

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$5,806,200	\$617,100
Interior Architecture	\$729,500	\$488,300
Electrical	\$1,391,700	\$1,425,200
Mechanical	\$3,109,000	\$1,285,600
Total	\$11,036,400	\$3,816,200

Importance Code A	\$5,806,200	\$617,100
Importance Code B	\$5,106,500	\$3,128,300
Importance Code C	\$123,700	\$70,900
Total	\$11,036,400	\$3,816,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$15,100			\$25,400
Interior Architecture	\$30,500	\$10,900	\$8,900	
Electrical	\$26,300	\$31,400	\$40,400	\$120,000
Mechanical	\$61,100	\$23,300	\$27,200	\$84,900
Site Pavements	\$47,300			
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Total	\$256,300	\$141,500	\$152,500	\$306,300
Importance Code A	\$15,100	\$4,800		\$27,200
Importance Code B	\$241,200	\$136,700	\$152,500	\$279,100
Total	\$256,300	\$141,500	\$152,500	\$306,300



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
BROOKLYN HOUSE OF DETENTION
Asset # : 129**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Glazed Ceramic Panel		5%			LIFE	**	5	\$59,900	
Masonry: Brick		80%			LIFE	**	5	\$204,300	
Granite Panels		15%			LIFE	**	5	\$28,700	
Windows									
Glass Block		15%	Now	\$249,500	LIFE	**	5	\$2,700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 75%</i> <i>Location : Throughout</i>									
<i>Explanation : Covered With Protection Netting</i>									
Metal/Detention Type		84%	Now	\$5,556,800	2061	**	5	\$44,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : North Facade, South Facade</i>									
<i>Explanation : Covered With Protection Netting</i>									
Metal Louvers		1%	Now	\$9,900	2046	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>									
Parapets									
Masonry: Brick		60%			LIFE	**	5	\$1,800	
Masonry: Limestone		5%	Now	\$3,600	LIFE	**	5	\$200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i>									
Metal: Cage/Fence		25%			2036	**	5-10	\$5,800	
Granite Panels		10%			LIFE	**	5	\$300	
Roof									
Copper/Terne		2%			2059	**	10	\$2,400	
Metal Panel		5%	Now	\$1,600	2048	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>									
Modified Bitumen		45%			2036	**	10	\$22,000	
Plaza Roof: Stone Panels		3%			2051	**			
Play Surface		5%			2031	\$36,000	10	\$2,400	
Single Ply Membrane		40%			2031	\$352,900	10	\$19,600	
Soffits									
Metal Panel		100%			2041	**	5-10		

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
Cast in Place Concrete		27%	Now	\$130,700	LIFE	**	5	\$120,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile		5%		2040		**	5	\$10,200	
Marble Panels		5%		LIFE		**	5	\$7,700	
Quarry Tile		10%	Now	\$66,900	2044	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Steel Plate		5%		LIFE		**	1		
Steel Grating		10%		2041		**	1		
Terrazzo		20%	Now	\$108,200	LIFE	**	5	\$31,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile		15%		2031		\$296,700	3	\$11,500	
Wood		3%		2059		**	5	\$11,500	
Interior Walls									
Concrete Masonry Unit		10%	Now	\$59,700	LIFE	**	5	\$18,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Glass: Special Gauge		5%		LIFE		**	1		
Gypsum Board		10%		LIFE		**	5	\$28,300	
Marble Panels		3%		LIFE		**			
Plaster		15%		LIFE		**	5	\$21,300	
SGFT/Glazed Masonry		32%		LIFE		**			
Steel Plate		25%	Now	\$64,000	LIFE	**	5	\$70,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceilings									
AcousTileConcealSpLn		35%	Now	\$131,700	2036	**	5	\$44,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In		5%		2044		**	5	\$10,200	
Exposed Struc: Concrete		45%	0-2	\$168,400	LIFE	**	5	\$14,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Metal Panel		5%		LIFE		**	5	\$12,800	
Plaster		10%	Now	\$30,500	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Entry Lobby</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

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Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$47,300	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
Pavers/Stone		100%			2034		**		
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>									
Molded Case Bkrs		30%			2051		**	5	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>									
Molded Case Bkrs		50%			2031	\$23,900	5		\$2,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 3,000 Ampere Main Disconnect Switches</i>									
Transformers									
Dry Type		100%			2044		**	5	\$600
Switchgear / Switchboard									
Fused Disc Sw		20%			2051		**	5	\$100
Molded Case Bkrs		80%			2031	\$155,700	5		\$3,400
Raceway									
Conduit		90%			2031	\$199,800	1		
Conduit		10%			2051		**	1	
Panelboards									
Fused Disc Sw		10%			2030	\$17,000	5		\$400
Molded Case Bkrs		80%			2030	\$136,100	5		\$3,400
Molded Case Bkrs		10%			2047		**	5	\$400
Wiring									
Thermoplastic		90%			2031	\$307,800	1		
Thermoplastic		10%			2051		**	1	
Motor Controllers									
Locally Mounted		95%			2029	\$343,700	5		\$1,000
Variable Frequency Drive		5%			2044		**		
Ground									
Grounding Devices	Generic	100%			LIFE		**	5	\$2,400

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BROOKLYN HOUSE OF DETENTION
Asset # : 129

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Transfer Switches									
Automatic		40%			2044		**	1	\$19,900
Automatic		60%			2029	\$30,700	1		\$29,900
Generators									
Diesel		50%			2040		**	1	\$31,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
Diesel									
50%					2027	\$198,800	1		\$31,300
<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>									
Batteries									
Lead/Acid		100%			2025	\$1,700	5		\$6,000
Fuel Storage									
Day Tank		50%			2030	\$6,700	5		\$15,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
Main Tank									
50%					2034		**	5	\$2,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
Lighting									
Interior Lighting									
Fluorescent		65%			2036		**	10	\$96,400
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
Fluorescent									
20%					2026	\$605,200	10		\$29,700
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
HID									
LED		10%			2026	\$45,100	10		\$500
Egress Lighting									
Emergency, Service		5%			2036		**		
Emergency, Battery		40%			2031	\$36,200	1		
Exit, Service		10%			2026	\$24,800	10		\$3,900
Exit, Battery		25%			2026	\$15,300	1		
Exit, Battery									
25%					2031	\$52,600	10		\$2,700
Exterior Lighting									
HID		95%			2026	\$660,400	10		\$500
LED		5%			2036		**		
Alarm									
Security System									
Generic		100%			2036		**	1	\$60,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
Security System									
Generic									
Maintenance									
<i>Location : Throughout The Building</i>									
Maintenance									
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	Estimated Cost (Yrs)	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	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2041		**	1	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Opposite Side Of Street</i>								
<i>Explanation : From Nearby Court House</i>								
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	\$436,400	2026	\$2,181,900	1		\$81,000
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convector/Radiator	3%			2029	\$27,700	1		\$1,600
Unit Heater - Steam	7%			2026	\$43,100	4		\$1,000
Air Conditioning								
Energy Source								
Electricity	100%			2039		**	1	
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2029	\$322,300	2		\$500
Exterior Pkg Unit - Cooling	15%			2031	\$209,400	2		\$1,500
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2031	\$10,400	2		\$16,900
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%		LIFE			**	2-5	\$45,100
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Mechanical Ventilation In Cell Areas.</i>								
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation	Exhaust Fans								
	Interior	80%			2026	\$490,700	2	\$4,000	
	Roof	20%			2031	\$57,200	2	\$1,000	
Plumbing	H/C Water Piping								
	Brass/Copper	5%			2041		**	1	
	Galvanized Steel	95%	0-2	\$35,900	2036		**	1	
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
HW Heat Exchanger	Steam Fired	100%			2031	\$274,600	4	\$24,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Basement</i>								
	<i>Explanation : 5 Units</i>								
Sanitary Piping	Cast Iron	100%			LIFE		**	1	
Storm Drain Piping	Cast Iron	100%			LIFE		**	1	
Sump Pump(s)	Non-Submersible	100%			2036		**	4	\$5,100
Sewage Ejector(s)	Electric	100%			2031	\$49,700	4	\$9,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : One At 1st Floor, One At Sub-basement</i>								
	<i>Explanation : 2 Units</i>								
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Geared Traction	85%			LIFE		**		
	<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
	<i>Location : 4 Units From Basement To 11th Floor, 1 Unit From Basement To 1st Floor, 1 Unit From 1st To 2nd Floor</i>								
	<i>Explanation : 6 Units</i>								
Hydraulic		15%			LIFE		**		
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
	<i>Location : Basement To 3rd Floor</i>								
	<i>Explanation : 1 Unit</i>								
Fire Suppression									
Standpipe	Generic	100%			2041		**	1-5	\$84,600
Sprinkler	No Component	75%							
	Generic	25%			2031	\$422,100	1-2		\$11,300

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

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

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$123,600	\$586,400
Interior Architecture	\$357,500	\$1,014,200
Electrical	\$396,700	\$2,312,800
Mechanical	\$2,569,000	\$5,119,200
Total	\$3,446,800	\$9,032,600
Importance Code A	\$123,600	\$586,400
Importance Code B	\$3,087,900	\$8,388,300
Importance Code C	\$235,200	\$57,900
Total	\$3,446,800	\$9,032,600
EXPENSE	FY 2023	FY 2024
Exterior Architecture	\$38,100	\$28,500
Interior Architecture	\$47,300	
Electrical	\$34,700	\$26,500
Mechanical	\$57,700	\$84,100
Site Pavements	\$28,200	
Elevators/Escalators	\$62,200	\$62,200
Total	\$268,300	\$201,300
Importance Code A	\$40,400	\$28,500
Importance Code B	\$199,700	\$172,800
Importance Code C	\$28,200	
Total	\$268,300	\$201,300
		\$154,800
		\$327,000



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Concrete Masonry Unit		7%			LIFE	**	5	\$5,200	
Metal Sect. OHD		3%	Now	\$38,100	2036	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Southeast Garage Door Entrance</i>									
Granite Panels		25%			LIFE	**	5	\$22,400	
Pre-Cast Concrete		65%	Now	\$58,300	LIFE	**	5	\$251,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Gymnasium And Clinic On Second Floor</i>									
Windows									
Glass Block		10%			LIFE	**	5	\$2,100	
Metal/Detention Type		80%			2041	**	5	\$99,500	
Metal Louvers		10%			2034	**	10	\$21,300	
Parapets									
Cast in Place Concrete		35%			LIFE	**	5	\$15,500	
Concrete Masonry Unit		10%			LIFE	**	5	\$500	
Metal Rail		5%			2044	**	5-10	\$3,900	
Metal: Cage/Fence		25%			2044	**	5-10	\$8,300	
Pre-Cast Concrete		25%			LIFE	**	5	\$6,700	
Roof									
IRMA/Protected Membrane		40%			2031	\$171,300	10	\$18,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>									
<i>Location : Elevator Bulkhead</i>									
Paver: Asphalt		10%			2040	**	10	\$7,100	
Traffic Topping		50%	Now	\$65,300	2031	\$163,300			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Outdoor Activity Area</i>									
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Outdoor Activity Area</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : At Roof Drains</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Outdoor Activity Area</i>									
Soffits									
Metal Panel		20%			2041	**	5-10		
Granite Panels		30%			LIFE	**	5		
Stucco Cement		50%			2036	**	5		
Interior									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	50%			LIFE		**	5	\$261,700
	Ceramic Tile	5%	4+	\$52,800	2034		**	5	\$6,000
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Quarry Tile	5%			2036		**	5	\$17,900
	Terrazzo	5%			LIFE		**	5	\$9,300
	Vinyl Tile	30%	Now	\$69,500	2031	\$694,600	3		\$26,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Wood	5%			2046		**	5	\$22,400
Interior Walls									
	Cast in Place Concrete	20%			LIFE		**		
	Ceramic Tile	3%	4+	\$52,400	2034		**	5	\$4,200
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Bathrooms</i>									
	Concrete Masonry Unit	52%	Now	\$182,800	LIFE		**	5	\$57,900
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Gymnasium Walls</i>									
	Glass: Single Pane	5%			LIFE		**	5	\$10,400
	Gypsum Board	5%			LIFE		**	5	\$8,300
	Metal Security Bars	10%			LIFE		**		
	SGFT/Glazed Masonry	5%			LIFE		**		
Ceilings									
	AcousTile,Adhered	10%	4+	\$25,300	2036		**	5	\$12,000
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridors</i>									
	AcousTileSusp.Lay-In	10%	0-2	\$22,000	2036		**	5	\$12,000
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
	Exposed Struc: Concrete	50%			LIFE		**	5	\$18,700
	Exposed Struc: Steel	10%			LIFE		**		
	Metal Panel	10%			LIFE		**	5	\$29,900
	Plaster	10%			LIFE		**	5	\$15,000
Site Enclosure									
	Retaining Walls								
	Masonry: Fieldstone	100%			2051		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Stair Cheek Walls And Planter On South Side</i>									
<i>Explanation : This Is Actually Granite</i>									
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Site Pavements									
On-Site Walkways	Masonry: Granite	60%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Stairs At Entrance</i>							
		<i>Explanation : Repairs In Progress</i>							
Pavers/Stone		40%	Now	\$7,900	2034		**		
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Garage Door Entrance</i>							
Parking/Driveway									
Cast in Place Concrete		5%			2036		**		
Pavers/Stone		95%	Now	\$20,300	2034		**		
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Parking Area</i>							
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
Service Equipment		40%			2031	\$19,100	5		\$300
Fused Disc Sw		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : Two 5,000 Amperes</i>							
Molded Case Bkrs		60%			2031	\$28,700	5		\$2,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : Three 3,000 Ampere Main Disconnect Switches</i>							
Transformers									
Dry Type		100%			2029	\$18,000	5		\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : 3rd Floor Electrical Room</i>							
		<i>Explanation : Two 1,500 Kilovolt-ampere</i>							
Switchgear / Switchboard									
Air Circuit Breaker		30%			2031	\$58,400	5		\$300
Molded Case Bkrs		70%			2031	\$136,200	5		\$3,000
Raceway									
Busway		2%			2029	\$4,400	1		
Conduit		93%			2031	\$206,400	1		
Conduit		5%			2041		**	1	
Panelboards									
Fused Disc Sw		10%			2030	\$17,000	5		\$400
Molded Case Bkrs		85%			2030	\$144,600	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	Estimated Cost (Yrs)	Priority
Under 600 Volts								
Wiring								
Busway	2%			2029	\$6,800	1		
Thermoplastic	93%			2031	\$318,000	1		
Thermoplastic	5%			2041	**	1		
Motor Controllers								
Locally Mounted	10%			2029	\$36,200	5	\$100	
Motor Control Center	80%			2029	\$262,000	5	\$3,600	
Variable Frequency Drive	10%	Now	\$16,400	2044	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,400	
Stand-by Power								
Transfer Switches								
Automatic	70%			2029	\$35,800	1	\$35,100	
Automatic	30%			2036	**	1	\$15,100	
Generators								
Diesel	100%			2027	\$397,700	1	\$63,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 3rd Floor</i>								
<i>Explanation : Two 650 Kilovolt-ampere</i>								
Batteries								
Lead/Acid	100%			2024	\$1,700	5	\$6,000	
Fuel Storage								
Day Tank	50%			2030	\$6,700	5	\$15,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room - 3rd Floor</i>								
<i>Explanation : 100 Gallons</i>								
Main Tank	50%			2034	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 5,000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$134,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	6%			2026	\$183,000	10	\$9,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2026	\$9,100	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	Estimated Cost (Yrs)	Priority
Lighting								
Egress Lighting								
Emergency, Service	60%			2036	**	1		
Exit, Service	35%			2026	\$21,600	1		
Exit, Service	5%			2039	**	1		
Exterior Lighting								
HID	10%			2026	\$70,100	10		\$100
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	\$561,400	1		\$60,900
Fire/Smoke Detection								
No Component	90%			2031	\$192,200	1-3		\$10,100
Generic, Digital	10%							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Utility Steam	100%			2041	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Is Provided From 100 Centre Street</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$2,300	2034	**	5		\$4,800
<i>Controller Not Working, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Low Pressure Control Valves Manually Operated. Basement</i>								
Distribution								
Central Plant Steam	100%			2031	\$2,941,500	4		\$12,100
Piping/Pmp								
Terminal Devices								
Air Handler	90%			2026	\$2,199,500	1		\$90,800
Convector/Radiator	5%			2029	\$46,500	1		\$2,600
Unit Heater - Hot Water	5%	Now	\$700	2026	\$32,500			
<i>Broken, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Entry Vestibule</i>								
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
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Chillers</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Chiller Room, Basement</i>									
<i>Explanation : 2 Units</i>									
No Component		20%							
Distribution									
CW & CHW Wtr Pipe/Pump		100%			2041		**	4	\$8,000
Terminal Devices									
Air Handler/Cool/Ht		100%			2031	\$1,559,400	1		\$100,800
Heat Rejection									
Water Cooling Tower		100%			2036		**	2	\$164,100
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Ventilation									
Ductwork/Diffusers		100%	Now	\$160,200	LIFE		**	2-5	\$90,900
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Exhaust Fans									
Interior		100%			2031	\$618,300	2		\$5,000
Plumbing									
H/C Water Piping									
Galvanized Steel		100%	Now	\$76,300	2036		**	1	
<i>Not Insulated, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Basement</i>									
HW Heat Exchanger									
Steam Fired		100%	Now	\$83,000	2041		**	4	\$16,100
<i>Broken, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Basement</i>									
Sanitary Piping									
Cast Iron		100%				LIFE	**	1	
Storm Drain Piping									
Cast Iron		100%				LIFE	**	1	
Sump Pump(s)									
Submersible		100%				2024	\$5,900	4	\$5,200
Sewage Ejector(s)									
Electric		100%	0-2	\$50,100	2041		**	4	\$6,500
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
Backflow Preventer									
Generic		100%			2031	\$44,200	1		\$10,000

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

Mechanical		Current Repair		Future Replacement		Maintenance						
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing	Fixtures											
	Generic	100%										
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>										
		<i>Location : Throughout</i>										
		<i>Explanation : About 80% Stainless Steel For Inmates And 20% Porcelain For Others</i>										
Vertical Transport												
	Elevators											
	Geared Traction	80%		LIFE			* *					
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>										
		<i>Location : Basement To 10th Floor</i>										
		<i>Explanation : 5 Units</i>										
	Hydraulic	20%		LIFE			* *					
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>										
		<i>Location : Basement To 1st Floor</i>										
		<i>Explanation : 2 Units</i>										
Fire Suppression												
	Standpipe											
	Generic	100%		2041			* *	1-5	\$85,300			
	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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$448,200	\$933,500		
Interior Architecture	\$388,800	\$1,608,000		
Electrical	\$96,600	\$7,824,500		
Mechanical	\$6,037,600	\$4,566,300		
Total	\$6,971,100	\$14,932,300		
Importance Code A	\$448,200	\$1,022,900		
Importance Code B	\$6,189,700	\$13,796,300		
Importance Code C	\$333,300	\$113,100		
Total	\$6,971,100	\$14,932,300		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$46,500	\$7,200		\$59,200
Interior Architecture	\$42,300			\$25,100
Electrical	\$42,000	\$28,000	\$37,400	\$68,400
Mechanical	\$118,400	\$74,700	\$120,700	\$97,300
Site Pavements	\$10,700			
Elevators/Escalators	\$59,200	\$59,200	\$59,200	\$59,200
Total	\$319,100	\$169,000	\$217,300	\$309,100
Importance Code A	\$55,500	\$16,400	\$9,000	\$68,600
Importance Code B	\$252,900	\$152,600	\$208,300	\$240,500
Importance Code C	\$10,700			
Total	\$319,100	\$169,000	\$217,300	\$309,100



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15% Location : East And West Service Entrances</i>									
Masonry: Limestone		70%		LIFE		**	5	\$120,500	
Metal Panel		10%		2041		**	5-10	\$157,800	
Metal Coiling Doors		2%		2044		**	5	\$14,300	
Granite Panels		15%		LIFE		**	5	\$25,800	
Windows									
Glass Block		5%		LIFE		**	5	\$3,900	
Metal/Detention Type		45%		2041		**	5	\$202,300	
Steel		5% Now	\$20,900	2039		**	5	\$38,600	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2% Location : North Facade</i>									
Steel		45%		2039		**	5	\$694,100	
Parapets									
Masonry: Brick		40%		LIFE		**	5	\$1,100	
Masonry: Limestone		40%		LIFE		**	5	\$1,400	
Metal: Cage/Fence		20% Now	\$1,200	2036		**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Throughout</i>									
Roof									
Built-Up (BUR)		30%		2031		\$157,500	10	\$10,200	
Cast in Place Concrete		40% Now	\$21,300	LIFE		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Over 11 West Housing Area</i>									
Water Penetration, Extent : Moderate, Area Affected : 5%									
<i>Location : Over 11 West Housing Area</i>									
IRMA/Protected Membrane		25%		2031		\$77,100	10	\$8,500	
IRMA/Protected Membrane		5% Now	\$3,100	2031		\$15,400			
<i>Water Penetration, Extent : Severe, Area Affected : 5% Location : Over Connecting Bridge</i>									
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	50%			LIFE		**	5	\$313,400
	Ceramic Tile	5%	4+	\$31,600	2034		**	5	\$7,200
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Various Bathrooms</i>								
	Quarry Tile	5%			2036		**	5	\$21,500
	Vinyl Tile	40%	Now	\$55,400	2031	\$1,108,900	3		\$43,000
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Basement, Corridors, Connecting Bridge, 1st Floor Adjacent To Sally Port</i>								
Interior Walls									
	Cast in Place Concrete	20%			LIFE		**		
	Concrete Masonry Unit	58%			LIFE		**	5	\$113,100
	Glass: Single Pane	10%	Now	\$333,300	LIFE		**	5	\$36,600
	<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
	<i>Location : Control Rooms</i>								
	<i>Explanation : Glazing Clouded</i>								
	Metal Security Bars	10%			LIFE		**		
	Metal: Cage/Fence	2%			LIFE		**		
Ceilings									
	AcousTileConcealSpLn	25%	4+	\$10,700	2036		**	5	\$36,300
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
	<i>Location : Corridors</i>								
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
	<i>Location : Throughout</i>								
	Exposed Struc: Concrete	15%			LIFE		**	5	\$5,400
	Metal Panel	10%			LIFE		**	5	\$29,000
	Plaster	50%			LIFE		**	5	\$72,600
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2051		**		
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%			2034		**		
	On-Site Walkways								
	Masonry: Granite	50%			LIFE		**		
	Pavers/Stone	50%			2034		**		
Parking/Driveway									
	Cast in Place Concrete	50%			2044		**		
	Pavers/Stone	50%	Now	\$10,700	2034		**		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Breezeway Between North And South Buildings</i>								
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : Breezeway Between North And South Buildings</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$53,600	5		\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>									
Fused Disc Sw		40%		2031	\$35,800	5		\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>									
Transformers									
Dry Type		100%		2029	\$18,000	5		\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 75 Kilovolt-ampere</i>									
Switchgear / Switchboard									
Fused Disc Sw		80%		2031	\$311,400	5		\$800	
Molded Case Bkrs		20%		2031	\$77,900	5		\$1,200	
Raceway									
Busway		5%		2029	\$22,200	1			
Conduit		90%		2031	\$399,600	1			
Conduit		5%		2041	**	1			
Panelboards									
Fused Disc Sw		10%		2030	\$40,800	5		\$500	
Molded Case Bkrs		88%		2030	\$359,200	5		\$5,200	
Molded Case Bkrs		2%		2039	**	5		\$100	
Wiring									
Busway		5%		2029	\$34,200	1			
Thermoplastic		90%		2031	\$615,500	1			
Thermoplastic		5%		2041	**	1			
Motor Controllers									
Locally Mounted		10%		2029	\$85,100	5		\$200	
Motor Control Center		70%		2029	\$564,400	5		\$4,300	
Variable Frequency Drive		20%		2036	**				
Ground									
Grounding Devices									
Generic		100%	0-2	\$10,800	LIFE	**	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Water Main - Basement</i>									
<i>Explanation : Corroded</i>									
Stand-by Power									
Transfer Switches									
Automatic		70%		2029	\$53,700	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	Estimated Cost (Yrs)	Priority
Stand-by Power Generators								
Diesel	100%			2027	\$596,500	1	\$87,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room - Basement</i>							
	<i>Explanation : Two 500 Kilowatts</i>							
Batteries								
Lead/Acid	100%			2023	\$1,700	5	\$8,300	
Fuel Storage								
Day Tank	50%			2030	\$7,900	5	\$17,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room - Basement</i>							
	<i>Explanation : One 250 Gallon</i>							
Underground Storage								
	50%			LIFE		**	5	\$5,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 5,000 Gallon</i>							
Lighting								
Interior Lighting								
Fluorescent	95%			2031	\$3,402,200	10	\$166,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	3%			2026	\$16,000	10	\$200	
LED	2%			2036		**		
Egress Lighting								
Emergency, Service	60%			2031	\$64,300	1		
Exit, Service	35%			2026	\$25,400	1		
Exit, Service	5%			2036		**	1	
Exterior Lighting								
HID	10%			2026	\$96,600	10	\$100	
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	\$773,600	1	\$83,900	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2031	\$264,800	1-3	\$13,900	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Utility Steam	100%		2041		**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Steam Is Provided From 100 Centre Street</i>									
Conversion Equipment									
Heat Exchanger, Plate & Frame		95%		2034		**	1	\$89,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : One Unit</i>									
Pres. Reducing Valve/LP Steam		5%		2034		**	5	\$600	
Distribution									
Hot Wtr Piping/Pump		95%		2030	\$302,100	4		\$9,000	
Central Plant Steam Piping/Pmp		5%		2041	**	4		\$500	
Terminal Devices									
Air Handler		90%		2026	\$2,582,200	1		\$106,600	
Convector/Radiator		10%		2029	\$109,200	1		\$6,200	
Air Conditioning									
Energy Source	Electricity	100%		2039	**	1			
Conversion Equipment									
Centrifugal, Elec Chiller		100%		2027	\$2,309,100	1		\$207,200	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Previously 2 Units. One Removed, Other Not In Service. Chilled Water Supplied From North Tower.</i>									
Distribution									
CW & CHW Wtr Pipe/Pump		100%		2031	\$248,900	4		\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Two Pump Sets. Functional But Not In Operation.</i>									
Terminal Devices									
Air Handler/Cool/Ht		100%		2026	\$2,288,400	1		\$118,400	
Heat Rejection									
Water Cooling Tower		100%		2025	\$774,300	2		\$192,700	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Ventilation									
Distribution	Ductwork/Diffusers	100%		LIFE	**	2-5		\$106,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation	Exhaust Fans								
	Interior	80%			2031	\$580,700	2	\$4,700	
	Roof	20%			2026	\$67,800	2	\$1,200	
Plumbing	H/C Water Piping								
	Galvanized Steel	100%			2029	\$895,300	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$324,900	2061		* *	4	\$18,900
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : 2 Units In Basement</i>								
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Basement</i>								
	<i>Explanation : 2 Units</i>								
Sanitary Piping									
	Cast Iron	100%			LIFE		* *	1	
Storm Drain Piping									
	Cast Iron	100%			LIFE		* *	1	
Sump Pump(s)									
	Submersible	100%			2024	\$8,100	4	\$7,100	
Sewage Ejector(s)									
	Electric	100%			2031	\$69,000	4	\$13,400	
Backflow Preventer									
	Generic	100%			2031	\$51,900	1	\$11,700	
Fixtures									
	Generic	100%							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : Throughout</i>								
	<i>Explanation : Stainless Steel Fixtures For Inmates - 80%, Porcelain Fixtures For Others - 20%</i>								
Vertical Transport									
Elevators									
	Geared Traction	80%			LIFE		* *		
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
	<i>Location : 1st Floor To Roof</i>								
	<i>Explanation : 4 Units</i>								
	Hydraulic	20%			LIFE		* *		
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
	<i>Location : 1st To 2nd Floor</i>								
	<i>Explanation : 1 Unit</i>								
Fire Suppression									
Standpipe									
	Generic	100%			2041		* *	1-5	\$100,100
Sprinkler									
	No Component	30%							
	Generic	70%			2041		* *	1-2	\$37,500
Fire Pump									
	Generic	100%			2034		* *	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	% of Total	Fail Date (Years)	Estimated Cost	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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$88,300	\$1,384,100		
Interior Architecture	\$1,902,700	\$986,300		
Electrical	\$1,404,000	\$4,956,300		
Mechanical	\$4,208,100	\$9,109,700		
Site Pavements	\$101,500			
Total	\$7,704,500	\$16,436,300		
Importance Code A	\$88,300	\$1,531,500		
Importance Code B	\$7,514,700	\$14,904,800		
Importance Code C	\$101,500			
Total	\$7,704,500	\$16,436,300		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$117,800	\$100		\$13,900
Interior Architecture	\$127,500	\$7,700	\$4,700	\$9,700
Electrical	\$67,300	\$51,600	\$31,500	\$131,700
Mechanical	\$50,000	\$46,600	\$40,300	\$59,500
Site Pavements	\$2,200			
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$404,300	\$145,600	\$116,000	\$254,300
Importance Code A	\$117,800	\$100		\$15,500
Importance Code B	\$213,700	\$145,500	\$116,000	\$238,800
Importance Code C	\$72,800			
Total	\$404,300	\$145,600	\$116,000	\$254,300



