	Generators								
	Diesel	80%			2034	**	1	\$93,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Second Floor Generator Room						
			Explanation : Two 800 Kilowatts						
	Diesel	20%			2034	**	1	\$23,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outdoor Enclosures						
			Explanation : Two Additional Generators. No Capacity Information Was Available						
	Batteries								
	Lead/Acid	100%			2025	\$3,000	5	\$11,100	
	Fuel Storage								
	Day Tank	20%			2039	**	5	\$11,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Generator Room						
			Explanation : One 250 Gallon For All Generators						
	Main Tank	80%			2046	**	5	\$7,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Underground						
			Explanation : 10,000 Gallon Capacity						

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	75%			2031	\$7,393,800	10	\$206,900	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2036	* *	10	\$55,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$112,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$185,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2041	* *	1		
Conversion Equipment									
	Heat Exchanger, Shell & Tube	50%			2034	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Mechanical Room 2nd Floor							
	Pres. Reducing Valve/LP Steam	50%			2034	* *	5	\$8,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Mechanical Room 2nd Floor							
Distribution									
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$22,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Mechanical Room 1st Floor							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2031	\$3,159,200	1	\$74,400	
	Air Handler	10%			2036	**	1	\$18,600	
	Convactor/Radiator	4%			2036	**	1	\$3,900	
	Convactor/Radiator	46%			2036	**	1	\$44,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	5%			2029	\$597,300	2	\$900	
	Reciprocating Compr/Chiller	10%			2031	\$476,700	1	\$14,000	
	Reciprocating Compr/Chiller	10%			2036	**	1	\$14,000	
	Ext Pkg Unit - Heating/Cooling	10%			2036	**	2	\$1,800	
	Split Unit	5%			2036	**			
	No Component	60%							
	Distribution								
	CW & CHW Wtr Pipe/Pump	10%			2051	**	4	\$2,200	
	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%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$265,500	
	Exhaust Fans								
	Interior	60%			2031	\$1,199,000	2	\$5,500	
	Roof	40%	Now	\$7,500	2031	\$373,000	2	\$2,900	
	Other Observation, Extent : Severe, Area Affected : 1%								
	Location : Roof								
	Explanation : 1 Exhaust Fan Broken								
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2041	**	1		
	Galvanized Steel	80%			2036	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2041	**	4	\$29,700	

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

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

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

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING
Address : 14-12 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.200 / 4129 **Yr Built/Renovated** : 1990 / 2015
Area Sq Ft : 8,392 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$61,500	
Interior Architecture	\$56,100	\$112,200
Electrical		\$345,400
Mechanical		\$198,400
Total	\$117,600	\$656,000
Importance Code A	\$61,500	
Importance Code B	\$56,100	\$656,000
Total	\$117,600	\$656,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$49,800			
Interior Architecture	\$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/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$110,300	\$6,600	\$7,900	\$15,600
Importance Code A	\$50,300	\$400	\$400	\$400
Importance Code B	\$24,500	\$6,200	\$7,500	\$14,900
Importance Code C	\$35,600			\$200
Total	\$110,300	\$6,600	\$7,900	\$15,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$5,200	LIFE	**	5	\$4,600	
Broken/Missing Elements, Extent : Light, Area Affected : 3%								
Location : Exterior Fire Exit Stair Footings Disconnected From Lower Stair Rail Posts, Leaving Bottom Of Stair Hanging In The Air								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Exterior Stairs								
Metal, Corrugated	95%			2051	**	1		
Windows								
Aluminum	100%	Now	\$61,500	2039	**	5	\$1,200	
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 20%								
Location : Office Areas								
Parapets								
Metal Panel	20%			2051	**	5	\$1,700	
Metal: Cage/Fence	80%	Now	\$7,000	2036	**	5	\$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	100%	2-4	\$32,100	2036	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Over Elevator Shaft								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Over Elevator And Throughout								
Soffits								
Metal, Corrugated	100%	4+	\$5,500	2051	**	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Carpet	10%			2030	\$32,200	3	\$1,900	
Ceramic Tile	5%			2040	**	5	\$600	
Raised Access Floor	20%			2040	**	5	\$9,500	
Sheet Vinyl/Rubber	15%	4+	\$56,100	2031	\$112,200	5	\$1,400	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vinyl Tile	50%	Now	\$2,100	2036	**	3	\$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Thresholds And 2nd Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout Administrative Spaces								
Interior Walls								
Gypsum Board	100%			LIFE	**	5-10	\$31,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	90%	Now	\$10,600	2044	* *	5	\$5,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : Personnel Room And Open Administrative Areas Misaligned/Bulging, Extent : Moderate, Area Affected : 15% Location : 2nd Floor Office Staining/Discoloring, Extent : Light, Area Affected : 35% Location : Administration, Kitchen And Locker Room Areas Other Observation, Extent : Light, Area Affected : 90% Location : Throughout Explanation : Fiberglass Reinforced Panels							
	Gypsum Board	10%			LIFE	* *	5-10	\$4,300	
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	50%	Now	\$3,300	2036	* *	5	\$4,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Exterior Stair Throughout Corrosion/Rusting, Extent : Moderate, Area Affected : 5% Location : Exterior Stair Throughout Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5% Location : Loading Dock North Side							
	Chain Link	50%			2051	* *			
	Free Standing Walls								
	Cast in Place Concrete	100%	Now	\$500	2051	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Loading Dock							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	21%	Now	\$1,200	2036	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Stairs Throughout							
	Cast in Place Concrete	59%			2036	* *			
	Metal	20%	Now	\$5,300	2041	* *	1-3	\$600	
		Cracked Weld, Extent : Moderate, Area Affected : 5% Location : Exterior Stairs Throughout Loose Connections, Extent : Moderate, Area Affected : 10% Location : Exterior Stairs Throughout Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25% Location : Exterior Stairs Throughout							
	Parking/Driveway								
	Asphalt	100%	0-2	\$5,200	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : North Lot							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2036	**	3		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 300 Kilovolt-ampere 4,160 High Voltage-480/277 Low Voltage Supply						
	Feeders								
	Cable	100%			2039	**	1		
	Raceway								
	Conduit	100%			2041	**	1		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2041	**	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 1,600 Ampere Main Disconnect Switch						
	Transformers								
	Dry Type	100%			2036	**	5		
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2041	**	5	\$200	
	Raceway								
	Conduit	100%			2041	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2041	**	1		
	Motor Controllers								
	Locally Mounted	100%			2036	**	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$2,600	
	Generators								
	Diesel	100%			2040	**	1	\$3,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside Enclosure						
			Explanation : One 1,250 Kilowatt Generator						
	Batteries								
	Lead/Acid	100%			2025	\$3,000	5	\$300	
	Fuel Storage								
	Main Tank	100%			2059	**	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside						
			Explanation : One 2,500 Gallon Tank						

