Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : BROOKLYN HOUSE OF DETENTION
Address : 275 ATLANTIC AVENUE @ BOERUM PL.

Borough : BROOKLYN Agency's Number : N/A

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$5,593,600	\$667,700
Interior Architecture	\$970,500	\$1,043,300
Electrical	\$1,588,900	\$1,576,300
Mechanical	\$3,946,400	\$1,892,700
Site Pavements	\$54,900	
Total	\$12,154,300	\$5,179,900
Importance Code A	\$5,593,600	\$782,000
Importance Code B	\$6,230,000	\$4,327,100
Importance Code C	\$330,700	\$70,900
Total	\$12,154,300	\$5,179,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$15,300		\$25,400	_
Interior Architecture	\$42,100	\$8,900		
Electrical	\$30,200	\$33,700	\$79,600	\$29,600
Mechanical	\$53,800	\$20,900	\$48,600	\$32,000
Elevators/Escalators	\$76,000	\$76,000	\$76,000	\$76,000
Total	\$217,500	\$139,600	\$229,700	\$137,500
Importance Code A	\$20,100		\$27,200	
Importance Code B	\$197,300	\$139,600	\$202,500	\$137,500
Importance Code C				
Total	\$217,500	\$139,600	\$229,700	\$137,500



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

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

Asset #: 129

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior				1				
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	Glazing Br Location Joint Mort	: Through	od, Extent : Moder			5	\$2,700	
	Other Obs Location	ervation, E : Through	xtent : Light, Area					
Metal/Detention Type	Corrosion/ Location	: Through				5	\$44,800	
	Location Thermally	: Through	Extent : Moderate					
	Location Other Obs Location Explanar	: Through ervation, E : North Fa tion : Cove	xtent : Light, Area wade, South Facac red With Protection	Affected de n Netting	: 100%			
Metal Louvers	Broken/Mi	Now ssing Elem : Through		2046 erate, Ar	* * ea Affected : 100%	í		
Parapets						_	***	
Masonry: Brick	60%	3.7	<b>#2</b> 000	LIFE	* *	5	\$1,800	
Masonry: Limestone		Now tar Miss/Er : Coping	\$3,800 od, Extent : Moder	LIFE ate, Area		5	\$200	
Metal: Cage/Fence	25%			2036	* *	5-10	\$5,800	
Granite Panels	10%			LIFE	* *	5	\$300	
Roof						· · · · · · · · · · · · · · · · · · ·	**	
Copper/Terne	2%			2059	* *	10	\$2,400	
			\$1,800 extent: Light, Area	2048 Affected	* *			
Metal Panel	Location	. Inrough	Jui					
		. Inrougn	) iii	2036	* *	10	\$22,000	
Modified Bitumen Plaza Roof: Stone Panels	45%	. Through	Эш	2036 2051	* *	10	\$22,000	
Modified Bitumen	45%	. Inrough	<i>7</i>	2036 2051 2031		10 10	\$22,000 \$2,400	
Modified Bitumen Plaza Roof: Stone Panels	45% s 3%	. Inrougn	Jui	2051	* *			

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

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

Asset #: 129

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	-			<u>-</u>				-
Floors								
Cast in Place Concrete		Now	\$94,400	LIFE	* *	5	\$120,800	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Ceramic Tile	5%			2040	* *	5	\$10,200	
Marble Panels	5%			LIFE	* *	5	\$7,700	
Quarry Tile	10%		\$75,600	2044	* *	5	\$15,300	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 25%			
Steel Plate	5%			LIFE	* *	1		
Steel Grating	10%			2041	* *	1		
Terrazzo	20%	Now	\$76,900	LIFE	* *	5	\$31,900	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%			
Vinyl Tile	15%			2031	\$851,600	3	\$11,500	
Wood	3%			2059	**	5	\$11,500	
Interior Walls							· ,	
Concrete Masonry Unit	10%	Now	\$89,300	LIFE	* *	5	\$18,900	
Ž	_	Crumbling, 1 : Through	Extent : Moderate	, Area A <u>j</u>	fected : 10%		. ,	
Glass: Special Gauge	5%			LIFE	* *	1		
Gypsum Board	10%			LIFE	* *	5	\$28,300	
Marble Panels	3%			LIFE	* *	-	4-0,000	
Plaster	15%			LIFE	* *	5	\$21,300	
SGFT/Glazed Masonry	32%			LIFE	* *	-	4,- * *	
Steel Plate	25%	Now	\$241,500	LIFE	* *	5	\$70,900	
2001 10	Corrosion		xtent : Light, Area		: 10%	C	Ψ, σ,,,, σσ	
Ceilings								
AcousTileConcealSpLn	35%	Now	\$115,800	2036	* *	5	\$44,700	
•		Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 30%			
AcousTileSusp.Lay-In	5%			2044	* *	5	\$10,200	
Exposed Struc: Concrete		0-2	\$277,200	LIFE	* *	5	\$14,400	
	Cracking/		Extent : Light, Are		ed : 10%	-	4-1,111	
	Water Pen	_	xtent : Light, Area	Affected	: 20%			
Metal Panel	5%			LIFE	* *	5	\$12,800	
Plaster	10%	Now	\$31,300	LIFE	* *	5	\$12,800	
I IUSWI	Cracking/		Extent : Light, Are		ed : 10%	5	Ψ12,000	
	Staining/L	_	Extent : Moderate	, Area Aj	ffected : 2%			
	Water Pen	-	xtent : Light, Area	Affected	: 10%			

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

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

Asset #: 129

Architecture	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Public Sidewalk Cast in Place Concrete	100% Now	\$54,900	2036	* *			
Cust in Tiuce Condition	Cracking/Crumbling, Ex			fected : 15%			
	Location : Throughout						
On-Site Walkways						·	
Pavers/Stone	100%		2034	* *			

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	20%	2051	* *	5	\$100	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 1,200 Ampere M					
Molded Case Bkrs	30%	2051	* *	5	\$1,300	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 2,000 Ampere Me	ain Disconi	nect Switch			
Molded Case Bkrs	50%	2031	\$114,400	5	\$2,100	
	Other Observation, Extent: Light, Ar	ea Affected	: 100%			
	Location: Electrical Room					
	Explanation: Two 3,000 Ampere Mo	ain Disconi	nect Switches			
Transformers						
Dry Type	100%	2044	* *	5	\$600	
Switchgear / Switchboard						
Fused Disc Sw	20%	2051	* *	5	\$100	
Molded Case Bkrs	80%	2031	\$183,000	5	\$3,400	
Raceway						
Conduit	90%	2031	\$206,600	1		
Conduit	10%	2051	* *	1		
Panelboards						
Fused Disc Sw	10%	2030	\$20,100	5	\$400	
Molded Case Bkrs	80%	2030	\$160,500	5	\$3,400	
Molded Case Bkrs	10%	2047	* *	5	\$400	
Wiring						
Thermoplastic	90%	2031	\$310,300	1		
Thermoplastic	10%	2051	* *	1		
Motor Controllers						
Locally Mounted	95%	2029	\$481,000	5	\$1,000	
Variable Frequency	5%	2044	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,400	

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

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

Asset #: 129

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tand-by Power						
Transfer Switches	400 /	•••	de de		440.000	
Automatic	40%	2044	**	1	\$19,900	
Automatic	60%	2029	\$63,000	1	\$29,900	
Generators Diesel	50%	2040	* *	1	\$31,300	
Diesei	Other Observation, Extent : Light, Area			1	\$31,300	
	Location: Roof	ngjeetea . 1	0070			
	Explanation : One 250 Kilowatts					
Diesel	50%	2027	\$54,600	1	\$31,300	
2.0001	Abandoned In Place, Extent : Light, Are			-	ΨΕ 1,Ε 0 0	
	Location : Outdoors					
Batteries						
Lead/Acid	100%	2025	\$2,500	5	\$6,000	
Fuel Storage						
Day Tank	50%	2030	\$12,900	5		
	Other Observation, Extent : Light, Area		00%			
	Location: Generator Room - Roof An	d Outside				
16' T 1	Explanation: Two 150 Gallon Tanks	2024	ale ale			
Main Tank	50%	2034	**	5		
	Other Observation, Extent : Light, Area Location : Basement	Ајјестеа : 1	00%			
	Explanation: One 3,000 Gallon Tank					
ighting	Explanation : One 3,000 Gation Tank					
Interior Lighting						
Fluorescent	65%	2036	* *	10	\$96,400	
	T-8 Lamps And Fixtures, Extent: Light,	Area Affect	ed : 100%		. ,	
	Location: Throughout The Building					
Fluorescent	20%	2026	\$494,800	10	\$29,700	
	T-12 Lamps And Fixtures, Extent: Ligh	t, Area Affec	cted : 100%			
	Location: Throughout The Building					
HID	10%	2026	\$192,600	10	\$500	
LED	5%	2036	* *			
Egress Lighting						
Emergency, Service	40%	2031	\$40,100	1		
Emergency, Battery	10%	2026	\$27,300	10	\$3,900	
Exit, Service	25%	2026	\$17,500	1	<b></b>	
Exit, Battery	25%	2031	\$57,600	10	\$2,700	
Exterior Lighting	059/	2026	¢720,000	10	0500	
HID LED	95% 5%	2026 2036	\$720,800 * *	10	\$500	
larm	370	2030				
Security System						
Generic	100%	2036	* *	1	\$60,400	
55110110	Other Observation, Extent : Light, Area		100%	•	Ψου, 100	
	Location : Throughout The Building	50				
	Explanation : CCTV Surveillance Syst	'em				

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

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

Maintenance

#### DEPARTMENT OF CORRECTION - 072 BROOKLYN HOUSE OF DETENTION

Asset #: 129

**Future Replacement** 

**Current Repair** 

**Electrical** 

Ventilation

Distribution

Ductwork/Diffusers

No Component

System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm Fire/Smoke Detection Generic, Digital	100%			2036	* *	1-3	\$102,700	
Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
	Location	n : Opposite	Extent : Severe, Are e Side Of Street • Nearby Court Hot		d : 100%			
Conversion Equipment Pres. Reducing Valve/LP Steam			•	2034	* *	5	\$9,600	
Distribution Central Plant Steam Piping/Pmp	5%	1		2041	* *	4	\$600	
Steam Piping/Pump	95%	ı		2041	* *			
Terminal Devices Air Handler			\$550,800 tent : Severe, Area	2026 Affected	\$2,754,000 : 100%	1	\$81,000	
Convector/Radiator	3%			2029	\$39,900	1	\$1,600	
Unit Heater - Steam	7%			2026	\$64,700	4	\$1,000	
Air Conditioning Energy Source Electricity	100%			2039	**	1		
Conversion Equipment Interior Pkg Unit -	5%			2029	\$128,600	2	\$500	
Cooling Exterior Pkg Unit - Cooling	15%			2031	\$267,400	2	\$1,500	
No Component	80%	1						
Heat Rejection Air Cooled Condenser Unit	15%			2031	\$14,100	2	\$16,900	
No Component	85%							

LIFE

2-5

\$45,100

Location: Throughout

Other Observation, Extent: Light, Area Affected: 50%

Explanation: No Mechanical Ventilation In Cell Areas.

50%

50%

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

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

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

Asset #: 129

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Interior	80%	2026	\$576,900	2	\$4,000	
Roof	20%	2031	\$63,100	2	\$1,000	
lumbing						
H/C Water Piping	50/	20.41	ש ש	1		
Brass/Copper	5%	2041	* *	1		
Galvanized Steel	95% 0-2 \$39,4		* *	1		
	Corroded, Extent : Severe, Area Affo Location : Throughout	ectea : 10%				
IIW II - 4 Eu de au seu	Location : Inroughout					
HW Heat Exchanger Steam Fired	100%	2031	\$786,300	4	\$16,000	
Steam Fired	Other Observation, Extent: N/A, A			4	\$10,000	
	Location: Basement	cu nycereu .	100/0			
	Explanation : 5 Units					
Sanitary Piping	Enplanation 1. Commis					
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	\$85,100	4	\$6,400	
	Other Observation, Extent: N/A, An					
	Location: One At 1st Floor, One A	4t Sub-basem	ent			
	Explanation: 2 Units					
Fixtures						
Generic	100%					
ertical Transport						
Elevators	0.50/	TIPE	* *			
Geared Traction	85%	LIFE				
	Other Observation, Extent: N/A, And Location: 4 Units From Basemen			reamant T	To 1st Floor 1	
	Unit From 1st To 2nd Floor	i 10 11in Fi00	n, 1 Onu From Bi	isemeni 1	10 1st F 1001, 1	
	Explanation: 6 Units					
Hydraulic	15%	LIFE	* *			
11 y di dalle	Other Observation, Extent : N/A, A		15%			
	Location : Basement To 3rd Floor					
	Explanation: 1 Unit					
ire Suppression	•					
Standpipe						
Generic	100%	2041	* *	1-5	\$81,600	
Sprinkler		_				
No Component	75%					
Generic	25%	2031	\$562,200	1-2	\$11,300	

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

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

Asset #: 129

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression							
Fire Pump							
Generic	100% 4+	\$3,100	2034	* *	1	\$27,200	
	Other Observation, I	Extent : Light, Area	Affected	: 2%			
	Location : Mechan	ical Room On Floo	r 11 A				
	Explanation: Rust	Beginning To Occu	r.				
Chemical System							
No Component	99%						
Generic	1%		2026	\$800	1-3	\$700	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$174,300	\$905,400
Interior Architecture	\$341,200	\$2,313,100
Electrical	\$478,900	\$1,787,800
Mechanical	\$3,155,600	\$8,021,000
Total	\$4,150,000	\$13,027,300
Importance Code A	\$174,300	\$1,042,600
Importance Code B	\$3,702,300	\$11,926,800
Importance Code C	\$273,400	\$57,900
Total	\$4,150,000	\$13,027,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$67,700		\$49,700	
Interior Architecture	\$121,500		\$20,200	\$9,000
Electrical	\$43,900	\$20,700	\$85,100	\$18,300
Mechanical	\$86,300	\$51,800	\$163,000	\$51,800
Site Pavements	\$22,500			
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$404,000	\$134,600	\$380,200	\$141,300
Importance Code A	\$69,600		\$51,200	
Importance Code B	\$265,700	\$134,600	\$329,100	\$141,300
Importance Code C	\$68,600			
Total	\$404,000	\$134,600	\$380,200	\$141,300



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

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

Asset #: 2013

chitecture		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior	•							
Exterior Walls								
Concrete Masonry Unit	7%			LIFE	* *	5	\$5,200	
Metal Sect. OHD	3%	Now	\$39,200	2036	* *	5	\$5,600	
		_	xtent : Moderate, A		cted : 20%			
	Location	ı : Southeas	st Garage Door En	trance				
Granite Panels	25%			LIFE	* *	5	\$22,400	
Pre-Cast Concrete	65%	Now	\$113,000	LIFE	* *	5	\$251,900	
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Gymnas	ium And Clinic On	Second 1	Floor			
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	\$449,100	10	\$18,900	
		pair Evidei 1 : Elevator	nt, Extent : N/A, Arc Bulkhead	ea Affect	ed : 20%			
Paver: Asphalt	10%			2040	* *	10	\$7,100	
Traffic Topping	50%	Now	\$61,300	2031	\$204,400			
	Cracking/	Crumbling,	Extent : Moderate	, Area A <u>j</u>	ffected : 25%			
	Location	ı : Outdoor	Activity Area					
	Drains In	ad/Misposn	, Extent : Moderate	e, Area A	ffected : 30%			
	Location	ı : Outdoor	Activity Area					
	_	d/Bulging, 1 : At Roof	Extent : Moderate, Drains	Area Aff	fected : 15%			
			: Moderate, Area A	Iffected :	35%			
			Activity Area	00	-			
Soffits			· · · · · · · · · · · · · · · · · · ·					
	20%			2041	* *	5-10		
Metal Panel								
Metal Panel Granite Panels	30%			LIFE	* *	5		

Interior

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

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

Asset #: 2013

Architecture	Current Repair			Future Replacement		М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors								
Cast in Place Concrete	50%		*	LIFE	* *	5	\$261,700	
Ceramic Tile	5%		\$67,800	2034	**	5	\$6,000	
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Quarry Tile	5%			2036	* *	5	\$17,900	
Terrazzo	5%			LIFE	* *	5	\$9,300	
Vinyl Tile	30%		\$39,900	2031	\$1,993,500	3	\$26,900	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 10%			
Wood	5%			2046	* *	5	\$22,400	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Ceramic Tile	3%		\$46,200	2034	* *	5	\$4,200	
		issing Elem 1 : Various	ents, Extent : Mode Bathrooms	erate, Ar	ea Affected : 10%			
Concrete Masonry Unit	52%	Now	\$273,400	LIFE	* *	5	\$57,900	
•		etration, E	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	ı : Gymnas	ium Walls					
Glass: Single Pane	5%			LIFE	* *	5	\$10,400	
Gypsum Board	5%			LIFE	* *	5	\$8,300	
Metal Security Bars	10%			LIFE	* *			
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTile,Adhered	10%		\$15,500	2036	* *	5	\$12,000	
		issing Elem 1 : Corrido	ents, Extent : Moders	erate, Ar	ea Affected : 10%			
AcousTileSusp.Lay-In	10%	0-2	\$20,000	2036	* *	5	\$12,000	
		Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 20%			
Exposed Struc: Concret	e 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	* *			
			Extent : N/A, Area A					
			eek Walls And Plan		outh Side			
G': D	Explana	tion: This	Is Actually Granite					
Site Pavements								
Public Sidewalk Pavers/Stone	1000/			2024	* *			
ravers/Stone	100%			2034				

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

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

Asset #: 2013

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Masonry: Granite	60%			LIFE	* *			
•	Other Obs	ervation, E	Extent : Light, Area	Affected	: 20%			
	Location	: Stairs At	Entrance					
	Explana	tion : Repa	irs In Progress					
Pavers/Stone	40%	Now	\$4,900	2034	* *			
	Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Garage	Door Entrance					
Parking/Driveway								
Cast in Place Concrete	5%			2036	* *			
Pavers/Stone	95%	Now	\$17,600	2034	* *			
		U	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Parking	Area					

ectrical	Current Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	40%	2031	\$20,700	5	\$300	
	Other Observation, Extent : Light, Are Location : Electrical Room	a Affected	! : 100%			
MILLO DI	Explanation: Two 5,000 Amperes	2021	Ф12 <b>7</b> 200		<b>#2</b> (00	
Molded Case Bkrs	60%	2031	\$137,300	5	\$2,600	
	Other Observation, Extent: Light, Are	a Affectea	: 100%			
	Location : Electrical Room		a			
	Explanation: Three 3,000 Ampere M	ain Disco	nnect Switches			
Transformers	1000/	2020	<b>#2</b> < 0.00	_	0.00	
Dry Type	100%	2029	\$26,900	5	\$600	
	Other Observation, Extent: Light, Are	00	1:100%			
	Location: 3rd Floor Electrical Room	•				
0.1.1	Explanation: Two 1,500 Kilovolt-am	pere				
Switchgear / Switchboard	200/	2021	<b>#</b> 60.600	_	<b>#200</b>	
Air Circuit Breaker	30%	2031	\$68,600	5	\$300	
Molded Case Bkrs	70%	2031	\$160,100	5	\$3,000	
Raceway						
Busway	2%	2029	\$4,600	1		
Conduit	93%	2031	\$213,500	1		
Conduit	5%	2041	* *	1		
Panelboards						
Fused Disc Sw	10%	2030	\$20,100	5	\$400	
Molded Case Bkrs	85%	2030	\$170,500	5	\$3,700	
Molded Case Bkrs	5%	2039	* *	5	\$200	