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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	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
Masonry: Brick		95%	Now	\$39,000	LIFE	**	5	\$56,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 8th Floor Recreation Yard</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Lintels At Cell Floors, 4th Floor</i>									
Masonry: Granite		3%			LIFE	**	5	\$1,300	
Metal Sect. OHD		2%			2036	**	5	\$3,700	
Windows									
Aluminum		20%			2039	**	5	\$300	
Glass Block		15%			LIFE	**	5	\$100	
Metal/Detention Type		50%	0-2	\$28,500	2031	\$142,300	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Receiving Area, Kitchen, Day Room</i>									
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Steel		15%	Now	\$11,200	2056	**	5	\$1,200	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick		90%			LIFE	**	5	\$13,500	
Masonry: Limestone		10%	4+	\$3,600	LIFE	**	5	\$1,900	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>									
<i>Location : Coping Stone</i>									
Roof									
Built-Up (BUR)		55%			2031	\$1,020,800	10	\$66,100	
Copper/Terne		4%			2046	**	10	\$12,000	
IRMA/Protected Membrane		9%	0-2	\$4,900	2031	\$98,100			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Roof With Water Tank</i>									
Paver: Asphalt		25%	Now	\$30,600	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof Yard</i>									
Skylight, Plastic		7%	Now	\$88,300	2044	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 7th Floor Roof</i>									
Interior									

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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	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	45%			LIFE		**	5	\$306,700
		<i>Paint Peeling, Extent : Light, Area Affected : 10% Location : Basement And Throughout</i>							
	Cast in Place Concrete	5%	Now	\$36,900	LIFE		**	5	\$34,100
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Steps At Loading Platform</i>							
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Steps At Loading Platform</i>							
	Quarry Tile	8%	Now	\$81,500	2036		**	5	\$18,700
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement Laundry</i>							
	Terrazzo	20%			LIFE		**	5	\$48,700
	Traffic Topping	5%			2031	\$219,900	5		\$19,500
	Vinyl Tile	12%			2031	\$361,700	3		\$14,000
	Wood	5%	Now	\$116,900	2046		**	5	\$14,600
		<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25% Location : Recreation Room On Eighth Floor</i>							
		<i>Split/Cracked, Extent : Moderate, Area Affected : 25% Location : Recreation Room On Eighth Floor</i>							
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$23,900	LIFE		**	5	\$18,900
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Roof Stair</i>							
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Stair Bulkhead</i>							
		<i>Vertical Cracks, Extent : Moderate, Area Affected : 5% Location : Column Pilasters 7th Floor</i>							
	Glass: Single Pane	3%			LIFE		**	5	\$7,100
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout</i>							
		<i>Explanation : Laminated Security Glass</i>							
	Metal Security Bars	5%			LIFE		**		
	Plaster	17%	Now	\$48,900	LIFE		**	5	\$16,100
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Basement Throughout</i>							
		<i>Paint Peeling, Extent : Light, Area Affected : 25% Location : Throughout</i>							
		<i>Water Penetration, Extent : Light, Area Affected : 5% Location : 7th Floor Offices</i>							
	SGFT/Glazed Masonry	35%			LIFE		**		
	Steel Plate	25%			LIFE		**	5	\$47,300

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Ceilings									
Acous	TileConcealSpLn	10%	Now	\$142,600	2036	**	5	\$19,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : At Entrance</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : First Floor</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : First Floor</i>									
Acous	TileSusp.Lay-In	5%		2044		**	5	\$15,500	
Exposed	Struc: Concrete	40%		LIFE		**	5	\$19,400	
<i>Paint Peeling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Exposed	Struc: Steel	2%	Now	\$1,485,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>									
<i>Location : 8th Floor Outdoor Recreation Yard</i>									
Gypsum	Board	5%	Now	\$17,800	LIFE	**	5	\$19,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Throughout</i>									
Metal	Panel	5%		LIFE		**	5	\$19,400	
Plaster		33%	Now	\$76,400	LIFE	**	5	\$63,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 7th Floor Offices</i>									
Site Enclosure									
Fence/Gates									
Chain Link									
100%									
2051									
**									
Site Pavements									
Public Sidewalk									
Cast in Place	Concrete	100%	4+	\$2,200	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
Cast in Place	Concrete	100%			2044	**			
Parking/Driveway									
Asphalt		100%	Now	\$101,500	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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	% 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		\$44,700	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room 1</i>									
<i>Explanation : No Available Nameplate Ratings</i>									
Molded Case Bkrs		50%		2041		**	5	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room 2</i>									
<i>Explanation : Main Service Power Breaker Rated At 2,000 Amperes</i>									
Transformers									
Dry Type		100%		2044		**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Elevator Control Room</i>									
<i>Explanation : Three 51 Kilovolt-ampere, 208/120 Volts</i>									
Switchgear / Switchboard									
Air Circuit Breaker		80%		2031		\$311,400	5	\$900	
Molded Case Bkrs		20%		2041		**	5	\$1,100	
Raceway									
Conduit		80%		2031		\$355,200	1		
Conduit		20%		2041		**	1		
Panelboards									
Fused Disc Sw		5%		2039		**	5	\$200	
Molded Case Bkrs		15%		2039		**	5	\$800	
Molded Case Bkrs		80%		2030		\$326,600	5	\$4,400	
Wiring									
Braided Cloth		80%	2-4	\$547,200	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Thermoplastic		20%		2041		**	1		
Motor Controllers									
Locally Mounted		5%		2036		**	5	\$100	
Locally Mounted		10%		2029		\$85,100	5	\$100	
Locally Mounted		5%	2-4	\$42,600	2051	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Mechanical Room</i>									
Locally Mounted		3%		2044		**	5		
Locally Mounted		2%	0-2	\$17,000	2051	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Starters Are Rusted.</i>									
Motor Control Center		75%		2029		\$604,700	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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,800	LIFE	**	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Mechanical Room In The Basement</i>									
<i>Explanation : Corroded</i>									
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2029	\$25,600	1	\$32,100	
	Automatic	50%			2036	**	1	\$32,100	
Generators									
	Diesel	50%			2027	\$198,800	1	\$40,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Room 1</i>									
<i>Explanation : Emergency Generator Rated At 400 Kilowatts</i>									
	Diesel	50%			2034	**	1	\$40,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Room 2</i>									
<i>Explanation : Emergency Generator Rated At 750 Kilowatts. Generator Is Not Regularly Tested.</i>									
Batteries									
	Lead/Acid	100%			2024	\$1,700	5	\$7,700	
Fuel Storage									
	Day Tank	50%			2039	**	5	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 275 Gallon Capacity</i>									
	Main Tank	50%			2034	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Underground</i>									
<i>Explanation : 5,000 Gallon Capacity</i>									
Lighting									
	Interior Lighting								
	Fluorescent	60%			2031	\$2,344,500	10	\$115,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-12 Lamps</i>									
	Fluorescent	10%			2031	\$390,700	10	\$19,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Compact Fluorescent Lamps</i>									
	Fluorescent	10%			2036	**	10	\$19,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Hallways, Kitchen, Visitors Area</i>									
	Incandescent	2%			2026	\$78,100	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	Estimated Cost (Yrs)	Priority
Lighting								
Egress Lighting								
Emergency, Service	35%			2026	\$40,900	1		
Emergency, Battery	5%			2031	\$16,000	10	\$2,500	
Exit, Service	50%			2026	\$39,600	1		
Exit, Battery	10%	0-2	\$27,200	2041		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Fixtures Are Old And Beyond Their Useful Life.</i>								
Exterior Lighting								
HID	20%			2031	\$179,500	10	\$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2026	\$719,100	1	\$78,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	40%							
Generic, Digital	60%			2036		** 1-3	\$77,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2041		** 1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent D C A S Building</i>								
<i>Explanation : Steam Supplied From Adjacent Queens Borough Hall Building</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2027	\$147,400	5	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Shell And Tube Heat Exchanger With Circulating Pumps For 2nd Floor Hot Water Radiators.</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$753,600	2031	\$3,767,900	4	\$10,300	
<i>Corroded, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Malfunctioning, Extent : Severe, Area Affected : 25%</i> <i>Location : Condensate Return System, Throughout</i> <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Vacuum Pump Leaks. Basement Mechanical Equipment Room</i> <i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i> <i>Location : Throughout</i>									
Terminal Devices									
Air Handler		55%	Now	\$1,721,800	2041		** 1	\$63,900	
<i>Corroded, Extent : Severe, Area Affected : 40%</i> <i>Location : Various</i> <i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Various</i>									
Air Handler		15%			2031	\$469,600	1	\$19,400	
Convector/Radiator		18%	Now	\$21,500	2029	\$214,500	1	\$10,900	
<i>Corroded, Extent : Severe, Area Affected : 15%</i> <i>Location : Various</i>									
Convector/Radiator		2%			2036		** 1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 2nd Floor Throughout</i> <i>Explanation : Hot Water Radiators</i>									
Unit Heater - Steam		10%			2026	\$79,600	4	\$1,900	
Air Conditioning									
Energy Source									
Electricity		100%			2039		** 1		
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling		5%			2026	\$139,400	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i> <i>Location : Roof Of Visiting Area</i>									
Split Unit		5%			2036		**		
<i>Other Observation, Extent : Light, Area Affected : 5%</i> <i>Location : Various</i> <i>Explanation : R-410a</i>									
Split Unit		5%			2031	\$237,600			
Window/Wall Unit		5%			2024	\$23,200	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	Estimated Cost (Yrs)	Priority
Ventilation Distribution									
Ductwork/Diffusers		70%	Now	\$287,200	LIFE		**	2-5	\$81,500
<i>Damaged, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Various</i>									
<i>Other Observation, Extent : Light, Area Affected : 20%</i>									
<i>Location : Basement, 1st Floor</i>									
<i>Explanation : Ventilation Does Not Exist In Lobby, Basement And Various Offices</i>									
No Component		30%							
Exhaust Fans									
Interior		70%	Now	\$554,400	2041		**	2	\$3,600
<i>On Extended Life, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Throughout</i>									
No Component		30%							
Plumbing									
H/C Water Piping									
Brass/Copper		100%	Now	\$331,900	2031	\$1,659,500	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Water Main And Various Locations</i>									
HW Heat Exchanger									
Steam Fired		50%			2031	\$177,300	4	\$15,500	
Steam Fired		50%	Now	\$177,300	2061		**	4	\$10,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Mechanical Equipment Room</i>									
<i>Explanation : Unit Not In Service. Point Of Use Electric Heaters Being Used Throughout.</i>									
Sanitary Piping									
Cast Iron		100%	0-2	\$162,900	LIFE		**	1	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 2nd Floor</i>									
<i>Explanation : Piping Decaying Due To Corrosion</i>									
Storm Drain Piping									
Cast Iron		100%			LIFE		**	1	
Sump Pump(s)									
Submersible		100%	Now	\$7,500	2026	\$7,500	4	\$4,400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement Next To Vacuum Pump</i>									
Backflow Preventer									
Generic		100%			2031	\$56,600	1	\$12,800	
Fixtures									
Generic		100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Vertical Transport									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators								
	Geared Traction	70%		LIFE		**			
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
		<i>Location : Basement To 8th Floor</i>							
		<i>Explanation : 3 Units</i>							
Vertical Transport	Hydraulic	30%		LIFE		**			
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
		<i>Location : 1 Unit From Basement To 2nd Floor, 1 Unit From 1st To 2nd Floor</i>							
		<i>Explanation : 2 Units</i>							
Fire Suppression	Standpipe								
	Generic	100%		2031	\$927,800	1-5	\$105,300		
Fire Suppression	Sprinkler								
	No Component	40%							
	Generic	60%		2031	\$1,308,000	1-2	\$35,100		
Fire Pump									
	Generic	100%		2027	\$143,300	1	\$39,000		
Chemical System									
	No Component	99%							
	Generic	1%		2026	\$300	1-3			

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$67,300	\$1,809,900
Interior Architecture	\$534,500	\$184,000
Electrical	\$2,836,700	\$508,100
Mechanical		\$2,055,700
Total	\$3,438,600	\$4,557,700
Importance Code A	\$67,300	\$1,809,900
Importance Code B	\$3,371,200	\$2,747,800
Total	\$3,438,600	\$4,557,700
EXPENSE	FY 2023	FY 2024
Exterior Architecture		\$36,000
Interior Architecture	\$42,800	\$4,600
Electrical	\$12,900	\$114,600
Mechanical	\$17,000	\$33,300
Elevators/Escalators	\$23,700	\$23,700
Total	\$96,300	\$212,200
Importance Code A	\$3,300	\$2,000
Importance Code B	\$50,300	\$174,200
Importance Code C	\$42,800	
Total	\$96,300	\$55,400



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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	% 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	\$1,330,600	10		\$48,200
Interior									
Floors									
Cast in Place Concrete		68%	Now	\$88,900	LIFE		**	5	\$184,000
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Load Docking</i>							
Raised Access Floor		5%	Now	\$154,900	2033		**	5	\$11,600
		<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Detention Control Rooms</i>							
Terrazzo		25%			LIFE		**	5	\$24,200
Traffic Topping		2%			2035		**	5	\$3,100
Interior Walls									
Cast in Place Concrete		10%	Now	\$37,000	LIFE		**		
		<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Various Locations In Mechanical Space</i>							
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 Struc: Concrete		50%	Now	\$80,900	LIFE		**	5	\$9,700
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Various Locations Throughout Basement</i>							
Metal Panel		25%	Now	\$209,900	LIFE		**	5	\$38,600
		<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : Various Locations Throughout</i>							
Plaster		20%			LIFE		**	5	\$15,500

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	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	\$2,760,900	10		\$75,800
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	30%			2025	\$24,800	1		
Emergency, Battery	20%			2025	\$45,300	10		\$4,000
Exit, Service	50%			2025	\$28,000	1		
Exterior Lighting								
LED	100%			2035		**		
Alarm								
Security System								
Generic	100%			2030	\$508,100	1		\$30,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035		**	1-3	\$52,500

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	

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment									
Heat Exchanger, Plate & Frame	Heat Exchanger, Plate & Frame	50%			2033		** 1	\$20,400	
Pres. Reducing Valve/LP Steam	Pres. Reducing Valve/LP Steam	50%			2033		** 5	\$2,500	
Distribution									
Hot Wtr Piping/Pump	Hot Wtr Piping/Pump	100%			2038		** 4	\$4,100	
Terminal Devices									
Air Handler	Air Handler	80%			2030	\$1,769,500	1	\$40,900	
Convector/Radiator	Convector/Radiator	10%	Now	\$1,700	2035		** 1	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Convector's Vent Holes Painted Shut Restricting Air Flow</i>									
Convector/Radiator	Convector/Radiator	10%			2035		** 1	\$2,700	
Air Conditioning									
Energy Source									
Electricity	Electricity	100%				2046		** 1	
Conversion Equipment									
Exterior Pkg Unit - Cooling	Exterior Pkg Unit - Cooling	10%			2030	\$127,400	2	\$500	
No Component	No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Adjacent Building</i>									
<i>Explanation : Served By Offsite Chiller</i>									
Distribution									
CW & CHW Wtr Pipe/Pump	CW & CHW Wtr Pipe/Pump	90%			2050		** 4	\$3,700	
No Component	No Component	10%							
Terminal Devices									
Air Handler/Dir Expansion	Air Handler/Dir Expansion	10%			2035		** 1		
Air Handler/Cool/Ht	Air Handler/Cool/Ht	90%			2030	\$158,800	1	\$46,000	
Heat Rejection									
Air Cooled Condenser Unit	Air Cooled Condenser Unit	10%			2030	\$3,200	2	\$5,800	
No Component	No Component	90%							
Ventilation									
Distribution									
Ductwork/Diffusers	Ductwork/Diffusers	100%			LIFE		** 2-5	\$46,100	
Exhaust Fans									
Interior	Interior	100%			2035		** 2	\$2,500	
Plumbing									
H/C Water Piping									
Brass/Copper	Brass/Copper	100%			2050		** 1		
HW Heat Exchanger									
Steam Fired	Steam Fired	100%			2040		** 4	\$12,300	

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 200 BED FACILITY (GRVC)
Asset # : 4246

Mechanical		Current Repair		Future Replacement		Maintenance							
System	Component	% 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	\$45,300	4	\$3,300					
Fixtures		Generic		100%									
Vertical Transport													
Elevators		Geared Traction		100%		LIFE	**						
<i>Other Observation, Extent : Light, Area Affected : 100%</i>													
<i>Location : Two Units From Basement To 2nd Floor, Two Units From Basement To Penthouse</i>													
<i>Explanation : 4 Units</i>													
Fire Suppression													
Standpipe	Generic	100%			2040	**	1-5	\$41,700					
Sprinkler													
No Component		90%											
Generic		10%			2040	**	1-2	\$2,300					
Chemical System													
No Component		98%											
Generic		2%			2025	\$1,100	1-3	\$100					

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,451,900	\$641,200
Interior Architecture	\$1,006,200	\$291,200
Electrical	\$4,128,700	\$2,024,100
Mechanical		\$1,513,000
Total	\$6,586,900	\$4,469,500

Importance Code A	\$1,451,900	\$813,700
Importance Code B	\$5,134,900	\$3,655,900
Total	\$6,586,900	\$4,469,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture	\$35,300		\$2,000	
Electrical	\$31,200	\$19,100	\$95,700	\$19,600
Mechanical	\$44,300	\$64,700	\$55,600	\$57,700
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$138,500	\$111,500	\$180,900	\$105,000
Importance Code A	\$14,800	\$4,400	\$4,100	\$2,700
Importance Code B	\$115,000	\$107,100	\$176,800	\$102,300
Importance Code C	\$8,700			
Total	\$138,500	\$111,500	\$180,900	\$105,000



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance								
System	Component	% 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	\$1,330,600	2040	**							
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>														
<i>Location : Throughout</i>														
Interior														
Floors		Cast in Place Concrete		68%	LIFE		**	5	\$240,600					
Raised Access Floor		5% Now		\$202,600	2033		**	5	\$15,200					
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 100%</i>														
<i>Location : Throughout Control Rooms</i>														
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		\$26,600	2035		**	5	\$4,000					
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>														
<i>Location : Throughout</i>														
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>														
<i>Location : Throughout</i>														
Exposed Struc: Concrete		50% Now		\$529,000	LIFE		**	5	\$12,600					
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>														
<i>Location : Throughout Basement</i>														
Metal Panel		25% Now		\$274,500	LIFE		**	5	\$50,600					
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>														
<i>Location : Throughout</i>														
Plaster		20%			LIFE		**	5	\$20,200					

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

Over 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 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	\$97,200	3		\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Nameplate Ratings Available</i>									
Transformers	Dry Type	100%		2028	\$279,400	3		\$600	
Feeders	Cable	100%		2038		**	1		
Raceway	Conduit	100%		2040		**	1		
Under 600 Volts									
Service Equipment	Molded Case Bkrs	100%		2030	\$75,200	5		\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 2,000 Amperes</i>									
Transformers	Dry Type	100%		2028	\$32,100	5		\$400	
Switchgear / Switchboard	Molded Case Bkrs	100%		2030	\$298,000	5		\$2,800	
Raceway	Conduit	100%		2040		**	1		
Panelboards	Molded Case Bkrs	100%		2029	\$243,100	5		\$2,800	
Wiring	Thermoplastic	100%		2040		**	1		
Motor Controllers	Locally Mounted	5%		2035		**	5		
	Motor Control Center	90%		2028	\$283,600	5		\$2,700	
	Variable Frequency Drive	5%		2043		**			
Ground									
Grounding Devices	Generic	100%		LIFE		**	5	\$1,600	
Stand-by Power									
Transfer Switches	Automatic	100%		2028	\$45,700	1		\$33,300	
Generators	Diesel	100%		2026	\$358,600	1		\$41,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Room</i>									
<i>Explanation : Two Diesel Generators Rated At 650 Kilowatts And 900 Kilowatts</i>									
Batteries	Lead/Acid	100%		2023	\$3,100	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	Estimated Cost (Yrs)	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2038		**	5	\$10,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 275 Gallon Capacity Serving Two Generators</i>							
Main Tank	50%			2045		**	5	\$1,600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Two 7,500 Gallon Capacity Tanks</i>							
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$3,611,700	10		\$99,100
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	30%			2025	\$32,400	1		
Emergency, Battery	20%			2025	\$59,300	10		\$5,200
Exit, Service	50%			2025	\$36,600	1		
Exterior Lighting								
HID	10%			2030	\$83,000	10		
LED	90%			2035		**		
Alarm								
Security System								
Generic	100%			2030	\$664,700	1		\$40,400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2035		**	1-3	\$68,600

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2050		**	1	
Conversion Equipment								
Heat Exchanger, Plate & Frame	50%	2-4	\$14,800	2033		**	1	\$24,000
	<i>Corroded, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Mechanical Room</i>							
Pres. Reducing Valve/LP Steam	50%			2039		**	5	\$3,200
Distribution								
Hot Wtr Piping/Pump	100%			2038		**	4	\$5,300

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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 300 BED FACILITY (GRVC)
Asset # : 4245

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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 Pipe/Pump	100%			2040		** 4	\$8,000	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2035		** 1	\$66,800	
Heat Rejection									
	Water Cooling Tower	100%			2028	\$780,900	2	\$108,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE		** 2-5	\$60,300	
Exhaust Fans									
	Interior	100%			2030	\$732,100	2	\$3,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050		** 1		
HW Heat Exchanger									
	Steam Fired	100%			2040		** 4	\$16,000	
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Basement</i>								
	<i>Explanation : Duplex Units</i>								
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Two Units From Basement To 2nd Floor, Two Units From Basement To Penthouse</i>								
	<i>Explanation : 4 Units</i>								
Fire Suppression									
	Standpipe								
	Generic	100%			2040		** 1-5	\$54,500	

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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 300 BED FACILITY (GRVC)
Asset # : 4245

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

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$95,637,200	\$8,807,200
Interior Architecture	\$11,435,500	\$3,862,500
Electrical	\$7,324,800	\$8,421,700
Mechanical	\$2,939,100	\$4,552,100
Total	\$117,336,500	\$25,643,500
Importance Code A	\$96,257,700	\$8,867,100
Importance Code B	\$19,882,600	\$16,601,400
Importance Code C	\$1,196,100	\$175,000
Total	\$117,336,500	\$25,643,500
EXPENSE	FY 2023	FY 2024
Exterior Architecture	\$49,800	\$8,900
Interior Architecture		\$32,200
Electrical	\$108,900	\$87,100
Mechanical	\$28,600	\$149,900
Elevators/Escalators	\$39,500	\$39,500
Total	\$226,900	\$187,000
Importance Code A	\$50,400	\$10,100
Importance Code B	\$176,500	\$275,200
Importance Code C		\$254,200
Total	\$226,900	\$187,000
		\$285,300
		\$269,300



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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
				<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>					
				<i>Location : Roof Line</i>					
	Concrete Masonry Unit	6%		LIFE		**	5	\$34,900	
	Glass Block	1%		LIFE		**	5	\$5,800	
	Masonry: Brick	80%	Now	\$18,253,700	LIFE	**	5	\$744,100	1
				<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
				<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
				<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 55%</i>					
				<i>Location : Bulkheads, Corners, Above 2nd Floor Window Heads</i>					
	Metal/Glass Curt Wall	2%		LIFE		**	5	\$34,900	
	Metal Panel	5%	Now	\$204,000	2040	**	5	\$87,200	
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>					
				<i>Location : South Facade Of Gymnasium And Maintenance Area</i>					
				<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
	Window Wall	3%		2040		**	5	\$104,600	
Windows									
	Metal/Detention Type	97%	Now	\$76,622,700	2060	**	5	\$346,100	
				<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Throughout</i>					
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Throughout</i>					
				<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>					
				<i>Location : Throughout</i>					
				<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>					
				<i>Location : Throughout</i>					
	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	\$49,800	2028	\$996,700	5	\$130,500	
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>					
				<i>Location : Throughout</i>					
Roof									
	Modified Bitumen	70%		2035		**	10	\$504,500	
	Panel/Paver: Cer/Brk	5%		2040		**	10	\$48,100	
	Single Ply Membrane	25%		2030	\$5,798,500	10		\$180,200	
Soffits									
	Cast in Place Concrete	100%		LIFE		**	5		
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	22%	Now	\$171,300	LIFE	**	5	\$354,500	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
	Ceramic Tile	5%	Now	\$72,600	2033	**	5	\$18,400	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
	Terrazzo	23%			LIFE	**	5	\$132,400	
	Traffic Topping	15%	Now	\$139,300	2030	\$2,786,200	5	\$69,100	
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Gymnasium</i>							
	Vinyl Tile	25%	Now	\$954,900	2025	\$3,183,000	3	\$69,100	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
		<i>Uneven Substrate, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Main Corridors</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
	Vinyl Tile 9" X 9"	10%	Now	\$329,900	2025	\$1,649,500	3	\$27,600	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Dark Side Corridor</i>							
Interior Walls									
	Cast in Place Concrete	10%	Now	\$208,400	LIFE	**			
		<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Steam Room</i>							
	Concrete Masonry Unit	54%	Now	\$987,800	LIFE	**	5	\$175,000	
		<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Mechanical Rooms</i>							
	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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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Ceilings									
AcousTile	Susp.Lay-In	25%	Now	\$908,500	2035	**	5	\$92,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Control Rooms And Stairs</i>									
<i>Staining/Discoloring, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Control Rooms And Stairs</i>									
Exposed Struc:	Concrete	25%	Now	\$1,204,600	LIFE	**	5	\$28,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Corridors And Stairways</i>									
Exposed Struc:	Steel	5%		LIFE		**			
Metal Panel		10%	Now	\$250,000	LIFE	**	5	\$92,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout Corridors</i>									
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout Corridors</i>									
Plaster		35%	Now	\$1,375,800	LIFE	**	5	\$161,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Dark Side Corridor</i>									

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

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES ANNA M. KROSS CENTER (AMKC)
Asset # : 2045