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2036	**	10	\$2,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Fluorescent	65%			2031	\$108,900	10	\$5,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2036	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2031	\$4,100	1		
Exit, Service	50%			2026	\$1,200	1		
Exterior Lighting								
HID	100%			2031	\$63,200	10		
Alarm								
Security System								
Generic	100%			2036	**	1	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	\$173,300	1-3	\$5,300	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2041	**	1		
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%			2034	**	1	\$4,200	
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$600	
Terminal Devices								
Air Handler	90%			2031	\$198,400	1	\$4,700	
Convactor/Radiator	10%			2036	**	1	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2036	* *	2	\$100	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	90%			2036	* *			
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,400	
	Exhaust Fans								
	Roof	50%			2036	* *	2	\$100	
	Wall Unit	50%			2036	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Electric	100%			2029	\$13,800	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : One 30 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Chemical System								
	Dry	20%			2029	\$10,400	1-3	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Clean Agent System Being Installed To Protect Communication Equipment							
	No Component	80%							

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Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES TRANSPORTATION GARAGE
Address : 17-17 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.100 / 2031 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 73,895 **Project Type** : CORRECTION
Date of Survey : 08-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,334,700	\$4,504,800
Interior Architecture	\$1,227,700	\$839,700
Electrical		\$2,915,200
Mechanical	\$122,300	\$3,233,600
Site Pavements	\$190,200	
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	
Total	\$2,874,900	\$11,493,300

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$631,400	LIFE	**	5	\$52,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 60%							
	Location : South Facade At Masonry Supports Throughout							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : North Facade And Throughout							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Second Floor Wall At East Facade							
Metal Sect. OHD	10%			2044	**	5	\$21,900	
Metal Coiling Doors	15%	Now	\$59,400	2036	**	5	\$16,400	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Various Locations Throughout							
Windows								
Steel	100%	Now	\$202,700	2039	**	5	\$40,500	
	Air Infiltration, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Light, Area Affected : 5%							
	Location : Various Lintel Locations Throughout Garage							
	Unit Inoperable, Extent : Moderate, Area Affected : 25%							
	Location : Officers Locker Room							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
	Weather Strip Missing, Extent : Moderate, Area Affected : 50%							
	Location : Officers Locker Room							
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$14,900	
Metal Panel	40%			2051	**	5	\$6,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Coping Cap							
Metal Rail	10%	Now	\$2,300	2044	**	5	\$3,100	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Built-Up (BUR)	100%	Now	\$441,200	2031	\$4,411,800			
	Blisters, Extent : Moderate, Area Affected : 40%							
	Location : Various Locations Throughout Roof							
	Embedded Gravel Surface, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations Throughout Including Garage Spaces And 2nd Floor Corridor Near Communications Area							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	65%	Now	\$149,100	LIFE	**	5	\$157,300		
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : Tire Shop And Various Locations Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Mechanic Shop M-3 And Various Locations In Garage Service Area								
Ceramic Tile	5%	Now	\$10,700	2027	\$213,700	5	\$2,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Mens Toilet And Shower Facilities								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Raised Access Floor	5%			2034	**	5	\$20,700		
Vinyl Tile	25%	Now	\$140,600	2026	\$468,800	3	\$10,400		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Offices Throughout 1st And 2nd Floor								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Offices Throughout 1st And 2nd Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Offices Throughout 1st And 2nd Floor								
Interior Walls									
Concrete Masonry Unit	80%	2-4	\$298,700	LIFE	**	5	\$27,000		
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Room M-8 And Perimeter Walls								
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Perimeter Walls								
	Vertical Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Room M-8 And Various Locations Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : From Lower Roofs								
Gypsum Board	10%			LIFE	**	5-10	\$14,300		
Metal: Cage/Fence	10%			LIFE	**	10	\$1,700		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	9%			2036	**	5	\$10,000	
	AcousTileSusp.Lay-In	6%	Now	\$10,700	2036	**	5	\$3,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : 1st And 2nd Floor Office Area								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : 1st And 2nd Floor Office Area								
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout 2nd Floor								
	Exposed Concrete	10%	Now	\$35,500	LIFE	**	5	\$1,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Radio Shop								
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : Radio Shop								
	Exposed Struc: Steel	65%	Now	\$603,800	LIFE	**			
	Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
	Location : Mens Locker Room And Various Locations Adjacent To North Wall In Service Area Of Garage Above Windows								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Various Locations In Main Garage								
	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	**			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 20%								
	Location : Main Entrance East Side								
	Parking/Driveway								
	Asphalt	90%	Now	\$190,200	2034	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : South Lot								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
	Location : South Lot								
	Cast in Place Concrete	10%			2044	**			

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$5,000	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere, One 600 Ampere And One 800 Ampere Main Disconnect Switches							
	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	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$22,700	
	Generators								
	Diesel	100%			2040	* *	1	\$28,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Enclosure Next To Telecommunications Building							
		Explanation : One 1,250 Kilowatt Capacity Generator							
	Batteries								
	Lead/Acid	100%			2025	\$3,000	5	\$2,700	
	Fuel Storage								
	Main Tank	100%			2059	* *	5	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Generator							
		Explanation : One 2,500 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	35%			2026	\$112,900	10	\$23,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	* *	10	\$3,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	40%			2026	\$481,600	10	\$1,000	
	LED	20%			2036	* *			

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2026	\$36,200	1		
	Exit, Service	50%			2026	\$19,900	1		
	Exterior Lighting								
	HID	100%			2036	* *	10	\$200	
Alarm									
	Security System								
	Generic	100%			2031	\$445,800	1	\$27,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Analog	100%			2026	\$1,526,100	1-3	\$46,900	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	80%	Now	\$1,100	2041	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Steam Room 1st Floor								
	Explanation : Leak At Main Valve								
	Electricity	20%			2041	* *	1		
	Conversion Equipment								
	Radiant Heater	100%	Now	\$122,300	2031	\$2,445,600	2	\$27,400	
	Not in Service, Extent : Severe, Area Affected : 5%								
	Location : Various Offices								
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Office Area, Garage								
	Explanation : 40 Electrical Radiants, Excessive Noise On 3 Units								
	Distribution								
	Hot Wtr Piping/Pump	80%	Now	\$17,200	2039	* *	4	\$2,900	
	Corroded, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	No Component	20%							
	Terminal Devices								
	Unit Heater - Steam	80%			2026	\$394,700	4	\$8,100	
	No Component	20%							
Air 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.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2031	\$111,800	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 3 Units On Roof							
	Split Unit	10%			2036	**			
	Window/Wall Unit	10%			2026	\$28,800	1		
	No Component	70%							
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, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 4 Fan Covers Missing							
Plumbing									
	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	10%			2026	\$5,200	1-3	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Gas Refill Stations							
		Explanation : 2 Sets							
	No Component	90%							

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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 : 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



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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	75%	0-2	\$12,900	2051	**	5	\$33,800	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Bottom Of Panels Along North And East Sides And Throughout							
	Window Wall	25%			2051	**	5	\$22,500	
		Glazing Clouded, Extent : Light, Area Affected : 10%							
		Location : South Side Of Building							
Windows									
	Metal/Detention Type	100%			2051	**	5	\$5,000	
Parapets									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Roof Access Hatch Lock. No Key Available.							
Roof									
	Skylight, Plastic	3%			2044	**	1		
	Not Accessible	97%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Roof Access Hatch Lock. No Key Available.							
Soffits									
	Metal, Corrugated	100%			2051	**	1		
Interior									
	Floors								
	Cast in Place Concrete	60%			LIFE	**	5	\$47,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Bathrooms / Locker Rooms							
	Quarry Tile	5%			2044	**	5	\$1,400	
	Sheet Vinyl/Rubber	20%			2036	**	5	\$5,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Vinyl Tile	15%	Now	\$9,200	2031	\$46,100	3	\$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							
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,000	
	Fiberglass Panel	95%			LIFE	**	10	\$4,700	