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

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

Asset #: 2013

Electrical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Busway	2%			2029	\$6,900	1		
Thermoplastic	93%			2031	\$320,700	1		
Thermoplastic	5%			2041	* *	1		
Motor Controllers								
Locally Mounted	10%			2029	\$50,600	5	\$100	
Motor Control Center	80%		<b>4. -</b> 000	2029	\$285,300	5	\$3,600	
Variable Frequency Drive	10%	Now	\$17,800	2044	* *			
		oning, Ext : 3rd Floo	ent : Moderate, Are r	ea Affecto	ed : 100%			
Ground	Locuiton	. 514 1 100	•					
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,400	
Stand-by Power							<del>4-</del> ,	
Transfer Switches								
Automatic	70%			2029	\$73,500	1	\$35,100	
Automatic	30%			2036	* *	1	\$15,100	
Generators							•	
Diesel	100%			2027	\$109,200	1	\$63,200	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Generate	or Room - 3rd Floo	r				
	Explanat	ion : Two (	650 Kilovolt-amper	e				
Batteries								
Lead/Acid	100%			2024	\$2,500	5	\$6,000	
Fuel Storage						_		
Day Tank	50%			2030	\$12,900	5		
			Extent : Light, Area		: 100%			
			or Room - 3rd Floo	r				
		ion : 100 C	sallons					
Main Tank	50%			2034	**	5		
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
T 1 1	Explanati	ion : One :	5,000 Gallon					
Lighting								
Interior Lighting Fluorescent	90%			2036	* *	10	\$134,600	
Fluorescent		amation E	Extent : Light, Area			10	\$134,000	
			out The Building	Ајјестеа	. 100%			
		. 1 mrougn ion : T-8 L						
F1		ion . 1-0 L	итрѕ	2026	¢140.600	10	¢0,000	
Fluorescent	6%	amatica T	Swignt . Light Ac-	2026	\$149,600	10	\$9,000	
		ervation, E : Basemen	Extent : Light, Area	<i></i> луестеа	. 10070			
		: basemen ion : T-12						
ШЪ		ion , 1-12 .	Lamps —	2026	<b>#20.000</b>	10	φ1.00	
HID	2%			2026	\$38,800	10	\$100	
LED	2%			2036	* *			

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

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

Asset #: 2013

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Lighting								
Egress Lighting								
Emergency, Service	60%			2036	* *	1		
Exit, Service	35%			2026	\$24,700	1		
Exit, Service	5%			2039	* *	1		
Exterior Lighting								
HID	10%			2026	\$76,500	10	\$100	
No Component	90%							
Alarm								
Security System								
Generic	100%			2031	\$307,700	1	\$60,900	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2031	\$42,300	1-3	\$10,100	

Mechanical		Current R	epair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Utility Steam	100%			2041	* *	1		
		ervation, Ex : Basement	xtent : Severe, Arec t	ı Affecte	d : 100%			
	Explanat	ion : Steam	Is Provided From	100 Cer	ıtre Street			
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$2,000	2034	* *	5	\$4,800	
(	Controller	Not Workin	ng, Extent : Severe,	Area Af	fected : 50%			
	Location	: Low Pres.	sure Control Valve	s Maual	ly Operated. Basen	nent		
Distribution								
Central Plant Steam	100%			2031	\$4,609,300	4	\$8,000	
Piping/Pmp								
Terminal Devices								
Air Handler	90%			2026	\$2,776,200	1	\$90,800	
Convector/Radiator	5%			2029	\$67,000	1	\$2,600	
Unit Heater - Hot Water	5%	Now	\$1,000	2026	\$48,600			
I	Broken, Ex	tent : Sever	re, Area Affected : .	2%				
	Location	: Entry Ves	tibule					
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		

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

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

Asset #: 2013

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Centrifugal, Elec Chiller	R-134a R Locatio Other Ob Locatio	efrigerant, 1 n : Chillers servation, E	Extent : Light, Ared Extent : Light, Area Room, Basement its			1	\$141,200	
No Component	20%							
Distribution CW & CHW Wtr Pipe/Pump	100%			2041	* *	4	\$12,100	
Terminal Devices Air Handler/Cool/Ht	100%			2031	\$2,544,500	1	\$100,800	
Heat Rejection Water Cooling Tower	100% Recent In Location	stallation, E	Extent : N/A, Area A	2036 Affected :	**	2	\$164,100	
Ventilation Distribution Ductwork/Diffusers	Needs Cl	Now eaning, Extension : Through	\$144,000 ent : Moderate, Are out	LIFE va Affected	* * 1 : 100%	2-5	\$90,900	
Exhaust Fans								
Interior	100%	)		2031	\$727,000	2	\$5,000	
Plumbing H/C Water Piping Galvanized Steel	Not Insul	Now ated, Extent n : Basemer	\$104,600 : Severe, Area Affa at	2036 ected : 20	**	1		
HW Heat Exchanger Steam Fired			\$79,300 ere, Area Affected :	2041 50%	**	4	\$16,100	
Sanitary Piping Cast Iron	100%	)		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	)		LIFE	* *	1		
Sump Pump(s) Submersible	100%	)		2024	\$5,000	4	\$5,200	
Sewage Ejector(s) Electric			\$51,500 etent : Severe, Area at	2041 Affected .	**	4	\$6,500	
Backflow Preventer Generic	100%	)		2031	\$73,200	1	\$10,000	

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

Asset #: 2013

Mechanical	Current Repair	Future Re	placement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
	Other Observation, Extent : Moderate	, Area Affected	: 100%			
	Location : Throughout					
	Explanation : About 80% Stainless S	Steel For Inmate	s And 20% Po	orcelain .	For Others	
Vertical Transport Elevators						
Geared Traction	80%	LIFE	* *			
	Other Observation, Extent : Light, Are Location : Basement To 10th Floor Explanation : 5 Units	ea Affected : 809	%			
Hydraulic	20%	LIFE	* *			
•	Other Observation, Extent : Light, Are	ea Affected : 209	%			
	Location: Basement To 1st Floor					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$82,200	
Sprinkler						
Generic	100%	2041	* *	1-2	\$45,700	
Fire Pump						
Generic	100%	2034	* *	1	\$30,500	
Chemical System	_					
No Component	99%					
Generic	1%	2026	\$800	1-3	\$700	

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

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

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#### Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Address : 125 WHITE STREET @ CENTRE ST.

Borough : MANHATTAN Agency's Number : N/A

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$448,200	\$1,084,300
Interior Architecture	\$360,800	\$3,681,900
Electrical	\$283,000	\$6,258,300
Mechanical	\$12,242,900	\$4,212,100
Total	\$13,334,800	\$15,236,500
Importance Code A	\$448,200	\$1,180,900
Importance Code B	\$12,589,500	\$13,942,500
Importance Code C	\$297,200	\$113,100
Total	\$13,334,800	\$15,236,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$54,600		\$59,200	
Interior Architecture	\$59,400		\$10,700	\$14,300
Electrical	\$45,000	\$28,600	\$56,000	\$25,300
Mechanical	\$73,600	\$105,900	\$112,700	\$114,900
Site Pavements	\$9,300			
Elevators/Escalators	\$59,200	\$59,200	\$59,200	\$59,200
Total	\$301,100	\$193,700	\$297,900	\$213,700
Importance Code A	\$63,900	\$9,000	\$68,600	\$9,000
Importance Code B	\$227,900	\$184,700	\$229,200	\$204,700
Importance Code C	\$9,300			
Total	\$301.100	\$193,700	\$297,900	\$213,700



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

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

Asset #: 2033

rchitecture		Current F	Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior	•			•				•
Exterior Walls								
Copper/Terne	3%			2036	* *	10	\$16,100	
	Deformed/	Dented, Ex	tent : Moderate, A	rea Affe	cted : 15%			
	Location	: East Ana	West Service Entr	ances				
	Deteriorat	ed Finish, .	Extent : Moderate,	Area Afj	fected : 10%			
			West Service Entr					
			Extent: Moderate		ffected : 15%			
	Location	: East Ana	West Service Entr	ances				
Masonry: Limestone	70%			LIFE	* *	5	\$120,500	
Metal Panel	10%			2041	* *	5-10	\$157,800	
Metal Coiling Doors	2%			2044	* *	5	\$14,300	
Granite Panels	15%			LIFE	* *	5	\$25,800	
Windows								
Glass Block	5%			LIFE	* *	5	\$3,900	
Metal/Detention Type	45%			2041	* *	5	\$202,300	
Steel	5%	Now	\$26,800	2039	* *	5	\$38,600	
	0		ked, Extent : Mode	rate, Are	ea Affected : 2%			
	Location	: North Fa	ıcade					
Steel	45%			2039	* *	5	\$694,100	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	\$1,100	
Masonry: Limestone	40%			LIFE	* *	5	\$1,400	
Metal: Cage/Fence	20%	Now	\$1,300	2036	**	5	\$1,800	
		_	xtent : Moderate, A	1rea Affe	cted : 10%			
-	Location	: Through	out					
Roof	200/			2021	¢110.700	10	<b>#10.200</b>	
Built-Up (BUR)	30%	3.7	<b>#15.200</b>	2031	\$119,700 * *	10	\$10,200	
Cast in Place Concrete	40%		\$15,300	LIFE				
			Extent : Moderate West Housing Area		ijeciea : 10%			
			_		atad . 50/			
			xtent : Moderate, A West Housing Area		ciea : 5%			
IDMA/D		. Over 11	rrest Housing Area		<b></b>	1.0	*^ <b>-</b> ^ -	
IRMA/Protected	25%			2031	\$202,200	10	\$8,500	
Membrane	50/	NI	<b>#4.000</b>	2021	£40.400			
IRMA/Protected	3%	Now	\$4,000	2031	\$40,400			
Membrane	Water Der	atration E.	etant : Canana Ama	Affaata	d · 50/			
			xtent : Severe, Area nnecting Bridge	і Ајјесіе	л. J/0			
Soffits	Locuiton	. 0 101 001	meening Bringe					
Granite Panels	10%			LIFE	* *	5		
Stucco Cement	90%			2036	* *	5		
terior	7070			2000				

Interior

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

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

Asset #: 2033

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors						_	0010 100	
Cast in Place Concrete	50%		Ø40.600	LIFE	* *	5	\$313,400	
Ceramic Tile	5%		\$40,600	2034		5	\$7,200	
	Location	ı : Various .	Extent : Light, Are Bathrooms					
Quarry Tile	5%			2036	* *	5	\$21,500	
Vinyl Tile	40%		\$63,700	2031	\$3,182,800	3	\$43,000	
			: Moderate, Area A				~ !! P	
·	Location	ı : Basemer	nt, Corridors, Conn	ecting B	ridge, 1st Floor Aa	ljacent To	Sally Port	
Interior Walls	200/			LIDD	* *			
Cast in Place Concrete	20%			LIFE	* *	_	<b>#112 100</b>	
Concrete Masonry Unit	58%		¢207.200	LIFE	* *	5	\$113,100	
Glass: Single Pane	10%		\$297,200	LIFE		5	\$36,600	
		servation, E 1 : Control .	Extent : Moderate, 2 Pooms	area Ajje	ctea : 40%			
M.4.1 C '4 D			ng Clouded	LIEE	* *			
Metal Security Bars	10% 2%			LIFE LIFE	* *			
Metal: Cage/Fence Ceilings	2%0			LIFE				
AcousTileConcealSpLn	25%	4+	\$18,800	2036	* *	5	\$36,300	
AcoustneConcearspLin			ents, Extent : Mod			3	\$30,300	
		ıssıng Liem 1 : Corridoi		cruic, 211	eu Affecteu . 270			
			Extent : Light, Are	ea Affecte	ed · 2%			
		ı : Through		11/1/0011				
Exposed Struc: Concrete				LIFE	* *	5	\$5,400	
Metal Panel	10%			LIFE	* *	5	\$29,000	
Plaster	50%			LIFE	* *	5	\$72,600	
Site Enclosure	3070			LIIL			\$72,000	
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		Now	\$9,300	2034	* *			
			ents, Extent : Mode					
			ay Between North		-			
	_	_	Extent : Moderate	-	-			
	Location	ı : Breezew	ay Between North 2	4nd Sout	h Buildings			

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

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

Asset #: 2033

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	60%			2031	\$58,000	5	\$600	
			xtent : Light, Area	Affected	: 100%			
		: Electrica		ъ.	, G I			
		tion : One 4	4,000 Ampere Main					
Fused Disc Sw	40%			2031	\$38,700	5	\$400	
			xtent : Light, Area	Affected	: 100%			
		: Electrica		ъ.	~			
	Explana	tion : One 2	2,000 Ampere Main	Disconi	nect Switch			
Transformers	1000/			2020	<b>#2</b> 6.000	-	Ф000	
Dry Type	100%	omiation E	Sutant Light Auga	2029	\$26,900	5	\$800	
		ervanon, E 1 : Electrica	Extent : Light, Area	Ајјестеа	. 100%			
			u Koom 75 Kilovolt-ampere					
Switchgear / Switchboard	Ехріини	iion . One .	3 Kilovoli-ampere					
Fused Disc Sw	80%			2031	\$366,000	5	\$800	
Molded Case Bkrs	20%			2031	\$91,500	5	\$1,200	
Raceway	2070			2031	ψ/1,500		Ψ1,200	
Busway	5%			2029	\$23,000	1		
Conduit	90%			2031	\$413,100	1		
Conduit	5%			2041	**	1		
Panelboards								
Fused Disc Sw	10%			2030	\$48,100	5	\$500	
Molded Case Bkrs	88%			2030	\$423,700	5	\$5,200	
Molded Case Bkrs	2%			2039	* *	5	\$100	
Wiring								
Busway	5%			2029	\$34,200	1		
Thermoplastic	90%			2031	\$615,000	1		
Thermoplastic	5%			2041	* *	1		
Motor Controllers								_
Locally Mounted	10%			2029	\$62,500	5	\$200	
Motor Control Center	70%			2029	\$614,500	5	\$4,300	
Variable Frequency	20%			2036	* *			
Drive								
Ground								
Grounding Devices	1000/	0.2	<b>#10.500</b>	LIEE	ψ ψ	-	<b>#2.200</b>	
Generic	100%		\$10,500	LIFE	otad : 1000/	5	\$3,300	
			extent : Moderate, A	1 <i>ге</i> и АЈЈе	ciea : 100%			
		i : water M tion : Corro	ain - Basement					
Stand-by Power	Ехріапа	uon : Corre	рией					
Transfer Switches								
Automatic	70%			2029	\$73,500	1	\$48,400	
Automatic	30%			2036	**	1	\$20,700	
11000110010	3070			2000		1	\$20,700	

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

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

Asset #: 2033

Electrical	Current Repair	Future	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tand-by Power						
Generators						
Diesel	100%	2027	\$109,200	1	\$87,000	
	Other Observation, Extent: Light, A	00	100%			
	Location: Generator Room - Base	ement				
D. v. i	Explanation: Two 500 Kilowatts					
Batteries Lead/Acid	1000/	2024	¢2.500	-	<b>#0.200</b>	
	100%	2024	\$2,500	5	\$8,300	
Fuel Storage	50%	2030	¢12 000	_		
Day Tank	0ther Observation, Extent: Light, A		\$12,900	5		
	Location: Generator Room - Base		100%			
	Explanation: One 250 Gallon	emeni				
111	*	LIEE	* *			
Underground Storage	50%	LIFE		5		
	Other Observation, Extent: Light, A Location: Underground	Area Affectea :	100%			
	Explanation: 5,000 Gallon					
i alatin a	Explanation : 5,000 Gation					
ighting Interior Lighting						
Fluorescent	95%	2031	\$2,781,600	10	\$166,800	
Tuorescent	Other Observation, Extent : Light, 2			10	ψ100,000	
	Location: Throughout The Buildi		10070			
	Explanation: T-8 Lamps					
HID	3%	2026	\$68,400	10	\$200	
LED	2%	2036	**	10	Ψ200	
Egress Lighting	270	2030				
Emergency, Service	60%	2031	\$71,100	1		
Exit, Service	35%	2026	\$29,000	1		
Exit, Service	5%	2036	**	1		
Exterior Lighting	<u> </u>					
HID	10%	2026	\$105,400	10	\$100	
No Component	90%		,,	-	40	
Alarm						
Security System						
Generic	100%	2031	\$424,100	1	\$83,900	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2031	\$58,300	1-3	\$13,900	

Mechanical	Cı	urrent F	Repair	Futur	e Replacement	М	Maintenance	
System Component Type		il Date Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

Asset #: 2033

Mechanical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								
Energy Source	1000/	• • • • •						
Utility Steam	100%	2041	**	1				
	Other Observation, Extent: Severe, A Location: Basement	rea Affecte	d: 100%					
	Explanation: Steam Is Provided Fro	om 100 Car	atva Straat					
Conversion Equipment	Explanation . Steam is I rovided 176	om 100 Cen	ure street					
Heat Exchanger, Plate & Frame	95%	2034	* *	1	\$89,900			
	Other Observation, Extent : N/A, Area	a Affected :	100%					
	Location: Basement							
	Explanation: One Unit							
Pres. Reducing Valve/LP	5%	2034	* *	5	\$600			
Steam								
Distribution								
Hot Wtr Piping/Pump	95%	2030	\$399,800	4	\$9,000			
Central Plant Steam	5%	2041	* *	4	\$700			
Piping/Pmp Terminal Devices								
Air Handler	90%	2026	\$3,259,300	1	\$106,600			
Convector/Radiator	10%	2020	\$157,400	1	\$6,200			
Air Conditioning	1070	2027	\$137,400	1	\$0,200			
Energy Source								
Electricity	100%	2039	* *	1				
Conversion Equipment								
Centrifugal, Elec Chiller	100%	2027	\$3,923,700	1	\$207,200			
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location: Basement							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation: Previously 2 Units. Of	ne Removed	l, Other Not In Ser	vice. Chi	illed Water			
Distribution	Supplied From North Tower.							
CW & CHW Wtr Pipe/Pump	100%	2031	\$311,200	4	\$9,400			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement							
	Explanation: Two Pump Sets. Func	tional But 1	Not In Opertion.					
Terminal Devices	X X		1					
Air Handler/Cool/Ht	100%	2026	\$3,734,000	1	\$118,400			
Heat Rejection			· · · · · · · · · · · · · · · · · · ·		-			
Water Cooling Tower	100%	2025	\$972,000	2	\$192,700			
	Not in Service, Extent : Moderate, Are Location : Roof	ea Affected	: 100%					
Ventilation								
Distribution		_						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$106,800			