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Adjacent To Kitchen Explanation : Two Main Service Switches Rated At 3,000 Amperes</i>									
Air Circuit Breaker		25%		2030	\$59,900	5		\$600	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Old Electrical Room Explanation : Main Service Switch Rated At 4,000 Amperes</i>									
Fused Disc Sw		25%		2050		**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Old Electrical Room Explanation : Main Service Switch Rated At 2,000 Amperes</i>									
Transformers									
Dry Type		100%		2028	\$32,100	5		\$1,800	
Switchgear / Switchboard									
Fused Disc Sw		50%		2030	\$496,700	5		\$1,100	
Molded Case Bkrs		50%		2050		**	5	\$6,500	
Raceway									
Conduit		70%		2040		**	1		
Conduit		30%		2030	\$356,900	1			
Panelboards									
Fused Disc Sw		10%		2029	\$109,400	5		\$1,100	
Molded Case Bkrs		70%		2029	\$765,700	5		\$9,100	
Molded Case Bkrs		20%		2038		**	5	\$2,600	
Wiring									
Braided Cloth		20%		2029	\$366,500	1			
Thermoplastic		50%		2030	\$916,300	1			
Thermoplastic		30%		2040		**	1		
Motor Controllers									
Locally Mounted		25%		2028	\$89,300	5		\$800	
Locally Mounted		25%		2035		**	5	\$800	
Motor Control Center		50%		2028	\$1,080,200	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	
<i>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</i>									
Batteries									
Lead/Acid		100%		2023	\$3,100	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	Estimated Cost (Yrs)	Priority								
Stand-by Power																
Fuel Storage																
Day Tank	25%		2046		**	5	\$22,800									
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>															
	<i>Location : W17, 18, 19</i>															
	<i>Explanation : 275 Gallon Capacity</i>															
Day Tank	25%		2046		**	5	\$22,800									
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>															
	<i>Location : Outside Of Main Kitchen Area</i>															
	<i>Explanation : 250 Gallon Capacity</i>															
Underground Storage	50%		LIFE		**	5	\$15,200									
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>															
	<i>Location : Underground</i>															
	<i>Explanation : 20,000 Gallon Capacity</i>															
<hr/>																
Lighting																
Interior Lighting																
Fluorescent	20%		2025	\$3,289,400	10		\$90,300									
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>															
	<i>Location : Throughout The Building</i>															
Fluorescent	5%		2030	\$822,400	10		\$22,600									
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>															
	<i>Location : Throughout The Building</i>															
LED	75%		2035		**											
Egress Lighting																
Emergency, Service	40%		2030	\$196,900	1											
Emergency, Battery	10%		2030	\$134,900	10		\$11,900									
Exit, Service	50%		2025	\$166,700	1											
Exterior Lighting																
HID	100%		2025	\$3,778,400	10		\$1,500									
<hr/>																
Alarm																
Security System																
Generic	100%		2030	\$3,026,800	1		\$183,800									
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>															
	<i>Location : Throughout The Building</i>															
	<i>Explanation : CCTV Surveillance Cameras</i>															
Fire/Smoke Detection																
Generic, Digital	100%		2035		**	1-3	\$312,500									
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>															
	<i>Location : Throughout The Building</i>															
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>															
<hr/>																

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

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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	% 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	\$620,600	5	\$29,200	
Distribution									
Hot Wtr Piping/Pump		60%			2038		**	4	\$14,600
Central Plant Steam Piping/Pmp		40%	Now	\$317,200	2040		**	4	\$9,700
<i>Other Observation, Extent : Severe, Area Affected : 5%</i> <i>Location : Throughout Building</i> <i>Explanation : Broken Valves And Broken Steam Traps</i>									
Terminal Devices									
Air Handler		30%	Now	\$395,300	2030	\$3,953,000	1	\$82,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Fresh Air Dampers And Temperature Controls</i>									
Convector/Radiator		70%	Now	\$1,053,500	2035		**	1	\$100,200
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Building 1 Through 5</i> <i>Explanation : Radiant Heating System Leaks And Is On Extended Life</i>									
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
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i>									
Split Unit		5%			2035		**		
Window/Wall Unit		20%			2023	\$390,500	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	% 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	\$73,000	
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	100%	0-2	\$97,600	LIFE	**	1		
					<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>				
					<i>Location : Throughout</i>				
Sump Pump(s)	Non-Submersible	100%			2030	\$142,900	4	\$10,400	
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
					<i>Location : Basement</i>				
					<i>Explanation : Duplex Unit</i>				
Sewage Ejector(s)	Electric	100%			2030	\$269,900	4	\$19,600	
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
					<i>Location : Basement</i>				
					<i>Explanation : Duplex Unit</i>				
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Hydraulic	100%			LIFE	**			
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
					<i>Location : Nine Units From 1st To 2nd Floor, One Unit From 1st To 3rd Floor</i>				
					<i>Explanation : 10 Units</i>				
Fire Suppression									
Standpipe	Generic	100%			2050	**	1-5	\$257,400	
Sprinkler	No Component	60%							
	Generic	40%			2050	**	1-2	\$55,200	

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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**Total**

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$64,600	\$38,700		\$7,000
Interior Architecture	\$17,300		\$200	
Electrical	\$1,400	\$1,700	\$1,400	\$1,700
Mechanical	\$100	\$300	\$100	\$200
Site Pavements	\$17,100			
Total	\$100,500	\$40,800	\$1,700	\$8,900
Importance Code A	\$64,600	\$38,800		\$7,200
Importance Code B	\$18,800	\$2,000	\$1,700	\$1,700
Importance Code C	\$17,100			
Total	\$100,500	\$40,800	\$1,700	\$8,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	2-4	\$7,900	LIFE	**	5	\$6,900	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Loading Dock</i>							
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
	Metal Panel	79%	Now	\$15,900	2051	**	5	\$40,900	
		<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>							
		<i>Location : West Facades At Loading Dock</i>							
	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	\$40,700	2044	**			
		<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 15%</i>							
		<i>Location : Roof Gutters Due To Built-up Ice</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>							
		<i>Location : Above Overhead Doors At Loading Dock</i>							
Soffits									
	Metal Panel	100%			2051	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	98%	Now	\$17,300	LIFE	**	5	\$35,800	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : At South Freezer Door Threshold</i>							
		<i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>							
		<i>Location : Loading Dock And Electrical Room</i>							
		<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Trench Drains Cracking And Settling Below Slab</i>							
	Ceramic Tile	2%			2040	**	5	\$300	
Interior Walls									
	Glass: Single Pane	5%			LIFE	**	5	\$700	
	Metal Panel	60%			LIFE	**			
	SGFT/Glazed Masonry	20%			LIFE	**			
	Steel Plate	15%			LIFE	**	5	\$1,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Freezer Area</i>							
		<i>Explanation : Structural Steel</i>							

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

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

Interior

Ceilings

Exposed Struc: Steel
 Fiber Board

20%

LIFE

* *

20%

2036

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Room At West End**Explanation : Material Actually Fiberglass 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+

\$17,100

2040

* *

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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

\$200

Stand-by Power

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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	Estimated Cost (Yrs)	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	\$700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : 2,500 Gallon Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	10%			2031	\$5,000	10		\$1,000
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2031	\$5,000	10		\$1,000
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Crawl Space</i>							
LED	80%			2036		**		
Egress Lighting								
Emergency, Battery	50%			2031	\$15,300	10		\$1,300
Exit, Battery	50%			2031	\$10,400	10		\$400
Exterior Lighting								
HID	50%			2031	\$42,800	10		
LED	50%			2036		**		
Alarm								
Security System								
Generic	100%			2036		**	1	\$4,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2036		**	1-3	\$6,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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	% 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	\$4,400	1		
No Component		90%							
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2051		** 1		
Water Heater									
Electric		100%			2029	\$18,700	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Closet</i>									
<i>Explanation : One 120 Gallon Unit</i>									
Sanitary Piping									
Cast Iron		100%			LIFE		** 1		
Storm Drain Piping									
Cast Iron		100%			LIFE		** 1		
Sump Pump(s)									
Non-Submersible		100%			2036		** 4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Crawl Space</i>									
<i>Explanation : Duplex Unit</i>									
Backflow Preventer									
Generic		100%			2036		** 1	\$700	
Fixtures									
Generic		100%							

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$72,900	\$194,300
Mechanical		\$129,700
Total	\$72,900	\$323,900
Importance Code A	\$72,900	\$194,300
Importance Code B		\$129,700
Total	\$72,900	\$323,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$3,600		\$46,400
Interior Architecture		\$1,000	\$1,900	\$10,900
Electrical	\$2,100	\$2,100	\$1,700	\$5,500
Mechanical	\$34,000	\$3,900	\$4,800	\$5,400
Total	\$36,100	\$10,500	\$8,500	\$68,300
Importance Code A	\$8,500	\$5,000	\$1,400	\$47,800
Importance Code B	\$27,700	\$5,500	\$6,200	\$20,500
Importance Code C			\$900	
Total	\$36,100	\$10,500	\$8,500	\$68,300



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 COGENERATION POWER PLANT
Asset # : 14781

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE		** 5		\$1,400	
Metal/Glass Curt Wall	5%			LIFE		** 5		\$4,300	
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		\$2,300	
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		\$1,400	
Gypsum Board	5%			LIFE		** 5		\$1,100	
No Component	80%								
Ceilings									
AcousTileSusp.Lay-In	10%			2044		** 5		\$2,000	
Exposed Struc: Steel	90%			LIFE		**			
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2044		**			
Parking/Driveway									
Asphalt	100%			2040		**			

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 3,000 Kilovolt-ampere, 4,160/480/277 Volts</i>									
Switchgear / Switchboard	Air Circuit Breaker	100%		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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two Main Power Breakers Rated At 4,000 Amperes Each.</i>									
Transformers	Dry Type	100%		2048		**	5	\$100	
Switchgear / Switchboard	Air Circuit Breaker	100%		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	\$200	
Stand-by Power									
Transfer Switches	Automatic	100%		2048		**	1	\$4,200	
Generators	Diesel	100%		2044		**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoor Enclosure</i>									
<i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>									
Batteries	Lead/Acid	100%		2026		\$3,100	5	\$500	
Fuel Storage	Main Tank	100%		2066		**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : At Generator</i>									
<i>Explanation : 1,000 Gallons Rated Capacity</i>									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2039		**	1	
Exit, Battery	50%			2039		**	10	\$500
Exterior Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2066		**	5	\$400
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039		**	1-3	\$8,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Electricity	20%			2051		**	1	
Natural Gas	80%			2051		**	1	
Conversion Equipment								
Steam Boiler	100%	0-2	\$8,500	2044		**	1	\$12,300
	<i>Corroded, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Boiler Steam Economizer, 2 Unit, In Boiler Room</i>							
Distribution								
Steam Piping/Pump	100%	Now	\$23,200	2051		**		
	<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Make Up Water Lines From Power Plan, Water Needs Chemical Treatment</i>							
Terminal Devices								
Air Handler	50%			2036		**	1	\$4,300
Fan Coil Unit/Heat	50%			2036		**	1	\$2,200
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Cogen Plant</i>							
	<i>Explanation : Unit Heater - Gas</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2047		**	1	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
Heat Pump Air Sourced	Window/Wall Unit	50% 10%		2032 2029	\$129,700 \$5,500	2		\$400	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>									
<i>Location : Power Distribution Modular Building</i>									
<i>Explanation : 2 Exterior Wall Mount Air Conditioner Units</i>									
No Component		40%							
Terminal Devices									
Air Handler/Cool/Ht		100%		2036		** 1		\$8,500	
Ventilation									
Distribution									
Ductwork/Diffusers		100%		LIFE		** 2-5		\$7,700	
Exhaust Fans									
Roof		100%		2036		** 2		\$400	
Plumbing									
H/C Water Piping									
Brass/Copper		100%		2051		** 1			
Water Heater									
Electric		100%		2029	\$23,100	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	

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$66,762,500	\$532,800		
Interior Architecture	\$4,379,800	\$4,772,100		
Electrical	\$11,917,900	\$5,348,300		
Mechanical	\$8,019,500	\$3,457,600		
Total	\$91,079,700	\$14,110,900		
Importance Code A	\$66,762,500	\$692,500		
Importance Code B	\$23,601,900	\$13,291,600		
Importance Code C	\$715,300	\$126,700		
Total	\$91,079,700	\$14,110,900		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$8,000		\$49,000	
Interior Architecture	\$45,300			\$735,300
Electrical	\$80,200	\$80,700	\$65,800	\$65,900
Mechanical	\$22,100	\$34,200	\$56,700	\$45,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$167,500	\$126,800	\$183,400	\$858,500
Importance Code A	\$11,800	\$7,000	\$49,800	
Importance Code B	\$155,700	\$119,800	\$133,600	\$858,500
Importance Code C				
Total	\$167,500	\$126,800	\$183,400	\$858,500



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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	Now	\$53,500	LIFE	**	5	\$46,700	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 10% Location : Main Loading Dock.</i>							
	Masonry: Brick Cavity	94%	Now	\$1,114,000	LIFE	**	5	\$292,300	
		<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 15% Location : Throughout</i>							
	Metal Panel	2%	Now	\$4,500	2040	**	5	\$11,700	
		<i>Deformed/Dented, Extent : Moderate, Area Affected : 15% Location : Annex</i>							
	Slate Panels	1%	Now	\$330,700	LIFE	**	5	\$2,300	
		<i>Spalling, Extent : Severe, Area Affected : 100% Location : Window Sills Throughout</i>							
Windows									
	Aluminum	5%			2038	**	5	\$6,900	
	Metal/Detention Type	95%	Now	\$53,244,800	2060	**	5	\$240,500	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50% Location : Throughout</i>							
		<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50% Location : Throughout</i>							
		<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout</i>							
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	\$11,819,000	2040	**			
		<i>Blisters, Extent : Severe, Area Affected : 50% Location : Throughout</i>							
		<i>Drains Clogged, Extent : Moderate, Area Affected : 10% Location : Various Locations.</i>							
	Metal Panel	2%	Now	\$200,500	2050	**			1
		<i>Water Penetration, Extent : Severe, Area Affected : 100% Location : Annex</i>							
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2026	\$704,800	3	\$54,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$118,800	
	Ceramic Tile	5%	Now	\$53,500	2033	**	5	\$13,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Quarry Tile	5%	Now	\$31,700	2035	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Kitchen Area</i>									
	Terrazzo	30%			LIFE	**	5	\$127,300	
	Traffic Topping	20%			2030	\$2,739,500	5	\$135,800	
	Vinyl Tile	15%	Now	\$563,400	2030	\$1,408,400	3	\$30,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
	Vinyl Tile 9" X 9"	10%	Now	\$1,216,400	2040	**	3	\$20,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout Housing Areas</i>									
Interior Walls									
	Concrete Masonry Unit	55%	Now	\$715,300	LIFE	**	5	\$126,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
	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	\$924,100	2035	**	5	\$81,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Lobby And Throughout</i>									
	Exposed Struc: Concrete	35%	Now	\$621,800	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Mechanical Rooms</i>									
	Metal Panel	5%			LIFE	**	5	\$34,000	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>									
<i>Location : Gymnasium</i>									
	Plaster	30%	0-2	\$217,400	LIFE	**	5	\$101,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Corridors</i>									

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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 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	\$159,700	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 5,000 Ampere Main Disconnect Switch</i>									
Transformers	Dry Type	100%			2028	\$32,100	5	\$1,300	
Switchgear / Switchboard	Molded Case Bkrs	100%			2030	\$695,300	5	\$9,600	
Raceway	Conduit	100%			2030	\$793,100	1		
Panelboards	Molded Case Bkrs	100%			2029	\$729,200	5	\$9,600	
Wiring	Braided Cloth	50%			2029	\$610,900	1		
	Thermoplastic	50%			2030	\$610,900	1		
Motor Controllers	Locally Mounted	100%			2028	\$1,520,700	5	\$2,400	
Ground	Grounding Devices								
	Generic	100%			LIFE		** 5	\$5,300	
Stand-by Power	Transfer Switches								
	Automatic	100%			2028	\$228,600	1	\$111,700	
Generators	Diesel	50%			2026	\$887,900	1	\$70,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoor Enclosure</i>									
<i>Explanation : 250 Kilowatts</i>									
Diesel		49%			2039		** 1	\$68,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoor Enclosure</i>									
<i>Explanation : Capacity Information Not Available</i>									
Diesel		1%			2026	\$17,800	1	\$1,400	
<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Generator Room</i>									
Batteries	Lead/Acid	100%			2023	\$3,100	5	\$13,400	
Fuel Storage	Day Tank	50%			2029	\$26,800	5	\$33,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Room</i>									
<i>Explanation : Two 30 Gallons</i>									
Main Tank		50%			2033		** 5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Oil Storage Room</i>									
<i>Explanation : One 2,200 Gallon</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072
RIKERS ISLAND FACILITIES 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	\$8,490,300	10		\$233,000	
				<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Fluorescent	25%		2035	**	10		\$83,200	
				<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
LED	5%		2035	**				
Egress Lighting								
Emergency, Service	50%		2025	\$181,500	1			
Emergency, Service	20%		2035	**	1			
Exit, Service	30%		2025	\$73,800	1			
Exterior Lighting								
HID	70%		2025	\$1,950,500	10		\$800	
HID	30%		2035	**	10		\$300	
Alarm								
Security System								
Generic	100%		2035	**	1		\$135,600	
				<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%		2035	**	1-3		\$230,500	
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								
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	\$5,400	
Central Plant Steam Piping/Pmp	70%			2040	**	4	\$18,800	

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 ERIC M. TAYLOR CENTER (EMTC)
Asset # : 2026

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices	Air Handler	5%		2030	\$485,900	1		\$11,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : First Floor Mechanical Room</i>									
Convector/Radiator		30%	0-2	\$55,500	2028	\$1,109,900	1	\$31,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout, Malfunctioning Steam Traps</i>									
Fan Coil Unit/Heat		65%		2025	\$6,727,100	1		\$76,200	
Air Conditioning									
Energy Source	Electricity	100%		2046		**	1		
Conversion Equipment	Exterior Pkg Unit - Cooling	10%		2030	\$559,600	2		\$2,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Split Unit		5%		2030	\$737,600				
No Component		85%							
Ventilation									
Distribution	Ductwork/Diffusers	100%		LIFE		**	2-5	\$202,400	
Exhaust Fans									
Interior		5%		2030	\$122,900	2		\$600	
Roof		95%		2025	\$1,090,000	2		\$10,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Plumbing									
H/C Water Piping	Galvanized Steel	100%		2035		**	1		
HW Heat Exchanger	Steam Fired	100%		2050		**	4	\$35,900	
Sanitary Piping	Cast Iron	100%		LIFE		**	1		
Storm Drain Piping	Cast Iron	100%		LIFE		**	1		
Sump Pump(s)	Non-Submersible	100%		2030	\$105,400	4		\$7,700	
Sewage Ejector(s)	Electric	100%	Now	\$99,500	2030	\$199,000	4	\$14,400	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : One Of Two In Basement</i>									
Fixtures	Generic	100%							
Vertical Transport									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators								
	Hydraulic	100%		LIFE		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Two Units From 1st To 3rd Floor, One Unit From 1st To 2nd Floor</i>									
<i>Explanation : 3 Units</i>									
Fire Suppression	Standpipe								
	Generic	100%			2040	**	1-5	\$183,000	
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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$50,600			
Total	\$50,600			
Importance Code A	\$50,600			
Total	\$50,600			
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$41,000	\$1,200		
Interior Architecture	\$27,900			\$200
Electrical	\$200	\$300	\$200	\$3,600
Mechanical	\$100	\$300	\$100	\$6,300
Site Pavements	\$26,600			
Total	\$95,800	\$1,700	\$300	\$10,200
Importance Code A	\$41,000	\$1,300		\$200
Importance Code B	\$21,400	\$400	\$300	\$10,000
Importance Code C	\$33,400			
Total	\$95,800	\$1,700	\$300	\$10,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** 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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority								
Exterior																	
Exterior Walls																	
	Cast in Place Concrete	10%	Now	\$17,200	LIFE	**	5	\$3,800									
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Above East Garage Door Lintel</i>															
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Upper Wall, South Facade And Truck Entrance</i>															
	Masonry: Brick	55%	Now	\$50,600	LIFE	**	5	\$4,100									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Corners</i>															
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>															
		<i>Location : Throughout</i>															
		<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>															
		<i>Location : South Facade</i>															
	Metal Panel	20%			2057	**	5-10	\$10,300									
	Metal Sect. OHD	5%	Now	\$23,800	2051	**	5	\$600									
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>															
		<i>Location : East Facade</i>															
		<i>Other Observation, Extent : Severe, Area Affected : 25%</i>															
		<i>Location : East Facade</i>															
		<i>Explanation : Corroded Jambs And Lintels Above All Overhead Doors Are Severely Deteriorated</i>															
	Metal Coiling Doors	10%			2044	**	5	\$2,300									
Windows																	
	Aluminum	100%			2047	**	5	\$600									
Roof																	
	Not Accessible	100%															
Soffits																	
	Wood	100%			2029		5										
		<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>															
		<i>Location : Main Entrance</i>															
Interior																	
Floors																	
	Cast in Place Concrete	75%	Now	\$6,300	LIFE	**	5	\$6,500									
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>															
		<i>Location : Apparatus Floor</i>															
		<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>															
		<i>Location : Apparatus Floor And Mechanical Room</i>															
	Quarry Tile	5%			2036	**	5	\$300									
	Vinyl Tile	20%	Now	\$13,800	2041	**	3	\$300									
		<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>															
		<i>Location : Office Area</i>															
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>															
		<i>Location : Office Area</i>															
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>															
		<i>Location : Office Area</i>															

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Toilet And Shower</i>							
	Concrete Masonry Unit	58%			LIFE	**	5	\$500	
	Gypsum Board	10%			LIFE	**	5	\$100	
	Plaster	5%	Now	\$2,800	LIFE	**	5		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : East Wall</i>							
		<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : East Wall</i>							
	SGFT/Glazed Masonry	25%	Now	\$3,900	LIFE	**			
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Various Locations Throughout</i>							
Ceilings									
	Exposed Struc: Concrete	75%			LIFE	**	5	\$500	
		<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Apparatus Room</i>							
	Gypsum Board	25%	Now	\$1,000	LIFE	**	5	\$1,200	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Toilet In Original Building</i>							
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	\$26,600	2034	**			
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Priority	
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2051	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Garage</i>							
		<i>Explanation : One 50 Ampere Main Disconnect Switch</i>							
	Raceway								
	Conduit	100%			2051	**	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 FIRE COMMAND CENTER
Asset # : 13662

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>									
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Priority
Heating								
Energy Source	Plant Campus Steam / PRV	40%			2041	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Steam From Power House</i>								
Electricity		60%			2051	**	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 FIRE COMMAND CENTER
Asset # : 13662

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>									
<i>Location : Trailer Section</i>									
<i>Explanation : 3 Package Units</i>									
Radiant Heater		30%		2036			** 2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>									
<i>Location : Trailer Section</i>									
<i>Explanation : 8 Electrical Radiant Heaters</i>									
No Component		40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location :</i>									
<i>Explanation : Low Pressure Steam Provided From Adjacent Building</i>									
Distribution									
Central Plant Steam		40%		2031		\$27,800	4	\$100	
Piping/Pmp									
No Component		60%							
Terminal Devices									
Fan Coil Unit/Heat		40%		2031		\$24,600	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		\$20,300	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>									
<i>Location : 3 Package Units In Trailer Section</i>									
Window/Wall Unit		30%		2029		\$4,300	1		
No Component		40%							
Plumbing									
H/C Water Piping									
Brass/Copper		100%		2041			** 1		
Water Heater									
Electric		100%		2026		\$6,000	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Closet</i>									
<i>Explanation : One 40 Gallon Unit</i>									
Sanitary Piping									
Cast Iron		100%		LIFE			** 1		
Storm Drain Piping									
Cast Iron		100%		LIFE			** 1		
Fixtures									
Generic		100%							

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$51,537,800	\$65,840,500
Interior Architecture	\$10,598,900	\$5,906,200
Electrical	\$18,006,100	\$6,856,200
Mechanical	\$568,300	\$13,415,800
Total	\$80,711,100	\$92,018,800

Importance Code A	\$51,537,800	\$66,080,100
Importance Code B	\$28,272,600	\$25,825,300
Importance Code C	\$900,700	\$113,400
Total	\$80,711,100	\$92,018,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$36,700			
Interior Architecture	\$27,600		\$23,000	\$421,900
Electrical	\$102,600	\$82,600	\$83,500	\$107,100
Mechanical	\$76,300	\$63,100	\$99,500	\$88,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$255,100	\$157,500	\$217,900	\$629,200
Importance Code A	\$57,200	\$16,300	\$17,300	\$16,300
Importance Code B	\$177,700	\$141,300	\$200,600	\$612,900
Importance Code C	\$20,300			
Total	\$255,100	\$157,500	\$217,900	\$629,200



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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE		**	5	\$465,000
	Masonry: Brick	65%	Now	\$11,123,300	LIFE		**	5	\$604,600
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								
	<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
	<i>Location : Throughout</i>								
	Metal Panel	5%			2040		**	5-10	\$319,700
	Pre-Cast Concrete	4%	Now	\$500,000	LIFE		**	5	\$120,900
	<i>Caulking Deteriorated, Extent : Light, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								
	Pre-Cast Concrete	16%			LIFE		**	5	\$483,600
Windows									
	Aluminum	17%	Now	\$141,800	2038		**	5	\$16,600
	<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								
	<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
	Metal/Detention Type	80%	Now	\$18,958,200	2030	\$63,194,000	5		\$285,400
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : Throughout</i>								
	<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : Throughout</i>								
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
	<i>Location : Throughout</i>								
	Metal Louvers	3%			2033		**	10	\$36,700
Parapets									
	Metal Panel	10%	Now	\$287,700	2040		**	5	\$17,800
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
	<i>Location : Throughout</i>								
	Metal Rail	25%	Now	\$124,600	2035		**	5	\$163,100
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
	<i>Location : Throughout</i>								
	Metal: Cage/Fence	30%			2035		**	5-10	\$213,500
	Pre-Cast Concrete	35%			LIFE		**	5	\$202,400

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 GEORGE MOTCHAN DETENTION CENTER
Asset # : 2025

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Roof									
Built-Up (BUR)		75%	Now	\$14,910,500	2040		**		1
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Throughout</i>									
Modified Bitumen		20%			2025	\$3,976,100	10	\$144,100	
Single Ply Membrane		5%	Now	\$1,159,700	2040		**		
<i>Blisters, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Administration Area</i>									
Interior									
Floors									
Carpet		2%			2026	\$382,300	3	\$29,500	
Cast in Place Concrete		18%	Now	\$140,200	LIFE		**	5	\$290,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Mechanical Rooms</i>									
Quarry Tile		2%	Now	\$86,100	2035		**	5	\$11,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Kitchen</i>									
Terrazzo		25%	Now	\$1,740,400	LIFE		**	5	\$143,900
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout Main Corridor And Building Entrance Area.</i>									
Traffic Topping		3%			2030	\$557,200	5	\$27,600	
Vinyl Tile		35%	Now	\$1,782,500	2030	\$4,456,300	3	\$96,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout.</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Vinyl Tile 9" X 9"		10%			2025	\$1,649,500	3	\$27,600	
Wood		5%	Now	\$493,900	2045		**	5	\$34,500
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Gymnasium</i>									
Interior Walls									
Cast in Place Concrete									
		5%	Now	\$260,500	LIFE		**		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement North Wall Mechanical Space And Corridors</i>									
Ceramic Tile		5%			2033		**	5	\$40,500
Concrete Masonry Unit		35%	Now	\$640,200	LIFE		**	5	\$113,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
Glass: Single Pane		3%			LIFE		**	5	\$18,200
Gypsum Board		5%			LIFE		**	5	\$24,300
Masonry: Brick		13%			LIFE		**		
Metal: Cage/Fence		8%			LIFE		**		
SGFT/Glazed Masonry		20%			LIFE		**		
Steel Plate		6%			LIFE		**	5	\$29,200

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

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

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

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

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

Interior

Ceilings

AcousTile	ConcealSpLn	15%	Now	\$181,700	2035	**	5	\$69,100
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*Cracking/Crumbling, Extent : Light, Area Affected : 15%
 Location : Throughout*

Exposed Struc: Concrete		40%	Now	\$1,927,300	LIFE	**	5	\$46,000
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%
 Location : Main Corridor And Mechanical Rooms*

Exposed Struc: Steel		5%			LIFE	**		
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Metal Panel		30%	Now	\$1,500,200	LIFE	**	5	\$276,300
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Corrosion/Rusting, Extent : Moderate, Area Affected : 10%

Location : Various Locations Throughout.

Deteriorated Finish, Extent : Moderate, Area Affected : 60%

Location : Throughout.