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	95%	Now	\$7,800	2044	* *	5	\$10,500	
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> <i>Location : Kitchen, Locker Room And Office - Cashier 1 And 2 Space</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout Ceilings</i> <i>Explanation : Fiberglass Reinforced Panels.</i>							
	Gypsum Board	5%			LIFE	* *	5-10	\$3,800	
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	5%	Now	\$6,200	2036	* *	5	\$4,200	
		<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i> <i>Location : Bus Parking</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : North Side At Bus Parking</i> <i>Explanation : Steel Rail</i>							
	Chain Link	95%			2051	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$51,000	2044	* *			
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i> <i>Location : North Side Of The Building</i>							
	Parking/Driveway								
	Asphalt	100%	0-2	\$1,079,200	2040	* *			
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2041	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes									
	Transformers								
	Dry Type	100%			2036	* *	5		
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2041	* *	5	\$300	
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2041	* *	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	**	1	\$3,700	
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
	Fuel Storage								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2026	\$79,400	10	\$2,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	80%			2031	\$317,400	10	\$8,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2031	\$5,900	1		
	Exit, Battery	50%			2031	\$13,800	10	\$400	
	Exterior Lighting								
	HID	100%			2031	\$91,100	10		
Alarm									
	Security System								
	Generic	100%			2031	\$73,000	1	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2026	\$250,000	1-3	\$7,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2041	**	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Pump Air Sourced	90%			2029		2	\$3,400	
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 3 Rooftop Units					
	Radiant Heater	10%			2031	\$40,100	2	\$600	
Terminal Devices									
	Air Handler	100%			2026	\$317,900	1	\$7,500	
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Roof					
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	100%			2029	\$223,700	2	\$700	
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : 3 Remote Terminal Units On Roof					
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$19,700	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$253,500	1	\$7,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,700	
	Exhaust Fans								
	Roof	100%			2026	\$37,500	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Electric	100%			2026	\$19,900	4	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Female Locker Room					
				Explanation : 120 Gallon Unit					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2031	\$5,700	1	\$700	
Fixtures									
	Generic	100%							

Fire Suppression

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

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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES VISITORS PROCESSING CENTER

Asset # : 2864

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2041	* *	1-2	\$3,400	

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES WEST FACILITY
Address : 16-06 HAZEN ST., RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.150 / 2865 **Yr Built/Renovated** : 1993 / 1998
Area Sq Ft : 202,636 **Project Type** : CORRECTION
Date of Survey : 30-Jul-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2605 **Lot** : 40 **BIN** : 2096863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$9,036,200	\$12,630,400
Interior Architecture	\$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 A	\$9,036,200	\$12,630,400
Importance Code B	\$22,996,600	\$22,468,600
Total	\$32,032,800	\$35,099,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$9,000			
Interior Architecture				\$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 A	\$21,500		\$12,500	
Importance Code B	\$442,100	\$92,300	\$137,800	\$107,600
Importance Code C				
Total	\$463,600	\$92,300	\$150,300	\$107,600



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Metal Panel	60%	Now	\$569,500	2040	**	5	\$248,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Modular Buildings							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Throughout Modular Buildings								
	Metal Panel	40%			2040	**	5-10	\$606,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Explanation : Metal And Vinyl Structures								
	Windows								
Aluminum	100%	Now	\$7,111,400	2055	**	5	\$42,600		
	Air Infiltration, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout									
Roof									
Single Ply Membrane	75%	Now	\$1,189,900	2030	\$11,898,500				
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Not Accessible	25%								
Soffits									
Metal Panel	100%	Now	\$9,000	2040	**	5	\$3,900		
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Canopies								
Interior									
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 : Moderate, Area Affected : 20%							
		Location : Throughout							
		Vinyl Tile	55%	Now	\$664,000	2030	\$3,320,100	3	\$73,400
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
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%							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	15%	Now	\$112,700	LIFE	* *	5	\$69,800	
			Water Penetration, Extent : Moderate, Area Affected : 20%					
			Location : Modular Buildings					
Metal Panel	65%	Now	\$805,900	LIFE	* *	5	\$302,600	
			Corrosion/Rusting, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
No Component	20%							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							
Transformers									
	Dry Type	100%			2035	* *	5	\$700	
Switchgear / Switchboard									
	Not Accessible	100%							
Raceway									
	Conduit	100%			2040	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2038	* *	5	\$5,300	
Wiring									
	Thermoplastic	100%			2040	* *	1		
Motor Controllers									
	Not Accessible	100%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2035	* *	1	\$62,300	
Generators									
	Diesel	100%			2033	* *	1	\$78,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outdoor Generator Enclosures						
			Explanation : Eight Emergency Generators Rated At 1,150 Kilowatts Each						
Batteries									
	Lead/Acid	100%			2023	\$3,000	5	\$7,500	
Fuel Storage									
	Main Tank	100%			2045	* *	5	\$6,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside						
			Explanation : Nine Main Tanks, 5,000 Gallons Rated Capacity						

Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	85%			2030	\$5,646,000	10	\$158,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	HID	5%			2030	\$49,500	10	\$300	
	LED	10%			2035	* *			
Egress Lighting									
	Emergency, Service	48%			2030	\$95,400	1		
	Emergency, Battery	2%			2030	\$10,900	10	\$1,000	
	Exit, Service	50%			2025	\$67,300	1		
Exterior Lighting									
	HID	100%			2030	\$1,525,900	10	\$600	
Alarm									
	Security System								
	Generic	100%			2035	* *	1	\$75,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Complex							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$124,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Complex							
		Explanation : Alarm Bells, Horns, Strobe Lights, Manual Pull Stations And Smoke Detectors							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Heat Pump Air Sourced	100%			2024		2	\$62,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Approximately 60 Units							
Terminal Devices									
	Fan Coil Unit/Heat	100%			2025	\$5,667,800	1	\$65,400	
Air Conditioning									
	Energy Source								
	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.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Heat Pump Air Sourced	100%	Now	\$374,400	2024	\$3,744,300	2	\$9,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Roofs And Side Walls									
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Outdoors									
Explanation : 1 Of 10 Not Working									
Distribution									
	Ductwork/Diffusers	100%			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	
Ventilation									
Distribution									
	Ductwork/Diffusers	20%	Now	\$13,900	LIFE	* *	2-5	\$22,600	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%									
Location : Exterior Ducts									
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$90,400	
Exhaust Fans									
	Roof	80%			2025	\$502,700	2	\$5,000	
	No Component	20%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Electric	100%			2025	\$333,400	4	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : 120 Gallon Units In Most Modular Units									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Plastic/PVC	100%			2035	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2030	\$3,705,900	1-2	\$56,800	
Chemical System									
	No Component	90%							
	Generic	10%			2028	\$5,200	1-3	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES/ COMPLIANCE AND SAFETY CENTER
Address : 12-00 HAZEN STREET RIKERS ISLAND
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.290 / 13709 **Yr Built/Renovated** : 1940 / 2002
Area Sq Ft : 2,500 **Project Type** : CORRECTION
Date of Survey : 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
Importance Code A	\$1,500	\$100	\$5,400	\$700
Importance Code B	\$7,600	\$600	\$1,200	\$500
Importance Code C	\$29,000			
Total	\$38,100	\$700	\$6,600	\$1,300