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

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

Asset #: 2033

/lechanical	Current Repa	air Futui	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
entilation						
Exhaust Fans						
Interior	80%	2031	\$682,800	2	\$4,700	
Roof	20%	2026	\$74,700	2	\$1,200	
umbing						
H/C Water Piping						
Galvanized Steel	100%	2029	\$2,456,800	1		
HW Heat Exchanger						
Steam Fired	100% Now	\$279,200 2061	* *	4	\$18,900	
	Not in Service, Extent : S	**	00%			
	Location: 2 Units In Bo	asement				
	Other Observation, Exter	nt : N/A, Area Affected :	100%			
	Location: Basement					
	Explanation: 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2024	\$7,000	4	\$7,100	
Sewage Ejector(s)		<del>-</del> <del>-</del>	+ - )		+ - 7	
Electric	100%	2031	\$118,300	4	\$8,900	
Backflow Preventer	10070	2031	Ψ110,500	•	ψο,σου	
Generic	100%	2031	\$85,900	1	\$11,700	
Generie						
	10070	2031	ψου,σου		Ψ11,700	
Fixtures		2031	ψου,σου		Ψ11,700	
	100%				Ψ11,700	
Fixtures	100% Other Observation, Exter				\$11,700	
Fixtures	100% Other Observation, Exter Location : Throughout Explanation : Stainless	at : Severe, Area Affecte	d : 100%			
Fixtures Generic	100% Other Observation, Exter Location : Throughout	at : Severe, Area Affecte	d : 100%			
Fixtures Generic ertical Transport	100% Other Observation, Exter Location : Throughout Explanation : Stainless	at : Severe, Area Affecte	d : 100%			
Fixtures Generic  ertical Transport Elevators	100% Other Observation, Exter Location : Throughout Explanation : Stainless 20%	nt : Severe, Area Affecte Steel Fixtures For Inmo	d : 100%			
Fixtures Generic ertical Transport	100% Other Observation, Exter Location : Throughout Explanation : Stainless 20%	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE	d : 100% utes - 80%, Porcela **			
Fixtures Generic  ertical Transport Elevators	100% Other Observation, Exter Location : Throughout Explanation : Stainless 20%  80% Other Observation, Exter	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE nt : N/A, Area Affected :	d : 100% utes - 80%, Porcela **			
Fixtures Generic  ertical Transport Elevators	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE nt : N/A, Area Affected :	d : 100% utes - 80%, Porcela **			
Fixtures Generic  ertical Transport Elevators Geared Traction	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE nt : N/A, Area Affected : Roof	d : 100% utes - 80%, Porcela **			
Fixtures Generic  ertical Transport Elevators	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE nt : N/A, Area Affected : Roof	d : 100% utes - 80%, Porcela ** 80%			
Fixtures Generic  ertical Transport Elevators Geared Traction	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE nt : N/A, Area Affected : Roof LIFE nt : N/A, Area Affected :	d : 100% utes - 80%, Porcela ** 80%			
Fixtures Generic  ertical Transport Elevators Geared Traction	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter Location: 1st To 2nd F	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE nt : N/A, Area Affected : Roof LIFE nt : N/A, Area Affected :	d : 100% utes - 80%, Porcela ** 80%			
Fixtures Generic  ertical Transport Elevators Geared Traction  Hydraulic	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE nt : N/A, Area Affected : Roof LIFE nt : N/A, Area Affected :	d : 100% utes - 80%, Porcela ** 80%			
Fixtures Generic  ertical Transport Elevators Geared Traction  Hydraulic	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter Location: 1st To 2nd F	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE nt : N/A, Area Affected : Roof LIFE nt : N/A, Area Affected :	d : 100% utes - 80%, Porcela ** 80%			
Fixtures Generic  ertical Transport Elevators Geared Traction  Hydraulic  ire Suppression Standpipe	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter Location: 1st To 2nd F Explanation: 1 Unit	nt : Severe, Area Affecte Steel Fixtures For Inmo  LIFE nt : N/A, Area Affected : Roof  LIFE nt : N/A, Area Affected :	d: 100%  utes - 80%, Porcela  **  80%  **	in Fixtur	res For Others -	
Fixtures Generic  ertical Transport Elevators Geared Traction  Hydraulic  ire Suppression Standpipe Generic	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter Location: 1st To 2nd F	nt : Severe, Area Affecte Steel Fixtures For Inmo LIFE nt : N/A, Area Affected : Roof LIFE nt : N/A, Area Affected :	d : 100% utes - 80%, Porcela ** 80%			
Fixtures Generic  ertical Transport Elevators Geared Traction  Hydraulic  ire Suppression Standpipe	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter Location: 1st To 2nd F Explanation: 1 Unit	nt : Severe, Area Affecte Steel Fixtures For Inmo  LIFE nt : N/A, Area Affected : Roof  LIFE nt : N/A, Area Affected :	d: 100%  utes - 80%, Porcela  **  80%  **	in Fixtur	res For Others -	
Fixtures Generic  ertical Transport Elevators Geared Traction  Hydraulic  ire Suppression Standpipe Generic	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter Location: 1st To 2nd F Explanation: 1 Unit	nt : Severe, Area Affecte Steel Fixtures For Inmo  LIFE nt : N/A, Area Affected : Roof  LIFE nt : N/A, Area Affected :	d: 100%  utes - 80%, Porcela  **  80%  **	in Fixtur	res For Others -	
Fixtures Generic  ertical Transport Elevators Geared Traction  Hydraulic  ire Suppression Standpipe Generic Sprinkler	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter Location: 1st To 2nd F Explanation: 1 Unit	nt : Severe, Area Affecte Steel Fixtures For Inmo  LIFE nt : N/A, Area Affected : Roof  LIFE nt : N/A, Area Affected :	d: 100%  utes - 80%, Porcela  **  80%  **	in Fixtur	res For Others -	
Fixtures Generic  ertical Transport Elevators Geared Traction  Hydraulic  ire Suppression Standpipe Generic Sprinkler No Component	100% Other Observation, Exter Location: Throughout Explanation: Stainless 20%  80% Other Observation, Exter Location: 1st Floor To Explanation: 4 Units 20% Other Observation, Exter Location: 1st To 2nd F Explanation: 1 Unit  100%  30%	at : Severe, Area Affecte Steel Fixtures For Inmo  LIFE at : N/A, Area Affected : Roof  LIFE at : N/A, Area Affected :	d: 100% utes - 80%, Porcela  ** 80%  ** 20%	in Fixtur	res For Others - \$96,500	

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

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

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## DEPARTMENT OF CORRECTION - 072 MANHATTAN HOUSE OF DETENTION SOUTH TOWER

Asset #: 2033

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression Chemical System							
No Component	99%						
Generic	1%		2026	\$800	1-3	\$700	

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

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

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#### Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$187,000	\$1,384,200
Interior Architecture	\$2,050,500	\$2,190,200
Electrical	\$1,066,100	\$4,686,900
Mechanical	\$4,045,800	\$13,062,500
Site Pavements	\$110,300	
Total	\$7,459,600	\$21,323,800
Importance Code A	\$313,400	\$1,613,000
Importance Code B	\$6,881,100	\$19,710,900
Importance Code C	\$265,100	
Total	\$7,459,600	\$21,323,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$61,400		\$13,900	
Interior Architecture	\$48,000	\$4,700	\$9,700	
Electrical	\$125,200	\$31,500	\$141,700	\$31,700
Mechanical	\$76,800	\$28,100	\$71,300	\$35,600
Site Pavements	\$5,000			
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$355,900	\$103,800	\$276,100	\$106,700
Importance Code A	\$61,400		\$15,500	\$6,200
Importance Code B	\$294,500	\$103,800	\$260,600	\$100,500
Importance Code C				
Total	\$355,900	\$103,800	\$276,100	\$106,700



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

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

Asset #: 2034

Architecture		Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>		<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls	0 = 0 /		404 000			_	<b></b>		
Masonry: Brick	Joint Mor		\$93,900 rod, Extent : Moder	LIFE ate, Area	* *  Affected : 10%	5	\$56,700		
			r Recreation Yard						
	Staining/Discoloring, Extent : Light, Area Affected : 15% Location : Throughout								
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 10%				
	Location	: Lintels A	1t Cell Floors, 4th I	Floor					
Masonry: Granite	3%			LIFE	* *	5	\$1,300		
Metal Sect. OHD	2%			2036	* *	5	\$3,700		
Windows									
Aluminum	20%			2039	* *	5	\$300		
Glass Block	15%			LIFE	* *	5	\$100		
Metal/Detention Type	50%	0-2	\$22,900	2031	\$228,500	5	\$1,100		
	Location Deteriora	: Through	Extent : Moderate,						
	Location Thermally Location	i : Receivin Inefficient i : Through		ay Room rea Affec	ted : 50%				
Steel	Air Infiltr	Now ation, Exten : Through	\$8,600 nt : Severe, Area A <u>f</u> out	2056 fected : 5	**	5	\$1,200		
Parapets									
Masonry: Brick	90%			LIFE	* *	5	\$13,500		
Masonry: Limestone	-		\$3,700 ed, Extent : Light, A Stone	LIFE Irea Affed	* * cted : 10%	5	\$1,900		
Roof									
Built-Up (BUR)	55%			2031	\$775,600	10	\$66,100		
Copper/Terne	4%			2046	* *	10	\$12,000		
IRMA/Protected Membrane	9%	0-2	\$5,100	2031	\$257,300				
	_		Extent : Moderate, 2 th Water Tank	Area Affe	cted : 20%				
Paver: Asphalt	Broken/M	Now issing Elen a : Roof Yar	\$21,000 nents, Extent : Mod rd	2034 erate, Ar	* * ea Affected : 5%				
Skylight, Plastic	Broken/M	Now issing Elen a: 7th Floo	\$93,100 nents, Extent : Mod r Roof	2044 erate, Ar	* * ea Affected : 5%	1			

Interior

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

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

Asset #: 2034

Architecture	Current Re	pair	Future Replacement		M		
system Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors  Cast in Place Concrete	45%		LIFE	* *	5	\$306,700	
Cast III I face Concrete	Paint Peeling, Extent: Location: Basement A			6	3	\$300,700	
Cast in Place Concrete	5% Now Broken/Missing Elemen Location: Steps At Lo Cracking/Crumbling, E.	oading Platform xtent : Moderate			5	\$34,100	
Quarry Tile	Location: Steps At Loc 8% Now Cracking/Crumbling, E. Location: Basement I	\$92,200 xtent : Moderate	2036 , Area Af	* * Tected : 10%	5	\$18,700	
Terrazzo	20%	-	LIFE	* *	5	\$48,700	
Traffic Topping	5%		2031	\$747,300	5	\$19,500	
Vinyl Tile	12%		2031	\$1,038,200	3	\$14,000	
Wood	5% Now Dry Rot/Decay, Extent: Location: Recreation Split/Cracked, Extent:	Room On Eighti Moderate, Area A	2046 Affected h Floor Affected :	* * : 25%	5	\$14,600	
Interior Walls	Location : Recreation	Koom On Eignii	1 Floor				
Concrete Masonry Unit	15% Now Diagonal Cracks, Exten Location: Roof Stair	\$89,300 at : Moderate, Ar	LIFE ea Affect	* * ed : 5%	5	\$18,900	
	Horizontal Cracks, Exte Location : Stair Bulkh		lrea Affec	eted : 10%			
	Vertical Cracks, Extent Location : Column Pi			l : 5%			
Glass: Single Pane	3% Other Observation, Ext. Location: Throughou Explanation: Lamina	t		**: 100%	5	\$7,100	
Metal Security Bars	5%	ieu seeu. ily siu.	LIFE	* *			
Plaster	17% Now Cracking/Crumbling, E. Location: Basement T		LIFE	* * Fected : 15%	5	\$16,100	
	Paint Peeling, Extent: Location: Throughou Water Penetration, Exte	t ent : Light, Area					
	Location: 7th Floor (	Offices					
SGFT/Glazed Masonry Steel Plate	35% 25%		LIFE LIFE	* *	5	\$47,300	

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

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

Asset #: 2034

Architecture		Current	Repair	Futu	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings	100/	NI	¢150 400	2026	* *	_	¢10.400	
AcousTileConcealSpLn		Now Sissing Flan	\$150,400 nents, Extent : Mod	2036		5	\$19,400	
		n : At Entra		eruie, Ar	ей Ајјестей . 30/0			
			, Extent : Moderate	e. Area A	ffected : 50%			
		n : First Flo		,	<i>yeerea</i> . 2 %			
	Worn/Ero	ded, Extent	: Moderate, Area A	Affected :	50%			
		n : First Flo		55				
AcousTileSusp.Lay-In	5%	)		2044	* *	5	\$15,500	
Exposed Struc: Concrete	e 40%	)		LIFE	* *	5	\$19,400	
-		eling, Exten	t : Light, Area Affec	cted : 159	%			
	Location	n : Through	out					
Exposed Struc: Steel	2%	Now	\$1,497,200	LIFE	* *			
		_	Extent : Severe, Area		d : 30%			
	Location	n : 8th Floo	r Outdoor Recreati	ion Yard				
Gypsum Board	5%	Now	\$13,600	LIFE	* *	5	\$19,400	
••		-	ients, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	n : Basemer	nt Throughout					
Metal Panel	5%			LIFE	* *	5	\$19,400	
Plaster	33%		\$62,500	LIFE	* *	5	\$63,900	
		netration, E n : 7th Floo	xtent : Moderate, A or Offices	1rea Affe	cted : 10%			
Site Enclosure			30					
Fence/Gates								
Chain Link	100%	)		2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		\$5,000	2044	**			
		Crumbling; n : Through	, Extent : Light, Are	ea Affecto	2d : 3%			
On Cita Wallana	Locailo	n : Inrougn	oui					
On-Site Walkways Cast in Place Concrete	100%			2044	* *			
Parking/Driveway	10070	)		2044				
Asphalt	100%	Now	\$110,300	2034	* *			
Topiuit			, Extent : Moderate		ffected : 10%			
	_	n : Through		J	-			
		_	oderate, Area Affec	ted : 5%				
	Location	n : Through	out					
	_	_	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	n : Through	out					

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

Under 600 Volts

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

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

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

Asset #: 2034

System Component Type  Jnder 600 Volts Service Equipment		ail Date I (Years)	Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	F.4' 4. 1 C. 4	
		,		FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Service Equipment								
Air Circuit Breaker		vation, Ext Electrical	ent : Light, Area Room 1	2031 Affected	\$228,800 : 100%	5	\$500	
			ilable Nameplate	Ratings				
Molded Case Bkrs	Location:	Electrical .			* * : 100% ted At 2,000 Ampe	5	\$2,800	
Transformers								
Dry Type	Location:	Elevator C	ent : Light, Area 'ontrol Room 'I Kilovolt-ampe			5	\$800	
Switchgear / Switchboard	Ехринин	m . Three 3	1 Kilovoli-ampe	76, 200/1	20 10113			
Air Circuit Breaker	80%			2031	\$366,000	5	\$900	
Molded Case Bkrs	20%			2041	* *	5	\$1,100	
Raceway							•	
Conduit	80%			2031	\$367,200	1		
Conduit	20%			2041	* *	1		
Panelboards								
Fused Disc Sw	5%			2039	* *	5	\$200	
Molded Case Bkrs	15%			2039	* *	5	\$800	
Molded Case Bkrs	80%			2030	\$385,200	5	\$4,400	
Wiring Braided Cloth		-	\$546,700 t: Moderate, Are	2056 a Affecte	* * d : 100%	1		
		Ihroughou	t The Building					
Thermoplastic	20%			2041	* *	1		
Motor Controllers	<b>70</b> /			2026	* *	-	<b>#100</b>	
Locally Mounted	5%			2036		5	\$100	
Locally Mounted	10%	2.4	¢21 200	2029	\$62,500 * *	5	\$100	
Locally Mounted		2-4 d Life, Exte Mechanica	\$31,300 nt : Moderate, An al Room	2051 rea Affect		5		
Locally Mounted	3%			2044	* *	5		
Locally Mounted	Location:	Basement	\$12,500 ent : Light, Area s Are Rusted.	2051	**: 100%	5		
Motor Control Center	75%	Starter		2029	\$658,400	5	\$4,300	

Ground

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

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

Asset #: 2034

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices	1000/ 2.4 #10.500		ale ale	_	<b>#2.100</b>	
Generic	100% 2-4 \$10,500		* *	5	\$3,100	
	Other Observation, Extent : Moderate		eted: 100%			
	Location: Mechanical Room In The	Basement				
C4 J 1 D	Explanation : Corroded					
Stand-by Power Transfer Switches						
Automatic	50%	2029	\$52,500	1	\$32,100	
Automatic	50%	2029	**	1	\$32,100	
Generators	3070	2030		1	\$32,100	
Diesel	50%	2027	\$54,600	1	\$40,500	
Diesei	Other Observation, Extent : Light, Are			1	\$40,500	
	Location : Generator Room 1	a ryjecica .	10070			
	Explanation: Emergency Generator	Rated At 4	00 Kilowatts			
Discal	50%	2034	**	1	£40.500	
Diesel	0ther Observation, Extent : Light, Are			1	\$40,500	
	Location : Generator Room 2	га Ајјества .	100%			
		Dated 1+ 7	50 Vilouatta Con	austau Is	Not Dogulanh	
	Explanation : Emergency Generator Tested.	Kaiea Ai /.	oo Kiiowaiis. Gen	eraior is	Noi Keguiariy	
Batteries	resieu.					
Lead/Acid	100%	2024	\$2,500	5	\$7,700	
Fuel Storage			4-,		47,7.00	
Day Tank	50%	2039	* *	5		
,	Other Observation, Extent : Light, Are	ea Affected .	100%	-		
	Location: Basement	33				
	Explanation: 275 Gallon Capacity					
Main Tank	50%	2034	* *	5		
Widii Talix	Other Observation, Extent : Light, Are		. 100%	3		
	Location: Underground	a rijjecica .	10070			
	Explanation: 5,000 Gallon Capacity	,				
Lighting	Explanation . 3,000 Gation Capacity	<u>,                                      </u>				
Interior Lighting						
Fluorescent	60%	2031	\$1,916,800	10	\$115,000	
1100100000	Other Observation, Extent : Light, Are			10	<b>\$110,000</b>	
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	10%	2031	\$319,500	10	\$19,200	
Tuoreseent	Other Observation, Extent : Moderate			10	\$17,200	
	Location: Throughout The Building		ica . 10070			
	Explanation: Compact Fluorescent					
Eluorasaant	10%		* *	10	\$10.200	
Fluorescent	10% T-8 Lamps And Fixtures, Extent: Ligh	2036		10	\$19,200	
	Location : Hallways, Kitchen, Visitor		ией . 10070			
			<b>4-4-</b>		***	
Incandescent	2%	2026	\$70,700	2	\$100	
LED	18%	2036	* *			

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

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

Asset #: 2034

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Egress Lighting								
Emergency, Service	35%			2026	\$45,300	1		
Emergency, Battery	5%			2031	\$17,600	10	\$2,500	
Exit, Service	50%			2026	\$45,300	1		
Exit, Battery	10%	0-2	\$29,700	2041	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Through	out Building					
	Explana	tion : Fixtu	res Are Old And Be	yond Th	eir Useful Life.			
Exterior Lighting								
HID	20%			2031	\$195,900	10	\$100	
No Component	80%							
Alarm								
Security System								
Generic	100%			2026	\$394,200	1	\$78,000	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Through	out The Building					
	Explana	tion : CCT	V Surveillance Can	ieras				
Fire/Smoke Detection								
No Component	40%							
Generic, Digital	60%			2036	* *	1-3	\$79,600	
_	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Through	out The Building					
	Explana	tion : Strob	e Lights, Manual F	ull Statio	ons, Alarm Bells, H	Horns, Sn	oke Detectors	

Mechanical	Current Repair	Future I	Replacement	Ma								
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority						
Heating												
Energy Source												
Plant Campus Steam / PRV	100%	2041	* *	1								
(	Other Observation, Extent : Light, Area Affected : 100%											
	Location: Adjacent D C A S Building											
	Explanation : Steam Supplied From A	djacent Que	eens Borough Ha	ll Buildi	ng							
Conversion Equipment	1000/		0.10 < 10.0	_	<b>4.4.</b> 400							
Pres. Reducing Valve/LP Steam	100%	2027	\$126,400	5	\$12,400							
	Other Observation, Extent : Light, Area	Affected : 3	5%									
	Location : Basement											
	Explanation: Shell And Tube Heat Ex Water Radiators.	changer Wi	ith Circulating Pi	ımps Foi	· 2nd Floor Hot							

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

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

Asset #: 2034

Mechanical	Current Repair			Futu	re Replacement	Maintenance				
System Component Type	% of Total		<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating								1		
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$590,400	2031	\$5,904,300	4	\$10,300			
			evere, Area Affected	d: 30%						
		n : Through		CC . 1	250/					
	Malfunctioning, Extent: Severe, Area Affected: 25%  Location: Condensate Return System, Throughout									
	On Extended Life, Extent : Severe, Area Affected : 100%									
	Location: Vacuum Pump Leaks. Basement Mechanical Equipment Room									
	Steam Traps Faulty, Extent : Severe, Area Affected : 50%									
	Location	n : Through	out							
Terminal Devices	550/	NI	¢1 202 000	2041	* *	1	¢/2 000			
Air Handler	Corroded,		\$1,303,900 evere, Area Affected	2041 d : 40%	* *	1	\$63,900			
		n : Various dod Life Es	tent : Severe, Area	Affaatad	. 1000/					
		ieu Lije, Ex n : Various	ieni . Severe, Area	Ајјестеи	. 100/0					
Air Handler	15%			2031	\$592,700	1	\$19,400			
Convector/Radiator		Now	\$15,500	2029	\$309,100	1	\$10,900			
	Corroded,	Extent : Se	evere, Area Áffecteo		. ,		,			
	Location	n : Various								
Convector/Radiator	2%			2036	* *	1	\$1,400			
			Extent : Light, Area or Throughout	Affected	' : 100%					
			Water Radiators							
Unit Heater - Steam	10%	ı		2026	\$119,300	4	\$1,900			
Air Conditioning										
Energy Source Electricity	100%			2039	* *	1				
Conversion Equipment	10070	'		2037		1				
Ext Pkg Unit -	5%			2026	\$176,400	2	\$600			
Heating/Cooling										
	-	-	tent : Light, Area A Visiting Area	ffected :	5%					
Split Unit	5%	ı		2036	* *					
			Extent : Light, Area	Affected	: 5%					
		n : Various								
		tion : R-41	0a	200:	****					
Split Unit	5%			2031	\$249,300	1				
Window/Wall Unit No Component	5% 80%			2024	\$39,800	1				
Heat Rejection	80%	·								
Evaporative Condenser	5%			2036	* *	2	\$7,300			
No Component	95%			,		-	4.,200			