Plaster		10%	Now	\$196,500	LIFE	**	5	\$46,000
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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw		70%		2030	\$167,700	5		\$1,400
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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	\$71,900	5		\$600
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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	\$279,100	5		\$1,000
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Dry Type		40%		2035	**	5		\$700
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Switchgear / Switchboard

Fused Disc Sw		40%		2030	\$397,300	5		\$800
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Molded Case Bkrs		60%		2030	\$596,000	5		\$7,400
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Raceway

Conduit		95%		2030	\$1,130,100	1		
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Conduit		5%		2050	**	1		
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Panelboards

Fused Disc Sw		15%		2029	\$164,100	5		\$1,600
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Molded Case Bkrs		85%		2029	\$929,700	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	\$1,282,800	1		
Thermoplastic		30%			2030	\$549,800	1		
Motor Controllers									
Locally Mounted		100%			2028	\$595,300	5	\$3,200	
Ground									
Grounding Devices									
Generic		100%			LIFE		**	5	\$6,900
Stand-by Power									
Transfer Switches									
Automatic		80%			2028	\$256,000	1	\$115,600	
Automatic		20%			2043		**	1	\$28,900
Generators									
Diesel		100%			2026	\$2,486,200	1	\$181,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement And Outdoor Enclosure</i>									
<i>Explanation : Four 600 Kilowatt</i>									
Batteries									
Lead/Acid		100%			2023	\$3,100	5	\$17,400	
Fuel Storage									
Day Tank		50%			2046		**	5	\$43,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Room</i>									
<i>Explanation : One 275 Gallons</i>									
Main Tank		50%			2033		**	5	\$6,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : One 5,000 Gallon Tank</i>									
Lighting									
Interior Lighting									
Fluorescent		28%			2035		**	10	\$120,700
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Fluorescent		70%			2025	\$10,989,200	10	\$301,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Incandescent		2%			2025	\$314,000	2	\$200	
Egress Lighting									
Emergency, Service		20%			2035		**	1	
Emergency, Service		40%			2025	\$187,900	1		
Exit, Battery		40%			2030	\$436,400	10	\$12,700	
Exterior Lighting									
HID		100%			2025	\$3,606,500	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	Estimated Cost (Yrs)	Priority
Alarm								
Security System Generic	100%			2035		**	1	\$175,500
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2035		**	1-3	\$298,300
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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	\$16,200	
Central Plant Steam Piping/Pmp	30%		2040		**	4	\$10,400	
Terminal Devices								
Air Handler	30%	Now	\$75,500	2030	\$3,773,200	1	\$78,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 40% Location : Coils In Basement</i>								
Convector/Radiator	70%			2028	\$3,351,900	1	\$106,200	
Air Conditioning								
Energy Source Electricity	100%			2038		**	1	
Conversion Equipment								
Reciprocating Compr/Chiller	2%			2025	\$151,800	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Serves Auditorium Only</i>								
Split Unit	15%			2030	\$2,864,000			
Window/Wall Unit	15%			2025	\$279,600	1		
No Component	68%							
Distribution								
CW & CHW Wtr Pipe/Pump	2%			2040		**	4	\$700
No Component	98%							
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$636,400	2	\$2,900	
Roof		80%	Now	\$23,800	2030	\$1,188,000	2	\$9,200	
<i>Broken, Extent : Light, Area Affected : 100% Location : Fan Covers</i>									
Plumbing									
H/C Water Piping	Brass/Copper	100%			2040		** 1		
HW Heat Exchanger									
Steam Fired		100%			2030	\$1,424,400	4	\$46,500	
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	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Duplex Units In Several Areas</i>									
Sewage Ejector(s)									
Compressed Air		100%			2040		** 4	\$7,100	
Backflow Preventer									
Generic		100%			2035		** 1	\$28,800	
Fixtures									
Generic		100%							
Vertical Transport									
Elevators	Hydraulic	100%			LIFE		**		
<i>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</i>									
Fire Suppression									
Standpipe	Generic	100%			2040		** 1-5	\$236,900	
Sprinkler									
No Component		50%							
Generic		50%			2040		** 1-2	\$65,800	

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,999,500	\$926,500
Interior Architecture	\$1,504,600	\$4,411,500
Electrical	\$10,028,700	\$12,985,100
Mechanical	\$2,004,500	\$6,026,300
Total	\$16,537,300	\$24,349,400

Importance Code A	\$2,999,500	\$1,086,200
Importance Code B	\$13,537,800	\$23,098,000
Importance Code C		\$165,200
Total	\$16,537,300	\$24,349,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$4,900		\$41,500	
Interior Architecture	\$51,900		\$25,700	\$18,000
Electrical	\$69,600	\$53,500	\$48,000	\$44,800
Mechanical	\$83,300	\$54,900	\$106,600	\$44,200
Total	\$209,700	\$108,400	\$221,800	\$107,000
Importance Code A	\$16,500	\$6,900	\$49,000	\$6,900
Importance Code B	\$165,300	\$101,500	\$172,700	\$100,100
Importance Code C	\$27,900			
Total	\$209,700	\$108,400	\$221,800	\$107,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
Concrete Masonry Unit		30%			LIFE		**	5	\$97,600
Metal Panel		70%	Now	\$1,065,700	2040		**	5	\$683,300
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
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	\$1,754,900	2035		**		
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Various Locations Throughout</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Throughout Corridors</i>									
Skylight, Plastic		3%			2035		**	1	
Soffits									
Metal Panel		100%	Now	\$4,000	2040		**	5	\$10,100
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Loading Dock</i>									
Interior									
Floors									
Cast in Place Concrete		43%	Now	\$74,800	LIFE		**	5	\$386,900
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Locations In The Mechanical Space</i>									
Ceramic Tile		10%	Now	\$162,000	2033		**	5	\$20,600
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Quarry Tile		2%	Now	\$24,000	2035		**	5	\$6,200
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Food Service Area</i>									
Traffic Topping		10%			2030	\$1,037,100	5		\$51,400
Vinyl Tile		35%	Now	\$746,400	2030	\$2,488,100	3		\$54,000
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Various Locations Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$67,600	2035	**	5	\$20,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>									
<i>Location : Control Rooms Throughout</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Control Rooms Throughout</i>									
Exposed Struc: Concrete		25%			LIFE	**	5	\$16,100	
Metal Panel		65%	Now	\$453,700	LIFE	**	5	\$334,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout Corridors</i>									
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$159,700	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Three Main Service Switches Rated At 2,000 Amperes Each</i>									
Transformers									
Dry Type		100%			2028	\$32,100	5	\$1,000	
Switchgear / Switchboard									
Fused Disc Sw		100%			2030	\$695,300	5	\$1,200	
Raceway									
Conduit		100%			2040	**	1		
Panelboards									
Molded Case Bkrs		100%			2029	\$729,200	5	\$7,200	
Wiring									
Thermoplastic		100%			2040	**	1		
Motor Controllers									
Locally Mounted		10%			2028	\$152,100	5	\$200	
Motor Control Center		90%			2028	\$1,296,200	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	\$137,100	1	\$84,600	
Generators								
Diesel	100%			2026	\$1,065,500	1	\$106,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Generator Room</i>								
<i>Explanation : Two Diesel Generators Rated At 1,100 Kilowatts Each.</i>								
Batteries								
Lead/Acid	100%			2023	\$3,100	5	\$10,200	
Fuel Storage								
Day Tank	50%			2038		**	5	\$25,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Generator Room</i>								
<i>Explanation : 275 Gallon Capacity Serving Both Generators</i>								
Main Tank	50%			2045		**	5	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Underground</i>								
<i>Explanation : 8,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$8,723,700	10	\$239,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	5%			2038		**		
Egress Lighting								
Emergency, Service	50%			2030	\$137,400	1		
Exit, Service	50%			2030	\$93,100	1		
Exterior Lighting								
HID	100%			2030	\$2,109,600	10	\$800	
Alarm								
Security System								
Generic	100%			2030	\$1,690,000	1	\$102,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	\$5,785,400	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	% 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	\$1,100	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 1st Floor Mechanical Room</i> <i>Explanation : Small Leak</i>									
Natural Gas		1%		2050		**	1		
Conversion Equipment									
Furnace		1%		2030	\$12,300	1		\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 2 Roof Mounted Units</i>									
Heat Exchanger, Plate & Frame		50%	Now	\$7,500	2033	**	1	\$61,100	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i> <i>Location : Mechanical Room J</i> <i>Explanation : Insulation Damaged Or Missing</i>									
Pres. Reducing Valve/LP Steam		49%		2033		**	5	\$8,000	
Distribution									
Hot Wtr Piping/Pump		100%	Now	\$40,800	2038	**	4	\$13,500	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i> <i>Location : Upper Level In Mechanical Room J</i>									
Terminal Devices									
Air Handler		60%		2030	\$4,414,200	1		\$102,000	
Convector/Radiator		3%	Now	\$1,700	2035	**	1	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i> <i>Location : Throughout</i> <i>Explanation : Convector Air Holes Painted Shut Restricting Air Flow</i>									
Convector/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	\$54,500	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	\$1,116,800	2		\$5,100	
Roof		40%		2030	\$347,500	2		\$3,400	
Plumbing									

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

Estimates are rounded to the nearest hundred dollars.

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

*** 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping	100%	Now	\$1,950,000	2040		**	1	
	Brass/Copper								
<i>Broken, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Various Mixing Valves</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical Room</i>									
<i>Explanation : Triplex Booster Pump Not Operational, Domestic Main Valve Failed</i>									
HW Heat Exchanger	Steam Fired	100%			2040		**	4	\$40,800
Sanitary Piping	Cast Iron	100%			LIFE		**	1	
Storm Drain Piping	Cast Iron	100%			LIFE		**	1	
Sump Pump(s)	Non-Submersible	100%			2030	\$79,800	4		\$5,800
Fixtures	Generic	100%							
Fire Suppression	Standpipe	100%			2040		**	1-5	\$138,600
	Generic								
Sprinkler	No Component	15%			2040		**	1-2	\$65,400
	Generic	85%							
Fire Pump	Generic	100%			2033		**	1	\$51,300

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

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

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$201,000	\$380,500
Interior Architecture	\$964,200	\$80,300
Electrical		\$221,400
Total	\$1,165,100	\$682,100
Importance Code A	\$201,000	\$380,500
Importance Code B	\$859,900	\$301,600
Importance Code C	\$104,300	
Total	\$1,165,100	\$682,100
EXPENSE	FY 2023	FY 2024
Exterior Architecture		\$4,400
Interior Architecture	\$16,200	\$2,700
Electrical	\$4,700	\$10,600
Mechanical	\$14,300	\$3,900
Site Pavements	\$45,000	
Total	\$80,200	\$21,500
Importance Code A	\$1,400	\$5,800
Importance Code B	\$33,800	\$15,700
Importance Code C	\$45,000	\$1,200
Total	\$80,200	\$21,500
		\$11,300
		\$22,000



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
Concrete Masonry Unit		15%	Now	\$58,300	LIFE	**	5	\$8,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North Side At 1st Floor</i>									
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%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Roof Access Locked. No Key Available.</i>									
Roof									
Not Accessible		85%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Roof Access Locked. No Key Available.</i>									
Not Accessible		15%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Roof Access Locked. No Key Available.</i>									
Soffits									
Metal Panel		100%			2051	**	5-10	\$29,000	
Interior									
Floors									
Cast in Place Concrete		85%	Now	\$15,500	LIFE	**	5	\$80,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Near Garage Door Entrance.</i>									
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Mosaic Tile		5%			2044	**	5	\$5,400	
Vinyl Tile		10%	Now	\$74,600	2041	**	3	\$1,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 1st Floor Offices</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor Offices</i>									
Interior Walls									
Ceramic Tile		5%			2040	**	5	\$2,400	
Concrete Masonry Unit		95%	Now	\$104,300	LIFE	**	5	\$18,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Mechanical Room And Stairwell</i>									

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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 NEW CENTRAL WAREHOUSE
Asset # : 2554

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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 Struc: Concrete 10% LIFE * * 5 \$700

Exposed Struc: Steel 85% Now \$785,300 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 \$8,400 2044 * *

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

Location : By Coiling Door And Main Entrance

Parking/Driveway

Asphalt 96% 4+ \$36,600 2040 * *

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

Location : Throughout

Cast in Place Concrete 4% 2044 * *

Electrical

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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	% 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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Generator Room</i>							
		<i>Explanation : Emergency Generator Rated At 355 Kilowatts</i>							
Batteries	Lead/Acid	100%			2024	\$3,100	5	\$1,100	
Fuel Storage	Day Tank	50%			2039		** 5	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Generator Room</i>							
		<i>Explanation : 275 Gallon Capacity</i>							
	Main Tank	50%			2046		** 5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Underground</i>							
		<i>Explanation : 25,000 Rated Capacity</i>							
Lighting	Interior Lighting								
	Fluorescent	20%			2031	\$25,700	10	\$5,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Offices</i>							
	LED	80%			2039		**		
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Main Warehouse</i>							
Egress Lighting	Emergency, Service	50%			2036		** 1		
	Exit, Battery	50%			2036		** 10	\$1,000	
Exterior Lighting	HID	100%			2031	\$221,400	10	\$100	
Alarm	Security System								
	Generic	100%			2036		** 1	\$10,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							
		<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection	Generic, Digital	100%			2036		** 1-3	\$17,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							
		<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>							

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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	\$3,800									
No Component		90%															
Ventilation																	
Distribution																	
Ductwork/Diffusers		25%	Now	\$2,500	LIFE	**	2-5	\$4,000									
<i>Damaged, Extent : Moderate, Area Affected : 2%</i>																	
<i>Location : Warehouse</i>																	
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	\$48,400	4	\$200									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>																	
<i>Location : Closet</i>																	
<i>Explanation : One 40 Gallon Unit</i>																	
Sanitary Piping																	
Cast Iron		100%	Now	\$8,000	LIFE	**	1										
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>																	
<i>Location : 1st Floor</i>																	
<i>Explanation : Consistent Blockage At Front Of Building</i>																	
Storm Drain Piping																	
Cast Iron		100%			LIFE	**	1										
Backflow Preventer																	
Generic		100%			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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%			2040		* *	1	\$5,400

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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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,791,400	\$621,000
Interior Architecture	\$421,500	\$217,900
Electrical		\$487,000
Mechanical		\$1,760,300
Total	\$2,212,900	\$3,086,200

Importance Code A	\$1,791,400	\$621,000
Importance Code B	\$289,300	\$2,406,600
Importance Code C	\$132,200	\$58,600
Total	\$2,212,900	\$3,086,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$26,400			
Interior Architecture	\$21,200	\$3,000	\$11,100	
Electrical	\$23,800	\$12,900	\$16,400	\$14,500
Mechanical	\$16,100	\$8,900	\$50,900	\$17,000
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$97,300	\$34,600	\$88,300	\$41,400
Importance Code A	\$28,700		\$300	
Importance Code B	\$68,600	\$34,600	\$88,000	\$41,400
Importance Code C				
Total	\$97,300	\$34,600	\$88,300	\$41,400



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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 NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls	Metal Panel	100%			2040		**	5-10	\$853,900
Windows	Metal/Detention Type	100%	Now	\$826,200	2040		**	5	\$37,300
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Throughout</i>							
Parapets	Metal Rail	100%	2-4	\$26,400	2043		**	5	\$17,300
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout</i>							
Roof	IRMA/Protected Membrane	100%	Now	\$732,300	2040		**		
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
		<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10% Location : Various Locations</i>							
		<i>Vegetation Growth, Extent : Light, Area Affected : 10% Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
Interior									
Floors									
	Cast in Place Concrete	15%	Now	\$18,800	LIFE		**	5	\$38,900
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Mechanical Rooms</i>							
	Ceramic Tile	5%			2039		**	5	\$5,900
	Raised Access Floor	5%	Now	\$148,500	2033		**	5	\$11,100
		<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50% Location : Housing Control Rooms</i>							
	Terrazzo	60%			LIFE		**	5	\$55,600
	Traffic Topping	15%			2035		**	5	\$22,200
Interior Walls									
	Concrete Masonry Unit	65%	Now	\$132,200	LIFE		**	5	\$58,600
		<i>Vertical Cracks, Extent : Light, Area Affected : 5% Location : Corridor And Stairways</i>							
	Glass: Special Gauge	5%			LIFE		**	1	
	Metal Security Bars	5%			LIFE		**		
	Steel Plate	25%			LIFE		**	5	\$33,800

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 NORTH FACILITY,OBCC 300 CELL ANX
Asset # : 4248

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

Interior

Ceilings

Exposed Struc: 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	\$140,800	LIFE	**	5	\$103,700
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>							

Location : Bathrooms And Corridors

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
<i>Location : Outdoors</i>						
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>						

Transformers

Dry Type	100%		2035	**	3	\$600
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Feeders

Cable	100%		2038	**	1
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Raceway

Conduit	100%		2040	**	1
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Under 600 Volts

Service Equipment

Air Circuit Breaker	100%		2040	**	5	\$400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
<i>Location : Electrical Room</i>						
<i>Explanation : One 2,500 Amperes And One 1,600 Amperes Main Disconnect Switches</i>						

Transformers

Dry Type	100%		2035	**	5	\$300
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Switchgear / Switchboard

Molded Case Bkrs	100%		2040	**	5	\$2,100
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Raceway

Conduit	100%		2040	**	1
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Panelboards

Fused Disc Sw	10%		2038	**	5	\$200
Molded Case Bkrs	90%		2038	**	5	\$1,900

Wiring

Thermoplastic	100%		2040	**	1
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Motor Controllers

Locally Mounted	100%		2035	**	5	\$500
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Ground

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Outdoors</i>					
				<i>Explanation : One 900 Kilowatts Capacity</i>					
Batteries									
Lead/Acid	100%			2023	\$3,100	5		\$2,900	
Fuel Storage									
Day Tank	50%			2038		**	5	\$7,300	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : At Generator</i>					
				<i>Explanation : One 275 Gallon Capacity</i>					
Main Tank	50%			2045		**	5	\$1,200	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Outside Vault</i>					
				<i>Explanation : One 10,000 Gallon Capacity</i>					
Lighting									
Interior Lighting									
Under Construction	100%								
Egress Lighting									
Emergency, Service	50%			2035		**	1		
Exit, Service	50%			2030	\$26,800	1			
Exterior Lighting									
LED	100%			2038		**			
				<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>					
				<i>Location : Roof And Building Perimeter</i>					
Lightning Protection									
Arresters/Cabling									
Generic	100%			2045		**	5	\$2,300	
Alarm									
Security System									
Generic	100%			2030	\$487,000	1		\$29,600	
				<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%			2035		**	1-3	\$50,300	

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$3,900	
Terminal Devices	Air Handler	80%		2030	\$1,696,100	1		\$39,200	
	Convector/Radiator	20%		2043	**	1		\$5,100	
Air Conditioning									
Energy Source	Electricity	100%			2046	**	1		
Conversion Equipment	Int Pkg Unit - Heating/Cooling	2%			2031	\$64,100	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		\$4,000 2035	**	2		\$1,600	
<i>Malfunctioning, Extent : Light, Area Affected : 5% Location : 2 Of 39 Units Defective On Roof</i>									
Plumbing									
H/C Water Piping	Brass/Copper	100%		2050	**	1			
HW Heat Exchanger	Steam Fired	100%		2050	**	4		\$7,800	
Sanitary Piping	Cast Iron	100%		LIFE	**	1			
Storm Drain Piping	Cast Iron	100%		LIFE	**	1			
Sump Pump(s)	Non-Submersible	100%		2030	\$23,000	4		\$1,700	
Fixtures	Generic	100%							
Vertical Transport									

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators								
	Hydraulic	100%		LIFE		**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : 1st Through 5th Floor</i>							
		<i>Explanation : 2 Units</i>							
Fire Suppression	Standpipe								
	Generic	100%		2050		**	1-5	\$41,400	
Sprinkler	No Component	50%							
	Generic	50%		2050		**	1-2	\$11,100	
Fire Pump	Generic	100%		2033		**	1	\$14,800	

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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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$2,420,600	\$1,330,500		
Interior Architecture	\$1,357,500	\$384,900		
Electrical		\$960,800		
Mechanical	\$207,100	\$3,657,000		
Total	\$3,985,100	\$6,333,200		
Importance Code A	\$2,420,600	\$1,330,500		
Importance Code B	\$1,074,100	\$4,951,600		
Importance Code C	\$490,500	\$51,000		
Total	\$3,985,100	\$6,333,200		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$20,100			\$19,200
Interior Architecture				\$28,200
Electrical	\$22,400	\$38,800	\$22,200	\$36,100
Mechanical	\$26,400	\$22,300	\$33,600	\$49,300
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$118,300	\$110,400	\$105,200	\$132,900
Importance Code A	\$23,700			\$400
Importance Code B	\$94,600	\$110,400	\$105,200	\$132,400
Importance Code C				
Total	\$118,300	\$110,400	\$105,200	\$132,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls	Metal Panel	100%			2041		**	5-10	\$1,756,100
Windows	Metal/Detention Type	100%	Now	\$590,800	2041		**	5	\$53,400
		<i>Air Infiltration, Extent : Moderate, Area Affected : 15% Location : Throughout</i>							
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2% Location : Main Corridor And Various Locations Throughout.</i>							
		<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% Location : Corridors</i>							
Parapets	Metal Rail	100%	Now	\$20,100	2036		**	5	\$21,400
		<i>Deteriorated Finish, Extent : Light, Area Affected : 25% Location : Throughout</i>							
Roof									
	Built-Up (BUR)	100%	Now	\$1,350,800	2041		**		
		<i>Drains Clogged, Extent : Light, Area Affected : 10% Location : 5th Floor Roof</i>							
		<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5% Location : Adjacent To Bulkheads</i>							
		<i>Vegetation Growth, Extent : Severe, Area Affected : 10% Location : Adjacent To Bulkhead Door</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 20% Location : 1st Floor Breezeway And 5th Floor Elevator Vestibule</i>							
Interior									
Floors	Cast in Place Concrete	45%	Now	\$194,500	LIFE		**	5	\$201,300
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15% Location : Throughout Basement</i>							
	Raised Access Floor	5%	Now	\$256,100	2034		**	5	\$19,200
		<i>Loose/Delam Surface, Extent : Severe, Area Affected : 50% Location : Throughout</i>							
	Terrazzo	35%			LIFE		**	5	\$55,900
	Traffic Topping	15%			2036		**	5	\$38,300
Interior Walls									
	Cast in Place Concrete	45%			LIFE		**		
	Concrete Masonry Unit	23%	Now	\$490,500	LIFE		**	5	\$43,500
		<i>Vertical Cracks, Extent : Light, Area Affected : 5% Location : Mechanical Rooms</i>							
	Glass: Special Gauge	5%			LIFE		**	1	
	Metal Panel	3%			LIFE		**		
	Metal: Cage/Fence	6%			LIFE		**		
	Steel Plate	18%			LIFE		**	5	\$51,000

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

Interior

Ceilings

Exposed Struc: Concrete	47%		LIFE	**	5	\$15,000	
Exposed Struc: Steel	8%		LIFE	**			
Metal Panel	30%	Now	\$416,400	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	\$19,200
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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$600
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch*

Transformers

Dry Type	100%		2036	**	3	\$800
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Feeders

Cable	100%		2039	**	1	
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Raceway

Conduit	100%		2041	**	1	
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2041	**	5	\$600
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*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
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Switchgear / Switchboard

Molded Case Bkrs	100%		2041	**	5	\$3,600
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Raceway

Conduit	100%		2041	**	1	
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Panelboards

Fused Disc Sw	10%		2039	**	5	\$300
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Molded Case Bkrs	90%		2039	**	5	\$3,200
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Wiring

Thermoplastic	100%		2041	**	1	
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Motor Controllers

Locally Mounted	100%		2036	**	5	\$900
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Ground

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground	Grounding Devices								
	Generic	100%			LIFE		** 5	\$2,000	
Stand-by Power	Transfer Switches								
	Automatic	100%			2036		** 1	\$42,000	
Generators	Diesel	100%			2034		** 1	\$52,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Mechanical Room</i>							
		<i>Explanation : Two 1,100 Kilowatts Capacity</i>							
Batteries	Lead/Acid	100%			2024	\$3,100	5	\$5,100	
Fuel Storage	Day Tank	50%			2039		** 5	\$12,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Generator Room</i>							
		<i>Explanation : Two 275 Gallon Capacity</i>							
	Main Tank	50%			2046		** 5	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Underground</i>							
		<i>Explanation : Two 25,000 Gallon Capacity</i>							
Lighting	Interior Lighting								
	Under Construction	100%							
Egress Lighting	Emergency, Service	50%			2031	\$68,300	1		
	Exit, Service	50%			2031	\$46,300	1		
Exterior Lighting	HID	5%			2031	\$52,400	10		
	LED	95%			2039		**		
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Building Perimeter</i>							
Lightning Protection	Arresters/Cabling								
	Generic	100%			2046		** 5	\$4,000	
Alarm	Security System								
	Generic	100%			2031	\$840,100	1	\$51,000	
		<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%			2036		** 1-3	\$84,200	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
<i>Leak Evident, Extent : Light, Area Affected : 100% Location : First Floor Mechanical Equipment Room</i>									
Distribution									
Central Plant Steam Piping/Pmp		100%			2051		**	4	\$10,100
Terminal Devices									
Air Handler		100%			2031	\$3,657,000	1		\$84,500
Air Conditioning									
Energy Source	Electricity	100%			2047		**	1	
Conversion Equipment									
Reciprocating		2%			2036		**	1	\$1,300
Compr/Chiller									
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	\$76,200
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	\$207,100	2061		**	4	\$6,800
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50% Location : First Floor Mechanical Equipment Room, 1 Of 2 Defective Instantaneous Hot Water Heat Exchangers</i>									
Steam Fired		50%			2041		**	4	\$6,800
Sanitary Piping									
Cast Iron		100%			LIFE		**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 10% Location : Observed On Basement Level, Leaks Originate On Upper Floors</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.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$4,300	
Backflow Preventer	Generic	100%			2036	**	1	\$8,400	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators	Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Two Units Basement To 5th Floor, Three Units 1st To 5th Floor</i>									
<i>Explanation : 5 Units</i>									
Fire Suppression									
Standpipe	Generic	100%			2051	**	1-5	\$68,900	
Sprinkler	Generic	100%			2051	**	1-2	\$38,300	
Fire Pump	Generic	100%			2034	**	1	\$25,500	

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$9,382,400	\$177,300		
Interior Architecture	\$1,858,200	\$1,508,100		
Electrical		\$372,600		
Mechanical	\$53,100	\$1,960,100		
Total	\$11,293,700	\$4,018,000		
Importance Code A	\$9,382,400	\$252,500		
Importance Code B	\$1,419,700	\$3,765,500		
Importance Code C	\$491,600			
Total	\$11,293,700	\$4,018,000		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$61,500		\$38,600	
Interior Architecture	\$48,400		\$18,800	\$7,300
Electrical	\$24,600	\$15,300	\$56,000	\$15,800
Mechanical	\$52,800	\$12,000	\$48,900	\$10,300
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$201,200	\$41,200	\$176,100	\$47,300
Importance Code A	\$64,100		\$38,800	
Importance Code B	\$102,500	\$41,200	\$137,300	\$47,300
Importance Code C	\$34,600			
Total	\$201,200	\$41,200	\$176,100	\$47,300



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 NORTH INFIRMARY CENTER (NIC)
Asset # : 2029