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	20%			LIFE	**	5	\$2,100	
	Stucco Cement	80%			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	
Interior									
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 Affected : 15%							
		Location : Main Room							
	Vinyl Tile	30%			2036	**	3	\$300	
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$1,400	LIFE	**	5	\$200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Basement Corridor							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Basement Server Room, Corridor And Mechanical Room							
	Gypsum Board	85%	Now	\$1,400	LIFE	**	5	\$2,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Main Room							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Main Room							
		Explanation : Impact Damage							
Ceilings									
	Gypsum Board	100%	Now	\$900	LIFE	**	5	\$2,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 15%							
		Location : Basement - Exposed Insulation							
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									
On-Site Walkways									
	Cast in Place Concrete	90%			2044	**			
	Pavers/Stone	10%			2040	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Parking/Driveway

Asphalt

50% 4+ \$2,900 2040 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : South Lot

Cast in Place Concrete

50% 0-2 \$23,400 2044 * *

Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : North Lot

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2041 * * 5 \$100

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes

Transformers

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

Lighting

Interior Lighting

Fluorescent

90% 2026 \$44,900 10 \$2,100

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Incandescent

10% 2026 \$5,000 2

Egress Lighting

Exit, Battery

100% 2031 \$2,300 10 \$200

Exterior Lighting

HID

100% 2036 * * 10

Alarm

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

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

Alarm

Security System
Generic

100%
2031 \$15,100 1 \$900
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100%
2031 \$51,600 1-3 \$1,600
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors

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

Heating

Energy Source
Plant Campus Steam /
PRV

100%
2041 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Steam From Adjacent Building

Conversion Equipment
Heat Exchanger, Plate &
Frame

100%
2040 * * 1 \$1,200
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 1 Unit

Distribution
Hot Wtr Piping/Pump

100%
2047 * * 4 \$200

Terminal Devices

Air Handler

50%
2036 * * 1 \$800

Convactor/Radiator

50%
2044 * * 1 \$400

Air Conditioning

Energy Source
Electricity

100%
2047 * * 1

Conversion Equipment
Split Unit

100%
2036 * *
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Side Of The Building
Other Observation, Extent : Light, Area Affected : 100%
Location : Side Of The Building
Explanation : 3 Split Type Units

Ventilation

Distribution

Ductwork/Diffusers

100%
LIFE * * 2-5 \$2,200

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, Area Affected : 100%								
	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	

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$487,300	\$3,341,400
Interior Architecture	\$8,210,300	\$2,821,900
Electrical	\$241,700	\$9,314,500
Mechanical	\$1,660,000	\$19,006,700
Site Pavements	\$62,200	
Total	\$10,661,500	\$34,484,500
Importance Code A	\$900,400	\$5,493,400
Importance Code B	\$6,244,400	\$28,510,000
Importance Code C	\$3,516,600	\$481,100
Total	\$10,661,500	\$34,484,500

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



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%			2041	**	5-10	\$2,900,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Ship Construction - Painted Steel Plates Welded Together. Exterior Walls Are Only Visible On Dockside							
Windows									
	Metal/Detention Type	98%			2041	**	5	\$258,300	
	Metal Louvers	2%			2040	**	10	\$9,000	
Parapets									
	Metal Rail	100%	Now	\$151,100	2036	**	5	\$182,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Roof									
	Metal Panel	80%	Now	\$170,700	2044	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Component Is Actually Painted Steel Surfaces							
	Skylight, Metal/Glass	2%			2041	**	10	\$9,200	
	Traffic Topping	18%	Now	\$165,600	2041	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Outdoor Recreation Areas							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Outdoor Recreation Areas							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Recreation Areas							
		Explanation : Steel Deck Is Covered With Cementitious Deck Topping							
Interior									
	Floors								
	Carpet	1%			2024	\$65,900	3	\$9,400	
	Quarry Tile	2%			2036	**	5	\$14,100	
	Raised Access Floor	3%			2034	**	5	\$52,900	
	Sheet Vinyl/Rubber	3%	Now	\$671,400	2041	**	5	\$10,600	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : Kitchen							
	Steel Plate	45%	Now	\$2,121,000	LIFE	**	1		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Boiler, Mechanical, Generator, Potable Water Tank Rooms, Corridors, Showers And Bathrooms							
	Traffic Topping	3%	Now	\$240,300	2041	**	5	\$8,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Gymnasium							
	Vinyl Tile	43%	Now	\$755,400	2031	\$1,888,500	3	\$75,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Fiberglass Panel	3%			LIFE	**	10	\$7,200		
Glass: Single Pane	3%			LIFE	**	5	\$43,000		
Metal Security Bars	10%	Now	\$2,614,900	LIFE	**				
Unit Inoperable, Extent : Severe, Area Affected : 50%									
Location : Cell Doors Inoperable									
Steel Plate	84%	Now	\$839,600	LIFE	**	5	\$481,100		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Corridors, Showers, Bathrooms, Mechanical, Electrical, Plumbing And Janitor Closets, Kitchen									
Ceilings									
AcousTileSusp.Lay-In	15%			2036	**	5	\$70,500		
Exposed Struc: Steel	20%			LIFE	**	10	\$188,000		
Metal Panel	35%	Now	\$603,700	LIFE	**	5	\$205,600		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Metal Panel	30%			LIFE	**	5	\$352,400		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Inmate Cells									
Explanation : This Component Is Actually Steel Plates.									
Site Enclosure									
Fence/Gates									
Chain Link	100%			2041	**				
Site Pavements									
On-Site Walkways									
Metal	100%			2041	**	1-3	\$276,800		
Other Observation, Extent : Light, Area Affected : 100%									
Location : From Parking Lot To Barge									
Explanation : Dock Planks									
Parking/Driveway									
Asphalt	100%	0-2	\$62,200	2034	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Air Circuit Breaker	100%			2031	\$86,400	5	\$1,600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room In The Basement Area									
Explanation : Two Main Service Protectors Rated At 4,000 Amperes									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2029	\$17,400	5	\$1,100	
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$376,000	5	\$8,200	
	Raceway								
	Conduit	100%			2031	\$428,900	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$394,400	5	\$8,200	
	Wiring								
	Thermoplastic	100%			2031	\$660,700	1		
	Motor Controllers								
	Locally Mounted	5%			2029	\$41,100	5	\$100	
	Motor Control Center	95%			2029	\$740,000	5	\$8,000	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$98,900	1	\$95,400	
	Generators								
	Diesel	100%			2027	\$768,300	1	\$120,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Generator Room And Fifth Floor Mechanical Room								
	Explanation : Two 2,000 Kilowatt And One 455 Kilowatt Capacity								
	Batteries								
	Lead/Acid	100%			2025	\$1,700	5	\$11,500	
	Fuel Storage								
	Day Tank	50%			2030	\$12,400	5	\$28,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Generator Room And Fifth Floor Mechanical Room								
	Explanation : Two 2500 And One 250 Gallon Capacity								
	Main Tank	50%			2034	* *	5	\$4,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Bottom Level								
	Explanation : Two 40,000 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	85%			2026	\$4,761,700	10	\$241,700	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2031	\$560,200	10	\$28,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	5%			2039	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
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	**			
Alarm								
Security System								
Generic	100%			2036	**	1	\$115,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Facility</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$191,000	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	**	5	\$96,000	
Conversion Equipment								
Steam Boiler	100%	Now	\$413,100	2029	\$2,065,600	1	\$276,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level Boiler Room</i>								
<i>Explanation : 3 Units. Boiler No. 3 Requires Retubing.</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$423,400	2041	**			
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Piping Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pressure Reducing Valves In Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Valves Throughout</i>								
Terminal Devices								
Air Handler	95%	0-2	\$426,400	2026	\$4,263,700	1	\$163,900	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	5%			2026	\$57,000	4	\$2,100	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	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.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal,Compressor Turbine	100%			2040	* *	1	\$335,500	
				R-134a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 6 Sets, Roof					
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	0-2	\$7,800	2031	\$389,300	4	\$15,300	
				Other Observation, Extent : Moderate, Area Affected : 10%					
				Location : Mechanical Equipment Room					
				Explanation : Expansion Tank Leaking Water And Air					
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$3,579,600	1	\$191,700	
Heat Rejection									
	Dry Cooler	100%			2036	* *	2	\$215,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$147,100	LIFE	* *	2-5	\$172,900	
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : Various Areas					
Exhaust Fans									
	Interior	100%			2026	\$1,135,500	2	\$9,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$2,379,200	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Equipment Room					
				Explanation : 1 Of 2 Ultraviolet Potable Water Purifiers Out Of Service.					
HW Heat Exchanger									
	Steam Fired	100%	Now	\$203,300	2041	* *	4	\$30,700	
				Corroded, Extent : Severe, Area Affected : 40%					
				Location : Various Locations					
				On Extended Life, Extent : Severe, Area Affected : 40%					
				Location : Various Locations					
				Other Observation, Extent : Severe, Area Affected : 20%					
				Location : Various Locations					
				Explanation : Strainers And Mixing Valves Defective.					
Sanitary Piping									
	Cast Iron	100%	0-2	\$46,700	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 50%					
				Location : Sediments In Drains Causing Back-ups. Mechanical Equipment Room					
Sump Pump(s)									
	Non-Submersible	100%			2026	\$48,700	4	\$9,800	
Sewage Ejector(s)									
	Electric	100%			2026	\$91,900	4	\$18,500	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2031	\$81,100	1	\$19,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pier							
		Explanation : Located On Shore							
Fixtures									
	Generic	100%							
		Other Observation, Extent : Severe, Area Affected : 2%							
		Location : Law Library							
		Explanation : Water Closet Broken							
Vertical Transport									
	Elevators								
	Gearred Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units From Basement To 3rd Floor, 2 Units From Main Deck, 1st To 3rd Floor, 1 Unit From Basement To 1st Floor							
		Explanation : 4 Passenger, 1 Freight							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$1,330,200	1-5	\$162,100	
	Sprinkler								
	Generic	100%			2031	\$3,125,400	1-2	\$86,800	
	Fire Pump								
	Generic	100%			2027	\$205,500	1	\$57,900	
	Chemical System								
	No Component	99%							
	Generic	1%			2026	\$300	1-3		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : BAIN CORRECTIONAL CENTER BARGE PIER
Address : HUNTS POINT FOOT OF HALLECK ST
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.100 / 14102 **Yr Built/Renovated** :
Area Sq Ft : 4,140 **Project Type** : CORRECTION
Date of Survey : 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	\$16,900			
Importance Code B				
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.
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DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE PIER
Asset # : 14102