Ventilation

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

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

Asset #: 2034

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
/entilation									
Distribution									
Ductwork/Diffusers		Now	\$322,800	LIFE	* *	2-5	\$81,500		
	_		vere, Area Affecte	d: 70%					
	Location : Various Other Observation, Extent : Light, Area Affected : 20%								
			xtent : Lignt, Area t, 1st Floor	Ајјестеа	: 20%				
			*	ist In I o	hhy Pasamont Inc	l Vanious	Offices		
No Component	30%	ion : veniii	allon Does Not Ex	isi in Lo	bby, Basement Ana	various	Offices		
No Component Exhaust Fans	3070								
Interior	70%	Now	\$651,900	2041	* *	2	\$3,600		
interior			tent : Severe, Area		: 70%	_	Ψ5,000		
		: Through		33					
No Component	30%								
Plumbing									
H/C Water Piping									
Brass/Copper		Now	\$269,700	2031	\$2,696,700	1			
			oderate, Area Affe		%				
	Location	: Water M	ain And Various Lo	ocations					
HW Heat Exchanger									
Steam Fired	50%		44.50.000	2031	\$507,700	4	\$10,300		
Steam Fired		Now	\$152,300	2061	**	4	\$10,300		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Equipment Room								
			-	-	oom e Electric Heaters	Paina II	and Throughout		
Sanitary Piping	Ехрійни	ion . Onii .	voi in service. Foi	ini Oj Os	e Electric Healers	being O	sea Inroughoui.		
Cast Iron	100%	0-2	\$132,200	LIFE	* *	1			
Cust from			xtent : Severe, Are		d : 10%	1			
		: 2nd Floo		33					
	Explana	tion : Pipin	g Decaying Due To	o Corrosi	ion				
Storm Drain Piping		-							
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Submersible		Now	\$6,500	2026	\$6,500	4	\$4,400		
			tent : Severe, Area		: 100%				
	Location	: Basemen	t Next To Vacuum	Pump					
Backflow Preventer	. مصمد						di		
Generic	100%			2031	\$93,800	1	\$12,800		
Fixtures	1000/								
Generic	100%	Eixtuvaa E-	tent : Severe, Area	Affantad	. 100%				
		: Through		Ајјестеа	. 100/0				
/ertical Transport	Locuion	. Intough	<i>,</i>						

Vertical Transport

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

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

Asset #: 2034

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	70%	LIFE	* *			
	Other Observation, Extent:		: 70%			
	Location : Basement To 8th	ı Floor				
	Explanation: 3 Units					
Hydraulic	30%	LIFE	* *			
•	Other Observation, Extent:	Light, Area Affected	: 30%			
	Location: 1 Unit From Ba	sement To 2nd Floor	1 Unit From 1st	To 2nd F	loor	
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2031	\$966,800	1-5	\$105,300	
Sprinkler						
No Component	40%					
Generic	60%	2031	\$1,742,200	1-2	\$35,100	
Fire Pump						
Generic	100%	2027	\$200,500	1	\$39,000	
Chemical System						
No Component	99%					
Generic	1%	2026	\$800	1-3	\$700	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES 200 BED FACILITY (GRVC)

Address : 09-09 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 25-Jul-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,Ph

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$67,300	\$1,495,500
Interior Architecture	\$967,800	\$2,093,400
Electrical	\$2,551,900	\$298,900
Mechanical		\$3,134,300
Total	\$3,587,000	\$7,022,100
Importance Code A	\$67,300	\$1,696,600
Importance Code B	\$3,519,700	\$4,104,400
Importance Code C		\$1,221,200
Total	\$3,587,000	\$7,022,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$36,000		
Interior Architecture	\$42,200	\$4,600		
Electrical	\$10,300	\$80,300	\$11,800	\$10,300
Mechanical	\$20,900	\$29,200	\$26,400	\$14,400
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$97,000	\$173,800	\$61,900	\$48,400
Importance Code A	\$2,000	\$38,100	\$2,000	\$2,000
Importance Code B	\$52,800	\$135,800	\$59,800	\$46,300
Importance Code C	\$42,200			
Total	\$97,000	\$173,800	\$61,900	\$48,400



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

<sup>\*\*</sup> 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

Architecture		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior	•					l .		•	
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	\$1,016,200	10	\$48,200		
nterior									
Floors	68%	N	¢275.700	LIEE	* *	5	¢194.000		
Cast in Place Concrete			\$275,700 Extent : Moderate	LIFE		3	\$184,000		
		crumbung, 1 : Load Do		, Areu Aj	jeciea . 2076				
D. '. 1 A				2022	¢(00.200		¢11.600		
Raised Access Floor		Now	\$137,700 e, Extent : Moderate	2033	\$688,300	5	\$11,600		
			e, Extent : Moderati n Control Rooms	e, Area A	yjeciea : 40%				
T			n Control Rooms	LIEE	* *		Ф24.200		
Terrazzo	25%			LIFE	* *	5 5	\$24,200		
Traffic Topping	2%			2035		3	\$3,100		
Interior Walls Cast in Place Concrete	10%	Now	\$42,200	LIFE	* *				
Cast III Flace Colletete			\$42,200 tent : Light, Area A						
			Locations In Mecho						
Ceramic Tile	8%			2033			\$11,500		
Concrete Masonry Unit	69%			LIFE	\$1,221,200	5 5	\$39,700		
Glass: Single Pane	5%			LIFE	* *	5	\$5,400		
Metal Security Bars	370 8%			LIFE	* *	3	\$3,400		
Ceilings	070			LIIL					
AcousTileSusp.Lay-In	5%			2035	* *	5	\$6,200		
Exposed Struc: Concrete		Now	\$357,100	LIFE	* *	5	\$9,700		
Emposed Struct Concrete			ents, Extent : Light		ffected : 5%	J	Ψ>,700		
		-	Locations Through	-					
Metal Panel		Now	\$197,300	LIFE	* *	5	\$38,600		
wietar i aner			Extent : Severe, A		ted: 60%	5	Ψ30,000		
	_	_	Locations Through	00					
Plaster	20%			LIFE	* *	5	\$15,500		
1 145101	2070			LIFE		<u> </u>	\$15,500		

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

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

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

Asset #: 4246

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	1000/		LIDE	* *	-	Ф1 <b>2</b> 00	
Generic	100%		LIFE	* *	5	\$1,200	
Stand-by Power							
Transfer Switches	1000/		2025	* *	1	¢25.400	
Automatic	100%		2035		1	\$25,400	
Lighting Interior Lighting							
Fluorescent	100%		2025	\$2,422,700	10	\$75,800	
Fluorescent		ixtures, Extent : Light			10	\$75,800	
	•	ixtures, Extent . Light Ighout The Building	, 111 cu 11 <u>j</u>	Jecieu . 10070			
Egress Lighting	Location . Throi	ignout The Buttating					
Emergency, Service	30%		2025	\$29,400	1		
Emergency, Battery	20%		2025	\$53,500	10	\$4,000	
Exit, Service	50%		2025	\$34,300	10	φ+,000	
Exterior Lighting	3070		2023	ψ3-1,500	-		
LED Lighting	100%		2035	* *			
Alarm	10070		2033				
Security System							
Generic	100%		2030	\$298,900	1	\$30,900	
Generic		ı, Extent : Light, Area			•	Ψ30,200	
		ighout The Building	55				
		CTV Surveillance Can	ieras				
Fire/Smoke Detection	1		· · · · · · · · · · · · · · · · · · ·				
Generic, Digital	100%		2035	* *	1-3	\$50,900	

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

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

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

Asset #: 4246

Mechanical		Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment Heat Exchanger, Plate &	50%			2033	\$201,100	1	\$20,400	
Frame Pres. Reducing Valve/LP Steam	50%			2033	\$47,900	5	\$2,500	
Distribution Hot Wtr Piping/Pump	100%			2038	* *	4	\$4,100	
Terminal Devices								
Air Handler	80%			2030	\$2,397,200	1	\$40,900	
Convector/Radiator	10%	Now	\$2,600	2035	* *	1	\$2,400	
	Location	: Through		-		El.		
		tion : Conv	ectors Vent Holes I					
Convector/Radiator	10%			2035	* *	1	\$2,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%			2030	\$174,600	2	\$500	
No Component	90%							
		ervation, E : Adjacent	Extent : Light, Area t Building	Affected	: 0%			
	Explana	tion : Serve	ed By Offsite Chille	r				
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2050	* *	4	\$3,700	
No Component	10%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2035	* *	1		
Air Handler/Cool/Ht	90%			2030	\$278,100	1	\$46,000	
Heat Rejection Air Cooled Condenser Unit	10%			2030	\$4,600	2	\$5,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,100	
Exhaust Fans	10070			<u> </u>			ψ10,100	
Interior	100%			2035	* *	2	\$2,500	
Plumbing	100/0			2033			Ψ2,500	
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
HW Heat Exchanger	100/0			2000				
Steam Fired	100%			2040	* *	4	\$12,300	

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

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

Asset #: 4246

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$1,700	
Sewage Ejector(s)						
Electric	100%	2030	\$83,400	4	\$3,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Two Units From Penthouse Explanation : 4 Units	n Basement To 2nd F	loor, Two Units Fro	om Basei	nent To	
Fire Suppression	Explanation : 4 Onlis					
Standpipe						
Generic	100%	2040	* *	1-5	\$41,700	
Sprinkler					+,. 00	
No Component	90%					
Generic	10%	2040	* *	1-2	\$2,300	
Chemical System					+-,-00	
No Component	98%					
Generic	2%	2025	\$3,100	1-3	\$1,500	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES 300 BED FACILITY (GRVC)

Address : 09-09 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 25-Jul-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,Ph

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033		
Exterior Architecture	\$1,137,500	\$641,200		
Interior Architecture	\$905,400	\$3,030,300		
Electrical	\$3,547,700	\$2,422,200		
Mechanical		\$6,486,000		
Total	\$5,590,600	\$12,579,800		
Importance Code A	\$1,137,500	\$1,392,300		
Importance Code B	\$4,453,100	\$9,348,800		
Importance Code C		\$1,838,700		
Total	\$5,590,600	\$12,579,800		

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Interior Architecture	\$25,900	\$2,000		
Electrical	\$25,900	\$109,300	\$19,600	\$17,700
Mechanical	\$75,200	\$47,200	\$66,100	\$32,200
Elevators/Escalators	\$27,600	\$27,600	\$27,600	\$27,600
Total	\$154,600	\$186,100	\$113,400	\$77,500
Importance Code A	\$14,900	\$4,100	\$2,700	\$2,800
Importance Code B	\$139,700	\$182,000	\$110,700	\$74,800
Importance Code C				
Total	\$154,600	\$186,100	\$113,400	\$77,500



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

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

Asset #: 4245

rchitecture		Current Repair			Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
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%		\$1,016,200	2040	* *			
			xtent : Moderate, A	rea Affec	cted : 50%			
<u></u>	Location	i : Through	out					
terior								
Floors								
Cast in Place Concrete	68%			LIFE	* *	5	\$240,600	
Raised Access Floor		Now	\$180,100	2033	\$900,400	5	\$15,200	
		-	, Extent : Severe, A		cted : 100%			
	Location	ı : Through	out Control Rooms					
Terrazzo	25%			LIFE	* *	5	\$31,600	
Traffic Topping	2%			2035	* *	5	\$4,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	10%			2033	\$1,838,700	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	\$25,900	2035	* *	5	\$4,000	
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 25%			
	Location	i : Through	out					
	Staining/L	Discoloring,	Extent: Moderate	, Area Aj	ffected : 25%			
	Location	i : Through	out					
Exposed Struc: Concrete	50%	Now	\$467,200	LIFE	* *	5	\$12,600	
			ents, Extent : Light		ffected : 10%	-	4,	
		_	out Basement	3	•			
Metal Panel		Now	\$258,100	LIFE	* *	5	\$50,600	
wictai i alici			Extent : Severe, A.			3	φ50,000	
	_	iscoloring, i: Through		cu Ayjec	ica . 50/0			
Distant			J 000	LIEE	* *		#20.200	
Plaster	20%			LIFE	* *	5	\$20,200	

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

Over 600 Volts

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

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

Asset #: 4245

Electrical	Current Repair	Future R	eplacement	Ma		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts		I				
Service Equipment						
Fused Disc Sw	100%	2030	\$112,100	3	\$500	
	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : No Nameplate Rat	ings Available				
Transformers						
Dry Type	100%	2028	\$326,600	3	\$600	
Feeders						
Cable	100%	2038	* *	1		
Raceway						
Conduit	100%	2040	* *	1		
Under 600 Volts						
Service Equipment	1000/	• • • • •	<b>***</b> *******	_	<b>A.</b>	
Molded Case Bkrs	100%	2030	\$375,900	5	\$2,800	
	Other Observation, Extent: Light,	Area Affected : 10	00%			
	Location: Electrical Room	1.0 . 1.4.2.000	,			
T	Explanation: Main Service Swite	ch Rated At 2,000	Amperes			
Transformers	1000/	2020	Ø51 500	-	<b>#</b> 400	
Dry Type	100%	2028	\$51,500	5	\$400	
Switchgear / Switchboard	1000/	2020	¢275 000	-	<b>#2</b> 000	
Molded Case Bkrs	100%	2030	\$375,900	5	\$2,800	
Raceway Conduit	1000/	2040	* *	1		
	100%	2040		1		
Panelboards Molded Case Bkrs	100%	2029	\$307,700	5	\$2,800	
	10078	2029	\$307,700	5	\$2,800	
Wiring	100%	2040	* *	1		
Thermoplastic  Motor Controllers	10078	2040		1		
	5%	2035	* *	5		
Locally Mounted  Motor Control Center	90%	2033	\$331,300	5 5	\$2,700	
Variable Frequency	5%	2028	\$331,300 * *	3	\$2,700	
Drive	370	2043				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,600	
Stand-by Power	10070	DII D			Ψ1,000	
Transfer Switches						
Automatic	100%	2028	\$52,900	1	\$33,300	
Generators		=020	,, co		+22,200	
Diesel	100%	2026	\$209,400	1	\$41,900	
	Other Observation, Extent : Light,			-	,	
	Location: Generator Room					
	Explanation : Two Diesel Genera	ators Rated At 650	) Kilowatts And	900 Kilo	owatts	
Batteries	~					
Lead/Acid	100%	2024	\$4,700	5	\$4,000	
			<u>-</u>			

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

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

Asset #: 4245

Electrical	Current Repair	Future	Replacement	Ma		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year F FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2038	* *	5		
	Other Observation, Extent : Light, A	rea Affected : I	100%			
	Location: Generator Room					
	Explanation: 275 Gallon Capacity					
Main Tank	50%	2045	* *	5		
	Other Observation, Extent : Light, An	rea Affected : 1	100%			
	Location: Basement					
	Explanation: Two 7,500 Gallon Ca	apacity Tanks				
Lighting						
Interior Lighting						
Fluorescent	100%	2025	\$3,169,200	10	\$99,100	
	T-12 Lamps And Fixtures, Extent: Li		cted : 100%			
	Location : Throughout The Building	g				
Egress Lighting						
Emergency, Service	30%	2025	\$38,500	1		
Emergency, Battery	20%	2025	\$69,900	10	\$5,200	
Exit, Service	50%	2025	\$44,900	1		
Exterior Lighting						
HID	10%	2030	\$97,200	10		
LED	90%	2035	* *			
Alarm						
Security System	1000/	•••	0001000		0.40.455	
Generic	100%	2030	\$391,000	1	\$40,400	
	Other Observation, Extent: Light, A		100%			
	Location: Throughout The Building	~				
D: (0 1 D : :	Explanation: CCTV Surveillance C	'ameras				
Fire/Smoke Detection	1000/	2025	* *	1.2	0///00	
Generic, Digital	100%	2035	* *	1-3	\$66,600	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Plant Campus Steam /	100%			2050	* *	1		
PRV								
Conversion Equipment								
Heat Exchanger, Plate &	50%	2-4	\$13,200	2033	\$263,000	1	\$24,000	
Frame								
	Corroded,	Extent: M	oderate, Area Affec	ted : 2%	, i			
	Location	: Mechani	cal Room					
Pres. Reducing Valve/LP	50%			2039	* *	5	\$3,200	
Steam							. ,	
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$5,300	

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

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

Asset #: 4245

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating	•							•
Terminal Devices								
Air Handler	90%			2035	* *	1	\$60,200	
Fan Coil Unit/Heat	10%			2035	* *	1	\$3,500	
Air Conditioning								
Energy Source	1000/			2046				
Electricity	100%			2046	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	100%			2033	\$4,247,000	1	\$117,000	
Distribution								
CW & CHW Wtr	100%			2040	* *	4	\$8,000	
Pipe/Pump								
Terminal Devices	1000/			2025			<b></b>	
Air Handler/Cool/Ht	100%			2035	* *	1	\$66,800	
Heat Rejection	1000/			2020	¢1 052 100	2	¢100 000	
Water Cooling Tower Ventilation	100%			2028	\$1,052,100	2	\$108,800	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,300	
Exhaust Fans	10070			LII L			Ψ00,500	
Interior	100%			2030	\$923,800	2	\$3,300	
Plumbing					4 7 1		¥ - y- · ·	
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	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2035	* *	4	\$2,300	
		arvation E	xtent : Light, Area			4	\$2,300	
		: Basemen		Пуссиси	. 100/0			
		tion : Dupl						
Fixtures	z.rprunu.	voir : Dispr						
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			xtent : Light, Area	00				
	Penthous		ts From Basement	To 2nd F	loor, Two Units Fre	om Baser	nent To	
Fire Suppression	Елриана	10n . 4 On	ıs					
Standpipe								
Generic	100%			2040	* *	1-5	\$54,500	

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

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

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

Asset #: 4245

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression Sprinkler							
No Component	20%						
Generic	80%		2040	* *	1-2	\$24,200	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$103,525,300	\$11,506,700
Interior Architecture	\$42,971,800	\$15,241,000
Electrical	\$7,607,200	\$8,429,600
Mechanical	\$2,988,000	\$6,227,900
Total	\$157,092,300	\$41,405,300
Importance Code A	\$104,096,300	\$11,820,000
Importance Code B	\$51,173,400	\$29,410,300
Importance Code C	\$1,822,600	\$175,000
Total	\$157,092,300	\$41,405,300

Total	\$228,200	\$175,100	\$324,400	\$191,600
Importance Code C				
Importance Code B	\$180,600	\$165,000	\$309,300	\$191,600
Importance Code A	\$47,600	\$10,100	\$15,100	
Total	\$228,200	\$175,100	\$324,400	\$191,600
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Mechanical	\$42,000	\$39,700	\$194,200	\$39,700
Electrical	\$99,100	\$87,100	\$90,800	\$80,200
Interior Architecture				\$32,200
Exterior Architecture	\$47,600	\$8,900		
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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

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

Asset #: 2045

chitecture	Current	Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
erior									
Exterior Walls									
Cast in Place Concrete	3%		LIFE	* *	5	\$139,500			
	Horizontal Cracks, E	Extent : Moderate, A		cted : 20%	-	4,			
	Location: Roof Lin		55						
Concrete Masonry Unit	6%		LIFE	* *	5	\$34,900			
Glass Block	1%		LIFE	* *	5	\$5,800			
Masonry: Brick	80% Now	\$23,614,600	LIFE	* *	5	\$744,100	1		
Musomy. Blick		Broken/Missing Elements, Extent: Severe, Area Affected: 25%							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location: Throughout								
	Misaligned/Bulging,		Area Aft	fected : 55%					
	Location : Bulkhea								
Metal/Glass Curt Wall	2%	,,	LIFE	* *	5	\$34,900			
Metal Panel	5% Now	\$118,800	2040	* *	5	\$87,200			
Metal Fallel	Corrosion/Rusting, E				3	\$67,200			
	Location : South Fo								
	Deformed/Dented, E.								
	Location: Through		геи Ајјес	nea . 2570					
XX7' - 1 XX7-11	3%		2040	* *		¢104.600			
Window Wall	3%0		2040		5	\$104,600			
Windows  Matal/Datantian Type	97% Now	\$79,235,000	2060	* *	5	\$346,100			
Metal/Detention Type	Air Infiltration, Exter				3	\$340,100			
	Location : Through		тестей . 1	00/0					
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location: Throughout  Clasing Broken/Cracked Extent: Moderate Area Affected: 50%								
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 50%								
	Location : Throughout Unit Inoperable, Extent : Moderate, Area Affected : 40%								
	Location : Through		и Ајјесте	a. 40/0					
34 - 17		<i></i>	2020	* *	1.0	Ф2 ( 700			
Metal Louvers	3%		2039	· · · ·	10	\$36,700			
Parapets  Cost in Place Congrets	250/		LIDD	* *	-	¢222 100			
Cast in Place Concrete	35%		LIFE	* *	5	\$332,100			
Masonry: Brick Cavity	40%		LIFE	**	5	\$36,800			
Metal Panel	5%	¢47.600	2040		5	\$17,800			
Metal Rail	20% Now	\$47,600	2028	\$2,379,700	5	\$130,500			
	Corrosion/Rusting, E Location: Through		irea Ajje	ctea : 5%					
D C	Location : Inrough	Oui							
Roof Madified Ditumon	700/		2025	* *	10	Ø504 500			
Modified Bitumen	70%		2035	* *	10	\$504,500			
Panel/Paver: Cer/Brk	5%		2040		10	\$48,100			
Single Ply Membrane	25%		2030	\$7,115,000	10	\$180,200			
Soffits  Cost in Place Commute	1000/		LIEE	* *	-				
Cast in Place Concrete	100%		LIFE		5				