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$73,400	LIFE	**	5	\$32,000	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Window Sills</i>							
	Masonry: Brick	85%	Now	\$1,335,600	LIFE	**	5	\$108,900	
		<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
	Metal Panel	8%	Now	\$15,000	2040	**	5	\$19,200	
		<i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Female Locker Room</i>							
	Metal: Cage/Fence	2%	Now	\$5,900	2035	**	5	\$5,600	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Exterior Egress Stairs</i>							
Windows									
	Metal/Detention Type	100%	Now	\$6,059,300	2040	**	5	\$68,400	
		<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
Parapets									
	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	\$1,321,200	2040	**			
		<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 5%</i>							
		<i>Location : 6th Floor Roof</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
	Modified Bitumen	10%	Now	\$40,700	2035	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
	Single Ply Membrane	25%	Now	\$592,800	2040	**			1
		<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Above Mechanical Room</i>							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$13,800	LIFE	**	5	\$28,500	
		<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Basement</i>							
	Ceramic Tile	5%	Now	\$51,400	2033	**	5	\$3,300	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Basement And Throughout Other Areas</i>							
	Terrazzo	25%	Now	\$616,400	LIFE	**	5	\$25,500	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
	Traffic Topping	15%		2030	\$493,400	5	\$24,500		
	Vinyl Tile	45%	Now	\$507,300	2030	\$1,014,700	3	\$22,000	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
Interior Walls									
	Ceramic Tile	10%	Now	\$66,100	2033	**	5	\$11,800	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Concrete Masonry Unit	40%	Now	\$425,500	LIFE	**	5	\$37,700	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Basement</i>							
	Glass: Single Pane	4%		LIFE	**	5	\$7,100		
	Metal Security Bars	10%		LIFE	**				
	Plaster	18%	Now	\$34,600	LIFE	**	5	\$12,700	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Stairways</i>							
		<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
		<i>Location : At Various Dormitories</i>							
	SGFT/Glazed Masonry	18%		LIFE	**				
Ceilings									
	AcousTileSusp.Lay-In	10%		2035	**	5	\$13,000		
	Exposed Struc: Concrete	25%		LIFE	**	5	\$5,100		
	Metal Panel	10%		LIFE	**	5	\$16,300		
	Plaster	55%	Now	\$191,400	LIFE	**	5	\$44,800	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment	Fused Disc Sw	100%			2030	\$75,200	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>									
Transformers	Dry Type	50%			2035	**	5	\$200	
	Dry Type	50%			2028	\$16,100	5	\$200	
Switchgear / Switchboard	Fused Disc Sw	50%			2030	\$124,200	5	\$200	
	Molded Case Bkrs	50%			2040	**	5	\$1,100	
Raceway	Conduit	100%			2040	**	1		
Panelboards	Fused Disc Sw	5%			2029	\$9,100	5	\$100	
	Molded Case Bkrs	95%			2029	\$173,200	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoor Enclosure</i>									
<i>Explanation : 530 Kilowatt Capacity</i>									
Batteries	Lead/Acid	100%			2023	\$3,100	5	\$3,200	
Fuel Storage	Day Tank	50%			2038	**	5	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoors</i>									
<i>Explanation : 70 Gallon Capacity</i>									
	Main Tank	50%			2045	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoors</i>									
<i>Explanation : 2,000 Gallon Capacity</i>									
Lighting									

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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	Estimated Cost (Yrs)	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2035		**	10	\$40,000
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>								
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
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035		**	1-3	\$55,300
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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	\$400
Central Plant Steam Piping/Pmp	90%			2040		**	4	\$5,800
Terminal Devices								
Air Handler	5%			2035		**	1	\$2,700
Convector/Radiator	50%			2035		**	1	\$14,100
Fan Coil Unit/Heat	45%			2030	\$1,118,400	1		\$12,700
Air Conditioning								
Energy Source								
Electricity	100%			2046		**	1	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
Interior Pkg Unit - Cooling		5%			2028	\$310,300	2	\$300	
Ext Pkg Unit - Heating/Cooling		10%			2035	**	2	\$500	
Split Unit		10%			2035	**			
Window/Wall Unit		5%			2025	\$17,300	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	\$531,400	2	\$2,400	
Roof		10%			2030	\$27,600	2	\$300	
Plumbing									
H/C Water Piping									
Brass/Copper		100%	Now	\$24,700	2040	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Basement Mechanical Room</i>									
<i>Explanation : Leaks</i>									
HW Heat Exchanger									
Steam Fired		50%			2050	**	4	\$4,300	
Steam Fired		50%			2040	**	4	\$6,500	
Sanitary Piping									
Cast Iron		100%			LIFE	**	1		
Storm Drain Piping									
Cast Iron		100%	Now	\$17,300	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof</i>									
<i>Explanation : Damaged Roof Drains</i>									
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : One Unit From Basement To 7th Floor, One Unit From 1st To 6th Floor</i>									
<i>Explanation : 2 Geared Traction</i>									
Fire Suppression									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe								
	Generic	100%			2040		* *	1-5	\$44,000
Sprinkler									
	No Component	90%							
	Generic	10%			2050		* *	1-2	\$2,400
Fire Pump									
	Generic	100%			2039		* *	1	\$16,300
Chemical System									
	Generic	100%			2025	\$53,100	1-3		\$3,700

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$2,222,600	\$3,832,900		
Interior Architecture	\$907,400	\$1,953,200		
Electrical	\$1,004,900	\$1,148,000		
Mechanical		\$4,183,900		
Total	\$4,134,900	\$11,118,000		
Importance Code A	\$2,222,600	\$3,832,900		
Importance Code B	\$1,912,300	\$7,285,100		
Total	\$4,134,900	\$11,118,000		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$49,100			
Interior Architecture	\$31,400			\$8,000
Electrical	\$8,800	\$8,300	\$32,000	\$8,800
Mechanical	\$8,700	\$10,500	\$43,300	\$8,400
Total	\$97,900	\$18,800	\$75,300	\$25,100
Importance Code A	\$51,600			
Importance Code B	\$46,300	\$18,800	\$75,300	\$25,100
Importance Code C				
Total	\$97,900	\$18,800	\$75,300	\$25,100



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	15%	Now	\$191,200	LIFE	**	5	\$83,400	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>							
		<i>Location : East Facade</i>							
	Exposed Struc: Steel	5%			LIFE	**	5	\$17,400	
	Masonry: Brick	65%	Now	\$886,200	LIFE	**	5	\$72,300	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Northwest Corner Of Dormitory 4</i>							
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>							
		<i>Location : North Facade</i>							
	Metal Panel	15%	Now	\$48,800	2040	**	5	\$31,300	1
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Dormitory 4</i>							
		<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Dormitory 4</i>							
Windows									
	Metal/Detention Type	95%	Now	\$669,000	2040	**	5	\$5,000	
		<i>Air Infiltration, Extent : Severe, Area Affected : 75%</i>							
		<i>Location : Throughout</i>							
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Various Locations Throughout</i>							
		<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
	Steel	5%	Now	\$300	2038	**	5	\$900	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Gymnasium</i>							
Parapets									
	Metal Rail	20%			2035	**	5-10	\$116,400	
	No Component	80%							
Roof									
	Modified Bitumen	25%			2030	\$1,257,300	10	\$45,600	
	Single Ply Membrane	40%			2030	\$2,347,000	10	\$72,900	
	Skylight, Metal/Glass	5%			2040	**	10	\$30,400	
	Spray-on Foam	30%	Now	\$405,500	2040	**	5	\$36,500	
		<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Dormitory 4</i>							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$14,400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$83,600	
	Ceramic Tile	10%	Now	\$50,200	2033	**	5	\$6,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								
	Sheet Vinyl/Rubber	10%	Now	\$153,700	2030	\$768,500	5	\$9,600	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
	<i>Location : Dormitory 4 And Corridor</i>								
	Vinyl Tile	50%	Now	\$550,500	2030	\$1,101,000	3	\$23,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
	<i>Location : Throughout</i>								
	<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
	<i>Location : Throughout</i>								
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	\$31,400	2035	**	5	\$19,100	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
	Exposed Struc: Concrete	5%			LIFE	**	5	\$1,000	
	Exposed Struc: Steel	5%			LIFE	**			
	Metal Panel	15%			LIFE	**	5	\$23,900	
	Plaster	45%	Now	\$153,000	LIFE	**	5	\$35,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : Throughout</i>								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2030	\$201,300	1		
Panelboards									
	Molded Case Bkrs	100%			2029	\$136,700	5	\$2,100	
Wiring									
	Thermoplastic	100%			2040	**	1		
Stand-by Power									
Transfer Switches									
	Not Accessible	100%							
Generators									
	Not Accessible	100%							

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	25%			2025	\$711,100	10	\$19,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>								
Fluorescent	25%			2030	\$711,100	10	\$19,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>								
LED	50%			2035		**		
Egress Lighting								
Emergency, Service	50%			2030	\$42,600	1		
Exit, Battery	50%			2030	\$98,800	10	\$2,900	
Exterior Lighting								
HID	49%			2025	\$293,800	10	\$100	
Incandescent	1%			2025	\$5,100	2		
LED	50%			2038		**		
Alarm								
Security System								
Generic	100%			2035		** 1	\$29,200	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035		** 1-3	\$49,600	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

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	\$6,300	

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
Convector/Radiator		50%			2035	**	1	\$13,800	
Fan Coil Unit/Heat		50%			2030	\$1,213,600	1	\$13,800	
Air Conditioning									
Energy Source									
Electricity		100%			2038	**	1		
Conversion Equipment									
Ext Pkg Unit -		40%			2030	\$811,600	2	\$2,100	
Heating/Cooling									
Split Unit		40%			2030	\$1,383,900			
Window/Wall Unit		2%			2025	\$6,800	1		
No Component		18%							
Distribution									
Ductwork/Diffusers		40%			LIFE	**	2	\$44,300	
No Component		60%							
Terminal Devices									
Fan Coil - 2 Pipe		20%			2030	\$505,700	1	\$5,500	
No Component		80%							
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE	**	2-5	\$47,500	
Exhaust Fans									
Roof		100%			2030	\$269,100	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	\$42,900	
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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$21,091,100	\$544,000		
Interior Architecture	\$2,078,000	\$3,653,100		
Electrical		\$317,900		
Mechanical	\$349,800	\$3,444,600		
Total	\$23,518,900	\$7,959,600		
Importance Code A	\$21,323,100	\$544,000		
Importance Code B	\$2,195,800	\$7,310,000		
Importance Code C		\$105,600		
Total	\$23,518,900	\$7,959,600		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$5,800		\$5,900	
Interior Architecture	\$54,200		\$14,900	\$17,400
Electrical	\$52,200	\$51,100	\$51,900	\$48,600
Mechanical	\$36,600	\$36,200	\$63,800	\$48,900
Total	\$148,900	\$87,300	\$136,400	\$114,800
Importance Code A	\$5,800	\$8,400	\$15,100	\$8,400
Importance Code B	\$98,800	\$79,000	\$121,400	\$106,400
Importance Code C	\$44,300			
Total	\$148,900	\$87,300	\$136,400	\$114,800



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 OTIS BANTUM CORRECT CENTER -OBCC
Asset # : 2028

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
Cast in Place Concrete		10%	Now	\$131,600	LIFE	**	5	\$114,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Front Of Building</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Courtyard</i>									
Concrete Masonry Unit		3%			LIFE	**	5	\$4,300	
Metal Panel		87%	Now	\$291,900	2040	**	5	\$374,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Windows									
Metal/Detention Type		97%	Now	\$12,148,700	2060	**	5	\$54,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Corridors</i>									
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	\$8,519,000	2043	**			1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Perimeter Gutters And Leaders Throughout</i>									
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Soffits									
Metal Panel		100%			2040	**	5-10		

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$167,700	LIFE	**	5	\$173,600	
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							
	Ceramic Tile	5%			2033	**	5	\$19,800	
	Quarry Tile	5%			2035	**	5	\$29,800	
	Raised Access Floor	5%	Now	\$198,800	2033	**	5	\$37,200	
		<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Control Rooms Throughout</i>							
	Terrazzo	25%			LIFE	**	5	\$77,500	
	Traffic Topping	5%	Now	\$50,000	2030	\$500,100	5	\$12,400	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							
	Vinyl Tile	35%	Now	\$479,900	2030	\$2,399,700	3	\$52,100	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
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	\$44,300	LIFE	**			
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Dormitory Bathrooms</i>							
Ceilings									
	Acous	8%	Now	\$104,400	2035	**	5	\$19,800	
	Tile	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	Conceal	<i>Location : Throughout</i>							
	SpLn	<i>Water Penetration, Extent : Light, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
	Exposed Struc:	7%			LIFE	**			
	Steel	5%			LIFE	**	5	\$24,800	
	Gypsum Board	80%	0-2	\$1,077,200	LIFE	**	5	\$396,700	
	Metal Panel	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							

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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	% 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	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoors</i>									
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>									
Transformers	Dry Type	100%		2035		**	3	\$1,900	
Feeders	Cable	100%		2038		**	1		
Raceway	Conduit	100%		2040		**	1		
Under 600 Volts									
Service Equipment	Fused Disc Sw	100%		2040		**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>									
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	\$228,100	5		\$300	
	Motor Control Center	80%		2035		**	5	\$5,800	
	Variable Frequency Drive	5%		2043		**			
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoors</i>									
<i>Explanation : One 900 Kilowatt Capacity</i>									
Batteries	Lead/Acid	100%		2024	\$3,100	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	Estimated Cost (Yrs)	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2045		**	5	\$7,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside Above Ground</i>							
	<i>Explanation : One 5,000 Gallon</i>							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%			2035		**	1	
Exit, Service	50%			2030	\$89,800			
Exterior Lighting								
LED	100%			2038		**		
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Alarm								
Security System								
Generic	100%			2035		**	1	\$99,000
	<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%			2035		**	1-3	\$168,300
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%	Now	\$700	2040		**	1	
	<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Leak At Main Valve, Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor Mechanical Equipment Room</i>							
	<i>Explanation : Low Pressure Steam Enters Building - There Are No Low Pressure Steam Regulators</i>							
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	0-2	\$231,900	2045		**	1	\$75,300
	<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : First Floor Mechanical Equipment Room</i>							
	<i>Explanation : Steam To Hot Water Heat Exchangers Will Soon Require Retubing Or Replacement</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%	Now	\$12,600	2038	* *	4	\$4,200	
		<i>Leak Evident, Extent : Moderate, Area Affected : 10% Location : 1st Floor</i>							
	Central Plant Steam Piping/Pmp	50%			2040	* *	4	\$6,300	
Terminal Devices									
	Air Handler	50%			2030	\$2,264,600	1	\$52,300	
	Convector/Radiator	50%			2035	* *	1	\$27,300	
Air Conditioning									
Energy Source									
	Electricity	5%			2046	* *	1		
	Steam/HW System	95%			2040	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	10%			2039	* *	1	\$18,300	
	<i>Recent Installation, Extent : N/A, Area Affected : 100% Location : First Floor Mechanical Equipment Room</i>								
	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	\$800	
		<i>Recent Installation, Extent : N/A, Area Affected : 100% Location : First Floor Mechanical Equipment Room</i>							
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2030	\$79,500	1	\$10,500	
	No Component	90%							
Heat Rejection									
	Water Cooling Tower	10%			2028	\$26,900	2	\$17,000	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$94,300	
Exhaust Fans									
	Interior	80%			2030	\$916,700	2	\$4,100	
	Roof	20%			2030	\$107,000	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2050	* *	4	\$16,700	

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Sanitary Piping	Cast Iron	100%	Now	\$117,900	LIFE	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Piping Serving Showers At Various Locations</i>									
Storm Drain Piping									
Cast Iron		100%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Perimeter Of Building</i>									
<i>Explanation : Leaders And Gutters</i>									
Sump Pump(s)									
Non-Submersible		100%			2030	\$76,900	4		\$5,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Duplex Unit</i>									
Backflow Preventer									
Generic		100%			2035	**	1		\$16,200
Fixtures									
Generic		100%							
Fire Suppression									
Standpipe	Generic	100%			2050	**	1-5		\$88,500
Sprinkler									
No Component		60%							
Generic		40%			2050	**	1-2		\$19,000
Fire Pump									
Generic		100%			2033	**	1		\$31,600

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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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$2,523,700	\$1,198,500		
Interior Architecture	\$891,100	\$419,300		
Electrical	\$562,600	\$1,647,100		
Mechanical	\$331,600	\$771,700		
Total	\$4,309,100	\$4,036,600		
Importance Code A	\$2,523,700	\$1,696,900		
Importance Code B	\$1,609,800	\$2,339,700		
Importance Code C	\$175,600			
Total	\$4,309,100	\$4,036,600		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$95,000			\$26,500
Interior Architecture	\$42,000			\$900
Electrical	\$2,900	\$3,400	\$6,600	\$30,100
Mechanical	\$121,300	\$6,100	\$17,700	\$6,100
Site Pavements	\$36,300			
Total	\$297,300	\$9,500	\$24,400	\$63,600
Importance Code A	\$144,800	\$4,000	\$4,000	\$31,100
Importance Code B	\$77,800	\$5,500	\$20,400	\$32,500
Importance Code C	\$74,800			
Total	\$297,300	\$9,500	\$24,400	\$63,600



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% 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	\$162,200	LIFE	**	5	\$70,700	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>							
		<i>Location : West Facade</i>							
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : South Facade</i>							
		<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : South Facade</i>							
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : West Facade</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : South Facade</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : South Facade</i>							
	Concrete Masonry Unit	5%			LIFE	**	5	\$4,400	
	Masonry: Brick	73%	Now	\$1,266,500	LIFE	**	5	\$103,300	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : North Facade - Spandrels At Windows</i>							
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
		<i>Repointing Failure, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : East Facade At Hoppers</i>							
		<i>Spalling, Extent : Severe, Area Affected : 15%</i>							
		<i>Location : North And East Facades - 1968 Wing</i>							
	Metal Panel	10%			2051	**	5-10	\$97,200	
	Metal Coiling Doors	2%	Now	\$16,300	2044	**	5	\$4,400	
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>							
		<i>Location : East Facade</i>							

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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 POWERHOUSE
Asset # : 2030

Architecture		Current Repair			Future Replacement		Maintenance					
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority			
Exterior												
Windows												
	Aluminum	5%			2053		**	5	\$300			
	Metal Louvers	5%	Now	\$20,600	2046		**					
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>												
<i>Location : All Louvers</i>												
<i>Explanation : Inoperable</i>												
Steel		90%	Now	\$648,200	2056		**	5	\$38,200			
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>												
<i>Location : Throughout</i>												
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>												
<i>Location : Various Locations Throughout</i>												
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>												
<i>Location : 1968 Wing</i>												
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>												
<i>Location : 1968 Wing</i>												
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>												
<i>Location : 1968 Wing</i>												
<i>Water Penetration, Extent : Moderate, Area Affected : 8%</i>												
<i>Location : East Wall - Engine Room At Electrical Boxes</i>												
Parapets												
	Metal Rail	10%			2029		5-10					
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>												
<i>Location : Throughout</i>												
	No Component	90%										

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Roof									
	Modified Bitumen	85%	Now	\$446,800	2036		*	*	
		<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							
		<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : North Edge Of 1968 Addition</i>							
		<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : At Fresh Air Intake On Roof</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Upper Roof</i>							
		<i>Explanation : Roof Hatch Broken</i>							
	Single Ply Membrane	10%	Now	\$10,200	2036		*	*	
		<i>Drains Clogged, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
		<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
		<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>							
		<i>Location : Over Pressure Reducing Valve Room</i>							
		<i>Explanation : Membrane Partially Melted Due To Steam Pipe Leak</i>							
	Skylight, Metal/Glass	5%	Now	\$47,700	2031	\$953,800			1
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Upper Roof</i>							
		<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
Interior									
Floors									
	Cast in Place Concrete	95%	Now	\$286,200	LIFE		*	5	\$296,100
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Second Level Boiler Room And Various Locations Throughout</i>							
	Vinyl Tile	5%	Now	\$61,600	2031	\$123,100	3		\$2,700
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : 2nd Floor Offices</i>							
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : 2nd Floor Offices</i>							
		<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% 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	\$28,500	LIFE		**		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
	Concrete Masonry Unit	10%	Now	\$10,000	LIFE		**	5	\$1,800
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : 1st Floor</i>							
	Masonry: Brick	50%	Now	\$175,600	LIFE		**		
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : South Side Stair Shaft</i>							
		<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : South East Pier - 2nd Floor. At Upper Floor Window Spandrels</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Engine Room</i>							
	Plaster	10%			LIFE		**	5	\$1,300
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : 2nd Floor Locker Room</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
	SGFT/Glazed Masonry	25%			LIFE		**		
		<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Boiler Room</i>							
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
Ceilings									
	AcousTile	5%	Now	\$3,500	2036		**	5	\$700
	ConcealSpLn		<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : 2nd Floor Locker Room And Office</i>							
	Exposed Struc: Concrete	35%	Now	\$96,600	LIFE		**	5	\$1,200
		<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : South Fire Floor / At Hoppers</i>							
		<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>							
		<i>Location : Throughout, Boiler Feed Pump Room</i>							
		<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
	Exposed Struc: Steel	60%	4+	\$271,100	LIFE		**		
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
		<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>							
		<i>Location : Throughout Boiler Room</i>							
Site Enclosure									
	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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Site Pavements									
On-Site Walkways	Asphalt	53%	Now	\$16,200	2034		*	*	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Below Cooling Tower</i>									
Cast in Place Concrete		47%			2036		*	*	
Parking/Driveway									
Asphalt		78%	Now	\$20,000	2034		*	*	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete		22%			2036		*	*	
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Over 600 Volts									
Service Equipment	Fused Disc Sw	100%			2041		*	3	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>									
Transformers	Dry Type	100%			2036		*	3	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : 3,000/4,000 Kilovolt-ampere 4160 Primary - 480/277 Secondary</i>									
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	\$248,500	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room.</i>									
Molded Case Bkrs		20%			2051		*	5	\$200
Raceway	Conduit	80%			2031	\$1,088,000	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	\$8,500	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : First Floor.</i>									
Molded Case Bkrs		85%			2039		**	5	\$900
Wiring									
Thermoplastic		100%			2041		**	1	
Motor Controllers									
Locally Mounted		5%			2029	\$3,800	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	\$600
Stand-by Power									
Transfer Switches									
Automatic		100%			2044		**	1	\$12,400
Generators									
Diesel		100%			2040		**	1	\$15,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoor Enclosure</i>									
<i>Explanation : Two 1,250 Kilowatts</i>									
Batteries									
Lead/Acid		100%			2025	\$3,100	5		\$1,500
Fuel Storage									
Day Tank		50%			2047		**	5	\$3,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : At Generators</i>									
<i>Explanation : Two 850 Gallons</i>									
Main Tank		50%			2046		**	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Underground</i>									
<i>Explanation : Two 20,000 Gallons</i>									
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	55%		2026		\$457,100	10	\$20,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>									
Fluorescent		5%		2036		**	10	\$1,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>									
Fluorescent		5%		2036		**	10	\$1,900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Main Equipment Area</i>									
HID		25%		2026			10	\$300	
Incandescent		10%		2026		\$105,500	2	\$100	
Egress Lighting									
Emergency, Service		25%		2031		\$19,900	1		
Emergency, Battery		25%		2031		\$27,700	10	\$2,400	
Exit, Service		25%		2036		**	1		
Exit, Battery		25%		2036		**	10	\$700	
Exterior Lighting									
HID		100%		2031		\$310,500	10	\$100	
Lightning Protection									
Arresters/Cabling									
Generic		100%		2046		**	5	\$1,200	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>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</i>									
Conversion Equipment									
Steam Boiler		100%	Now	\$49,800	2029	\$498,400	1	\$36,100	
<i>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</i>									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating									
Distribution									
Central Plant Steam Piping/Pmp		100%	Now	\$260,700	2041		** 4	\$2,000	
		<i>Malfunctioning, Extent : Severe, Area Affected : 10% Location : Vacuum Pumps, Water Treatment System And Water Feeding Valves, Various Locations</i>							
		<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 10% Location : Various Locations</i>							
Terminal Devices									
Under Construction		100%							
Air Conditioning									
Energy Source									
Electricity		100%			2039		** 1		
Conversion Equipment									
Reciprocating Compr/Chiller		98%			2039		** 1	\$18,400	
		<i>Recent Installation, Extent : N/A, Area Affected : 100% Location : 1st Floor</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor</i>							
		<i>Explanation : Serves Cogeneration Plant</i>							
Exterior Pkg Unit - Cooling		2%		2031		\$12,500	2	\$100	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 2% Location : Roof</i>							
Heat Rejection									
Water Cooling Tower		100%		2035			** 2	\$40,700	
		<i>Recent Installation, Extent : N/A, Area Affected : 100% Location : Outside At Grade</i>							
Ventilation									
Distribution									
Ductwork/Diffusers		100%	Now	\$71,000	LIFE		** 2-5	\$22,600	
		<i>Broken, Extent : Severe, Area Affected : 20% Location : All Louvers</i>							
Exhaust Fans									
Interior		75%	Now	\$41,100	2031	\$205,500	2	\$700	
		<i>Not in Service, Extent : Severe, Area Affected : 75% Location : Various Locations</i>							
Roof		25%	Now	\$6,400	2031	\$32,000	2	\$200	
		<i>Not in Service, Extent : Severe, Area Affected : 25% Location : Roof</i>							
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater	Electric	100%			2029	\$67,800	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2nd Floor Locker Room</i>									
<i>Explanation : 1 Unit</i>									
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	\$11,700	2041		**	4	\$900
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Various Locations In Basement</i>									
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Various Locations In Basement</i>									
Backflow Preventer	Generic	100%			2036		**	1	\$2,500
Fixtures	Generic	100%							

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$487,000	\$1,192,500
Interior Architecture		\$1,311,900
Electrical	\$254,800	
Mechanical		\$68,800
Total	\$741,800	\$2,573,200
Importance Code A	\$487,000	\$1,192,500
Importance Code B	\$254,800	\$1,186,200
Importance Code C		\$194,500
Total	\$741,800	\$2,573,200
EXPENSE	FY 2023	FY 2024
Exterior Architecture		\$38,700
Interior Architecture	\$24,900	\$31,200
Electrical	\$45,800	\$60,100
Mechanical	\$53,300	\$51,500
Elevators/Escalators	\$19,700	\$19,700
Total	\$118,800	\$156,300
Importance Code A	\$6,900	\$7,200
Importance Code B	\$112,000	\$149,100
Importance Code C		\$224,700
Total	\$118,800	\$156,300
		\$235,700
		\$220,100



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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	% 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	\$839,400	
Masonry: Brick Cavity		3%			LIFE	**	5	\$7,700	
Pre-Cast Concrete		32%			LIFE	**	5	\$268,600	
Windows									
Metal/Detention Type		100%			2051	**	5	\$77,400	
Parapets									
Pre-Cast Concrete		100%			LIFE	**	5	\$84,400	
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	\$727,600	
Traffic Topping		12%			2036	**	5	\$62,400	
Vinyl Tile		8%			2036	**	3	\$12,500	
Interior Walls									
Concrete Masonry Unit		70%			LIFE	**	5	\$194,500	
Glass: Single Pane		4%			LIFE	**	5	\$20,800	
Metal Security Bars		4%			LIFE	**			
Metal: Cage/Fence		4%			LIFE	**			
SGFT/Glazed Masonry		18%			LIFE	**			
Ceilings									
AcousTileSusp.Lay-In		10%			2044	**	5	\$41,600	
Exposed Struc: Steel		10%			LIFE	**			
Gypsum Board		5%			LIFE	**	5	\$26,000	
Metal Panel		75%			LIFE	**	5	\$389,800	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>									
Transformers									
Dry Type		100%			2044	**	3	\$2,000	
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	% 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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical And Generator Room</i>									
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches For Emergency</i>									
Fused Disc Sw		50%		2061		**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>									
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	\$4,100	
Stand-by Power	Transfer Switches								
	Automatic	100%		2044		**	1	\$85,500	
Generators	Diesel	100%		2040		**	1	\$107,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Room</i>									
<i>Explanation : Two 2,000 Kilowatts Capacity Generators</i>									
Batteries	Lead/Acid	100%		2025		\$3,100	5	\$10,300	
Fuel Storage	Day Tank	2%		2047		**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Room</i>									
<i>Explanation : One 275 Gallons For Both Generators</i>									
Main Tank		98%		2059		**	5	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Underground</i>									
<i>Explanation : One 10,000 Gallon</i>									
Lighting									

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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	Estimated Cost (Yrs)	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2036	**	10	\$242,000	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>							
Fluorescent	5%			2036	**	10	\$12,700	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System</i>							
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	Estimated Cost (Yrs)	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	
	<i>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</i>							