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Deck								
	Concrete	50%			LIFE	* *	5	\$7,700	
	Not Accessible	50%							
	Deck Surface								
	Asphalt	100%			2040	* *	5	\$4,600	
			Cracking, Extent : Light, Area 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 Feet Of The Piles						
	Not Accessible	80%							
Deck Elements									
	Railing								
	Fencing	15%			2032	* *	3		
	No Component	85%							

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

Piers		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural Deck	Concrete	40%	0-2	\$430,500	LIFE	**	5	\$6,900		
		Spalling, Extent : Severe, Area Affected : 90%								
		Location : Underdeck								
	Concrete	10%	4+	\$21,500	LIFE	**	5	\$1,700		
		Cracking, Extent : Moderate, Area Affected : 10%								
		Location : Deck Surface								
		Spalling, Extent : Moderate, Area Affected : 10%								
		Location : Deck Surface								
	Timber	25%			LIFE	**	5	\$19,300		
		Aging, Extent : Moderate, Area Affected : 100%								
		Location : Access Walkway								
	Not Accessible	25%								
Pile Caps	Timber	10%	Now	\$93,200	LIFE	**	4	\$7,200		
		Broken, Extent : Severe, Area Affected : 50%								
		Location : Pile Cap Ends								
	Timber	90%			LIFE	**	4	\$97,600		
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Entire Length Of Pile Caps									
	Explanation : Age									
Piles and Bracing	Timber	5%	Now	\$73,400	LIFE	**	4-5	\$2,100		
		Broken, Extent : Severe, Area Affected : 70%								
		Location : Bracing Elements								
	Timber	20%	2-4	\$293,400	LIFE	**	4-5	\$8,200		
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
		Location : Isolated Piles In Tidal Zone								
		Marine Borer Infestation, Extent : Severe, Area Affected : 50%								
	Location : Primarily At Offshore End									
	Timber	25%	4+	\$366,800	LIFE	**	4-5	\$10,300		
	Rotting/Splitting, Extent : Moderate, Area Affected : 20%									
	Location : Isolated Piles In Tidal Zone									
	Not Accessible	50%								
Fender Facing	Timber	60%			2034	**	3	\$27,900		
		Other Observation, Extent : Moderate, Area Affected : 100%								
		Location : Mid-level Elements At Breasting Dolphins								
		Explanation : Age								
	Timber	40%	Now	\$83,300	2046	**	3	\$14,000		
		Rotting/Splitting, Extent : Severe, Area Affected : 50%								
	Location : Primarily At Top Elements									
	Marine Borer Infestation, Extent : Severe, Area Affected : 50%									
	Location : Bottom Elements In Tidal Zone									

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

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

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
	Steel	8%	Now	\$87,800	2046	* *	3-5	\$15,800	
		Corrosion, Extent : Severe, Area Affected : 30%							
		Location : Tidal Zone							
	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	
		Corrosion, Extent : Light, Area Affected : 20%							
		Location : Primarily At Base Of Fence Posts							
	Fencing	47%	Now	\$21,800	2032	* *	3	\$200	
		Broken, Extent : Severe, Area Affected : 12%							
		Location : Severe Damage At West End Of Timber Access Walkway							
		Loose Connections, Extent : Severe, Area Affected : 70%							
		Location : Chain-link Mesh Is Loose On East Side							
	No Component	10%							
Coping/Curb									
	Timber	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									
	Sodium	88%	Now	\$8,700	2025	\$87,200			
		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.
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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 : RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.143 / 1836 **Yr Built/Renovated** :
Area Sq Ft : 930 **Project Type** : CORRECTION
Date of Survey : 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.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE
Asset # : 1836