Interior

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

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

Asset #: 2045

Architecture	Curre	nt Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors Cast in Place Concrete	22% Now Cracking/Crumbli Location : Throw	ng, Extent : Light, Arc	LIFE ea Affecte	* * ed : 5%	5	\$354,500	
Ceramic Tile	5% Now Broken/Missing E. Location: Throu	lements, Extent : Mod	2033 erate, Ar	\$4,002,400 ea Affected : 5%	5	\$18,400	
Terrazzo	23%		LIFE	* *	5	\$132,400	
Traffic Topping	15% Now Worn/Eroded, Extended Location: Gymr	\$203,200 ent : Moderate, Area A asium	2030 Affected :	\$10,162,300 10%	5	\$69,100	
Vinyl Tile	Location : Throw Uneven Substrate, Location : Main	Extent : Severe, Area Corridors ent : Moderate, Area A	Affected	: 20%	3	\$69,100	
Vinyl Tile 9" X 9"	10% Now Cracking/Crumbli Location : Dark	ng, Extent : Moderate	2025 e, Area A <u>j</u>	\$25,057,400 ffected : 50%	3	\$27,600	
Interior Walls							
Cast in Place Concrete	10% Now Paint Peeling, Ext Location: Steam	\$237,400 ent : Moderate, Area : a Room	LIFE Affected	**: 10%			
Concrete Masonry Unit	54% Now Vertical Cracks, E Location : Mech	xtent : Light, Area Aff	LIFE ected : 1	**	5	\$175,000	
Glass: Single Pane	3%		LIFE	* *	5	\$18,200	
Metal Security Bars	3%		LIFE	* *			
Plaster	10%		LIFE	* *	5	\$24,300	
SGFT/Glazed Masonry	15%		LIFE	* *	-	<b>42.4.2.</b> 2.2	
Steel Plate	5%		LIFE	* *	5	\$24,300	

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

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

Asset #: 2045

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
25%	Now	\$1,180,300	2035	* *	5	\$92,100	
Broken/Mi	issing Elem	ents, Extent : Sever	re, Area 2	Affected : 20%			
Location	: Control I	Rooms And Stairs					
Staining/D	iscoloring,	Extent : Severe, A.	rea Affec	rted : 40%			
Location	: Control I	Rooms And Stairs					
25%	Now	\$1,063,700	LIFE	* *	5	\$28,800	
_		. , ,		ffected : 20%	Ü	Ψ=0,000	
U	0		, ,,	V			
5%			LIFE	* *			
10%	Now	\$235,100	LIFE	* *	5	\$92,100	
Corrosion	Rusting, E.			cted : 15%		<b>,</b> , , , ,	
Location	: Through	out Corridors	55				
	_		Affected	. 10%			
-		-	-5,5				
35%	Now	\$1,511,300	LIFE	* *	5	\$161,200	
				ffected : 40%	٥	Ψ101, <b>2</b> 00	
_	_		, 11.0011)	, , , , , , ,			
	Total  25% Broken/Mi Location Staining/E Location 25% Cracking/E Location 10% Corrosion Location Deformed Location 35% Cracking/C	% of Fail Date Total (Years)  25% Now Broken/Missing Elem Location: Control I 25% Now Cracking/Crumbling, Location: Corridor 5% 10% Now Corrosion/Rusting, E. Location: Throughe Deformed/Dented, Ex Location: Throughe 35% Now Cracking/Crumbling,	Total (Years)  25% Now \$1,180,300  Broken/Missing Elements, Extent: Sevent Location: Control Rooms And Stairs  Staining/Discoloring, Extent: Severe, A. Location: Control Rooms And Stairs  25% Now \$1,063,700  Cracking/Crumbling, Extent: Moderate Location: Corridors And Stairways  5%  10% Now \$235,100  Corrosion/Rusting, Extent: Moderate, A. Location: Throughout Corridors  Deformed/Dented, Extent: Light, Area A. Location: Throughout Corridors  35% Now \$1,511,300	% of Fail Date Estimated Cost Total (Years)  25% Now \$1,180,300 2035  Broken/Missing Elements, Extent: Severe, Area Affection: Control Rooms And Stairs  Staining/Discoloring, Extent: Severe, Area Affection: Control Rooms And Stairs  25% Now \$1,063,700 LIFE Cracking/Crumbling, Extent: Moderate, Area Affection: Corridors And Stairways  5% LIFE 10% Now \$235,100 LIFE Corrosion/Rusting, Extent: Moderate, Area Affection: Throughout Corridors  Deformed/Dented, Extent: Light, Area Affected: Location: Throughout Corridors  35% Now \$1,511,300 LIFE Cracking/Crumbling, Extent: Moderate, Area Afgected: Cracking/Crumbling, Extent: Moderate, Area Afgected: Location: Throughout Corridors	% of Fail Date Estimated Cost Total (Years)  25% Now \$1,180,300 2035 **  Broken/Missing Elements, Extent: Severe, Area Affected: 20%  Location: Control Rooms And Stairs  Staining/Discoloring, Extent: Severe, Area Affected: 40%  Location: Control Rooms And Stairs  25% Now \$1,063,700 LIFE **  Cracking/Crumbling, Extent: Moderate, Area Affected: 20%  Location: Corridors And Stairways  5% LIFE **  10% Now \$235,100 LIFE **  Corrosion/Rusting, Extent: Moderate, Area Affected: 15%  Location: Throughout Corridors  Deformed/Dented, Extent: Light, Area Affected: 10%  Location: Throughout Corridors  35% Now \$1,511,300 LIFE **  Cracking/Crumbling, Extent: Moderate, Area Affected: 40%	% of Fail Date Estimated Cost Total (Years)  25% Now \$1,180,300 2035 ** 5  Broken/Missing Elements, Extent: Severe, Area Affected: 20% Location: Control Rooms And Stairs  Staining/Discoloring, Extent: Severe, Area Affected: 40% Location: Control Rooms And Stairs  25% Now \$1,063,700 LIFE ** 5  Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Corridors And Stairways  5% LIFE ** 10% Now \$235,100 LIFE ** 5  Corrosion/Rusting, Extent: Moderate, Area Affected: 15% Location: Throughout Corridors  Deformed/Dented, Extent: Light, Area Affected: 10% Location: Throughout Corridors  35% Now \$1,511,300 LIFE ** 5  Cracking/Crumbling, Extent: Moderate, Area Affected: 40%	% of Fail Date Estimated Cost Total (Years)  25% Now \$1,180,300 2035 ** 5 \$92,100  Broken/Missing Elements, Extent: Severe, Area Affected: 20% Location: Control Rooms And Stairs  Staining/Discoloring, Extent: Severe, Area Affected: 40% Location: Control Rooms And Stairs  25% Now \$1,063,700 LIFE ** 5 \$28,800  Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Corridors And Stairways  5% LIFE ** 5 \$92,100  Corrosion/Rusting, Extent: Moderate, Area Affected: 15% Location: Throughout Corridors  Deformed/Dented, Extent: Light, Area Affected: 10% Location: Throughout Corridors  35% Now \$1,511,300 LIFE ** 5 \$161,200  Cracking/Crumbling, Extent: Moderate, Area Affected: 40%

Electrical	Current Repair	urrent Repair Future Replacement Maintenance			Current Repair Future Replacement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ver 600 Volts	•						
Service Equipment							
Fused Disc Sw	100%	2050	* *	3	\$1,600		
	Other Observation, Extent : Light, Area	a Affected : 100%	6				
	Location : Electrical Room Adjacent	To Kitchen					
	Explanation: Two 600 Ampere, 4,160	) Volt Main Disc	onnect Swite	ches			
Transformers							
Dry Type	100%	2035	* *	3	\$2,700		
Feeders							
Cable	100%	2046	* *	1			
Raceway							
Conduit	100%	2050	* *	1			
1 (00 17.1)							

Under 600 Volts

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

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

Asset #: 2045

Electrical	Current Repair		re Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						•
Service Equipment						
Air Circuit Breaker	50%	2050	* *	5	\$1,300	
	Other Observation, Exten	_				
	Location : Electrical R	•				
	Explanation : Two Mai	n Service Switches Rate	ed At 3,000 Amperes	5		
Air Circuit Breaker	25%	2030	\$313,300	5	\$600	
	Other Observation, Exten		l : 100%			
	Location: Old Electric	al Room				
	Explanation : Main Ser	vice Switch Rated At 4,	000 Amperes			
Fused Disc Sw	25%	2050	* *	5	\$500	
	Other Observation, Exten	nt : Light, Area Affected	l : 100%			
	Location : Old Electric	al Room				
<u> </u>	Explanation : Main Ser	vice Switch Rated At 2,	000 Amperes			
Transformers						
Dry Type	100%	2028	\$51,500	5	\$1,800	
Switchgear / Switchboard						
Fused Disc Sw	50%	2030	\$626,500	5	\$1,100	
Molded Case Bkrs	50%	2050	* *	5	\$6,500	
Raceway						
Conduit	70%	2040	* *	1		
Conduit	30%	2030	\$396,000	1		
Panelboards						
Fused Disc Sw	10%	2029	\$138,500	5	\$1,100	
Molded Case Bkrs	70%	2029	\$969,200	5	\$9,100	
Molded Case Bkrs	20%	2038	* *	5	\$2,600	
Wiring						
Braided Cloth	20%	2029	\$393,000	1		
Thermoplastic	50%	2030	\$982,600	1		
Thermoplastic	30%	2040	* *	1		
Motor Controllers	250/	2020		-	Ф000	
Locally Mounted	25%	2028	* *	5	\$800	
Locally Mounted	25%	2035		5	\$800	
Motor Control Center	50%	2028	\$1,262,200	5	\$6,700	
Ground						
Grounding Devices	100%	I IEE	* *	5	\$7.200	
Generic	10070	LIFE		5	\$7,200	
Stand-by Power Transfer Switches						
Automatic	100%	2035	* *	1	\$151,400	
	10070	2033		1	\$131,400	
Generators Diesel	100%	2033	\$401,600	1	\$190,600	
Diesei	Other Observation, Exten		•	1	φ190,000	
	Location: Outdoor End	_				
	Explanation: There Are	· ·		ahle Gen	erators Servino	
	This Asset	c i om mum Generalor		.s.c Gen	c. aiois sei ving	
Batteries						
Lead/Acid	100%	2024	\$4,700	5	\$18,200	
			· · · · · · · · · · · · · · · · · · ·			

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

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

Asset #: 2045

Electrical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Stand-by Power								
Fuel Storage								
Day Tank	25%	2046	* *	5				
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location : W17, 18, 19							
	Explanation: 275 Gallon Capacity							
Day Tank	25%	2046	* *	5				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside Of Main Kitchen A	rea						
	Explanation: 250 Gallon Capacity							
Underground Storage	50%	LIFE	* *	5				
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location : Underground							
	Explanation: 20,000 Gallon Capacity	,						
Lighting								
Interior Lighting								
Fluorescent	20%	2025	\$2,886,400	10	\$90,300			
	T-12 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	t, Area A <u>j</u>	fected : 100%					
Fluorescent	5%	2030	\$721,600	10	\$22,600			
	T-8 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	Area Affo	·		. ,			
LED	75%	2035	* *					
Egress Lighting								
Emergency, Service	40%	2030	\$233,700	1				
Emergency, Battery	10%	2030	\$159,200	10	\$11,900			
Exit, Service	50%	2025	\$204,500	1	•			
Exterior Lighting								
HID	100%	2025	\$4,426,000	10	\$1,500			
Alarm								
Security System								
Generic	100%	2030	\$1,780,600	1	\$183,800			
	Other Observation, Extent : Light, Area	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout The Building							
	Explanation: CCTV Surveillance Can	neras						
Fire/Smoke Detection								
Generic, Digital	100%	2035	* *	1-3	\$303,300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation: Strobe Lights, Manual 1	Pull Statio	ons, Alarm Bells, S	moke De	tectors, Horns			

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

Heating

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

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

Asset #: 2045

Mechanical		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Plant Campus Steam / PRV	100%			2040	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2026	\$571,000	5	\$29,200	
Distribution Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	60% 40%	Now	\$213,400	2038 2040	**	4 4	\$14,600 \$9,700	
	Location	ı : Through	Extent : Severe, Are out Building en Valves And Brok					
Terminal Devices			, , 2	en steam	. 1. ups			
Air Handler	Broken, E		\$267,800 re, Area Affected : r Dampers And Tei		\$5,355,000 we Controls	1	\$82,200	
Convector/Radiator	Other Obs	ı : Building	\$1,085,900 Extent: Severe, Are 1 Through 5		* * d : 100% nd Is On Extended	1	\$100,200	
Air Conditioning	Вирини		in Heating System	Leans 11	na 15 On Extended	Lije		
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2035	* *	1	\$11,400	
Exterior Pkg Unit - Cooling	40%			2035	* *	2	\$12,100	
	R-22 Refr Location		tent : Light, Area A	ffected :	100%			
Split Unit	5%			2035	* *			
Window/Wall Unit	20%			2024	\$718,700	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		

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

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

Asset #: 2045

Mechanical	Cı	Current Repair		Future Replacement		Maintenance			
System Component Type		il Date I Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Plumbing									
HW Heat Exchanger									
Steam Fired	100%			2040	* *	4	\$73,000		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron		0-2	\$66,900	LIFE	* *	1			
			Severe, Area Affe	cted : 109	%				
	Location: T	hroughou	t						
Sump Pump(s)									
Non-Submersible	100%			2030	\$189,900	4	\$10,400		
	Other Observe	ation, Ext	ent : Light, Area	Affected	: 100%				
	Location: B	asement							
	Explanation	: Duplex	Unit						
Sewage Ejector(s)									
Electric	100%			2030	\$496,600	4	\$19,600		
	Other Observe	ation, Ext	ent : Light, Area	Affected	: 100%				
	Location : B	asement							
<u> </u>	Explanation	: Duplex	Unit						
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
	Other Observation, Extent : Light, Area Affected : 100%								
				Floor, C	ne Unit From 1st	To 3rd Fl	oor		
<u> </u>	Explanation	: 10 Unii	S						
Fire Suppression Standpipe									
Generic	100%			2050	* *	1-5	\$248,200		
Sprinkler									
No Component	60%								
Generic	40%			2050	* *	1-2	\$55,200		

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES CENTRAL FREEZER WAREHOUSE

Address : RIKERS ISLAND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOC0001.270 / 13661 Yr Built/Renovated : 2002 /

Area Sq Ft : 11,146 Project Type : CORRECTION

Date of Survey : 08-Aug-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$55,700	
Interior Architecture	\$53,600	
Electrical		\$50,100
Total	\$109,300	\$50,100
Importance Code A	\$55,700	
Importance Code B	\$53,600	\$50,100
Total	\$109,300	\$50,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$96,500		\$7,000	\$200
Interior Architecture		\$200		
Electrical	\$1,700	\$1,400	\$1,700	\$1,600
Mechanical	\$300	\$100	\$200	\$100
Site Pavements	\$50,000			
Total	\$148,500	\$1,700	\$8,900	\$1,900
Importance Code A	\$96,600		\$7,200	\$200
Importance Code B	\$2,000	\$1,700	\$1,700	\$1,700
Importance Code C	\$50,000	,	,	
Total	\$148,500	\$1,700	\$8,900	\$1,900



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

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

Asset #: 13661

Architecture		Current I	Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls	50/	2.4	ΦΩ ΩΩΩ	LIPP	* *	-	<b>\$6,000</b>	
Cast in Place Concrete	_		\$8,000 Extent : Light, Are Dock	LIFE ea Affecto		5	\$6,900	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,700	
Metal Panel		Now	\$55,700	2051	* *	5	\$40,900	
			xtent : Light, Area A cades At Loading D		: 10%			
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	Location Water Pen	on Func/Mi 1 : Roof Gu petration, E	\$49,800 iss, Extent : Severe, tters Due To Built-t xtent : Moderate, A verhead Doors At I	up Ice Irea Affe	cted : 3%			
Soffits								
Metal Panel	100%			2051	* *	5-10		
terior Floors								
Cast in Place Concrete	98%	Now	\$53,600	LIFE	* *	5	\$35,800	
	_	_	Extent : Moderate Freezer Door Thre		ffected : 5%			
			xtent : Light, Area Dock And Electric					
		-	ent : Severe, Area A Orains Cracking An					
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	
		servation, E 1 : Freezer .	Extent : Moderate, A Area	Area Affe	ected : 100%			
	Explana	tion : Struc	tural Steel					

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

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

Asset #: 13661

Architecture		<b>Current Rep</b>	air	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
Exposed Struc: Steel	20%			LIFE	* *			
Fiber Board	20%			2036	* *			
	Other Obse	ervation, Exte	nt : N/A, Area A	ffected :	100%			
	Location	: Room At We	st End					
	Explanati	ion : Material	Actually Firbe	rglass Re	einforced 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+	\$50,000	2040	* *			
	Cracking/C	Crumbling, Ex	tent : Light, Are	a Affecte	ed : 10%			
	Location	: Throughout						

Electrical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2041	* *	5	\$300	
	Other Observation, Extent : I	ight, Area Affected : 1	100%			
	Location : Electrical Room					
	Explanation : Main Service	Switch Rated At 800 A	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

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

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

Asset #: 13661

Electrical	Current Repai	r Future	Replacement	ement Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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		
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Underground					
	Explanation: 2,500 Galle	on Capacity				
Lighting						
Interior Lighting						
Fluorescent	10%	2031	\$15,200	10	\$1,000	
	T-8 Lamps And Fixtures, E.	0	cted : 100%			
	Location: Throughout Th	ne Building				
Fluorescent	10%	2031	\$15,200	10	\$1,000	
	Compact Fluorescent Light	t, Extent : Light, Area A	ffected : 100%			
	Location: Crawl Space					
LED	80%	2036	* *			
Egress Lighting						
Emergency, Battery	50%	2031	\$18,000	10	\$1,300	
Exit, Battery	50%	2031	\$12,400	10	\$400	
Exterior Lighting						
HID	50%	2031	\$50,100	10		
LED	50%	2036	* *			
Marm						
Security System						
Generic	100%	2036	* *	1	\$4,200	
	Other Observation, Extent	0 00	100%			
	Location : Throughout Th	0				
	Explanation : CCTV Surv	veillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$7,100	
	Other Observation, Extent		100%			
	Location : Throughout Th	-				
	Explanation : Strobe Ligh	nts, Manual Pull Station	ıs, Smoke Detecto	ors And A	llarm Bells	

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

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

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

Asset #: 13661

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Conversion Equipment	100/			2022		•	<b>#200</b>	
Heat Pump Air Sourced	10%			2032		2	\$300	
No Component	90%							
Terminal Devices	400/			• • • • •	ماد ماد			
Induction Unit	10%			2040	* *	1	\$400	
No Component	90%							
Air Conditioning								
Energy Source	1000/			20.45	ماد ماد			
Electricity	100%			2047	* *	1		
Conversion Equipment					**			
Window/Wall Unit	10%			2029	\$8,100	1		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
Water Heater With Tanks								
Electric	100%			2029	\$45,600	4		
			xtent : Light, Area	Affected	: 100%			
	Location							
	Explanat	ion : One I	120 Gallon Unit					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2036	* *	4	\$400	
			xtent : Light, Area	Affected	: 100%			
	Location	: Crawl Sp	расе					
	Explanat	ion : Duple	ex Unit					
Backflow Preventer								
Generic	100%			2036	* *	1	\$700	
Fixtures								
Generic	100%							