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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
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Rooftop</i> <i>Explanation : 4 Packaged Rooftop Air Conditioning Units</i>							
	Split Unit	2%			2036		**		
Distribution	Ductwork/Diffusers	100%			LIFE		**	2	\$361,400
Ventilation	Distribution								
	Ductwork/Diffusers	100%			LIFE		**	2-5	\$154,900
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		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : First Floor Mechanical Room</i> <i>Explanation : Instantaneous Steam To Hot Water Heat Exchangers</i>							
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		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 2 Units From 1st To 5th Floor, 2 Units From Basement To 5th Floor</i> <i>Explanation : 4 Units</i>							
Fire Suppression	Standpipe								
	Generic	100%			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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$34,454,500	\$1,551,100		
Interior Architecture	\$4,061,700	\$4,857,100		
Electrical	\$341,300	\$15,496,100		
Mechanical	\$4,129,800	\$7,345,800		
Total	\$42,987,400	\$29,250,200		
Importance Code A	\$34,454,500	\$1,790,700		
Importance Code B	\$7,970,400	\$27,210,300		
Importance Code C	\$562,400	\$249,100		
Total	\$42,987,400	\$29,250,200		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture			\$5,700	
Interior Architecture			\$68,900	\$24,900
Electrical	\$129,300	\$92,800	\$102,100	\$102,700
Mechanical	\$95,200	\$51,700	\$99,300	\$79,100
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$260,100	\$180,100	\$311,400	\$242,200
Importance Code A		\$6,600	\$6,900	
Importance Code B	\$260,100	\$173,500	\$304,600	\$242,200
Importance Code C				
Total	\$260,100	\$180,100	\$311,400	\$242,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls									
Cement - Fiber Panel		5%	2-4	\$83,400	2030	\$417,100			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : West Facade</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Loading Dock</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Main Entrance And West Facade</i>									
Masonry: Brick Cavity		90%	Now	\$3,974,700	LIFE		**	5	\$521,500
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : West Facade, Courtyards, Gymnasium And Bulkheads</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : At Windows Throughout</i>									
Metal Panel		5%		2040			**	5-10	\$199,200
Windows									
Aluminum		20%	Now	\$3,719,700	2055		**	5	\$21,800
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Metal/Detention Type		75%	Now	\$26,424,800	2040		**	5	\$298,400
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout Housing Areas</i>									
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout Housing Areas</i>									
Metal Louvers		5%		2033			**	10	\$68,200
Parapets									
Metal Rail		95%	Now	\$129,300	2035		**	5	\$169,300
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Metal: Cage/Fence		5%		2035			**	5-10	\$9,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : West Facade</i>									
<i>Explanation : Razor Ribbon On Chain Link Fencing</i>									
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$140,300	LIFE	**	5	\$145,200	
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20% Location : Mechanical Rooms And Other Areas Throughout</i>							
	Ceramic Tile	5%	0-2	\$65,400	2033	**	5	\$16,600	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Staff Toilets</i>							
	Quarry Tile	3%			2035	**	5	\$29,900	
	Terrazzo	40%	Now	\$1,254,400	LIFE	**	5	\$207,400	
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15% Location : Throughout Main Corridors, Lobby On First Floor</i>							
	Traffic Topping	10%			2035	**	5	\$83,000	
	Vinyl Tile	30%	0-2	\$688,300	2030	\$3,441,500	3	\$74,700	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
	Wood	2%			2045	**	5	\$24,900	
Interior Walls									
	Concrete Masonry Unit	85%	Now	\$562,400	LIFE	**	5	\$249,100	
		<i>Diagonal Cracks, Extent : Light, Area Affected : 2% Location : Various Locations In The Mechanical, Electrical Rooms And Basement Corridors</i>							
	Gypsum Board	10%			LIFE	**	5	\$44,000	
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTile,Adhered	5%	Now	\$250,900	2035	**	5	\$16,600	
		<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25% Location : Basement, Various Locations Throughout</i>							
	AcousTileConcealSpLn	30%	Now	\$163,700	2035	**	5	\$124,500	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 20% Location : Throughout</i>							
	Exposed Struc: Concrete	30%	Now	\$260,500	LIFE	**	5	\$31,100	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Mechanical Rooms</i>							
	Fiber Board	5%			2030	\$440,600			
	Metal Panel	30%	Now	\$675,800	LIFE	**	5	\$248,900	
		<i>Deformed/Dented, Extent : Moderate, Area Affected : 50% Location : Gymnasium</i>							
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25% Location : Throughout Corridors</i>							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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	% 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	\$239,600	5		\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>									
Transformers	Dry Type	100%		2035		**	5	\$2,100	
Switchgear / Switchboard									
Fused Disc Sw		50%		2030	\$496,700	5		\$1,200	
Fused Disc Sw		50%		2040		**	5	\$1,200	
Raceway									
Conduit		80%		2030	\$951,700	1			
Conduit		20%		2040		**	1		
Panelboards									
Fused Disc Sw		10%		2029	\$109,400	5		\$1,300	
Molded Case Bkrs		90%		2038		**	5	\$13,400	
Wiring									
Thermoplastic		80%		2030	\$1,466,100	1			
Thermoplastic		20%		2040		**	1		
Motor Controllers									
Locally Mounted		10%		2028	\$47,300	5		\$400	
Motor Control Center		80%		2028	\$558,200	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	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Outside Explanation : One 800 Kilowatts For Mod 2 And 4</i>							
	Diesel	25%		2033		**	1	\$54,800	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Outside Explanation : One 1,000 Kilowatts For Mod 1 And 3</i>							
	Diesel	25%		2033		**	1	\$54,800	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 700 Kilowatts For Main Building And Kitchen</i>							
	Diesel	24%		2033		**	1	\$52,600	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Outdoor Enclosure. Outside Perimeter Building #1 Explanation : No Capacity Information Available</i>							
	Diesel	1%		2026	\$28,400	1		\$2,200	
		<i>Abandoned In Place, Extent : Light, Area Affected : 100% Location : Electrical Room</i>							
Batteries									
Lead/Acid		100%		2023	\$3,100	5		\$21,000	
Fuel Storage									
Main Tank		100%		2045		**	5	\$13,000	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Outside And Basement Explanation : Two 4,000 Gallon And One 275 Gallon</i>							
Lighting									
Interior Lighting									
Fluorescent		55%		2030	\$8,150,200	10		\$223,700	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>							
Fluorescent		40%		2035		**	10	\$162,700	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>							
LED		5%		2038		**			
Egress Lighting									
Emergency, Service		45%		2030	\$199,500	1			
Emergency, Battery		5%		2030	\$60,800	10		\$5,400	
Exit, Service		50%		2025	\$150,200	1			
Exterior Lighting									
HID		70%		2030	\$3,040,300	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	Estimated Cost (Yrs)	Priority
Alarm								
Security System Generic	100%			2035		**	1	\$211,300
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection Generic, Digital	100%			2038		**	1-3	\$359,200
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2040		**	1	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : High Pressure Steam From Main Plant</i>								
Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam	50%			2039		**		
50%				2039		**	5	\$13,200
Distribution								
Hot Wtr Piping/Pump	100%			2046		**	4	\$21,900
Terminal Devices								
Air Handler	19%			2030	\$2,255,700	1		\$52,100
Air Handler	1%			2035		**	1	\$2,700
Convector/Radiator	2% Now	\$1,800	2028		\$90,400	1		\$2,600
<i>Other Observation, Extent : Light, Area Affected : 1% Location : Throughout Explanation : Convector Air Holes Painted Shut Restricting Air Flow</i>								
Convector/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	% 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	
					<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
					<i>Location : Basement</i>				
Exterior Pkg Unit - Cooling		20%			2030	\$1,367,400	2	\$5,400	
					<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
					<i>Location : Roof</i>				
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
					<i>Location : Roof</i>				
					<i>Explanation : Serves Control Areas</i>				
Window/Wall Unit		5%			2025	\$88,000	1		
No Component		65%							
Distribution									
CW & CHW Wtr	Pipe/Pump	10%			2050		** 4	\$2,200	
No Component		90%							
Terminal Devices									
Air Handler/Cool/Ht	No Component	10%			2030	\$331,400	1	\$27,400	
		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	\$600,800	2	\$2,700	
Roof		80% Now		\$112,100	2030	\$1,121,400	2	\$8,700	
					<i>Broken, Extent : Severe, Area Affected : 10%</i>				
					<i>Location : Roof</i>				
Plumbing									
H/C Water Piping	Brass/Copper	100%			2040		** 1		
HW Heat Exchanger	Steam Fired	90%			2030	\$1,210,100	4	\$39,500	
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
					<i>Location : Basement</i>				
					<i>Explanation : 6 Units</i>				
Steam Fired		10%			2050		** 4	\$4,400	
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
					<i>Location : Basement</i>				
					<i>Explanation : 2 Instantaneous Units Serve Kitchen</i>				

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Plumbing	Sanitary Piping								
	Cast Iron	100%	Now	\$3,707,500	LIFE		**	1	
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Basement And Under Floor</i>							
		<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Kitchen Piping</i>							
Storm Drain Piping	Cast Iron	100%	Now	\$35,200	LIFE		**	1	
		<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : Roof Drains Over Kitchen Clogged</i>							
Sump Pump(s)	Non-Submersible	100%			2025	\$164,200	4	\$12,000	
Sewage Ejector(s)	Compressed Air	100%	Now	\$10,000	2030	\$200,700	4	\$5,700	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
Fixtures	Generic	100%							
Vertical Transport									
Elevators									
Geared Traction		90%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement To 2nd Floor</i>							
		<i>Explanation : 8 Units</i>							
Hydraulic		10%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement To 1st Floor</i>							
		<i>Explanation : 1 Freight Elevator</i>							
Fire Suppression									
Standpipe	Generic	100%			2040		**	1-5	\$223,600
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	\$1,100	1-3	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>							
		<i>Location : Kitchen</i>							
		<i>Explanation : Chemical System Serves Cooking 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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$41,131,700	\$14,049,200
Interior Architecture	\$4,627,600	\$3,791,800
Electrical	\$55,200	\$15,257,700
Mechanical		\$6,586,500

Total	\$45,814,400	\$39,685,200
Importance Code A	\$41,131,700	\$14,049,200
Importance Code B	\$4,682,700	\$25,446,400
Importance Code C		\$189,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture			\$2,200	\$20,500
Interior Architecture	\$35,700	\$49,400		\$19,700
Electrical	\$49,000	\$64,000	\$61,200	\$54,400
Mechanical	\$63,400	\$49,800	\$80,500	\$79,100

Total	\$148,000	\$163,200	\$143,900	\$173,600
Importance Code A		\$4,500	\$2,200	\$21,100
Importance Code B	\$148,000	\$109,300	\$141,700	\$152,500
Importance Code C		\$49,400		

Total	\$148,000	\$163,200	\$143,900	\$173,600
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$1,259,400	LIFE	* *	5	\$47,000	
				<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
				<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Downspouts Throughout</i>				
				<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
Metal Panel	70%	Now	\$769,900	2041	* *	5	\$329,100	
				<i>Deformed/Dented, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Downspouts Throughout</i>				
Windows								
Aluminum	5%			2030	\$381,300	5	\$4,500	
Metal/Detention Type	95%	2-4	\$34,311,100	2061	* *	5	\$155,000	
				<i>Air Infiltration, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
				<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Parapets								
Metal Panel	60%	Now	\$851,900	2041	* *	5	\$52,700	
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
				<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout And Mechanical Bulkhead At J Location</i>				
Metal: Cage/Fence	10%			2036	* *	5-10	\$35,100	
No Component	30%							
Roof								
Single Ply Membrane	97%	Now	\$3,939,300	2031	\$13,131,100			
				<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%</i>				
				<i>Location : Throughout</i>				
				<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Corridors And Other Areas Throughout</i>				
Skylight, Plastic	3%			2036	* *	1		
Soffits								
Metal Panel	100%			2041	* *	5-10		

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

All component repairs & estimates are in current dollars.
Estimates are rounded to the nearest hundred dollars.

l over a ten-year period. Site specific cost escalations are not included.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	48%	Now	\$456,700	LIFE	**	5	\$472,600	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Mechanical Room And Corridors</i>							
	Ceramic Tile	10%	Now	\$354,600	2034	**	5	\$22,500	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
	Quarry Tile	2%	Now	\$52,600	2036	**	5	\$6,800	
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Kitchen</i>							
	Traffic Topping	5%	Now	\$283,700	2036	**	5	\$14,100	
		<i>Deteriorated Finish, Extent : Severe, Area Affected : 100% Location : Mess Hall Kitchen And Basement Corridor</i>							
	Vinyl Tile	35%	Now	\$816,800	2031	\$2,722,600	3	\$59,100	
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35% Location : Corridors Throughout</i>							
		<i>Uneven Substrate, Extent : Severe, Area Affected : 15% Location : At Housing And Central Corridor Connections</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
Interior Walls									
	Ceramic Tile	15%			2034	**	5	\$98,800	
	Concrete Masonry Unit	72%			LIFE	**	5	\$189,600	
	Glass: Single Pane	3%			LIFE	**	5	\$14,800	
	Gypsum Board	5%			LIFE	**	5	\$19,800	
	Metal Security Bars	5%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$142,800	2036	**	5	\$27,100	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
	AcousTileSusp.Lay-In	10%	Now	\$35,700	2036	**	5	\$21,700	
		<i>Broken/Missing Elements, Extent : Light, Area Affected : 10% Location : Throughout</i>							
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	20%	Now	\$89,200	LIFE	**	5	\$108,500	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Throughout</i>							
	Metal Panel	55%	Now	\$2,431,200	LIFE	**	5	\$298,500	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Corridors And Other Areas Throughout</i>							
		<i>Staining/Discoloring, Extent : Severe, Area Affected : 75% Location : Throughout</i>							

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Estimates are rounded to the nearest hundred dollars.

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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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>										
<i>Location : Electrical Room</i>										
<i>Explanation : Six 1,600 Ampere Main Disconnect Switches</i>										
Transformers	Dry Type	100%		2036		**	5	\$1,100		
Switchgear / Switchboard	Fused Disc Sw	90%		2031	\$625,800	5		\$1,200		
	Fused Disc Sw	10%		2051	**	5		\$100		
Raceway	Conduit	95%		2031	\$753,400	1				
	Conduit	5%		2051	**	1				
Panelboards	Molded Case Bkrs	90%		2030	\$656,300	5		\$7,100		
	Molded Case Bkrs	10%		2047	**	5		\$800		
Wiring	Thermoplastic	100%		2031	\$1,221,700	1				
Motor Controllers	Locally Mounted	10%		2029	\$152,100	5		\$200		
	Motor Control Center	90%		2029	\$1,296,200	5		\$7,400		
Ground	Grounding Devices									
	Generic	100%		LIFE		**	5	\$4,400		
Stand-by Power	Transfer Switches									
	Automatic	100%		2036		**	1	\$92,500		
Generators	Diesel	80%		2034		**	1	\$93,200		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
	<i>Location : Second Floor Generator Room</i>									
	<i>Explanation : Two 800 Kilowatts</i>									
	Diesel	20%		2034		**	1	\$23,300		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
	<i>Location : Outdoor Enclosures</i>									
	<i>Explanation : Two Additional Generators. No Capacity Information Was Available</i>									
Batteries	Lead/Acid	100%		2025	\$3,100	5		\$11,100		
Fuel Storage	Day Tank	20%		2039		**	5	\$11,200		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
	<i>Location : Generator Room</i>									
	<i>Explanation : One 250 Gallon For All Generators</i>									
	Main Tank	80%		2046		**	5	\$7,100		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
	<i>Location : Underground</i>									
	<i>Explanation : 10,000 Gallon Capacity</i>									

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	75%		2031	\$7,537,100	10		\$206,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>									
Fluorescent		20%		2036		**	10	\$55,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>									
LED		5%		2039		**			
Egress Lighting									
Emergency, Service		50%		2031	\$150,400	1			
Exit, Battery		50%		2031	\$349,200	10		\$10,200	
Exterior Lighting	HID	100%		2031	\$2,308,600	10		\$900	

Alarm									
Security System	Generic	100%		2036		**	1	\$112,300	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System</i>									
Fire/Smoke Detection	Generic, Digital	100%		2036		**	1-3	\$185,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
<i>Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : Mechanical Room 2nd Floor</i>									
Conversion Equipment	Heat Exchanger, Shell & Tube	50%		2034		**			
<i>Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : Mechanical Room 2nd Floor</i>									
Pres. Reducing Valve/LP Steam		50%		2034		**	5	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : Mechanical Room 2nd Floor</i>									
Distribution	Hot Wtr Piping/Pump	100%		2039		**	4	\$22,200	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Mechanical Room 1st Floor</i>									

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
Air Handler		40%			2031	\$3,220,500	1	\$74,400	
Air Handler		10%			2036	**	1	\$18,600	
Convector/Radiator		4%			2036	**	1	\$3,900	
Convector/Radiator		46%			2036	**	1	\$44,700	
Air Conditioning									
Energy Source									
Electricity		100%			2039	**	1		
Conversion Equipment									
Int Pkg Unit - Heating/Cooling		5%			2029	\$608,800	2	\$900	
Reciprocating Compr/Chiller		10%			2031	\$486,000	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		10%			2051	**	4	\$2,200	
Pipe/Pump									
No Component		90%							
Terminal Devices									
Air Handler/Cool/Ht		10%			2036	**	1	\$18,600	
Fan Coil - 2 Pipe		5%			2031	\$217,900	1	\$4,900	
No Component		85%							
Heat Rejection									
Dry Cooler		10%			2031	\$124,600	2	\$20,900	
Water Cooling Tower		10%			2032	\$86,900	2	\$30,300	
No Component		80%							
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE	**	2-5	\$167,700	
Exhaust Fans									
Interior		60%			2031	\$1,222,200	2	\$5,500	
Roof		40%	Now	\$7,600	2031	\$380,200	2	\$2,900	
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>									
<i>Location : Roof</i>									
<i>Explanation : 1 Exhaust Fan Broken</i>									
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	% 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	\$164,900	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	\$1,100	1-3	\$100	

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$62,700			
Interior Architecture	\$57,200	\$114,400		
Electrical		\$352,100		
Mechanical		\$202,200		
Total	\$119,900	\$668,700		
Importance Code A	\$62,700			
Importance Code B	\$57,200	\$668,700		
Total	\$119,900	\$668,700		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$50,800			\$900
Interior Architecture	\$12,900	\$600	\$5,100	\$800
Electrical	\$1,400	\$1,600	\$4,700	\$5,500
Mechanical	\$1,300	\$1,100	\$1,700	\$1,100
Site Enclosure	\$3,800			
Site Pavements	\$11,900			\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,100	\$7,300	\$15,400	\$12,500
Importance Code A	\$51,200	\$400	\$400	\$1,400
Importance Code B	\$19,100	\$6,900	\$15,000	\$10,900
Importance Code C	\$15,800			\$200
Total	\$86,100	\$7,300	\$15,400	\$12,500



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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls	Cast in Place Concrete	5%	Now	\$5,300	LIFE	**	5	\$4,600	
<i>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</i>									
Metal, Corrugated		95%			2051	**	1		
Windows									
Windows	Aluminum	100%	Now	\$62,700	2039	**	5	\$1,200	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30% Location : Throughout Unit Inoperable, Extent : Severe, Area Affected : 20% Location : Office Areas</i>									
Parapets	Metal Panel	20%			2051	**	5	\$1,700	
Parapets	Metal: Cage/Fence	80%	Now	\$7,200	2036	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : Throughout Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Throughout</i>									
Roof									
Roof	Modified Bitumen	100%	2-4	\$32,700	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5% Location : Over Elevator Shaft Ponding, Extent : Moderate, Area Affected : 10% Location : Over Elevator And Throughout</i>									
Soffits									
Soffits	Metal, Corrugated	100%	4+	\$5,600	2051	**	1		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10% Location : Throughout</i>									
Interior									
Interior	Floors								
Floors	Carpet	10%			2030	\$32,800	3	\$1,900	
Floors	Ceramic Tile	5%			2040	**	5	\$600	
Floors	Raised Access Floor	20%			2040	**	5	\$9,500	
Floors	Sheet Vinyl/Rubber	15%	4+	\$57,200	2031	\$114,400	5	\$1,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Throughout</i>									
Interior	Vinyl Tile	50%	Now	\$2,200	2036	**	3	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : At Thresholds And 2nd Floor Worn/Eroded, Extent : Moderate, Area Affected : 10% Location : Throughout Administrative Spaces</i>									
Interior Walls									
Interior Walls	Gypsum Board	100%			LIFE	**	5	\$11,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Ceilings									
Acous	TileSusp.	Lay-In	90%	Now	\$10,800	2044	**	5	\$5,700
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5% Location : Personnel Room And Open Administrative Areas</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15% Location : 2nd Floor Office</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 35% Location : Administration, Kitchen And Locker Room Areas</i>									
<i>Other Observation, Extent : Light, Area Affected : 90% Location : Throughout</i>									
<i>Explanation : Fiberglass Reinforced Panels</i>									
	Gypsum Board		10%		LIFE		**	5	\$1,600
Site Enclosure									
Fence/Gates									
Aluminum Rail			50%	Now	\$3,300	2036	**	5	\$4,300
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Exterior Stair Throughout</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5% Location : Exterior Stair Throughout</i>									
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5% Location : Loading Dock North Side</i>									
Chain Link			50%			2051	**		
Free Standing Walls									
Cast in Place Concrete			100%	Now	\$500	2051	**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Loading Dock</i>									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete			21%	Now	\$1,200	2036	**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Stairs Throughout</i>									
Cast in Place Concrete			59%			2036	**		
Metal			20%	Now	\$5,400	2041	**	1-3	\$600
<i>Cracked Weld, Extent : Moderate, Area Affected : 5% Location : Exterior Stairs Throughout</i>									
<i>Loose Connections, Extent : Moderate, Area Affected : 10% Location : Exterior Stairs Throughout</i>									
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25% Location : Exterior Stairs Throughout</i>									
Parking/Driveway									
Asphalt			100%	0-2	\$5,300	2034	**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : North Lot</i>									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : One 300 Kilovolt-ampere 4,160 High Voltage-480/277 Low Voltage Supply</i>							
Feeders									
Cable		100%		2039		**	1		
Raceway									
Conduit		100%		2041		**	1		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%		2041		**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>							
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Outside Enclosure</i>							
		<i>Explanation : One 1,250 Kilowatt Generator</i>							
Batteries									
Lead/Acid		100%		2025		\$3,100	5	\$300	
Fuel Storage									
Main Tank		100%		2059		**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Outside</i>							
		<i>Explanation : One 2,500 Gallon Tank</i>							
Lighting									

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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% Location : First Floor</i>							
Fluorescent	65%			2031	\$111,000	10	\$5,000	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>							
Fluorescent	5%			2036		**	10	\$400
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	50%			2031	\$4,200	1		
Exit, Service	50%			2026	\$1,200	1		
Exterior Lighting								
HID	100%			2031	\$64,400	10		
Alarm								
Security System								
Generic	100%			2036		**	1	\$3,100
	<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2031	\$176,700	1-3	\$5,200	
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	100%			2034		**	1	\$4,200
Distribution								
Hot Wtr Piping/Pump	100%			2039		**	4	\$600
Terminal Devices								
Air Handler	90%			2031	\$202,200	1	\$4,700	
	<i>Convector/Radiator</i>							
	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	% 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	
		<i>Recent Installation, Extent : N/A, Area Affected : 100% Location : Roof</i>							
	Split Unit	90%			2036	**			
Ventilation	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
	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	\$14,100	4		
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : One 30 Gallon Unit</i>							
	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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 2nd Floor Explanation : 1 Unit</i>							
Fire Suppression	Chemical System								
	Dry	20%			2029	\$10,600	1-3	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : Clean Agent System Being Installed To Protect Communication Equipment</i>							
	No Component	80%							

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$1,360,500	\$4,549,700		
Interior Architecture	\$1,693,200	\$375,100		
Electrical	\$2,161,700	\$731,500		
Mechanical	\$813,900	\$2,607,000		
Site Pavements	\$193,900			
Total	\$6,223,300	\$8,263,300		
Importance Code A	\$1,485,200	\$7,042,800		
Importance Code B	\$4,239,800	\$1,220,500		
Importance Code C	\$498,400			
Total	\$6,223,300	\$8,263,300		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$2,400	\$10,900		\$3,400
Interior Architecture	\$58,000	\$10,400		\$8,400
Electrical	\$13,400	\$13,500	\$17,400	\$100,000
Mechanical	\$33,700	\$2,900	\$20,800	\$51,300
Site Pavements	\$19,300			
Total	\$126,700	\$37,700	\$38,300	\$163,100
Importance Code A	\$2,400	\$10,900	\$6,900	\$3,500
Importance Code B	\$105,100	\$26,800	\$31,400	\$159,600
Importance Code C	\$19,300			
Total	\$126,700	\$37,700	\$38,300	\$163,100



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

Architecture		Current Repair			Future Replacement		Maintenance						
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority				
Exterior													
	Exterior Walls												
	Masonry: Brick	75%	Now	\$643,700	LIFE	**	5	\$52,500					
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>											
		<i>Location : South Facade At Masonry Supports Throughout</i>											
		<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>											
		<i>Location : North Facade And Throughout</i>											
		<i>Spalling, Extent : Moderate, Area Affected : 15%</i>											
		<i>Location : Throughout</i>											
		<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>											
		<i>Location : Second Floor Wall At East Facade</i>											
	Metal Sect. OHD	10%		2044		**	5	\$21,900					
	Metal Coiling Doors	15%	Now	\$60,500	2036	**	5	\$16,400					
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>											
		<i>Location : Various Locations Throughout</i>											
Windows													
	Steel	100%	Now	\$206,600	2039	**	5	\$40,500					
		<i>Air Infiltration, Extent : Light, Area Affected : 5%</i>											
		<i>Location : Throughout</i>											
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>											
		<i>Location : Various Lintel Locations Throughout Garage</i>											
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>											
		<i>Location : Officers Locker Room</i>											
		<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>											
		<i>Location : Window Sills</i>											
		<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i>											
		<i>Location : Officers Locker Room</i>											
Parapets													
	Masonry: Brick	50%		LIFE		**	5	\$2,200					
	Metal Panel	40%		2051		**	5	\$6,800					
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>											
		<i>Location : Throughout</i>											
		<i>Explanation : Coping Cap</i>											
	Metal Rail	10%	Now	\$2,400	2044	**	5	\$3,100					
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>											
		<i>Location : Throughout</i>											
Roof													
	Built-Up (BUR)	100%	Now	\$449,700	2031	\$4,497,300							
		<i>Blisters, Extent : Moderate, Area Affected : 40%</i>											
		<i>Location : Various Locations Throughout Roof</i>											
		<i>Embedded Gravel Surface, Extent : Light, Area Affected : 100%</i>											
		<i>Location : Throughout</i>											
		<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>											
		<i>Location : Throughout</i>											
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>											
		<i>Location : Various Locations Throughout Including Garage Spaces And 2nd Floor Corridor Near Communications Area</i>											
Interior													

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Floors									
	Cast in Place Concrete	65%	Now	\$152,000	LIFE	**	5	\$157,300	
		<i>Horizontal Cracks, Extent : Light, Area Affected : 5% Location : Tire Shop And Various Locations Throughout</i>							
		<i>Water Penetration, Extent : Light, Area Affected : 10% Location : Mechanic Shop M-3 And Various Locations In Garage Service Area</i>							
	Ceramic Tile	5%	Now	\$10,900	2027	\$217,800	5	\$2,800	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Mens Toilet And Shower Facilities</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout</i>							
	Raised Access Floor	5%		2034		**	5	\$20,700	
	Vinyl Tile	25%	Now	\$143,400	2026	\$477,900	3	\$10,400	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Offices Throughout 1st And 2nd Floor</i>							
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Offices Throughout 1st And 2nd Floor</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : Offices Throughout 1st And 2nd Floor</i>							
Interior Walls									
	Concrete Masonry Unit	80%	2-4	\$304,500	LIFE	**	5	\$27,000	
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20% Location : Room M-8 And Perimeter Walls</i>							
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20% Location : Perimeter Walls</i>							
		<i>Vertical Cracks, Extent : Moderate, Area Affected : 20% Location : Room M-8 And Various Locations Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10% Location : From Lower Roofs</i>							
	Gypsum Board	10%		LIFE		**	5	\$5,100	
	Metal: Cage/Fence	10%		LIFE		**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Ceilings									
AcousTileSusp.Lay-In		9%			2036		**	5	\$10,000
AcousTileSusp.Lay-In		6%	Now	\$10,900	2036		**	5	\$3,300
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : 1st And 2nd Floor Office Area</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 1st And 2nd Floor Office Area</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout 2nd Floor</i>									
Exposed Struc: Concrete		10%	Now	\$36,200	LIFE		**	5	\$1,700
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Radio Shop</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>									
<i>Location : Radio Shop</i>									
Exposed Struc: Steel		65%	Now	\$615,500	LIFE		**		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Mens Locker Room And Various Locations Adjacent To North Wall In Service Area Of Garage Above Windows</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Locations In Main Garage</i>									
Gypsum Board		10%			LIFE		**	5	\$13,800
Site Enclosure									
Fence/Gates									
Chain Link		100%			2051		**		
Site Pavements									
On-Site Walkways									
Cast in Place Concrete		100%	Now	\$19,300	2036		**		
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Main Entrance East Side</i>									
Parking/Driveway									
Asphalt		90%	Now	\$193,900	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : South Lot</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : South Lot</i>									
Cast in Place Concrete		10%			2044		**		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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		\$5,100	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 400 Ampere, One 600 Ampere And One 800 Ampere Main Disconnect Switches</i>									
Transformers	Dry Type	100%		2029		\$32,100	5	\$300	
Switchgear / Switchboard	Molded Case Bkrs	100%		2031		\$99,300	5	\$1,900	
Raceway	Conduit	100%		2031		\$19,000	1		
Panelboards	Molded Case Bkrs	100%		2030		\$60,800	5	\$1,900	
Wiring	Thermoplastic	100%		2031		\$41,500	1		
Motor Controllers	Locally Mounted	100%		2029		\$117,000	5	\$500	
Ground									
Grounding Devices	Generic	100%		LIFE		**	5	\$1,100	
Stand-by Power									
Transfer Switches	Automatic	100%		2044		**	1	\$22,700	
Generators	Diesel	100%		2040		**	1	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Enclosure Next To Telecommunications Building</i>									
<i>Explanation : One 1,250 Kilowatt Capacity Generator</i>									
Batteries	Lead/Acid	100%		2025		\$3,100	5	\$2,700	
Fuel Storage	Main Tank	100%		2059		**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside Generator</i>									
<i>Explanation : One 2,500 Gallon Tank</i>									
Lighting									
Interior Lighting	Fluorescent	35%		2026		\$115,100	10	\$23,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Fluorescent		5%		2036		**	10	\$3,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
HID		40%		2026		\$491,000	10	\$1,000	
LED		20%		2036		**			

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

Estimates are rounded to the nearest hundred dollars.