Piers		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck	Concrete	25%			LIFE	**	5	\$900	
		<i>Cracking, Extent : Light, Area Affected : 50%</i>							
		<i>Location : Deck Surface</i>							
	Not Accessible	75%							
Pile Caps	Timber	50%			LIFE	**	4	\$5,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Entire Length Of Pile Caps</i>							
		<i>Explanation : Age</i>							
	Timber	10%	Now	\$9,400	LIFE	**	4	\$700	
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : End Of Pile Caps</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Along Face Of Trestle</i>							
		<i>Explanation : Crushing</i>							
	Not Accessible	40%							
Piles and Bracing	Timber	45%	2-4	\$66,800	LIFE	**	4-5	\$1,900	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Isolated Piles In Tidal Zone</i>							
	Timber	5%	Now	\$7,400	LIFE	**	4-5	\$200	
		<i>Broken, Extent : Severe, Area Affected : 70%</i>							
		<i>Location : Bracing Elements</i>							
	Not Accessible	50%							
Deck Elements	Coping/Curb								
	Timber	100%			LIFE	**			
		<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Isolated Locations</i>							
Electrical	Conduit								
	Steel	100%	Now	\$5,100	2031	\$5,100			
		<i>Broken, Extent : Light, Area Affected : 100%</i>							
		<i>Location : 30 Linear Feet On East Side Of Deck</i>							
Lighting Fixture	Sodium	100%	Now	\$1,200	2025	\$11,700			
		<i>Broken, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Two Light Fixtures</i>							

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF
Address : RIKERS ISLAND NORTH END, WEST OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.240 / 13508 **Yr Built/Renovated** :
Area Sq Ft : 6,930 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF
Asset # : 13508

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	27%	Now	\$126,900	LIFE	* *	5	\$3,500
		Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%						
		Location : Underdeck - Northern 125 Feet						
		Spalling, Extent : Severe, Area Affected : 100%						
		Location : Underdeck - Northern 125 Feet						
	Concrete	23%	4+	\$108,100	LIFE	* *	5	\$3,000
		Other Observation, Extent : Moderate, Area Affected : 50%						
		Location : Underdeck - Southern 105 Feet						
		Explanation : Delaminated Areas						
	Concrete	23%			LIFE	* *	5	\$5,900
		Surface Wearing/Scaling, Extent : Light, Area Affected : 100%						
		Location : Deck Surface - Southern 105 Feet						
	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, Area Affected : 5%						
		Location : Southern 105 Feet						
	Timber	55%	Now	\$89,500	LIFE	* *	4	\$29,900
		Broken, Extent : Severe, Area Affected : 40%						
		Location : Offshore Ends Of Caps						
		Excess Deflections, Extent : Severe, Area Affected : 30%						
		Location : Adjacent To Bulkhead						

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES PILE SUPPORTED WHARF
Asset # : 13508

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Piles and Bracing								
	Steel	5%	4+	\$19,900	LIFE	* *	5	\$5,300	
		Other Observation, Extent : Moderate, Area Affected : 40%							
		Location : Offshore H-piles Southern 105 Feet							
		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	20%	Now	\$128,100	LIFE	* *	4-5	\$6,200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Offshore Two Rows Of Piles And All Cross Braces							
		Marine Borer Infestation, Extent : Severe, Area Affected : 20%							
		Location : Offshore Two Rows Of Piles							
	Timber	30%	2-4	\$192,100	LIFE	* *	4-5	\$9,300	
		Rotting/Splitting, Extent : Moderate, Area Affected : 40%							
		Location : Center Piles Above Mean Low Water							
	Not Accessible	20%							
Fender									
	Wales and Chocks								
	Timber	90%			2040	* *	4	\$13,100	
	Timber	5%	Now	\$6,900	2046	* *	4	\$700	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Missing Chocks Primarily At North End							
	No Component	5%							
Piles									
	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	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 TIMBER TRESTLE
Address : RIKERS ISLAND SOUTHEAST END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.220 / 13474 **Yr Built/Renovated** :
Area Sq Ft : 517 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Piers		Current Repair		Future Replacement		Maintenance						
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Structural Deck	Timber	100%	Now	\$94,000	LIFE	* *	5	\$2,200	1			
	Missing Part, Extent : Severe, Area Affected : 100%											
	Location : Entire Structure											
Pile Caps	Timber	100%	Now	\$52,400	LIFE	* *	4	\$4,100	1			
	Missing Part, Extent : Severe, Area Affected : 75%											
	Location : Two Original Caps Remain											
Piles and Bracing	Timber	100%	Now	\$82,500	LIFE	* *	4-5	\$2,300	1			
	Broken, Extent : Severe, Area Affected : 50%											
	Location : At End Of Pier											
	Missing Pile, Extent : Severe, Area Affected : 50%											
	Location : At End Of Pier											
Deck Elements	Railing	Not Plumb, Extent : Severe, Area Affected : 100%										
		Location : Platform Leaning Offshore										
		Rotting/Splitting, Extent : Severe, Area Affected : 50%										
		Location : Tops Of Piles										
Deck Elements	Railing											
		100%	Now	\$49,500	2026	\$49,500						
		Missing Part, Extent : Light, Area Affected : 100%										
Location : All Railing												

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : BAIN CORRECTIONAL CENTER BARGE BULKHEAD
Address : HUNTS POINT FOOT OF HALLECK ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0011.000 / 13476 **Yr Built/Renovated** :
Linear Ft : 1,183 **Project Type** : CORRECTION
Date of Survey : 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE BULKHEAD
Asset # : 13476

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	40%	4+	\$310,000	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Splash Zone							
	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.*

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES GRAVITY WALL
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.230 / 13475 **Yr Built/Renovated** :
Linear Ft : 287 **Project Type** : CORRECTION
Date of Survey : 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			
Total	\$66,100			



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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Gravity Wall								
	Stone	45%	Now	\$516,700	LIFE	* *	5	\$10,900	
		<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Collapsed Portions 30 Feet Long South Of Pier And 100 Feet Long North Of Pier</i>							
Backfill	Stone	45%			LIFE	* *	5	\$21,900	
	Not Accessible	10%							
	Fill								
	Topsoil	45%	Now	\$22,200	2071	* *			
Surface		<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : At Collapsed Areas</i>							
	Not Accessible	55%							
	Asphalt	10%	4+	\$5,200	2046	* *	5	\$200	
		<i>Cracking, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Concrete Pier Entrance</i>							
	Topsoil	45%	4+	\$13,900	2031	\$13,900	5	\$300	
		<i>Erosion, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Adjacent To Collapsed Areas</i>							
		<i>Settlement, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Adjacent To Collapsed Areas</i>							
	Topsoil	45%	Now	\$13,900	2031	\$13,900	5	\$300	
		<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : At Collapsed Areas</i>							