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$72,900	\$194,300
Mechanical		\$198,600
Total	\$72,900	\$392,900
Importance Code A	\$72,900	\$194,300
Importance Code B		\$198,600
Total	\$72,900	\$392,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$3,600	·	\$46,400	\$3,500
Interior Architecture	\$1,000	\$1,900	\$10,900	
Electrical	\$2,100	\$1,700	\$6,900	\$2,100
Mechanical	\$35,300	\$3,700	\$6,500	\$4,000
Total	\$41,900	\$7,400	\$70,700	\$9,600
Importance Code A	\$15,200	\$1,400	\$47,800	\$4,900
Importance Code B	\$26,800	\$5,100	\$22,900	\$4,700
Importance Code C		\$900		
Total	\$41,900	\$7,400	\$70,700	\$9,600



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

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

Asset #: 14781

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
nterior								
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 Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Over 600 Volts				
Service Equipment				
Air Circuit Breaker	50%	2057 **	3	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Electrical Room			
	Explanation: Two Main Service Switc	hes Rated At 3,000 Ampere	es, 5 Kilovolts	
Air Circuit Breaker	50%	2057 **	3	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: 27kv Electrical Room			
	Explanation : Four Main Service Swit	ches Rated At 1,500 Amper	es, 27 Kilovolts	

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

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

Asset #: 14781

Electrical	Current R	epair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Over 600 Volts Transformers Dry Type	100%		2048	* *	3	\$100		
Diy iype	Other Observation, Ex Location: Electrical Explanation: Two 3	l Room	Affected .		3	\$100		
Switchgear / Switchboard		,000 Knovon ump				<b>#100</b>		
Air Circuit Breaker Feeders	100%		2057	* *	3	\$100		
Busway	100%		2048	* *	1			
Raceway								
Tray	100%		2048	* *	1			
Jnder 600 Volts Service Equipment								
Air Circuit Breaker	100%		2057	* *	5	\$100		
In Chount Bloaker	Other Observation, Ex	xtent : Light. Area		: 100%	5	Ψ100		
	Location : Electrical		33 - 30000					
	Explanation : Two M		ers Rated	At 4,000 Amperes	Each.			
Transformers	*							
Dry Type	100%		2048	* *	5	\$100		
Switchgear / Switchboard								
Air Circuit Breaker	100%		2057	* *	5	\$100		
Raceway	1000/		20.40	* *	1			
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 Davises								
Grounding Devices Generic	100%		LIFE	* *	5	\$200		
tand-by Power	100/0		LILL		J	φ200		
Transfer Switches								
Automatic	100%		2048	* *	1	\$4,200		
Generators						¥ ·,= 0		
Diesel	100%		2044	* *	1	\$5,300		
	Other Observation, Ex		Affected .	: 100%		-		
	Location: Outdoor	Enclosure						
	Explanation : Emerg	gency Generator R	ated At 5	00 Kilowatts				
Batteries Lead/Acid	100%		2026	\$4,700	5	\$500		
Fuel Storage				<i>ϕ</i> .,, <i>o</i> o		42.00		
Main Tank	100%		2066	* *	5			
	Other Observation, Ex Location : At Genero			: 100%				
	Explanation: 1,000		nacity					
	<i>Елриананон</i> . 1,000	Ganons Raiea Cap	vucuy					

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

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

Asset #: 14781

Electrical		Current F	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$300	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2039	* *	1-3	\$8,700	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Through	out The Building					
	Explanat Detector		e Lights, Manual P	ull Statio	ons, Alarm Bells, H	Iorns And	l Smoke	

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Electricity	20%			2051	* *	1		
Natural Gas	80%			2051	* *	1		
Conversion Equipment								
Steam Boiler	100%	0-2	\$11,600	2044	* *	1	\$12,300	
	Corroded,	Extent : M	oderate, Area Affec	ted: 90	%			
	Location	: Boiler Si	team Economizer, 2	Unit, In	Boiler Room			
Distribution								
Steam Piping/Pump	100%	Now	\$21,200	2051	* *			
1 0 1	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	100%			
	Location	: Make Up	o Water Lines From	Power I	Plan, Water Needs	Chemica	l Treatment	
Terminal Devices								
Air Handler	50%			2036	* *	1	\$4,300	
Fan Coil Unit/Heat	50%			2036	* *	1	\$2,200	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 50%			
	Location	: Cogen P	lant					
	Explanai	tion : Unit	Heater - Gas					
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		

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

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

Asset #: 14781

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	50%			2032	\$198,600	2	\$400	
Window/Wall Unit	10%			2029	\$10,100	1		
			tent : Light, Area					
			stribution Modula		0			
	Explana	tion : 2 Exter	rior Wall Mount A	ir Condi	oner Units			
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 With Tanks								
Electric	100%			2029	\$45,600	4		
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	\$7,200	
Sprinkler								
Generic	100%			2051	* *	1-2	\$3,900	

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

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES ERIC M. TAYLOR CENTER (EMTC)

Address : 10-10 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 30-Jul-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$66,257,700	\$532,800
Interior Architecture	\$5,009,800	\$17,906,600
Electrical	\$10,561,900	\$5,701,600
Mechanical	\$12,719,900	\$4,917,900
Total	\$94,549,300	\$29,058,900
Importance Code A	\$66,257,700	\$865,500
Importance Code B	\$27,143,600	\$28,066,700
Importance Code C	\$1,147,900	\$126,700
Total	\$94.549,300	\$29,058,900

Total	\$168,100	\$155,200	\$1,090,700	\$109,800
Importance Code C				
Importance Code B	\$145,200	\$105,400	\$1,090,700	\$109,800
Importance Code A	\$22,900	\$49,800		
Total	\$168,100	\$155,200	\$1,090,700	\$109,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$65,000	\$28,600	\$73,500	\$21,800
Electrical	\$75,300	\$65,800	\$65,900	\$59,100
Interior Architecture			\$939,500	\$17,000
Exterior Architecture	\$15,900	\$49,000		
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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

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

Asset #: 2026

Architecture	Current Repair			Futur	Future Replacement		aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	3% N Broken/Missin Location : N	ıg Eleme	\$53,800 nts, Extent : Light ding Dock.	LIFE t, Area A	* * ffected : 10%	5	\$46,700	
Masonry: Brick Cavity	94% N Expansion Jos Location : T	int Failu	\$981,500 re, Extent : Moder ut	LIFE ate, Area	* * a Affected : 15%	5	\$292,300	
Metal Panel	2% N Deformed/De Location : A	nted, Ext	\$15,900 ent : Moderate, A	2040 rea Affec	* * cted : 15%	5	\$11,700	
Slate Panels		nt : Seve	\$279,200 re, Area Affected ills Throughout	LIFE : 100%	* *	5	\$2,300	
Windows								
Aluminum	5%			2038	* *	5	\$6,900	
Metal/Detention Type	Location : T Glazing Broke Location : T	sting, Ex Throughor en/Crack Througho efficient, 2	ed, Extent : Mode ut. Extent : Moderate	rate, Are	a Affected : 50%	5	\$240,500	
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)	Blisters, Exter Location : T	hrougho ed, Exter	nt : Moderate, Are		* * d : 10%			
Metal Panel	2% N Water Penetro Location : A	ation, Ex	\$245,300 tent : Severe, Area	2050 Affected	* * 100%			1
Soffits								
Metal Panel nterior	100%			2040	* *	5-10		

Interior

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

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

Asset #: 2026

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors				2026	0027000	-	<b>4.0 -</b> 0.0	
Carpet	5%			2026	\$925,900 * *	3	\$40,700	
Cast in Place Concrete	10%	3.7	Φ.50, 000	LIFE		5	\$118,800	
Ceramic Tile	Location	Crumbling, 1 : Through		2033 , Area A <u>j</u>	\$2,951,600 <i>Gected : 10%</i>	5	\$13,600	
Quarry Tile	Cracking/	Now Crumbling, 1 : Kitchen	\$77,000 Extent : Moderate Area	2035 , Area A <u>j</u>	* * fected : 10%	5	\$20,400	
Terrazzo	30%			LIFE	* *	5	\$127,300	
Traffic Topping	20%			2030	\$9,992,300	5	\$135,800	
Vinyl Tile	Location Worn/Eroc	Crumbling, 1 : Through	: Moderate, Area A	-		3	\$30,600	
Vinyl Tile 9" X 9"	Broken/M Location Worn/Eroc	i : Through ded, Extent	\$923,900 ents, Extent : Seven out : Severe, Area Affe out Housing Areas			3	\$20,400	
Interior Walls								
Concrete Masonry Unit	Broken/M	Now issing Elem i : Through	\$1,147,900 ents, Extent : Light out	LIFE t, Area A	* * ffected : 5%	5	\$126,700	
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	Broken/M	_	\$1,010,900 ents, Extent : Seven and Throughout	2035 re, Area	* * Affected : 50%	5	\$81,500	
Exposed Struc: Concrete	2 35% Cracking/	Now Crumbling,	\$1,098,200 Extent : Moderate at Mechanical Room		* * Gected : 10%	5	\$29,700	
Metal Panel			xtent : Light, Area 1 ium	LIFE Affected	**	5	\$34,000	
Plaster		0-2 Crumbling, 1 : Corridon	\$191,100 Extent : Light, Are	LIFE ea Affecte	* * ed : 5%	5	\$101,900	

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

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

Asset #: 2026

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Light, Area Location : Electrical Room Explanation : One 5,000 Ampere Mai			5	\$1,600	
Transformers Dry Type	100%	2028	\$51,500	5	\$1,300	
Switchgear / Switchboard Molded Case Bkrs	100%	2030	\$877,100	5	\$9,600	
Raceway Conduit	100%	2030	\$880,100	1		
Panelboards Molded Case Bkrs	100%	2029	\$923,100	5	\$9,600	
Wiring Braided Cloth Thermoplastic	50% 50%	2029 2030	\$655,000 \$655,000	1 1		
Motor Controllers Locally Mounted	100%	2028	\$1,199,100	5	\$2,400	
Ground Grounding Devices Generic Stand-by Power	100%	LIFE	* *	5	\$5,300	
Transfer Switches Automatic	100%	2028	\$201,300	1	\$111,700	
Generators Diesel	50% Other Observation, Extent: Light, Area Location: Outdoor Enclosure Explanation: 250 Kilowatts	2026 a Affected	\$200,800 : 100%	1	\$70,300	
Diesel	49% Other Observation, Extent: Light, Area Location: Outdoor Enclosure Explanation: Capacity Information N			1	\$68,900	
Diesel	1% Abandoned In Place, Extent: Light, Ar Location: Basement Generator Room	2026 ea Affecte	\$4,000	1	\$1,400	
Batteries Lead/Acid	100%	2024	\$4,700	5	\$13,400	
Fuel Storage Day Tank	50% Other Observation, Extent: Light, Area Location: Generator Room Explanation: Two 30 Gallons	2029 a Affected	\$24,700 : 100%	5		
Main Tank	50% Other Observation, Extent: Light, Area Location: Basement Oil Storage Roo Explanation: One 2,200 Gallon	m		5		

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

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

Asset #: 2026

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2025	\$7,450,100	10	\$233,000	
	•		ures, Extent : Light out The Building	, Area A <u>j</u>	ffected : 100%			
Fluorescent	25%			2035	* *	10	\$83,200	
	T-8 Lamps	s And Fixtu	res, Extent : Light,	Area Aff	ected : 100%			
	Location	n : Through	out The Building					
LED	5%	ı		2035	* *			
Egress Lighting								
Emergency, Service	50%	ı		2025	\$215,400	1		
Emergency, Service	20%	ı		2035	* *	1		
Exit, Service	30%	ı		2025	\$90,500	1		
Exterior Lighting								
HID	70%	ı		2025	\$2,284,800	10	\$800	
HID	30%	ı		2035	* *	10	\$300	
Alarm								
Security System								
Generic	100%	ı		2035	* *	1	\$135,600	
			Extent : Light, Area	Affected	: 100%			
	Location	n : Through	out The Building					
	Explana	tion : CCT	V Surveillance Syst	em				
Fire/Smoke Detection								
Generic, Digital	100%	l		2035	* *	1-3	\$223,700	

Mechanical		Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	65%			2039	* *	5	\$14,000	
Steam								
Pres. Reducing Valve/LP	35%			2033	\$147,400	5	\$7,500	
Steam								
Distribution								
Central Plant Steam	30%			2050	* *	4	\$5,400	
Piping/Pmp								
Central Plant Steam	70%			2040	* *	4	\$18,800	
Piping/Pmp								

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

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

Asset #: 2026

Mechanical	Current Repair			Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Terminal Devices									
Air Handler	5%			2030	\$658,200	1	\$11,200		
		-	nt : Moderate, A. Mechanical Ro		ted : 100%				
Convector/Radiator	30%	0-2	\$34,300 : Moderate, Area	2028	\$1,716,000	1	\$31,700		
		-	. Moderaie, Arei t, Malfunctionin						
Fan Coil Unit/Heat	65%			2025	\$11,273,100	1	\$76,200		
Air Conditioning									
Energy Source									
Electricity	100%			2046	* *	1			
Conversion Equipment Exterior Pkg Unit -	10%			2030	\$767,000	2	\$2,200		
Cooling	R-22 Refriz Location	_	t : Light, Area A	ffected :	100%				
Split Unit	5%			2030	\$830,500				
No Component	85%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$202,400		
Exhaust Fans									
Interior	5%			2030	\$155,100	2	\$600		
Roof	95%			2025	\$1,289,400	2	\$10,600		
	On Extendo Location	-	it : Moderate, A	rea Affec	ted : 100%				
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	\$140,000	4	\$7,700		
Sewage Ejector(s)									
Electric		Now	\$109,900	2030	\$366,300	4	\$14,400		
			ate, Area Affecte	d: 50%					
	Location	: One Of Two	o In Basement						
Fixtures									
Generic	100%								

Vertical Transport

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

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

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

Asset #: 2026

Mechanical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost   Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators	1000/	LIDD	* *			
Hydraulic	100%	LIFE				
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location: Two Units From 1st	st To 3rd Floor, One Unit	From 1st To	2nd Flo	oor	
	Explanation: 3 Units					
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$183,000	
Sprinkler						
No Component	90%					
Generic	10%	2040	* *	1-2	\$10,200	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES FIRE COMMAND CENTER

Address : 17-29 HAZEN STREET RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 08-Aug-2019 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$65,500	
Total	\$65,500	
Importance Code A	\$65,500	
Total	\$65,500	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$44,700			\$7,800
Interior Architecture	\$30,500		\$100	\$100
Electrical	\$300	\$200	\$3,600	\$300
Mechanical	\$300	\$100	\$45,800	\$100
Site Pavements	\$19,400			
Total	\$95,200	\$300	\$49,600	\$8,300
Importance Code A	\$44,900		\$200	\$7,800
Importance Code B	\$23,500	\$300	\$49,400	\$500
Importance Code C	\$26,700			
Total	\$95,200	\$300	\$49,600	\$8,300



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

<sup>\*\*</sup> 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 Re	placement	Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior							
Exterior Walls Cast in Place Concrete	10% Now	\$17,300 LIFE	* *	5	\$3,800		
Cast III Flace Colletete	Broken/Missing Elements, Ex			3	\$3,000		
	Location : Above East Gard		jecica . 1070				
	Cracking/Crumbling, Extent	_	ed : 10%				
	Location : Upper Wall, Sou	th Facade And Truck En	trance				
Masonry: Brick	55% Now	\$65,500 LIFE	* *	5	\$4,100		
	Cracking/Crumbling, Extent	: Moderate, Area Affecte	ed : 10%				
	Location: Corners						
	Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 25%						
	Location: Throughout	-4 A ACC4-1 . 20/					
	Vertical Cracks, Extent : Light Location : South Facade	ii, Area Affectea : 2%					
Metal Panel	20%	2057	* *	5-10	\$10,300		
Metal Sect. OHD		\$26,200 2051	* *	5	\$600		
Wicker Sect. Offis	Unit Inoperable, Extent : Sev		%	3	φοσσ		
	Location : East Facade						
	Other Observation, Extent : Severe, Area Affected : 25%						
	Location: East Facade						
	Explanation: Corroded Jambs And Lintels Above All Overhead Doors Are Severely						
Matal Cailing Doors	Deteriorated 10%	2044	* *	5	\$2,300		
Metal Coiling Doors Windows	1070	2044		3	\$2,300		
Aluminum	100%	2047	* *	5	\$600		
Roof					4000		
Not Accessible	100%						
Soffits							
Wood	100%	2029		5			
	Worn/Eroded, Extent : Light,	Area Affected : 100%					
	Location : Main Entrance						
nterior Floors							
Cast in Place Concrete	75% Now	\$9,800 LIFE	* *	5	\$6,500		
Cust in Trace Concrete	Cracking/Crumbling, Extent		ed : 20%	5	ψο,500		
	Location : Apparatus Floor	**					
	Paint Peeling, Extent : Light,						
	Location : Apparatus Floor And Mechanical Room						
Quarry Tile	5%	2036	* *	5	\$300		
Vinyl Tile	20% Now	\$12,700 2041	* *	3	\$300		
	Adhesion Failure, Extent : M Location : Office Area	oderate, Area Affected :	5%				
	Broken/Missing Elements, Ex Location: Office Area	tent : Moderate, Area A	ffected : 10%				
	Cracking/Crumbling, Extent	: Moderate, Area Affecte	ed : 15%				
	Location : Office Area						

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

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

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

Asset #: 13662

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls	•• /		4100	• • • • •		_		
Ceramic Tile		Now	\$100	2040	**	5		
		ssing Elem : Toilet Ar	eents, Extent : Mode ad Shower	erate, Ar	ea Affected : 10%			
Concrete Masonry Unit	58%			LIFE	* *	5	\$500	
Gypsum Board	10%			LIFE	* *	5	\$100	
Plaster	5%	Now	\$2,900	LIFE	* *	5		
		Crumbling, : East Wa	Extent : Moderate []	, Area A <u>j</u>	fected : 20%			
		ing, Extent : Through	t : Moderate, Area A out	Affected .	20%			
	Water Pen	_	xtent : Moderate, A	rea Affe	eted : 20%			
SGFT/Glazed Masonry	25%	Now	\$4,300	LIFE	* *			
•			ents, Extent : Mode Locations Through		ea Affected : 10%			
Ceilings								
Exposed Struc: Concrete	75%			LIFE	* *	5	\$500	
	Paint Peel	ing, Extent : Apparat	t : Light, Area Affec us Room		%	Č	<b>40</b> 00	
Gypsum Board		Now	\$700	LIFE	* *	5	\$1,200	
Gypsuin Board	Cracking/0	Crumbling,	Extent : Moderate Original Building		fected : 15%	3	\$1,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	* *			
Site Pavements On-Site Walkways								
Asphalt	75%			2034	* *			
Wood	25%			2026		1-3		
Parking/Driveway								
Asphalt	_	0-2 Crumbling, : Through	\$19,400 Extent : Moderate out	2034 , Area A <u>j</u>	* * Gected : 15%			

Electrical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2051	* *	5	\$100	
	Other Observation, Extent : Light,	Area Affected : 100%				
	Location : Garage					
	Explanation: One 50 Ampere Mo	ain Disconnect Switch				
Raceway						
Conduit	100%	2051	* *	1		

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

<sup>\*\*</sup> 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 Re	Current Repair Future Replacement		M		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Panelboards						
Molded Case Bkrs	100%	2047	* *	5	\$100	
Wiring						
Thermoplastic	100%	2051	* *	1		
Motor Controllers Locally Mounted	100%	2044	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	**	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	100%	2036		10	\$3,300	
	T-8 Lamps And Fixture. Location: Throughou	s, Extent : Light, Area A <u>j</u> ıt The Building	fected : 100%			
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	\$2,300	