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

** 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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2026	\$36,900	1		
Exit, Service	50%			2026	\$20,300	1		
Exterior Lighting								
HID	100%			2036	**	10	\$200	
Alarm								
Security System								
Generic	100%			2031	\$454,400	1	\$27,600	
<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, Analog	100%			2026	\$1,555,600	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	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	80%	Now	\$1,100	2041	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room 1st Floor</i>								
<i>Explanation : Leak At Main Valve</i>								
Electricity	20%			2041	**	1		
Conversion Equipment								
Radiant Heater	100%	Now	\$124,700	2031	\$2,493,000	2	\$27,400	
<i>Not in Service, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Offices</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Office Area, Garage</i>								
<i>Explanation : 40 Electrical Radiants, Excessive Noise On 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	80%	Now	\$17,500	2039	**	4	\$2,900	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	20%							
Terminal Devices								
Unit Heater - Steam	80%			2026	\$402,300	4	\$5,400	
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.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$113,900	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 3 Units On Roof</i>							
	Split Unit	10%			2036	**			
	Window/Wall Unit	10%			2026	\$29,300	1		
	No Component	70%							
Ventilation	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,200	
	Exhaust Fans								
	Interior	20%			2026	\$100,100	2	\$500	
	Roof	80% Now		\$9,300	2026	\$186,900	2	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 5% Location : Roof Explanation : 4 Fan Covers Missing</i>							
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	\$38,600	
	Sprinkler								
	Generic	100%			2041	**	1-2	\$20,700	
	Chemical System								
	Dry	10%			2026	\$5,300	1-3	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Outside Gas Refill Stations Explanation : 2 Sets</i>							
	No Component	90%							

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

Estimates are rounded to the nearest hundred dollars.

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Electrical	\$335,700	\$490,900		
Mechanical	\$582,500	\$228,000		
Site Pavements	\$1,152,100			
Total	\$2,070,300	\$718,900		
Importance Code B	\$918,200	\$718,900		
Importance Code C	\$1,152,100			
Total	\$2,070,300	\$718,900		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$13,200			\$13,800
Interior Architecture	\$17,300	\$700	\$500	\$3,100
Electrical	\$1,700	\$1,700	\$1,500	\$4,300
Mechanical	\$3,000	\$1,900	\$7,800	\$60,500
Site Enclosure	\$6,400			
Total	\$41,600	\$4,200	\$9,800	\$81,600
Importance Code A	\$14,000		\$800	\$13,900
Importance Code B	\$21,200	\$4,200	\$8,500	\$67,700
Importance Code C	\$6,400		\$500	
Total	\$41,600	\$4,200	\$9,800	\$81,600



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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 VISITORS PROCESSING CENTER
Asset # : 2864

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls	Metal Panel	75%	0-2	\$13,200	2051	* *	5	\$33,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10% Location : Bottom Of Panels Along North And East Sides And Throughout</i>									
Window Wall		25%			2051	* *	5	\$22,500	
<i>Glazing Clouded, Extent : Light, Area Affected : 10% Location : South Side Of Building</i>									
Windows	Metal/Detention Type	100%			2051	* *	5	\$5,000	
Parapets	Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0% Location : Throughout Explanation : Roof Access Hatch Lock. No Key Available.</i>									
Roof	Skylight, Plastic	3%			2044	* *	1		
Not Accessible		97%							
<i>Other Observation, Extent : N/A, Area Affected : 0% Location : Throughout Explanation : Roof Access Hatch Lock. No Key Available.</i>									
Soffits	Metal, Corrugated	100%			2051	* *	1		
Interior									
Floors	Cast in Place Concrete	60%		LIFE		* *	5	\$23,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Bathrooms / Locker Rooms</i>									
Quarry Tile		5%			2044	* *	5	\$1,400	
Sheet Vinyl/Rubber		20%			2036	* *	5	\$5,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15% Location : Throughout</i>									
Vinyl Tile		15%	Now	\$9,400	2031	\$47,000	3	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout Office Areas</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35% Location : Throughout Office Areas And Locker Room</i>									
Interior Walls	Ceramic Tile	5%			2040	* *	5	\$1,000	
Fiberglass Panel		95%		LIFE		* *			

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	95%	Now	\$8,000	2044	**	5	\$10,500
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Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Kitchen, Locker Room And Office - Cashier 1 And 2 Space

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

Location : Throughout Ceilings

Explanation : Fiberglass Reinforced Panels.

Gypsum Board	5%		LIFE		**	5	\$1,400
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Site Enclosure

Fence/Gates

Aluminum Rail	5%	Now	\$6,400	2036	**	5	\$4,200
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Deformed/Dented, Extent : Severe, Area Affected : 10%

Location : Bus Parking

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

Location : North Side At Bus Parking

Explanation : Steel Rail

Chain Link	95%		2051		**		
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Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$52,000	2044	**		
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : North Side Of The Building

Parking/Driveway

Asphalt	100%	0-2	\$1,100,100	2040	**		
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Electrical

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2041		**	5	\$300
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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	
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Switchgear / Switchboard

Molded Case Bkrs	100%		2041		**	5	\$300
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Raceway

Conduit	100%		2041		**	1	
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Panelboards

Molded Case Bkrs	100%		2039		**	5	\$300
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Wiring

Thermoplastic	100%		2041		**	1	
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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 VISITORS PROCESSING CENTER
Asset # : 2864

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
Grounding Devices	Generic	100%			LIFE		** 5	\$200	
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	\$80,900	10	\$2,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Fluorescent		80%			2031	\$323,600	10	\$8,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Egress Lighting	Emergency, Service	50%			2031	\$6,100	1		
Exit, Battery		50%			2031	\$14,100	10	\$400	
Exterior Lighting									
HID		100%			2031	\$92,900	10		
Alarm									
Security System	Generic	100%			2031	\$74,400	1	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV Surveillance Cameras</i>									
Fire/Smoke Detection									
Generic, Digital		100%			2026	\$254,800	1-3	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i>									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	% 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	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : 3 Rooftop Units</i>									
Radiant Heater		10%		2031	\$40,800	2		\$600	
Terminal Devices	Air Handler	100%		2026	\$324,000	1		\$7,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Air Conditioning									
Energy Source	Electricity	100%		2039		**	1		
Conversion Equipment	Heat Pump Air Sourced	100%		2029	\$228,000	2		\$700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 3 Remote Terminal Units On Roof</i>									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Distribution	Ductwork/Diffusers	100%		LIFE		**	2	\$15,700	
Terminal Devices	Air Handler/Cool/Ht	100%		2026	\$258,400	1		\$7,500	
Ventilation									
Distribution	Ductwork/Diffusers	100%		LIFE		**	2-5	\$6,700	
Exhaust Fans	Roof	100%		2026	\$38,300	2		\$400	
Plumbing									
H/C Water Piping	Brass/Copper	100%		2041		**	1		
Water Heater	Electric	100%		2026	\$20,300	4		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Female Locker Room</i>									
<i>Explanation : 120 Gallon Unit</i>									
Sanitary Piping	Cast Iron	100%		LIFE		**	1		
Storm Drain Piping	Cast Iron	100%		LIFE		**	1		
Backflow Preventer	Generic	100%		2031	\$5,900	1		\$700	
Fixtures	Generic	100%							
Fire Suppression									

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Exterior Architecture	\$9,208,100	\$12,818,500		
Interior Architecture	\$3,116,600	\$11,445,000		
Electrical	\$68,600	\$7,616,600		
Mechanical	\$20,257,100	\$3,827,900		
Total	\$32,650,500	\$35,707,900		
Importance Code A	\$9,208,100	\$12,818,500		
Importance Code B	\$23,442,300	\$22,889,500		
Total	\$32,650,500	\$35,707,900		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,200			
Interior Architecture				\$24,500
Electrical	\$46,300	\$33,000	\$36,400	\$36,800
Mechanical	\$442,000	\$33,200	\$130,800	\$33,200
Total	\$497,500	\$66,200	\$167,200	\$94,500
Importance Code A	\$9,200	\$12,500		\$12,500
Importance Code B	\$488,300	\$53,700	\$167,200	\$81,900
Importance Code C				
Total	\$497,500	\$66,200	\$167,200	\$94,500



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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls	Metal Panel	60%	Now	\$580,500	2040	* *	5	\$248,200	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Throughout Modular Buildings</i>							
	Metal Panel	40%			2040	* *	5-10	\$606,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Metal And Vinyl Structures</i>							
Windows	Aluminum	100%	Now	\$7,249,200	2055	* *	5	\$42,600	
		<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
Roof	Single Ply Membrane	75%	Now	\$1,212,900	2030	\$12,129,100			
		<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Not Accessible	25%							
Soffits	Metal Panel	100%	Now	\$9,200	2040	* *	5	\$3,900	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Canopies</i>							
Interior									
Floors	Cast in Place Concrete	10%			LIFE	* *	5	\$77,900	
	Sheet Vinyl/Rubber	35%	Now	\$1,503,300	2030	\$7,516,700	5	\$93,500	
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
	Vinyl Tile	55%	Now	\$676,900	2030	\$3,384,500	3	\$73,400	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
Interior Walls	Concrete Masonry Unit	2%			LIFE	* *	5	\$1,800	
	Fiberglass Panel	50%			LIFE	* *			
	Gypsum Board	13%			LIFE	* *	5	\$17,400	
	Metal Security Bars	15%			LIFE	* *			
	No Component	20%							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Ceilings									
Gypsum Board		15%	Now	\$114,800	LIFE	**	5	\$69,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
Metal Panel		65%	Now	\$821,600	LIFE	**	5	\$302,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>									
No Component		20%							
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outdoor Generator Enclosures</i>									
<i>Explanation : Eight Emergency Generators Rated At 1,150 Kilowatts Each</i>									
Batteries									
Lead/Acid		100%			2023	\$3,100	5	\$7,500	
Fuel Storage									
Main Tank		100%			2045	**	5	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : Nine Main Tanks, 5,000 Gallons Rated Capacity</i>									
Lighting									

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	85%		2030	\$5,755,400	10		\$158,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout</i>									
HID		5%		2030	\$50,400	10		\$300	
LED		10%		2035		**			
Egress Lighting									
Emergency, Service		48%		2030	\$97,300	1			
Emergency, Battery		2%		2030	\$11,100	10		\$1,000	
Exit, Service		50%		2025	\$68,600	1			
Exterior Lighting									
HID		100%		2030	\$1,555,500	10		\$600	
Alarm									
Security System	Generic	100%		2035		**	1	\$75,700	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Complex Explanation : CCTV Surveillance Cameras</i>									
Fire/Smoke Detection									
Generic, Digital		100%		2035		**	1-3	\$128,700	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Complex Explanation : Alarm Bells, Horns, Strobe Lights, Manual Pull Stations And Smoke Detectors</i>									
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Approximately 60 Units</i>									
Terminal Devices									
Fan Coil Unit/Heat		100%			2025	\$5,777,700	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.

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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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$381,700	2024	\$3,816,900	2	\$9,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roofs And Side Walls</i>									
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Outdoors</i>									
<i>Explanation : 1 Of 10 Not Working</i>									
Distribution									
Ductwork/Diffusers		100%			LIFE		**	2	\$263,600
Terminal Devices									
Fan Coil - 4 Pipe		100%			2025	\$9,032,500	1	\$65,400	
Heat Rejection									
Air Cooled Condenser Unit		100%			2025	\$777,800	2	\$141,100	
Ventilation									
Distribution									
Ductwork/Diffusers		20%	Now	\$14,200	LIFE		**	2-5	\$22,600
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Exterior Ducts</i>									
Ductwork/Diffusers		80%			LIFE		**	2-5	\$90,400
Exhaust Fans									
Roof		80%			2025	\$512,400	2	\$5,000	
No Component		20%							
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2040		**	1	
Water Heater									
Electric		100%			2025	\$339,900	4	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : 120 Gallon Units In Most Modular Units</i>									
Sanitary Piping									
Cast Iron		100%			LIFE		**	1	
Storm Drain Piping									
Plastic/PVC		100%			2035		**	1	
Fixtures									
Generic		100%							
Fire Suppression									
Sprinkler									
Generic		100%			2030	\$3,777,700	1-2	\$56,800	
Chemical System									
No Component		90%							
Generic		10%			2028	\$5,300	1-3	\$400	

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Electrical		\$52,600
Total		\$52,600
Importance Code B		\$52,600
Total		\$52,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$5,300	\$600	\$5,400
Interior Architecture	\$5,900	\$500	\$100	
Electrical	\$200	\$300	\$300	\$53,300
Mechanical	\$500	\$300	\$500	\$300
Site Pavements	\$26,700			
Total	\$33,300	\$6,400	\$1,500	\$59,000
Importance Code A	\$100	\$5,400	\$700	\$5,600
Importance Code B	\$3,600	\$1,000	\$700	\$53,400
Importance Code C	\$29,600			
Total	\$33,300	\$6,400	\$1,500	\$59,000



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

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	\$1,100	
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	\$6,200	5	\$1,200	
Soffits									
Metal Panel		100%			2051		5-10	\$19,900	
Interior									
Floors									
Carpet		30%			2030	\$21,800	3	\$1,300	
Cast in Place Concrete		20%			LIFE		5	\$1,200	
Ceramic Tile		5%			2040		5	\$100	
Raised Access Floor		15%	Now	\$2,100	2040		5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Room</i>									
Vinyl Tile		30%			2036		3	\$300	
Interior Walls									
Concrete Masonry Unit		15%	Now	\$1,400	LIFE		5	\$200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Corridor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement Server Room, Corridor And Mechanical Room</i>									
Gypsum Board		85%	Now	\$1,500	LIFE		5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Room</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Room</i>									
<i>Explanation : Impact Damage</i>									
Ceilings									
Gypsum Board		100%	Now	\$900	LIFE		5	\$2,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>									
<i>Location : Basement - Exposed Insulation</i>									
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		**		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Site Pavements									
Parking/Driveway	Asphalt	50%	4+	\$2,900	2040		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
		<i>Location : South Lot</i>							
Cast in Place Concrete		50%	0-2	\$23,800	2044		**		
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
		<i>Location : North Lot</i>							
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
Service Equipment	Molded Case Bkrs	100%			2041		**	5	\$100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : Main Service Switch Rated At 600 Amperes</i>							
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	
Lighting									
Interior Lighting	Fluorescent	90%			2026	\$45,800	10		\$2,100
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							
Incandescent		10%			2026	\$5,100	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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
Security System	Generic	100%		2031		\$15,400	1	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV Surveillance Cameras</i>									
Fire/Smoke Detection									
Fire/Smoke Detection	Generic, Digital	100%		2031		\$52,600	1-3	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>									
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Steam From Adjacent Building</i>									
Conversion Equipment									
Conversion Equipment	Heat Exchanger, Plate & Frame	100%		2040		**	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Unit</i>									
Distribution									
Hot Wtr Piping/Pump		100%		2047		**	4	\$200	
Terminal Devices									
Air Handler		50%		2036		**	1	\$800	
Convector/Radiator		50%		2044		**	1	\$400	
Air Conditioning									
Energy Source	Electricity	100%		2047		**	1		
Conversion Equipment									
Conversion Equipment	Split Unit	100%		2036		**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Side Of The Building</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Side Of The Building</i>									
<i>Explanation : 3 Split Type Units</i>									
Ventilation									
Distribution	Ductwork/Diffusers	100%		LIFE		**	2-5	\$1,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : 50 Gallon Unit</i>							
	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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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,424,600	\$2,421,300
Interior Architecture	\$8,122,000	\$2,817,800
Electrical	\$5,316,300	\$4,524,800
Mechanical	\$11,169,000	\$10,030,300
Site Pavements	\$64,400	
Total	\$26,096,300	\$19,794,200

Importance Code A	\$1,852,200	\$4,648,900
Importance Code B	\$20,603,800	\$14,664,200
Importance Code C	\$3,640,200	\$481,100
Total	\$26,096,300	\$19,794,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture		\$97,000		\$67,500
Electrical	\$50,500	\$63,200	\$76,400	\$55,400
Mechanical	\$134,200	\$166,000	\$156,500	\$265,000
Site Pavements	\$84,000	\$3,500	\$3,500	\$84,000
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$293,400	\$354,400	\$261,100	\$496,600
Importance Code A		\$30,700	\$30,700	\$31,500
Importance Code B	\$209,400	\$320,200	\$226,900	\$381,100
Importance Code C	\$84,000	\$3,500	\$3,500	\$84,000
Total	\$293,400	\$354,400	\$261,100	\$496,600



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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.

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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	% 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	
<i>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</i>									
Windows	Metal/Detention Type	98%		2041		**	5	\$258,300	
	Metal Louvers	2%		2040		**	10	\$9,000	
Parapets									
Metal Rail	100%	Now	\$156,400	2036		**	5	\$182,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100% Location : Throughout</i>									
Roof									
Metal Panel	80%	Now	\$176,700	2044		**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30% Location : Throughout Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : This Component Is Actually Painted Steel Surfaces</i>									
Skylight, Metal/Glass	2%			2041		**	10	\$9,200	
Traffic Topping	18%	Now	\$171,400	2041		**			
<i>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</i>									
Interior									
Floors									
Carpet	1%			2024		\$68,300	3	\$7,000	
Quarry Tile	2%			2036		**	5	\$14,100	
Raised Access Floor	3%			2034		**	5	\$52,900	
Sheet Vinyl/Rubber	3%	Now	\$695,000	2041		**	5	\$10,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25% Location : Kitchen</i>									
Steel Plate	45%	Now	\$2,195,600	LIFE		**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : Boiler, Mechanical, Generator, Potable Water Tank Rooms, Corridors, Showers And Bathrooms</i>									
Traffic Topping	3%	Now	\$248,700	2041		**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25% Location : Gymnasium</i>									
Vinyl Tile	43%	Now	\$782,000	2031	\$1,954,900	3		\$75,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40% Location : Throughout</i>									

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

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

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

DEPARTMENT OF CORRECTION - 072

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

Asset # : 2866

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Interior									
Interior Walls									
Fiberglass Panel		3%			LIFE	**			
Glass: Single Pane		3%			LIFE	**	5	\$21,500	
Metal Security Bars		10%	Now	\$2,706,800	LIFE	**			
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Cell Doors Inoperable</i>									
Steel Plate		84%	Now	\$869,100	LIFE	**	5	\$481,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Corridors, Showers, Bathrooms, Mechanical, Electrical, Plumbing And Janitor Closets, Kitchen</i>									
Ceilings									
AcousTileSusp.Lay-In		15%			2036	**	5	\$70,500	
Exposed Struc: Steel		20%			LIFE	**			
Metal Panel		35%	Now	\$625,000	LIFE	**	5	\$205,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Metal Panel		30%			LIFE	**	5	\$176,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Inmate Cells</i>									
<i>Explanation : This Component Is Actually Steel Plates.</i>									
Site Enclosure									
Fence/Gates									
Chain Link		100%			2041	**			
Site Pavements									
On-Site Walkways									
Metal		100%			2041	**	1-3	\$357,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : From Parking Lot To Barge</i>									
<i>Explanation : Dock Planks</i>									
Parking/Driveway									
Asphalt		100%	0-2	\$64,400	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
Service Equipment									
Air Circuit Breaker		100%			2031	\$89,400	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Generator Room In The Basement Area</i>									
<i>Explanation : Two Main Service Protectors Rated At 4,000 Amperes</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CORRECTION - 072

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		\$18,000	5	\$1,100				
Switchgear / Switchboard		Molded Case Bkrs		100%	2031		\$389,300	5	\$8,200				
Raceway		Conduit		100%	2031		\$444,000	1					
Panelboards		Molded Case Bkrs		100%	2030		\$408,200	5	\$8,200				
Wiring		Thermoplastic		100%	2031		\$683,900	1					
Motor Controllers		Locally Mounted		5%	2029		\$42,600	5	\$100				
		Motor Control Center		95%	2029		\$766,000	5	\$8,000				
Ground													
Grounding Devices		Not Accessible		100%									
Stand-by Power													
Transfer Switches		Automatic		100%	2029		\$102,400	1	\$95,400				
Generators		Diesel		100%	2027		\$795,300	1	\$120,100				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>													
<i>Location : Basement Generator Room And Fifth Floor Mechanical Room</i>													
<i>Explanation : Two 2,000 Kilowatt And One 455 Kilowatt Capacity</i>													
Batteries													
Lead/Acid		100%			2025		\$1,700	5	\$11,500				
Fuel Storage													
Day Tank		50%			2030		\$12,800	5	\$28,800				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>													
<i>Location : Basement Generator Room And Fifth Floor Mechanical Room</i>													
<i>Explanation : Two 2500 And One 250 Gallon Capacity</i>													
Main Tank		50%			2034		* *	5	\$4,600				
<i>Other Observation, Extent : Light, Area Affected : 100%</i>													
<i>Location : Bottom Level</i>													
<i>Explanation : Two 40,000 Gallon Capacity</i>													
Lighting													
Interior Lighting		Fluorescent		85%	2026		\$4,929,100	10	\$241,700				
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>													
<i>Location : Throughout The Building</i>													
Fluorescent		10%			2031		\$579,900	10	\$28,400				
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>													
<i>Location : Throughout The Building</i>													
LED		5%			2039		* *						

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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	Estimated Cost (Yrs)	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2026	\$86,800	1		
Exit, Service	50%			2026	\$58,800	1		
Exterior Lighting								
HID	20%			2031	\$266,400	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	Estimated Cost (Yrs)	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	**	5		\$96,000
Conversion Equipment								
Steam Boiler	100%	Now	\$427,600	2029	\$2,138,200	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	\$438,300	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	\$441,400	2026	\$4,413,600	1		\$163,900
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	5%			2026	\$59,100	4		\$1,400
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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DEPARTMENT OF CORRECTION - 072

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

Asset # : 2866

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
Centrifugal,Compressor	Turbine	100%			2040		** 1	\$335,500	
Distribution									
CW & CHW Wtr Pipe/Pump		100%	0-2	\$8,100	2031	\$403,000	4	\$15,300	
Terminal Devices									
Air Handler/Cool/Ht		100%			2026	\$3,705,500	1	\$191,700	
Heat Rejection									
Dry Cooler		100%			2036		** 2	\$215,900	
Ventilation									
Distribution									
Ductwork/Diffusers		100%	Now	\$152,200	LIFE		** 2-5	\$172,900	
Exhaust Fans									
Interior		100%			2026	\$1,175,500	2	\$9,500	
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2031	\$2,462,900	1		
HW Heat Exchanger									
Steam Fired		100%	Now	\$210,500	2041		** 4	\$30,700	
Sanitary Piping									
Cast Iron		100%	0-2	\$48,400	LIFE		** 1		
Sump Pump(s)									
Non-Submersible		100%			2026	\$50,400	4	\$6,500	
Sewage Ejector(s)									
Electric		100%			2026	\$95,200	4	\$12,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2031	\$84,000	1	\$19,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i> Location : Pier</i>									
<i> Explanation : Located On Shore</i>									
Fixtures									
	Generic	100%							
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>									
<i> Location : Law Library</i>									
<i> Explanation : Water Closet Broken</i>									
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i> Location : 2 Units From Basement To 3rd Floor, 2 Units From Main Deck, 1st To 3rd Floor, 1 Unit From Basement To 1st Floor</i>									
<i> Explanation : 4 Passenger, 1 Freight</i>									
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$1,377,000	1-5	\$156,300	
	Sprinkler								
	Generic	100%			2031	\$3,235,300	1-2	\$86,800	
	Fire Pump								
	Generic	100%			2027	\$212,700	1	\$57,900	
Chemical System									
	No Component	99%							
	Generic	1%			2026	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i> Location : Kitchen</i>									
<i> Explanation : 1 Set</i>									

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Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023	FY 2024	FY 2025	FY 2026
Piers			\$2,300	
Total			\$2,300	
Importance Code A				
Importance Code B				
Importance Code C			\$2,300	
Total			\$2,300	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CORRECTION - 072
BAIN CORRECTIONAL CENTER BARGE PIER
Asset # : 14102

Piers		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
Concrete		50%			LIFE		**	5	\$3,900
Not Accessible		50%							
Deck Surface									
Asphalt		100%		2040			**	5	\$4,600
		<i>Cracking, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Full Surface</i>							
Pile Caps									
Concrete		100%			LIFE		**	5	\$300
Piles and Bracing									
Steel		20%			LIFE		**	5	\$12,700
		<i>Corrosion, Extent : Light, Area Affected : 50%</i>							
		<i>Location : At The Top 2 Feet Of The Piles</i>							
	Not Accessible	80%							
Deck Elements									
Railing									
Fencing		15%			2032		\$1,900	3	
No Component		85%							

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Piers	\$2,015,800	\$223,200
Total	\$2,015,800	\$223,200
Importance Code A	\$1,460,000	\$138,200
Importance Code B	\$555,800	\$84,900
Total	\$2,015,800	\$223,200
EXPENSE	FY 2023	FY 2024
Piers	\$51,300	\$7,000
Total	\$51,300	\$7,000
Importance Code A	\$21,000	\$7,000
Importance Code B	\$30,300	\$6,400
Total	\$51,300	\$7,000