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

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

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

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	FY 2026 - 2031
Bulkheads	\$1,678,100	\$1,334,800
Total	\$1,678,100	\$1,334,800
Importance Code A	\$555,800	
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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Gravity Wall								
	Concrete	1%	Now	\$555,800	LIFE	**	5	\$700	
	Displaced Elements, Extent : Severe, Area Affected : 100%								
	Location : 1,580 Feet East Of Bridge: Headwall Is Rotating And Outfall Pipe Is Disconnected								
	Progressing Scour, Extent : Severe, Area Affected : 40%								
	Location : 525 Feet East Of Bridge: Undermining Of Outfall Foundation								
	Settlement, Extent : Light, Area Affected : 5%								
	Location : 1,050 Feet East Of Bridge: Settlement Of Outfall Is Evident From Depression In Roadway 50 Feet Long By 5 Feet Wide By 1 Inch Deep								
	No Component	99%							
	Revetment								
	Stone	70%			LIFE	**	5	\$144,800	
	No Component	15%							
	Under Construction	15%							
	Other Observation, Extent : Light, Area Affected : 0%								
Location : North Shoreline Approximately 1,600 Feet Due North And 800 Feet At East-northeast									
Explanation : Construction									
Backfill	Fill								
	Topsoil	13%	Now	\$578,400	2071	**			
	Erosion, Extent : Severe, Area Affected : 50%								
	Location : Sloughing Above Revement Along North Shoreline: 1,100 Feet At North-northwest And 1,200 Feet At Northeast Along Trailers								
	Not Accessible	72%							
	Under Construction	15%							
	Surface								
	Asphalt	15%			2040	**	5	\$29,600	
	Concrete	2%	Now	\$248,800	2046	**	5	\$2,000	
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : 2 Locations With Slab Undermining: At North-northwest Adjacent To Parking Area And West-southwest Adjacent To Fencing								
	Explanation : Undermining								
	Topsoil	56%			2029	\$1,039,600	5	\$45,200	
	Topsoil	12%	Now	\$222,800	2031	\$222,800	5	\$4,800	
Erosion, Extent : Severe, Area Affected : 100%									
Location : Sloughing Above Revement Along North Shoreline: 1,100 Feet At North-northwest And 1,200 Feet At Northeast Along Trailers									
Under Construction	15%								
Deck Elements									

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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Fencing	5%			2032	* *	3	\$300	
	Guard Rail	2%	Now	\$5,000	LIFE	* *			
Other Observation, Extent : Severe, Area Affected : 10%									
Location : 5 Locations: Southwest Side 1,800 Feet West Of Bridge, Due West At Outfall, And 3 Locations North-northwest 250, 880, And 1,300 Feet East Of The Concrete Pier									
Explanation : Exposed 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.
** 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 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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Timber	80%			LIFE	**	5	\$200	
	Timber	5%	Now	\$1,300	LIFE	**	5		
		Rotting/Splitting, Extent : Severe, Area Affected : 50%							
		Location : At North End							
	Timber	15%	4+	\$4,000	LIFE	**	5		
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Isolated Areas Along Entire Length Of Curb							
		Explanation : Hollowing							
Sheet Piles									
	Steel	50%			LIFE	**	10		
		Corrosion, Extent : Light, Area Affected : 25%							
		Location : At Top Of Sheet Piles							
		Missing Coating, Extent : Light, Area Affected : 25%							
		Location : At Top Of Sheet Piles							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : South End							
		Explanation : Exposed Cut Out Holes For Tie Backs							
	Not Accessible	50%							
Wales									
	Steel	100%			LIFE	**	5	\$9,600	
		Corrosion, Extent : Light, Area Affected : 25%							
		Location : Isolated Areas Along Entire Length Of Wale							
		Missing Coating, Extent : Light, Area Affected : 25%							
		Location : Isolated Areas Along Entire Length Of Wale							
Pile Caps									
	Concrete	100%			LIFE	**	5	\$1,200	
Backfill									
	Fill								
	Topsoil	4%	Now	\$2,000	2071	**			
		Sinkhole, Extent : Severe, Area Affected : 5%							
		Location : 4 Locations At South End							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Beneath Deteriorated Concrete Surface							
		Explanation : Settlement							
	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

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	5%	Now	\$1,100	2046	* *	5	\$100	
		Settlement, Extent : Severe, Area Affected : 15%							
		Location : North End							
	Asphalt	25%			2040	* *	5	\$600	
	Concrete	10%	Now	\$8,500	2046	* *	5	\$100	
		Cracking, Extent : Severe, Area Affected : 25%							
		Location : 130 Feet From South							
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : 130 Feet From South							
	Gravel	55%			2040	* *	2-5	\$300	
	Gravel	5%	Now	\$1,000	2046	* *	2-5		
		Settlement, Extent : Moderate, Area Affected : 10%							
		Location : Adjacent To Bulkhead							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : South End							
		Explanation : Sinkholes Adjacent To Bulkhead							
Fender									
	Piles								
	Timber	45%			2040	* *	4	\$2,200	
		Worn, Extent : Light, Area Affected : 20%							
		Location : Tidal Zone							
	No Component	10%							
	Not Accessible	45%							
Wales and Chocks									
	Timber	35%	Now	\$36,700	2046	* *	4	\$3,900	
		Broken, Extent : Severe, Area Affected : 80%							
		Location : Isolated Elements Along Face Of Bulkhead							
		Displaced Elements, Extent : Severe, Area Affected : 20%							
		Location : Isolated Elements Along Face Of Bulkhead							
	Timber	55%			2040	* *	4	\$6,100	
		Worn, Extent : Moderate, Area Affected : 30%							
		Location : Isolated Elements Along Face Of Bulkhead							
	No Component	10%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

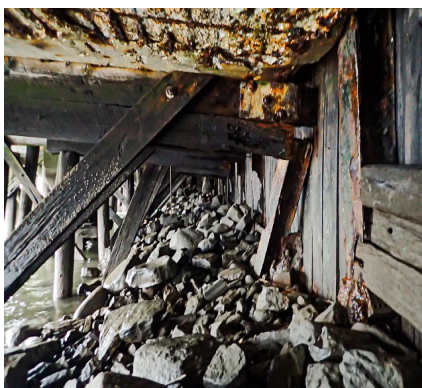
Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	100%			LIFE	**	5	\$2,800	
	Sheet Piles								
	Timber	54%	4+	\$286,300	LIFE	**	4	\$2,300	
		Displaced Elements, Extent : Moderate, Area Affected : 50%							
		Location : Sheets Displaced Up To 2 Inches Offshore Within Northern 125 Feet							
		Rotting/Splitting, Extent : Moderate, Area Affected : 20%							
		Location : Northern 125 Feet							
	Timber	46%			LIFE	**	4	\$3,000	
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	85%			2040	**	5	\$2,200	
		Settlement, Extent : Light, Area Affected : 30%							
		Location : Northern 125 Feet							
	Asphalt	10%	2-4	\$4,200	2046	**	5	\$100	
		Settlement, Extent : Moderate, Area Affected : 100%							
		Location : 30 Feet Long From Southwest Corner							
	Asphalt	5%	Now	\$2,100	2046	**	5	\$100	
		Sinkhole, Extent : Severe, Area Affected : 2%							
		Location : Sinkhole 51 Feet From North End Measuring 1 Foot Long By 8 Inches Wide By 1 Foot Deep							
		Other Observation, Extent : Severe, Area Affected : 6%							
		Location : Undermining Of Asphalt Adjacent To Sinkhole Up To 12 Feet Long By 8 Inches Wide							
		Explanation : Undermining							
Fender									
	Piles								
	Steel	50%	Now	\$80,200	2046	**			
		Corrosion, Extent : Severe, Area Affected : 75%							
		Location : Soldier Piles In Front Of Sheeting Exhibit Widespread Severe Section Loss Along Northern 125 Feet							
	No Component	50%							
Wales and Chocks									
	Timber	100%	Now	\$204,900	2046	**	4	\$12,500	
		Missing Part, Extent : Severe, Area Affected : 95%							
		Location : Timber Lagging Almost Entirely Missing, Severe Rot Affecting Remaining Elements							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 MARINA
Address : RIKERS ISLAND NORTH END
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0012.000 / 13603 **Yr Built/Renovated** :
Area Sq Ft : 1,208 **Project Type** : CORRECTION
Date of Survey : 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