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

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

<sup>\*\*</sup> 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 I	Current Repair		e Replacement	М		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment	• • • • •		• • • •				
Heat Pump Air Sourced	30%	7 37/4 4	2032	<b>700</b> /	2	\$300	
	Other Observation, E		ffected :	60%			
	Location: Trailer S Explanation: 3 Page						
Dadiant Hastan	30%	ckage Oniis	2036	* *		\$500	
Radiant Heater	30% Other Observation, E	Extant : Light Arga			2	\$500	
	Location : Trailer S		Ајјестеи	. 30/0			
	Explanation: 8 Ele		aters				
No Component	40%	Cirrear Hadranii 1100					
No Component	Other Observation, E	Extent · Light, Area	Affected	. 0%			
	Location:		<sub>1/1</sub>				
	Explanation: Low	Pressure Steam Pro	vided Fr	om Adjacent Build	ing		
Distribution							
Central Plant Steam	40%		2031	\$46,800	4	\$100	
Piping/Pmp							
No Component	60%						
Terminal Devices							
Fan Coil Unit/Heat	40%		2031	\$41,300	1	\$500	
Induction Unit	30%		2040	* *	1	\$400	
No Component	30%						
Air Conditioning							
Energy Source	60%		2047	* *	1		
Electricity No Component	40%		2047		1		
Conversion Equipment	4070						
Heat Pump Air Sourced	30%		2032	\$31,200	2	\$100	
Treat I amp I in Source	R-22 Refrigerant, Ex	tent : Light, Area A			_	Ψ100	
	Location : 3 Packag						
Window/Wall Unit	30%		2029	\$7,900	1		
No Component	40%		202)	Ψ7,500			
Plumbing	-						
H/C Water Piping							
Brass/Copper	100%		2041	* *	1		
Water Heater With Tanks							
Electric	100%		2026	\$45,600	4		
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Closet	40.6.11					
G : , B: :	Explanation: One	40 Gallon Unit					
Sanitary Piping	1000/		LIDD	* *	1		
Cast Iron	100%		LIFE	-yw-	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Fixtures Generic	100%						
Generic	10070						

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

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

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Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES GEORGE MOTCHAN DETENTION CENTER

Address : 15-15 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 30-Jul-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2097042

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$49,460,900	\$112,188,600
Interior Architecture	\$33,876,000	\$20,947,800
Electrical	\$15,219,300	\$6,913,900
Mechanical	\$945,300	\$22,047,600
Total	\$99,501,500	\$162,097,900
Importance Code A	\$49,460,900	\$114,230,600
Importance Code B	\$48,716,300	\$43,458,400
Importance Code C	\$1,324,200	\$4,408,800
Total	\$99,501,500	\$162,097,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture			_	_
Interior Architecture		\$23,000	\$509,600	\$32,200
Electrical	\$96,000	\$83,500	\$85,300	\$76,600
Mechanical	\$82,500	\$60,800	\$127,100	\$57,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$190,300	\$179,200	\$733,700	\$177,700
Importance Code A	\$16,300	\$17,300	\$16,300	\$16,300
Importance Code B	\$174,100	\$161,900	\$717,500	\$161,400
Importance Code C				
Total	\$190,300	\$179,200	\$733,700	\$177,700



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

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

Asset #: 2025

rchitecture		Current F	Repair	Future Replacement		M		
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$465,000	
Masonry: Brick		Now	\$9,593,400	LIFE	* *	5	\$604,600	
	-	-	Extent: Moderate	e, Area A <u>j</u>	fected : 20%			
		: Through						
			od, Extent : Light,	Area Affe	ected: 25%			
		: Through	out					
Metal Panel	5%			2040	* *	5-10	\$319,700	
Pre-Cast Concrete		Now	\$520,100	LIFE	**	5	\$120,900	
	_		d, Extent : Light, A	Area Affec	eted: 20%			
		: Through		4 4	CC 4 1 200/			
	_	nscotoring, : Through	Extent : Moderate	e, Area A <u>j</u>	jectea : 20%			
D G . G		. Inrough	Эш	TIPP	* *		<b>\$402.600</b>	
Pre-Cast Concrete	16%			LIFE	**	5	\$483,600	
Windows	170/	NI	¢152.000	2020	* *	_	¢17,700	
Aluminum		Now	\$152,900 at : Light, Area Affo	2038		5	\$16,600	
		ilion, Exten	0 00	eciea : 20	70			
		_	ked, Extent : Light	Area Af	fected : 10%			
		: Through		, 111 cu 11 <sub>J</sub>	ecieu . 1070			
			d, Extent : Moderd	ite. Area	Affected · 10%			
	_	: Through		110, 11700	ayyeerea . 1070			
Metal/Detention Type		Now	\$21,782,800	2030	\$108,914,100	5	\$285,400	
Wetal/Detention Type			ked, Extent : Mode			3	\$205,400	
	_	: Through		7 atc, 217 c	a 11370010a . 1570			
		_	Extent : Severe, A	rea Affec	ted · 100%			
	-	: Through						
		_	ent : Moderate, Are	ea Affecte	d : 25%			
	_	: Through						
Metal Louvers	3%			2033	\$627,900	10	\$36,700	
Parapets					40-1,200		420,100	
Metal Panel	10%	Now	\$288,700	2040	* *	5	\$17,800	
	Corrosion	Rusting, E.	xtent : Moderate, 2	Area Affe	cted : 25%		-	
	Location	: Through	out					
Metal Rail	25%	Now	\$148,700	2035	* *	5	\$163,100	
	Corrosion	Rusting, E.	xtent : Moderate, 2		cted : 25%			
	Location	: Through	out.					
Metal: Cage/Fence	30%			2035	* *	5-10	\$213,500	
Pre-Cast Concrete	35%			LIFE	* *	5	\$202,400	

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

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

Asset #: 2025

Architecture	Current	Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Roof	750/ 31	Φ1 <b>2</b> 1 <b>5</b> 0 000	20.40	* *			
Built-Up (BUR)	75% Now Blisters, Extent: Mo Location: Through		2040 ed : 60%	* *			1
	Water Penetration, I Location: Through			! : 20%			
Modified Bitumen Single Ply Membrane	20% 5% Now Blisters, Extent: Sex Location: Adminis	**	2025 2040 100%	\$3,036,600	10	\$144,100	
Interior Floors							
Carpet	2%		2026	\$502,200	2	\$22,100	
Carpet Cast in Place Concrete	18% Now	\$434,700	LIFE	\$302,200 * *	3 5	\$22,100	
east in Flace concrete	Cracking/Crumbling Location: Mechan	g, Extent : Light, Are		d : 10%	3	\$270,100	
Quarry Tile	2% Now Cracking/Crumbling Location: Kitchen	,	2035 ea Affecte	* * ed : 10%	5	\$11,100	
Terrazzo	25% Now Horizontal Cracks, I	\$1,659,200 Extent : Moderate, A hout Main Corridor			5 ea.	\$143,900	
Traffic Topping	3%		2030	\$2,032,500	5	\$27,600	
Vinyl Tile	35% Now Broken/Missing Eler Location : Throug Worn/Eroded, Exten	hout. t : Moderate, Area A	2030 re, Area A	\$13,727,200 Affected : 25%	3	\$96,700	
17' 170'I 00 17 00	Location: Through	nout 	2025	# <b>25</b> 05 <b>5</b> 400		Φ27.600	
Vinyl Tile 9" X 9" Wood	10%	¢422_400	2025	\$25,057,400	3 5	\$27,600	
wood	5% Now Worn/Eroded, Exten Location: Gymna.		2045 Affected :		3	\$34,500	
Interior Walls							
Cast in Place Concrete	5% Now	\$296,800	LIFE	**			
	Water Penetration, I Location: Baseme	Extent : Light, Area ent North Wall Mech			s		
Ceramic Tile	5%		2033	\$4,295,400	5	\$40,500	
Concrete Masonry Unit	35% Now	\$1,027,400	LIFE	* *	5	\$113,400	
·	Cracking/Crumbling Location : Through		ea Affecte	ed : 5%		·	
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	

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

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

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

Asset #: 2025

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$171,300	2035	* *	5	\$69,100	
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 15%			
Exposed Struc: Concrete	40%	Now	\$1,701,900	LIFE	* *	5	\$46,000	
•		Crumbling,	Extent : Light, Are	ea Affecte	ed : 20%			
	Location	: Main Co	orridor And Mechai	nical Roc	oms			
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	30%	Now	\$1,410,600	LIFE	* *	5	\$276,300	
	Corrosion/Rusting, Extent: Moderate, Area Affected: 10%							
	Location	: Various	Locations Through	out.				
	Deteriorat	ed Finish,	Extent : Moderate,	Area Aff	fected : 60%			
		: Through						
Plaster	10%	Now	\$215,900	LIFE	* *	5	\$46,000	
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Stair Ha	lls					
	Water Pen	etration, E	xtent : Light, Area .	Affected	: 5%			
		: Roof Ha		00				

lectrical	Current Repair	Future	Replacement	Ma	aintenance		
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	70%	2030	\$194,500	5	\$1,400		
	Other Observation, Extent : Lig	ht, Area Affected :	100%				
	Location : Electrical Room						
	Explanation: One 4,000 Amp	ere And One 5,000	Ampere Main Di	sconnect	Switch		
Fused Disc Sw	30%	2030	\$83,400	5	\$600		
	Other Observation, Extent : Lig	ht, Area Affected :	100%				
	Location : Electrical Room						
	Explanation: One 1,200 Amp	ere Main Disconne	ct Switch For Em	ergency			
Transformers							
Dry Type	60%	2028	\$30,900	5	\$1,000		
Dry Type	40%	2035	* *	5	\$700		
Switchgear / Switchboard							
Fused Disc Sw	40%	2030	\$501,200	5	\$800		
Molded Case Bkrs	60%	2030	\$751,800	5	\$7,400		
Raceway							
Conduit	95%	2030	\$1,254,100	1			
Conduit	5%	2050	* *	1			
Panelboards							
Fused Disc Sw	15%	2029	\$207,700	5	\$1,600		
Molded Case Bkrs	85%	2029	\$1,176,900	5	\$10,500		

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

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

Asset #: 2025

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
Inder 600 Volts	•								
Wiring									
Braided Cloth	70%			2029	\$1,375,600	1			
Thermoplastic	30%			2030	\$589,500	1			
Motor Controllers									
Locally Mounted	100%	)		2028		5	\$3,200		
round									
Grounding Devices									
Generic	100%	1		LIFE	* *	5	\$6,900		
tand-by Power									
Transfer Switches									
Automatic	80%			2028	\$161,000	1	\$115,600		
Automatic	20%	ı		2043	* *	1	\$28,900		
Generators									
Diesel	100%			2026	\$401,600	1	\$181,900		
	Other Ob	servation, E	xtent : Light, Area	Affected	: 100%				
	Location	n : Basemen	t And Outdoor End	closure					
	Explana	tion : Four	600 Kilowatt						
Batteries									
Lead/Acid	100%	ı		2024	\$4,700	5	\$17,400		
Fuel Storage									
Day Tank	50%			2046	* *	5			
	Other Ob	servation, E	xtent : Light, Area	Affected	: 100%				
	Location	n : Generate	or Room						
	Explana	tion : One 2	275 Gallons						
Main Tank	50%	ı		2033	\$74,100	5			
	Other Ob	servation, E	xtent : Light, Area	Affected					
		n : Outside							
	Explana	tion : One :	5,000 Gallon Tank						
ighting	•								
Interior Lighting									
Fluorescent	28%			2035	* *	10	\$120,700		
	T-8 Lamp	s And Fixtu	res, Extent : Light,	Area Aff	ected : 100%				
	Location	n : Through	out The Building						
Fluorescent	70%			2025	\$9,642,900	10	\$301,600		
11001000			ures, Extent : Light			10	4201,000		
			out The Building	, ,	V				
Incandescent	2%			2025	\$304,800	2	\$200		
Egress Lighting	۷/0			2023	\$30 <del>4</del> ,600		\$200		
Emergency, Service	20%			2035	* *	1			
Emergency, Service	40%			2033	\$223,100	1			
Emergency, Service Exit, Battery	40%			2023		10	¢12.700		
	40%	<u> </u>		2030	\$513,100	10	\$12,700		
Exterior Lighting	100%			2025	\$4.224.700	10	¢1 400		
HID	100%	1		2025	\$4,224,700	10	\$1,400		

Alarm

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

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

Asset #: 2025

Electrical	Current Repair	Future Repl	acement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2035	* *	1	\$175,500	
	Other Observation, Extent : Light,	Area Affected: 100%	ó			
	Location : Throughout The Build	ling				
	Explanation : CCTV Surveillanc	e System				
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$289,500	

Mechanical	Current Repair		Futu	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Plant Campus Steam / PRV	100%			2040	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	70%			2033	\$1,600,600	1	\$162,600	
Pres. Reducing Valve/LP Steam	30%			2033	\$163,500	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	Leak Evid	Now ent, Extent : Coils In	\$102,200 : Moderate, Area : Basement	2030 Affected :	\$5,111,400	1	\$78,400	
Convector/Radiator	70%			2028	\$5,182,600	1	\$106,200	
ir Conditioning Energy Source Electricity	100%			2038	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	2%			2025	\$267,100	1	\$4,400	
	Location	: Basemen	extent : Light, Area et s Auditorium Only		: 100%			
Split Unit	15%		5 Thurston tum Only	2030	\$3,225,000			
Window/Wall Unit	15%			2025	\$5,225,000	1		
No Component	68%			2023	ψυ17,500	1		
Distribution CW & CHW Wtr	2%			2040	* *	4	\$700	
Pipe/Pump No Component  Tentilation	98%							

#### Ventilation

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

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

Asset #: 2025

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance				
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Ventilation										
Distribution										
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$262,000			
Exhaust Fans										
Interior	20%			2030	\$803,100	2	\$2,900			
Roof	80%		\$28,100	2030	\$1,405,400	2	\$9,200			
			t, Area Affected : 1	00%						
	Location:	Fan Cove	ers							
Plumbing										
H/C Water Piping	1000/			• • • • •						
Brass/Copper	100%			2040	* *	1				
HW Heat Exchanger	1000/			2020	<b>#4.25</b> 0.100		0.46.700			
Steam Fired	100%			2030	\$4,378,100	4	\$46,500			
Sanitary Piping	1000/									
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping	1000/				ماد ماد					
Cast Iron	100%			LIFE	* *	1				
Sump Pump(s)	1000/			2025	* *		<b>#0.000</b>			
Non-Submersible	100%			2035		4	\$9,900			
			xtent : Light, Area	Affectea	: 100%					
	Location:			4						
	Ехріапапо	n : Dupie	ex Units In Several	Areas						
Sewage Ejector(s)	1000/			2040	* *	4	Φ <b>7</b> 100			
Compressed Air	100%			2040		4	\$7,100			
Backflow Preventer	1000/			2025	* *	1	¢20 000			
Generic	100%			2035		1	\$28,800			
Fixtures	1000/									
Generic	100%									
Vertical Transport										
Elevators	100%			LIEE	* *					
Hydraulic		nation E	utant Liaht Anas	LIFE						
		Other Observation, Extent : Light, Area Affected : 100% Location : 2 Units From Basement To 2nd Floor, 1 Unit From Basement To 1st Floor								
	Explanatio			2nu 1 100	r, 1 Onu 1 Tom Bus	sement 10	13111001			
Fire Suppression	Ехріанано	n . 3 Oni	ıs							
Standpipe										
Generic	100%			2040	* *	1-5	\$236,900			
Sprinkler	10070			2040		1-5	Ψ230,700			
No Component	50%									
Generic	50%			2040	* *	1-2	\$65,800			
General	3070			∠∪4∪		1-2	φυ3,600			

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES GEORGE R. VIERNO CENTER GRVC

Address : 09-09 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 25-Jul-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033		
Exterior Architecture	\$3,263,500	\$926,500		
Interior Architecture	\$1,976,900	\$22,721,500		
Electrical	\$8,103,800	\$8,981,500		
Mechanical	\$2,198,800	\$9,304,900		
Total	\$15,543,000	\$41,934,500		
Importance Code A	\$3,263,500	\$1,936,800		
Importance Code B	\$12,279,500	\$33,913,500		
Importance Code C		\$6,084,200		
Total	\$15,543,000	\$41,934,500		

Total	\$157,500	\$189,500	\$119,200	\$103,200
Importance Code C				
Importance Code B	\$138,400	\$140,500	\$112,300	\$96,300
Importance Code A	\$19,000	\$49,000	\$6,900	\$6,900
Total	\$157,500	\$189,500	\$119,200	\$103,200
Mechanical	\$65,300	\$76,400	\$74,500	\$35,300
Electrical	\$63,300	\$45,900	\$44,800	\$49,900
Interior Architecture	\$23,300	\$25,700		\$18,000
Exterior Architecture	\$5,500	\$41,500		
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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

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

Asset #: 4127

rchitecture	Current Repair		Future	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior							
Exterior Walls	2007		TIPP	ata ata	_	фо <b>д</b> соо	
Concrete Masonry Unit	30%	ФОЗ1 400	LIFE	* *	5	\$97,600	
Metal Panel	70% Now	\$931,400	2040		5	\$683,300	
	Corrosion/Rusting, Location: Throug		нгеа Ајјес	tea : 20%			
	-	noui Extent : Moderate, A	rea Affec	ted · 20%			
	Location: Throug		rea zijjeci	.ca . 2070			
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	\$2,153,400	2035	* *			
		Aiss, Extent : Severe,		ected : 20%			
		Locations Through		1.50/			
	Water Penetration, Location: Throug	Extent : Severe, Area hout Corridors	ı Affected	: 13%			
Skylight, Plastic	3%	noui Corridors	2035	* *	1		
Soffits	370		2035				
Metal Panel	100% Now	\$5,500	2040	* *	5	\$10,100	
	Broken/Missing Ele	ments, Extent : Ligh	t, Area Af	fected : 10%			
	Location: Loading	g Dock					
erior							
Floors	400/	<b></b>		ac. •	=		
Cast in Place Concrete	43% Now	\$579,800	LIFE	**	5	\$386,900	
	Horizontal Cracks,						
	-	S Locations In The M				***	
Ceramic Tile	10% Now	\$223,500	2033	\$4,469,300	5	\$20,600	
	,	g, Extent : Light, Are	ea Affecte	d: 13%			
	Location : Throug			* *			
Quarry Tile	2% Now	\$23,300	2035		5	\$6,200	
		ments, Extent : Mod	erate, Are	a Affected : 10%			
	Location : Food S	ervice Area					
Traffic Topping	10%	<b>D</b> = < < 10 °	2030	\$3,782,600	5	\$51,400	
Vinyl Tile	35% Now	\$766,400	2030	\$7,664,300	3	\$54,000	
	-	ments, Extent : Mode		а Ајјестеа : 15%			
		s Locations Through at : Moderate, Area A		250/			
	Location : Throug	u . Moaerate, Area A	нујества :	4570			

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

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

Asset #: 4127

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Ceramic Tile	10%			2033	\$5,918,900	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	\$65,900	2035	* *	5	\$20,600	
	Location Staining/L	: Control I Discoloring,	ents, Extent : Light Rooms Throughout Extent : Moderate Rooms Throughout	, Area Aj				
Exposed Struc: Concrete	25%			LIFE	* *	5	\$16,100	
Metal Panel	65%	Now	\$341,300	LIFE	* *	5	\$334,200	
		ted Finish, : Through	Extent : Moderate, out	Area Aff	Sected : 15%		·	
	_	Discoloring, i : Through	Extent : Light, Are	ea Affecto	ed : 25%			
			xtent : Moderate, A out Corridors	rea Affe	cted : 5%			

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$185,300	5	\$1,200	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: Three Main	Service Switches Rate	ed At 2,000 Amper	es Each		
Transformers						
Dry Type	100%	2028	\$51,500	5	\$1,000	
Switchgear / Switchboard						
Fused Disc Sw	100%	2030	\$877,100	5	\$1,200	
Raceway						
Conduit	100%	2040	* *	1		
Panelboards						
Molded Case Bkrs	100%	2029	\$923,100	5	\$7,200	
Wiring						
Thermoplastic	100%	2040	* *	1		
Motor Controllers						
Locally Mounted	10%	2028	\$119,900	5	\$200	
Motor Control Center	90%	2028	\$1,514,600	5	\$6,700	
Ground			. , , , , , , , , , , , , , , , , , , ,		. ,	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$4.000	