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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Structural									
Deck									
Concrete		40%	0-2	\$438,900	LIFE		**	5	\$6,900
		<i>Spalling, Extent : Severe, Area Affected : 90% Location : Underdeck</i>							
Concrete		10%	4+	\$21,900	LIFE		**	5	\$1,700
		<i>Cracking, Extent : Moderate, Area Affected : 10% Location : Deck Surface</i>							
Timber		25%			LIFE		**	5	\$9,700
		<i>Aging, Extent : Moderate, Area Affected : 100% Location : Access Walkway</i>							
Not Accessible		25%							
Pile Caps									
Timber		10%	Now	\$95,000	LIFE		**	4	\$7,200
		<i>Broken, Extent : Severe, Area Affected : 50% Location : Pile Cap Ends</i>							
Timber		90%			LIFE		**	4	\$65,000
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Entire Length Of Pile Caps</i>							
		<i>Explanation : Age</i>							
Piles and Bracing									
Timber		5%	Now	\$74,800	LIFE		**	4-5	\$2,100
		<i>Broken, Extent : Severe, Area Affected : 70% Location : Bracing Elements</i>							
Timber		20%	2-4	\$299,100	LIFE		**	4-5	\$8,200
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50% Location : Isolated Piles In Tidal Zone</i>							
		<i>Marine Borer Infestation, Extent : Severe, Area Affected : 50% Location : Primarily At Offshore End</i>							
Timber		25%	4+	\$373,900	LIFE		**	4-5	\$10,300
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Isolated Piles In Tidal Zone</i>							
Not Accessible		50%							
Fender									
Facing									
Timber		60%			2034		**	3	\$21,000
		<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Mid-level Elements At Breasting Dolphins</i>							
		<i>Explanation : Age</i>							
Timber		40%	Now	\$84,900	2046		**	3	\$14,000
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50% Location : Primarily At Top Elements</i>							
		<i>Marine Borer Infestation, Extent : Severe, Area Affected : 50% Location : Bottom Elements In Tidal Zone</i>							

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

Piers		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Fender	Piles								
	Steel	8%	Now	\$89,500	2046		**	3-5	\$15,800
		<i>Corrosion, Extent : Severe, Area Affected : 30%</i>							
		<i>Location : Tidal Zone</i>							
	Steel	17%	2-4	\$190,200	2046		**	3-5	\$33,600
		<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : At Breasting Dolphins</i>							
	Timber	15%	Now	\$191,100	2046		**	4	\$3,300
		<i>Broken, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : At Offshore End Of Pier</i>							
	No Component	40%							
	Not Accessible	20%							
Deck Elements									
	Railing								
	Fencing	43%	4+	\$8,100	2032	\$40,600	3		\$100
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Primarily At Base Of Fence Posts</i>							
	Fencing	47%	Now	\$22,200	2032	\$44,400	3		\$200
		<i>Broken, Extent : Severe, Area Affected : 12%</i>							
		<i>Location : Severe Damage At West End Of Timber Access Walkway</i>							
		<i>Loose Connections, Extent : Severe, Area Affected : 70%</i>							
		<i>Location : Chain-link Mesh Is Loose On East Side</i>							
	No Component	10%							
	Coping/Curb								
	Timber	70%			LIFE		**		
		<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Isolated Locations</i>							
	No Component	30%							
Electrical									
	Conduit								
	Steel	100%	Now	\$55,300	2029	\$138,200			
		<i>Broken, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Widespread Disconnected Sections</i>							
	Lighting Fixture								
	Sodium	88%	Now	\$8,900	2025	\$88,900			
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : 17 Fixtures At Asset Total</i>							
		<i>Explanation : Disconnected</i>							
	Sodium	12%	Now	\$12,100	2026	\$12,100			
		<i>Broken, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Two Fixtures At End Of Timber Access Walkway</i>							

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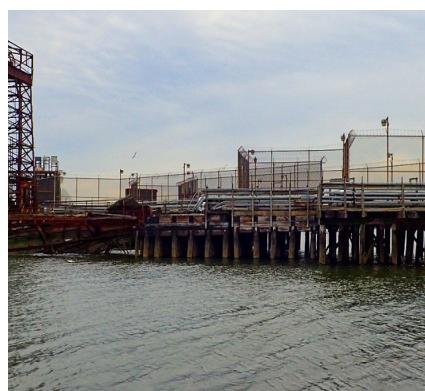
Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Piers	\$75,600	
Total	\$75,600	
Importance Code A	\$75,600	
Total	\$75,600	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	\$16,000		\$11,900	
Total	\$16,000		\$11,900	
Importance Code A	\$16,000		\$11,900	
Total	\$16,000		\$11,900	



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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 FERRY DOCK'S CONCRETE TRESTLE
Asset # : 1836

Piers		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Structural	Deck								
	Concrete	25%		LIFE		**	5	\$400	
		<i>Cracking, Extent : Light, Area Affected : 50%</i>							
		<i>Location : Deck Surface</i>							
	Not Accessible	75%							
Pile Caps	Timber	50%		LIFE		**	4	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Entire Length Of Pile Caps</i>							
		<i>Explanation : Age</i>							
	Timber	10%	Now	\$9,600	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	\$68,100	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	\$7,600	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	\$5,200	2031		\$5,200		
		<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		\$11,900		
		<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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Piers	\$666,300			
Total	\$666,300			
Importance Code A	\$666,300			
Total	\$666,300			
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	\$27,700	\$10,700		
Total	\$27,700	\$10,700		
Importance Code A	\$20,500			
Importance Code B	\$7,100	\$8,600		
Importance Code C		\$2,100		
Total	\$27,700	\$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		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Structural	Deck								
	Concrete	27%	Now	\$131,100	LIFE	* *	5	\$3,500	
		<i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Underdeck - Northern 125 Feet</i>							
		<i>Spalling, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Underdeck - Northern 125 Feet</i>							
	Concrete	23%	4+	\$111,700	LIFE	* *	5	\$3,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Underdeck - Southern 105 Feet</i>							
		<i>Explanation : Delaminated Areas</i>							
	Concrete	23%		LIFE	* *	5	\$3,000		
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Deck Surface - Southern 105 Feet</i>							
	Not Accessible	27%							
Deck Surface									
	Asphalt	55%		2044		* *	5	\$4,200	
	No Component	45%							
Pile Caps									
	Concrete	45%		LIFE		* *	5	\$200	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Southern 105 Feet</i>							
		<i>Discolor & Bleeding, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Southern 105 Feet</i>							
	Timber	55%	Now	\$92,500	LIFE	* *	4	\$29,900	
		<i>Broken, Extent : Severe, Area Affected : 40%</i>							
		<i>Location : Offshore Ends Of Caps</i>							
		<i>Excess Deflections, Extent : Severe, Area Affected : 30%</i>							
		<i>Location : Adjacent To Bulkhead</i>							

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

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

Piers		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Structural									
Piles and Bracing	Steel	5%	4+	\$20,500	LIFE	**	5	\$5,300	
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>									
		<i>Location : Offshore H-piles Southern 105 Feet</i>							
		<i>Explanation : Knife Edging</i>							
Steel		25%			LIFE	**	5	\$26,600	
<i>Corrosion, Extent : Light, Area Affected : 30%</i>									
		<i>Location : Splash Zone</i>							
		<i>Missing Coating, Extent : Light, Area Affected : 30%</i>							
		<i>Location : Splash Zone</i>							
Timber		20%	Now	\$132,400	LIFE	**	4-5	\$6,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
		<i>Location : Offshore Two Rows Of Piles And All Cross Braces</i>							
		<i>Marine Borer Infestation, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Offshore Two Rows Of Piles</i>							
Timber		30%	2-4	\$198,600	LIFE	**	4-5	\$9,300	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>									
		<i>Location : Center Piles Above Mean Low Water</i>							
Not Accessible		20%							
Fender									
Wales and Chocks	Timber	90%			2040	**	4	\$19,600	
Timber		5%	Now	\$7,100	2046	**	4	\$700	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>									
		<i>Location : Isolated Missing Chocks Primarily At North End</i>							
No Component		5%							
Piles									
Timber		60%			2040	**	4	\$6,000	
<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>									
		<i>Location : At Tops Of Piles</i>							
No Component		5%							
Not Accessible		35%							
Deck Elements									
Coping/Curb	Timber	100%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Piers	\$334,200	
Total	\$334,200	
Importance Code A	\$233,300	
Importance Code B	\$100,900	
Total	\$334,200	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Structural									
Deck									
	Timber	100%	Now	\$95,800	LIFE		**	5	\$2,200
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>							1
		<i>Location : Entire Structure</i>							
Pile Caps									
	Timber	100%	Now	\$53,400	LIFE		**	4	\$4,100
		<i>Missing Part, Extent : Severe, Area Affected : 75%</i>							1
		<i>Location : Two Original Caps Remain</i>							
Piles and Bracing									
	Timber	100%	Now	\$84,100	LIFE		**	4-5	\$2,300
		<i>Broken, Extent : Severe, Area Affected : 50%</i>							1
		<i>Location : At End Of Pier</i>							
		<i>Missing Pile, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : At End Of Pier</i>							
		<i>Not Plumb, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Platform Leaning Offshore</i>							
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Tops Of Piles</i>							
Deck Elements									
Railing									
	Timber	100%	Now	\$50,500	2026		\$50,500		
		<i>Missing Part, Extent : Light, Area Affected : 100%</i>							
		<i>Location : All Railing</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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Bulkheads	\$320,900	\$50,800		
Total	\$320,900	\$50,800		
Importance Code A	\$320,900			
Importance Code B		\$50,800		
Total	\$320,900	\$50,800		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		\$2,000	\$400	\$100
Total		\$2,000	\$400	\$100
Importance Code A				
Importance Code B		\$2,000	\$400	\$100
Total		\$2,000	\$400	\$100



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

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

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Structural									
Sheet Piles	Steel	40%	4+	\$320,900	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Splash Zone</i>									
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	\$50,800	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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Bulkheads	\$526,700	
Total	\$526,700	
Importance Code A	\$526,700	
Total	\$526,700	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$56,200			
Total	\$56,200			
Importance Code A				
Importance Code B	\$56,200			
Total	\$56,200			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** 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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Structural									
Gravity Wall	Stone	45%	Now	\$526,700	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>									
Stone	Not Accessible	45%		LIFE	**	5	\$10,900		
		10%							
Backfill									
Fill	Topsoil	45%	Now	\$22,600	2071	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>									
<i>Location : At Collapsed Areas</i>									
Not Accessible		55%							
Surface									
Asphalt		10%	4+	\$5,300	2046	**	5	\$200	
<i>Cracking, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Concrete Pier Entrance</i>									
Topsoil		45%	4+	\$14,200	2031	\$14,200	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	\$14,200	2031	\$14,200	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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Bulkheads	\$1,636,800	\$1,454,600
Total	\$1,636,800	\$1,454,600
Importance Code A	\$566,600	
Importance Code B	\$1,070,300	\$1,382,200
Importance Code C		\$72,400
Total	\$1,636,800	\$1,454,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$5,200	\$22,600	\$14,800	\$100
Total	\$5,200	\$22,600	\$14,800	\$100
Importance Code A				
Importance Code B	\$5,200	\$22,600	\$14,800	\$100
Total	\$5,200	\$22,600	\$14,800	\$100



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall	Concrete	1%	Now	\$566,600	LIFE	**	5	\$700	
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 1,580 Feet East Of Bridge: Headwall Is Rotating And Outfall Pipe Is Disconnected</i>									
<i>Progressing Scour, Extent : Severe, Area Affected : 40%</i>									
<i>Location : 525 Feet East Of Bridge: Undermining Of Outfall Foundation</i>									
<i>Settlement, Extent : Light, Area Affected : 5%</i>									
<i>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</i>									
No Component		99%							
Revetment									
Stone		70%			LIFE	**	5	\$72,400	
No Component		15%							
Under Construction		15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : North Shoreline Approximately 1,600 Feet Due North And 800 Feet At East-northeast</i>									
<i>Explanation : Construction</i>									
Backfill									
Fill									
Topsoil		13%	Now	\$589,600	2071	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Sloughing Above Revetment Along North Shoreline: 1,100 Feet At North-northwest And 1,200 Feet At Northeast Along Trailers</i>									
Not Accessible		72%							
Under Construction		15%							
Surface									
Asphalt		15%			2040	**	5	\$29,600	
Concrete		2%	Now	\$253,600	2046	**	5	\$2,000	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 2 Locations With Slab Undermining: At North-northwest Adjacent To Parking Area And West-southwest Adjacent To Fencing</i>									
<i>Explanation : Undermining</i>									
Topsoil		56%			2029	\$1,059,700	5	\$45,200	
Topsoil		12%	Now	\$227,100	2031	\$227,100	5	\$4,800	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Sloughing Above Revetment Along North Shoreline: 1,100 Feet At North-northwest And 1,200 Feet At Northeast Along Trailers</i>									
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Deck Elements									
Railing									
Fencing		5%			2032	\$95,300	3		\$500
Guard Rail		2%	Now	\$5,100	LIFE			**	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>									
<i>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</i>									
<i>Explanation : Exposed Footings</i>									
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 : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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**Total**

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$56,500	\$4,200	\$400	
Total	\$56,500	\$4,200	\$400	
Importance Code A				
Importance Code B	\$51,000	\$4,200	\$400	
Importance Code C	\$5,500			
Total	\$56,500	\$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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority			
Structural												
Coping/Curb	Timber	80%			LIFE		**	5	\$100			
	Timber	5%	Now	\$1,400	LIFE		**	5				
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>										
		<i>Location : At North End</i>										
	Timber	15%	4+	\$4,100	LIFE		**	5				
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>										
		<i>Location : Isolated Areas Along Entire Length Of Curb</i>										
		<i>Explanation : Hollowing</i>										
Sheet Piles												
Steel	Steel	50%			LIFE		**					
		<i>Corrosion, Extent : Light, Area Affected : 25%</i>										
		<i>Location : At Top Of Sheet Piles</i>										
		<i>Missing Coating, Extent : Light, Area Affected : 25%</i>										
		<i>Location : At Top Of Sheet Piles</i>										
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>										
		<i>Location : South End</i>										
		<i>Explanation : Exposed Cut Out Holes For Tie Backs</i>										
Not Accessible		50%										
Wales												
Steel	Steel	100%			LIFE		**	5	\$4,800			
		<i>Corrosion, Extent : Light, Area Affected : 25%</i>										
		<i>Location : Isolated Areas Along Entire Length Of Wale</i>										
		<i>Missing Coating, Extent : Light, Area Affected : 25%</i>										
		<i>Location : Isolated Areas Along Entire Length Of Wale</i>										
Pile Caps												
Concrete	Concrete	100%			LIFE		**	5	\$600			
Backfill												
Fill	Topsoil	4%	Now	\$2,100	2071		**					
		<i>Sinkhole, Extent : Severe, Area Affected : 5%</i>										
		<i>Location : 4 Locations At South End</i>										
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>										
		<i>Location : Beneath Deteriorated Concrete Surface</i>										
		<i>Explanation : Settlement</i>										
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	% 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	
		<i>Settlement, Extent : Severe, Area Affected : 15%</i>							
		<i>Location : North End</i>							
Asphalt		25%			2040		** 5	\$600	
Concrete		10%	Now	\$8,800	2046		** 5	\$100	
		<i>Cracking, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : 130 Feet From South</i>							
		<i>Settlement, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : 130 Feet From South</i>							
Gravel		55%			2040		** 2-5	\$300	
Gravel		5%	Now	\$1,100	2046		** 2-5		
		<i>Settlement, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Adjacent To Bulkhead</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : South End</i>							
		<i>Explanation : Sinkholes Adjacent To Bulkhead</i>							
Fender									
Piles									
Timber		45%			2040		** 4	\$3,300	
		<i>Worn, Extent : Light, Area Affected : 20%</i>							
		<i>Location : Tidal Zone</i>							
No Component		10%							
Not Accessible		45%							
Wales and Chocks									
Timber		35%	Now	\$37,900	2046		** 4	\$3,900	
		<i>Broken, Extent : Severe, Area Affected : 80%</i>							
		<i>Location : Isolated Elements Along Face Of Bulkhead</i>							
		<i>Displaced Elements, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Isolated Elements Along Face Of Bulkhead</i>							
Timber		55%			2040		** 4	\$9,100	
		<i>Worn, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Isolated Elements Along Face Of Bulkhead</i>							
No Component		10%							

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Bulkheads	\$582,500	
Total	\$582,500	
Importance Code A	\$291,900	
Importance Code B	\$290,600	
Total	\$582,500	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$6,400		\$1,100	
Total	\$6,400		\$1,100	
Importance Code A				
Importance Code B	\$6,400		\$1,100	
Importance Code C				
Total	\$6,400		\$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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Revetment									
Stone		100%			LIFE		**	5	\$1,400
Sheet Piles									
Timber		54%	4+	\$291,900	LIFE		**	4	\$2,300
		<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Sheets Displaced Up To 2 Inches Offshore Within Northern 125 Feet</i>							
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Northern 125 Feet</i>							
Timber		46%			LIFE		**	4	\$2,000
Backfill									
Fill									
Not Accessible		100%							
Surface									
Asphalt		85%			2040		**	5	\$2,200
		<i>Settlement, Extent : Light, Area Affected : 30%</i>							
		<i>Location : Northern 125 Feet</i>							
Asphalt		10%	2-4	\$4,200	2046		**	5	\$100
		<i>Settlement, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : 30 Feet Long From Southwest Corner</i>							
Asphalt		5%	Now	\$2,100	2046		**	5	\$100
		<i>Sinkhole, Extent : Severe, Area Affected : 2%</i>							
		<i>Location : Sinkhole 51 Feet From North End Measuring 1 Foot Long By 8 Inches Wide By 1 Foot Deep</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 6%</i>							
		<i>Location : Undermining Of Asphalt Adjacent To Sinkhole Up To 12 Feet Long By 8 Inches Wide</i>							
		<i>Explanation : Undermining</i>							
Fender									
Piles									
Steel		50%	Now	\$81,800	2046		**		
		<i>Corrosion, Extent : Severe, Area Affected : 75%</i>							
		<i>Location : Soldier Piles In Front Of Sheetig Exhibit Widespread Severe Section Loss Along Northern 125 Feet</i>							
No Component		50%							
Wales and Chocks									
Timber		100%	Now	\$208,900	2046		**	4	\$12,500
		<i>Missing Part, Extent : Severe, Area Affected : 95%</i>							
		<i>Location : Timber Lagging Almost Entirely Missing, Severe Rot Affecting Remaining Elements</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032		
Marinas/Docks	\$956,800	\$153,600		
Total	\$956,800	\$153,600		
Importance Code A	\$956,800			
Importance Code C		\$153,600		
Total	\$956,800	\$153,600		
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	\$68,500	\$6,200	\$4,200	\$46,400
Total	\$68,500	\$6,200	\$4,200	\$46,400
Importance Code A	\$55,900	\$4,200	\$800	\$46,200
Importance Code B	\$1,800	\$2,000	\$100	\$200
Importance Code C	\$10,900		\$3,400	
Total	\$68,500	\$6,200	\$4,200	\$46,400



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 MARINA
Asset # : 13603

Marinas/Docks		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	\$1,700	2061		**	1-3	\$300
<i>Loose Connections, Extent : Severe, Area Affected : 2%</i>									
<i> Location : Top Hinge Pin Displaced</i>									
<i>Missing Components, Extent : Severe, Area Affected : 5%</i>									
<i> Location : Missing Bottom Transition Plate</i>									
Floating Docks									
Anchor Piles									
Steel		50%			2051		**	3-5	\$13,200
<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>									
<i> Location : Splash Zone</i>									
<i>Missing Coating, Extent : Light, Area Affected : 25%</i>									
<i> Location : Splash Zone</i>									
Not Accessible		50%							
Fenders									
Vinyl		95%			2029	\$145,900	2	\$16,000	
Vinyl		5%	Now	\$7,700	2031	\$7,700	2	\$700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i> Location : Extruded Fender Missing At Corners Between Main Float And Fingers</i>									
Floats/ Frames									
Concrete		22%			2040		**	5	\$1,500
Concrete		48%	Now	\$3,300	2040		**	5	\$1,700
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>									
<i> Location : Corners At Float Interfaces And At Damaged Anchor Pile Guides</i>									
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i> Location : 2 Fingers Are Listing Due To Flooding</i>									
<i> Explanation : Waterlogged / Damaged Floatation</i>									
Steel		6%	0-2	\$2,000	2036		**	5	\$100
<i>Damaged/Missing Pile Guide, Extent : Moderate, Area Affected : 25%</i>									
<i> Location : 12 Pile Guides Total With 3 Missing And 3 Loose</i>									
Steel		2%	Now	\$1,100	2041		**	5	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i> Location : Severe Damage To Corner Braces Between Main Float And Fingers</i>									
<i> Explanation : Broken</i>									
Not Accessible		22%							
Protective Structure									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Protective Structure	Wave Attenuator	30%	Now	\$717,600	2061		**	5	\$16,900
	Steel/Timber								
		<i>Missing Components, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Two Consecutive 45-foot-long Segments Missing Due To Damaged Connections At Pipe Piles</i>							
	Steel/Timber	50%	0-2	\$239,200	2051		**	5	\$28,200
		<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : 2 Foot High Band In Splash Zone</i>							
		<i>Loose Connections, Extent : Severe, Area Affected : 2%</i>							
		<i>Location : Widespread Loose Connection Hardware</i>							
		<i>Missing Coating, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Splash Zone</i>							
Not Accessible		20%							
Electrical									
Lighting Fixture	Incandescent	100%	Now	\$23,000	2026	\$45,900			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : All 14 Lights</i>							
		<i>Explanation : Broken</i>							
Electrical/Mech.									
Power Supply/Bollards	Plastic	100%	Now	\$26,500	2031	\$26,500			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : One Remaining Bollard Of Five Total</i>							
		<i>Explanation : Broken</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 : 18-Oct-2021

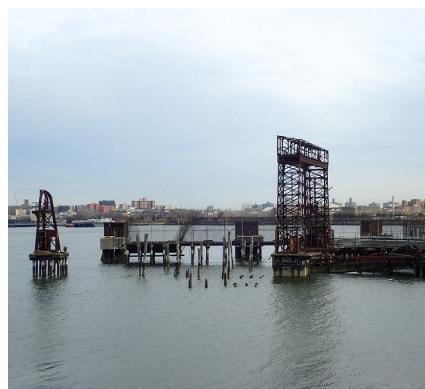
DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Marinas/Docks	\$3,326,500	\$763,000
Total	\$3,326,500	\$763,000
Importance Code A	\$3,326,500	\$763,000
Total	\$3,326,500	\$763,000

EXPENSE**Total**

Importance Code

Total

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

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

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Fender									
	Facing								
	Timber	100%	Now	\$763,000	2031	\$763,000			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Fender Racks Broken</i>							
		<i>Explanation : Missing Part</i>							
Piles									
	Timber	100%	Now	\$573,200	2036		**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Fender Racks Broken</i>							
		<i>Explanation : Broken</i>							
Wales and Chocks									
	Timber	100%	Now	\$107,400	2036		**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Fender Racks Broken</i>							
		<i>Explanation : Missing Part</i>							
Gallows Frames									
	Tower Frames								
	Steel	100%	4+	\$940,400	2040		**		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Entire Tower Frames</i>							
		<i>Explanation : Deflected Elements And Corrosion</i>							
Movable Ramps									
	Bearings								
	Steel	100%	Now	\$326,300	2046		**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Movable Ramp Collapsed</i>							
		<i>Explanation : Broken</i>							
Deck and Railing									
	Timber Deck on Steel	100%	Now	\$616,200	2046		**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Movable Ramp Collapsed</i>							
		<i>Explanation : Broken</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.*

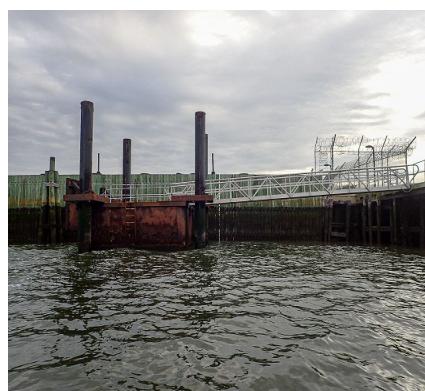
Print Date : 18-Oct-2021

DEPARTMENT OF CORRECTION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Marinas/Docks		\$189,600
Total		\$189,600
Importance Code A		\$68,600
Importance Code C		\$121,000
Total		\$189,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Marinas/Docks	\$34,100	\$3,800	\$600	\$400
Total	\$34,100	\$3,800	\$600	\$400
Importance Code A	\$4,100	\$1,900	\$600	\$200
Importance Code B	\$2,400	\$1,300	\$100	\$200
Importance Code C	\$27,600	\$600		
Total	\$34,100	\$3,800	\$600	\$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 SMALL FERRY DOCK
Asset # : 13510

Marinas/Docks		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Access Walkways									
Deck									
Timber		100%			2029	\$19,500	5	\$500	
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Deck Planks</i>							
Gangways									
Aluminum		90%			2051		* *	1-3	\$4,200
Aluminum		10%	Now	\$2,400	2061		* *	1-3	\$500
		<i>Handrail Damage, Extent : Severe, Area Affected : 2%</i>							
		<i>Location : Disconnected Handrail Post Due To Cracked Weld At Base Of Gangway</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : At Barge Gangway Interface</i>							
		<i>Explanation : Toe Plate Broken</i>							
Piles and Bracing									
Steel		63%			2051		* *	5-10	\$900
		<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Splash Zone</i>							
		<i>Missing Coating, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Splash Zone</i>							
Timber		10%			2051		* *	4-5	\$100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Bracing Elements</i>							
		<i>Explanation : Wear</i>							
Not Accessible		27%							
Floating Docks									
Anchor Piles									
Steel		60%			2051		* *	3-5	\$5,300
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>							
		<i>Location : At Guide Pad Locations</i>							
		<i>Missing Coating, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : At Guide Pad Locations</i>							
Not Accessible		40%							
Fenders									
Rubber		100%			2029	\$400	1-2	\$200	
Barge									
Steel		80%			2040		* *	5	\$1,100
		<i>Corrosion, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Splash Zone</i>							
Not Accessible		20%							
Protective Structure									

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

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

Marinas/Docks		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Protective Structure									
Pile Cluster	Timber	12%			2032	\$29,000	4-10		\$8,800
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
		<i>Location : At Bottom Wire Ropes</i>							
		<i>Explanation : Corrosion</i>							
Timber		38%	Now	\$27,600	2032	\$92,000	4		\$3,400
		<i>Loose Wrapping, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : At Southwest Cluster</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : Broken Bottom Wraps On Three Clusters</i>							
		<i>Explanation : Broken Cable Wraps</i>							
Not Accessible		50%							
Deck Elements									
Railing									
Steel		70%			2029		\$48,000		
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Isolated At Welds And Joints</i>							
Steel		30%	Now	\$4,100	2031		\$20,600		
		<i>Broken, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : 12 Feet Of Broken Rail Due To Impact From Gangway</i>							

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

DEPARTMENT OF CORRECTION - 072Project : **CORRECTION**

CAPITAL		FY 2023 - 2026		FY 2027 - 2032	
Special Systems		56,000,000		0	
EXPENSE		FY 2023	FY 2024	FY 2025	FY 2026
Special Systems		2,300,000	2,300,000	2,300,000	2,300,000
ASSET #	NAME		SQFT	CAPITAL	EXPENSE
4275	RIKERS ISLAND DOMESTIC/FIRE WATER SERVICE			7,000,000	1,800,000
4276	RIKERS ISLAND SANITARY SYSTEM			14,000,000	2,000,000
4277	RIKERS ISLAND STORM SYSTEM			7,000,000	1,800,000
4278	RIKERS ISLAND ELECTRICAL			14,000,000	1,800,000
4280	RIKERS ISLAND UNDERGROUND STEAM TUNNEL			14,000,000	1,800,000

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