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

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways									
Gangways									
	Aluminum	95%			2051	**	1-3	\$6,700	
	Aluminum	5%	Now	\$1,600	2061	**	1-3	\$300	
Loose Connections, Extent : Severe, Area Affected : 2%									
Location : Top Hinge Pin Displaced									
Missing Components, Extent : Severe, Area Affected : 5%									
Location : Missing Bottom Transition Plate									
Floating Docks									
Anchor Piles									
	Steel	50%			2051	**	3-5	\$13,200	
Corrosion, Extent : Moderate, Area Affected : 25%									
Location : Splash Zone									
Missing Coating, Extent : Light, Area Affected : 25%									
Location : Splash Zone									
	Not Accessible	50%							
Fenders									
	Vinyl	95%			2029	\$141,000	2	\$16,000	
	Vinyl	5%	Now	\$7,400	2031	\$7,400	2	\$700	
Broken, Extent : Severe, Area Affected : 100%									
Location : Extruded Fender Missing At Corners Between Main Float And Fingers									
Floats/Frames									
	Concrete	22%			2040	**	5	\$1,500	
	Concrete	48%	Now	\$3,200	2040	**	5	\$1,700	
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 2 Fingers Are Listing Due To Flooding									
Explanation : Waterlogged / Damaged Floatation									
	Steel	6%	0-2	\$1,900	2036	**	5	\$100	
Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%									
Location : 12 Pile Guides Total With 3 Missing And 3 Loose									
	Steel	2%	Now	\$1,100	2041	**	5		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Severe Damage To Corner Braces Between Main Float And Fingers									
Explanation : Broken									
	Not Accessible	22%							
Protective Structure									

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Protective Structure								
Wave Attenuator								
Steel/Timber	30%	Now	\$693,300	2061	* *	5	\$16,900	
	Missing Components, Extent : Severe, Area Affected : 50%							
	Location : Two Consecutive 45-foot-long Segments Missing Due To Damaged Connections At Pipe Piles							
Steel/Timber	50%	0-2	\$231,100	2051	* *	5	\$28,200	
	Corrosion, Extent : Moderate, Area Affected : 10%							
	Location : 2 Foot High Band In Splash Zone							
	Loose Connections, Extent : Severe, Area Affected : 2%							
	Location : Widespread Loose Connection Hardware							
	Missing Coating, Extent : Moderate, Area Affected : 10%							
	Location : Splash Zone							
Not Accessible	20%							
Electrical								
Lighting Fixture								
Incandescent	100%	Now	\$22,200	2026	\$44,400			
	Other Observation, Extent : Severe, Area 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, Area Affected : 100%							
	Location : One Remaining Bollard Of Five Total							
	Explanation : Broken							

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Print Date : 26-Oct-2020

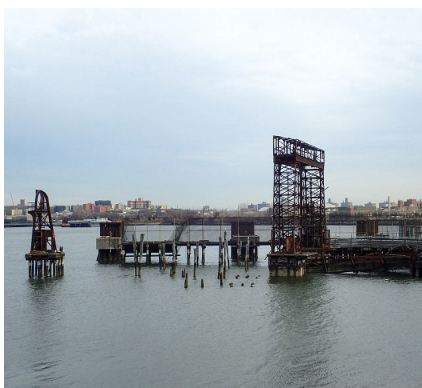
DEPARTMENT OF CORRECTION - FY 2021

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Facing Timber	100%	Now	\$748,500	2031	\$748,500			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Fender Racks Broken									
Explanation : Missing Part									
Piles									
	Timber	100%	Now	\$562,300	2036		**		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Fender Racks Broken									
Explanation : Broken									
Wales and Chocks									
	Timber	100%	Now	\$105,300	2036		**		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Fender Racks Broken									
Explanation : Missing Part									
Gallows Frames									
	Tower Frames Steel	100%	4+	\$922,600	2040		**		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Entire Tower Frames									
Explanation : Deflected Elements And Corrosion									
Movable Ramps									
	Bearings Steel	100%	Now	\$320,100	2046		**		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Movable Ramp Collapsed									
Explanation : Broken									
Deck and Railing									
	Timber Deck on Steel	100%	Now	\$604,500	2046		**		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Movable Ramp Collapsed									
Explanation : Broken									

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

Print Date : 26-Oct-2020

DEPARTMENT OF CORRECTION - FY 2021

Asset Name : RIKERS ISLAND FACILITIES SMALL FERRY DOCK
Address : RIKERS ISLAND NORTH END, WEST OF MARINA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOC0001.260 / 13510 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 720 **Project Type** : CORRECTION
Date of Survey : 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



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

Marinas/Docks		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways								
Deck								
Timber	100%			2029	\$18,900	5	\$500	
Surface Wearing/Scaling, Extent : Light, Area Affected : 25%								
Location : Deck Planks								
Gangways								
Aluminum	90%			2051	**	1-3	\$4,200	
Aluminum	10%	Now	\$2,300	2061	**	1-3	\$500	
Handrail Damage, Extent : Severe, Area Affected : 2%								
Location : Disconnected Handrail Post Due To Cracked Weld At Base Of Gangway								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : At Barge Gangway Interface								
Explanation : Toe Plate Broken								
Piles and Bracing								
Steel	63%			2051	**	5-10	\$900	
Corrosion, Extent : Moderate, Area Affected : 20%								
Location : Splash Zone								
Missing Coating, Extent : Moderate, Area Affected : 25%								
Location : Splash Zone								
Timber	10%			2051	**	4-5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bracing Elements								
Explanation : Wear								
Not Accessible	27%							
Floating Docks								
Anchor Piles								
Steel	60%			2051	**	3-5	\$5,300	
Corrosion, Extent : Light, Area Affected : 20%								
Location : At Guide Pad Locations								
Missing Coating, Extent : Moderate, Area Affected : 20%								
Location : At Guide Pad Locations								
Not Accessible	40%							
Fenders								
Rubber	100%			2029	\$400	1-2	\$200	
Barge								
Steel	80%			2040	**	5	\$1,100	
Corrosion, Extent : Moderate, Area Affected : 25%								
Location : Splash Zone								
Not Accessible	20%							

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

Marinas/Docks		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Protective Structure									
	Pile Cluster								
	Timber	12%			2032	* *	4-10	\$8,300	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : At Bottom Wire Ropes							
		Explanation : Corrosion							
	Timber	38%	Now	\$26,700	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 On Three Clusters							
		Explanation : Broken Cable Wraps							
	Not Accessible	50%							
Deck Elements									
	Railing								
	Steel	70%			2029	\$46,500			
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Isolated At Welds And Joints							
	Steel	30%	Now	\$4,000	2031	\$19,900			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 12 Feet Of Broken Rail Due To Impact From Gangway							

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DEPARTMENT OF CORRECTION - 072

Project : CORRECTION

CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Special Systems		56,000,000		0
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Special Systems	2,300,000	2,300,000	2,300,000	2,300,000

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

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