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

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

Asset #: 4127

Electrical	Current Repair	Future	e Replacement	Maintenance							
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority					
Stand-by Power											
Transfer Switches			****		***						
Automatic	100%	2028	\$201,300	1	\$84,600						
Generators	1000/	2026	# <b>2</b> 00 <b>1</b> 00		0106 100						
Diesel	100%	2026	\$209,400	1	\$106,400						
	Other Observation, Extent : Light, Area Affected : 100% Location : Second Floor Generator Room										
	Explanation: Two Diesel Generators Rated At 1,100 Kilowatts Each.										
Batteries	Explanation : Two Diesel G	enerators Ratea At	1,100 Kilowalis El	исп.							
Lead/Acid	100%	2024	\$4,700	5	\$10,200						
Fuel Storage	10070		<i>ϕ .,, · · · ·</i>		ψ10, <b>2</b> 00						
Day Tank	50%	2038	* *	5							
,	Other Observation, Extent : I		: 100%								
	Location : Second Floor Ge	nerator Room									
	Explanation : 275 Gallon C	apacity Serving Bot	h Generators								
Main Tank	50%	2045	* *	5							
	Other Observation, Extent : I	ight, Area Affected	: 100%								
	Location : Outside Undergr	ound									
	Explanation: 8,000 Gallon	Capacity									
Lighting											
Interior Lighting	0.707		<b>A- - - - - - - - - -</b>	4.0	<b>****</b>						
Fluorescent	95%	2025	\$7,655,000	10	\$239,400						
	T-12 Lamps And Fixtures, Ext		tected: 100%								
	Location: Throughout The										
LED	5%	2038	* *								
Egress Lighting	500/	2020	Φ1 C2 100	1							
Emergency, Service	50%	2030	\$163,100	1							
Exit, Service	50%	2030	\$114,200	1							
Exterior Lighting HID	100%	2030	\$2,471,200	10	\$800						
	100%	2030	\$2,471,200	10	\$000						
Alarm Security System											
Generic	100%	2030	\$994,200	1	\$102,600						
Generie	Other Observation, Extent: Light, Area Affected: 100%										
	Location : Throughout The										
	Explanation : CCTV Survei	-									
Fire/Smoke Detection	^										
Generic, Digital	100%	2030	\$1,366,100	1-3	\$174,500						

Mechanical	Curr	ent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

Asset #: 4127

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	99%	2-4	\$1,500	2040	* *	1		
	Location		Extent : Light, Area r Mechanical Roon l Leak		: 100%			
Natural Gas	1%	ı		2050	* *	1		
Conversion Equipment								
Furnace	Location	servation, E 1 : Roof	Extent : Light, Area of Mounted Units	2030 Affected	\$16,500 : 100%	1	\$1,400	
Heat Exchanger, Plate & Frame		Now	\$13,400	2033	\$668,800	1	\$61,100	
	Location	n : Mechani	Extent : Moderate, 2 cal Room J ation Damaged Or		cted : 5%			
Pres. Reducing Valve/LP Steam	49%	l		2033	\$156,200	5	\$8,000	
Distribution Hot Wtr Piping/Pump		Extent : M	\$57,900 Toderate, Area Affe Evel In Mechanical		* *	4	\$13,500	
Terminal Devices		- 11						
Air Handler	60%			2030	\$5,979,800	1	\$102,000	
Convector/Radiator	3% Other Obs	Now servation, E n : Through		2035 Area Affe	** cted : 1%	1	\$2,400	
~ ~ ~			ector Air Holes Pa				000000	
Convector/Radiator	37%	ı		2035	* *	1	\$32,800	
Air Conditioning Energy Source Electricity	100%			2046	* *	1		
Conversion Equipment	10070	·						
Split Unit Window/Wall Unit	10% 5%			2035 2025	* * \$100,300	1		
No Component	85%			-0-0	\$100,200	-		
Distribution	0070							
Ductwork/Diffusers	10%			LIFE	* *	2	\$35,800	
No Component	90%	<u> </u>						
Ventilation Distribution								
Distribution  Ductwork/Diffusers	100%			LIFE	* *	2-5	\$153,200	
Exhaust Fans	10070			LIFE		2-3	\$133,200	
Exnaust Fans Interior	60%			2030	\$1,409,300	2	\$5,100	
Roof	40%			2030	\$411,000	2	\$3,400	

#### Plumbing

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

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

Asset #: 4127

Mechanical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper		2,040,600 2040	* *	1		
	Broken, Extent : Moderate,	33				
	Location : Various Mixing	g Valves				
	Other Observation, Extent :	0 00	00%			
	Location : Mechanical Ro	oom				
	Explanation: Triplex Boo	ster Pump Not Operation	ial, Domestic M	lain Valv	e Failed	
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	\$106,000	4	\$5,800	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$138,600	
Sprinkler						
No Component	15%					
Generic	85%	2040	* *	1-2	\$65,400	
Fire Pump						
Generic	100%	2033	\$505,700	1	\$51,300	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$214,600	\$380,500
Interior Architecture	\$1,206,200	\$80,300
Electrical		\$338,100
Total	\$1,420,800	\$798,800
Importance Code A	\$214,600	\$380,500
Importance Code B	\$1,038,900	\$418,300
Importance Code C	\$167,300	·
Total	\$1,420,800	\$798,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$4,400		\$7,900	\$7,800
Interior Architecture	\$4,100	\$1,200		\$500
Electrical	\$10,900	\$4,700	\$6,300	\$5,200
Mechanical	\$30,100	\$3,800	\$8,600	\$4,300
Site Pavements	\$48,600			
Total	\$98,000	\$9,700	\$22,800	\$17,900
Importance Code A	\$5,800	\$1,400	\$9,400	\$9,200
Importance Code B	\$43,600	\$7,000	\$13,400	\$8,600
Importance Code C	\$48,600	\$1,200		
Total	\$98,000	\$9,700	\$22,800	\$17,900



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

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

Asset #: 2554

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
kterior							
Exterior Walls Concrete Masonry Unit	15% Now Water Penetration, I Location: North S		LIFE rea Affec	** cted : 10%	5	\$8,700	
Metal Panel	82%	1007	2051	* *	5-10	\$523,200	
Metal Coiling Doors	3%		2044	* *	5	\$323,200	
Windows	370		2011			ψ0,700	
Aluminum	95%		2047	* *	5	\$15,600	
Metal Louvers	5%		2040	* *	10	\$5,100	
Parapets	2.0					\$2,100	
Not Accessible	100% Other Observation, Location: Through						
Roof	Explanation . Roo	Ticcess Eochea. 110	Hey IIva	iidoic.			
Not Accessible	85% Other Observation, Location: Through						
Not Accessible	15% Other Observation, Location: Through	Extent : N/A, Area A	ffected :	0%			
Soffits	1 ,						
Metal Panel	100%		2051	* *	5-10	\$29,000	
terior							
Floors  Cast in Place Concrete	85% Now Horizontal Cracks, A Location: Near G Paint Peeling, Exten Location: Through	arage Door Entrand nt : Light, Area Affed	e.		5	\$80,300	
Mosaic Tile	5%		2044	* *	5	\$5,400	
Vinyl Tile	10% Now Broken/Missing Eler Location: 1st Floo Worn/Eroded, Exten Location: 1st Floo	or Offices t : Moderate, Area A	2041 erate, Ar		3	\$1,600	
Interior Walls							
Ceramic Tile Concrete Masonry Unit	5% 95% Now Diagonal Cracks, E.	\$167,300 xtent : Moderate, Ar nical Room And Stai		* * * * ed : 5%	5 5	\$2,400 \$18,500	

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

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

Asset #: 2554

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$1,400	2044	* *	5	\$1,100	
			ents, Extent : Light	, Area Ą	ffected : 2%			
	Location	n : Control .	Room And Offices					
	Staining/L	Discoloring,	Extent: Light, Are	ea Affecto	ed : 2%			
	Location	n : Control .	Room And Offices					
Exposed Struc: Concrete	10%	ı		LIFE	* *	5	\$700	
Exposed Struc: Steel		Now	\$849,600	LIFE	* *			
1	Water Per	netration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	n : Along Ai	sle 1 And By HVAC	Unit				
Site Enclosure								
Fence/Gates								
Chain Link	100%	ı		2051	* *			
Site Pavements								
On-Site Walkways								
Asphalt	80%	ı		2040	* *			
Cast in Place Concrete	20%	0-2	\$5,900	2044	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	n : By Coili	ng Door And Main	Entranc	e			
Parking/Driveway								
Asphalt	96%	4+	\$42,700	2040	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 10%			
	Location	n : Through	out					
Cast in Place Concrete	4%			2044	* *			

ectrical	Current Repair	Future Rep	lacemen <u>t</u>	Ma	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)		mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$100	
	Other Observation, Extent : Li	ght, Area Affected : 100	%			
	Location : Electrical Room					
	Explanation: Main Service S	Switch Rated At 400 Am	oeres			
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	

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

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

Asset #: 2554

Electrical	Current Repair	Future	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches	1000/	2026	* *	1	£0.000		
Automatic	100%	2036	7. 7.	1	\$8,900		
Generators Diesel	100%	2034	* *	1	\$11,200		
Diesei	Other Observation, Extent : Light, Ar Location : Generator Room Explanation : Emergency Generator	ea Affected .		1	ψ11,200		
Batteries	1 3						
Lead/Acid	100%	2024	\$4,700	5	\$1,100		
Fuel Storage							
Day Tank	50%	2039	* *	5			
	Other Observation, Extent : Light, Ar Location : Generator Room Explanation : 275 Gallon Capacity	ea Affected .	: 100%				
Main Tank	50%	2046	* *	5			
	Other Observation, Extent : Light, Ar Location : Underground Explanation : 25,000 Rated Capacit		: 100%				
Lighting							
Interior Lighting							
Fluorescent	20% T-8 Lamps And Fixtures, Extent : Ligi Location : Offices	2031 ht, Area Affe	\$78,700 ected : 100%	10	\$5,300		
LED	80%	2039	* *				
	Recent Installation, Extent : N/A, Area Location : Main Warehouse	a Affected :	100%				
Egress Lighting						_	
Emergency, Service	50%	2036	* *	1			
Exit, Battery	50%	2036	* *	10	\$1,000		
Exterior Lighting	1000/	2021	\$250.200	10	<b>#100</b>		
HID	100%	2031	\$259,300	10	\$100		
Alarm Security System							
Security System Generic	100%	2036	* *	1	\$10,800		
Generic	Other Observation, Extent: Light, Ar		: 100%	1	Ψ10,000		
	Location: Throughout The Building	00					
	Explanation : CCTV Surveillance C						
Fire/Smoke Detection	•						
Generic, Digital	100%	2036	* *	1-3	\$18,300		
	Other Observation, Extent: Light, Ar Location: Throughout The Building Explanation: Strobe Lights, Manua Bells	3		ors, Horn	·		

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

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

Asset #: 2554

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	* *	1		
Conversion Equipment								
Furnace	100%			2036	* *	1	\$14,300	
Air Conditioning								
Energy Source	1000/			201-	de de			
Electricity	100%			2047	* *	1		
Conversion Equipment	400/			2026	* *			
Split Unit	10%			2036	* *			
No Component	90%							
Distribution	400/				de de	_	44.000	
Ductwork/Diffusers	10%			LIFE	* *	2	\$3,800	
No Component	90%							
Ventilation								
Distribution 1/D:cc	250/	3.7	Ф1 <b>2 2</b> 00	LIDE	* *	2.5	<b>#</b> 4.000	
Ductwork/Diffusers	Damaged,	Now Extent : M : Warehou	\$12,200 Toderate, Area Affec se	LIFE cted : 2%		2-5	\$4,000	
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 With Tanks								
Electric	100%			2029	\$45,600	4		
	Location	: Closet	xtent : Light, Area	Affected	: 100%			
g : P: :	Explana	tion : One 4	10 Gallon Unit					
Sanitary Piping Cast Iron	Other Obs	Now ervation, E	\$14,000 Extent : Moderate, A	LIFE Irea Affe	** cted : 2%	1		
				Event Of	Duilding			
Storm Drain Piping	Ехріана	uon . Consi	istent Blockage At I	rom Of	Dunumg			
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	10070			LIFE		1		
Generic	100%			2036	* *	1	\$1,800	
Fixtures	100/0			2030		1	φ1,000	
Generic	100%							
Fire Suppression	10070							
Standpipe								
Generic	100%			2051	* *	1-5	\$15,100	
	10070			2001		1 -3	Ψ13,100	
Sprinkler								

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

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

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

Asset #: 2554

Mechanical	Current Repai	r Future Re	eplacement	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost   Year Est FY	timated Cost   Cycle (Yrs		Priority
Fire Suppression Fire Pump					
Generic	100%	2040	** 1	\$5,400	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,769,100	\$621,000
Interior Architecture	\$826,600	\$877,600
Electrical		\$495,900
Mechanical		\$2,535,300
Total	\$2,595,700	\$4,529,800
Importance Code A	\$1,769,100	\$712,900
Importance Code B	\$296,200	\$3,758,300
Importance Code C	\$530,500	\$58,600
Total	\$2,595,700	\$4,529,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$31,500			
Interior Architecture	\$7,000	\$11,100		
Electrical	\$19,100	\$14,900	\$14,500	\$12,900
Mechanical	\$13,600	\$18,600	\$49,300	\$8,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$81,000	\$54,500	\$73,700	\$31,000
Importance Code A	\$31,500	\$300		
Importance Code B	\$49,500	\$54,200	\$73,700	\$31,000
Importance Code C				
Total	\$81,000	\$54,500	\$73,700	\$31,000



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

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

Asset #: 4248

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls Metal Panel	100%			2040	* *	5-10	\$853,900	
Windows Metal/Detention Type	Broken/M	Now issing Elen 1: Through	\$712,000 nents, Extent : Mod out	2040 erate, Are	* * ea Affected : 10%	5	\$37,300	
Parapets Metal Rail			\$31,500 Extent : Moderate, out	2043 Area Aff	* * ected : 50%	5	\$17,300	
Roof IRMA/Protected Membrane	100%	Now	\$824,200	2040	* *			
	Location Grvl/Blst Location Vegetation Location Water Pen	n : Through Miss/Disp, n : Various n Growth, E n : Through	Extent : Moderate, Locations Extent : Light, Area out Extent : Moderate, A	Area Aff Affected	ected : 10%			
Interior Floors								
Cast in Place Concrete	Horizonta		\$58,300 Extent : Moderate, A ical Rooms	LIFE Area Affed	* * cted : 10%	5	\$38,900	
Ceramic Tile	5%			2039	* *	5	\$5,900	
Raised Access Floor		lam Surface	\$131,900 e, Extent : Severe, A c Control Rooms	2033 Area Affed	\$659,700 cted: 50%	5	\$11,100	
Terrazzo	60%			LIFE	* *	5	\$55,600	
Traffic Topping	15%			2035	* *	5	\$22,200	
Interior Walls Concrete Masonry Unit	Vertical C		\$530,500 ant : Light, Area Aff r And Stairways	LIFE ected : 59	**	5	\$58,600	
Glass: Special Gauge	5%			LIFE	* *	1		
Metal Security Bars	5%			LIFE	* *	•		
Steel Plate	25%			LIFE	* *	5	\$33,800	

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

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

Asset #: 4248

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	20%			LIFE	* *	5	\$3,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%	Now	\$4,000	LIFE	* *	5	\$7,400	
i	Broken/Mi	issing Elem	ents, Extent : Light	, Area A	ffected : 10%			
	Location	: Maintend	ance Area					
Metal Panel	70%	Now	\$105,900	LIFE	* *	5	\$103,700	
(	Corrosion	Rusting, E	xtent : Light, Area	Affected	: 20%			
	Location	: Bathroon	ns And Corridors					

Electrical	Current Repair	Future Re	placement	M		
system Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Esti FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	**	3	\$300	
	Other Observation, Extent : 1 Location : Outdoors	Light, Area Affected : 100	0%			
	Explanation: One 600 Amp	ere Main Disconnect Sw	ritch			
Transformers						
Dry Type	100%	2035	* *	3	\$400	
Feeders						
Cable	100%	2038	* *	1		
Raceway						
Conduit	100%	2040	* *	1		
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2040	* *	5	\$400	
	Other Observation, Extent : I	Light, Area Affected : 100	0%			
	Location : Electrical Room					
	Explanation: One 2,500 Ar	npere And One 1,600 Am	ipere Main Di	sconnect	Switches	
Transformers	1000/	2025	ate ate	_	<b>#200</b>	
Dry Type	100%	2035	* *	5	\$300	
Switchgear / Switchboard	1000/	• • • •	* *	_	00.100	
Molded Case Bkrs	100%	2040	* *	5	\$2,100	
Raceway	1000/	20.40	ماد ماد			
Conduit	100%	2040	* *	1		
Panelboards	100/	2020	ate ate	_	<b>42.</b>	
Fused Disc Sw	10%	2038	**	5	\$200	
Molded Case Bkrs	90%	2038	* *	5	\$1,900	
Wiring	4000/	2010	ate ate			
Thermoplastic	100%	2040	* *	1		
Motor Controllers	1000/	2025	at- at-	_	<b>4.5</b> 00	
Locally Mounted round	100%	2035	* *	5	\$500	

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

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

Asset #: 4248

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,200	
Stand-by Power						
Transfer Switches	1000/	2025	* *	1	¢24.400	
Automatic	100%	2035		1	\$24,400	
Generators Diesel	100%	2033	\$209,400	1	\$30,700	
Diesei	Other Observation, Extent : Light, Ar			1	\$50,700	
	Location: Outdoors	cu zijjecicu .	10070			
	Explanation: One 900 Kilowatts Co	apacity				
Batteries						
Lead/Acid	100%	2024	\$4,700	5	\$2,900	
Fuel Storage						
Day Tank	50%	2038	* *	5		
	Other Observation, Extent : Light, Ar	rea Affected :	100%			
	Location : At Generator					
	Explanation: One 275 Gallon Capa	acity				
Main Tank	50%	2045	* *	5		
	Other Observation, Extent : Light, Ar	rea Affected :	100%			
	Location : Outside Vault					
	Explanation: One 10,000 Gallon C	Capacity				
Lighting						
Interior Lighting	1000/					
Under Construction	100%					
Egress Lighting	50%	2035	* *	1		
Emergency, Service Exit, Service	50%	2033	\$32,900	1		
Exterior Lighting	3070	2030	\$32,900	1		
LED	100%	2038	* *			
EED	Recent Installation, Extent: N/A, Are		100%			
	Location : Roof And Building Perin					
Lightning Protection	, 3					
Arresters/Cabling						
Generic	100%	2045	* *	5	\$500	
Alarm						
Security System						
Generic	100%	2030	\$286,500	1	\$29,600	
	Other Observation, Extent : Light, Ar	00	100%			
	Location: Throughout The Building					
71 /2 1 =	Explanation: CCTV Surveillance S	ystem				
Fire/Smoke Detection	1000/	2025	* *	1.2	<b>#</b> 40.000	
Generic, Digital	100%	2035	<b>ት</b> ች	1-3	\$48,800	

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

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

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

Asset #: 4248

	Current	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%			2040	* *	1		
100%			2033	\$91,900	5	\$4,700	
100%			2050	* *	4	\$3,900	
			2030	\$2,297,700	1	\$39,200	
20%			2043	~ ~ ~	1	\$5,100	
100%			2046	* *	1		
2%			2031	\$49,700	2	\$100	
98%							
100%			LIFE	* *	2	\$103,000	
100%			LIFE	* *	2-5	\$44,200	
200/			2025	* *	2	\$500	
80% Malfunctio	oning, Exte	0 00	2035 Sected : 59	* *	2	\$1,600	
100%			2050	* *	1		
100%			2050	* *	4	\$7,800	
100%			LIFE	* *	1		
100%			LIFE	* *	1		
100%			2030	\$30,600	4	\$1,700	
100%							
	100% 100% 100% 100% 20% 100% 100% 20% 400% 100% 400% 400% 400% 400% 400% 40	% of Fail Date Total (Years)  100%  100%  100%  80% 20%  100%  2% 98%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100%	Total (Years)  100%  100%  80% 20%  100%  2%  98%  100%  100%  20%  80% 2-4 \$4,700  Malfunctioning, Extent: Light, Area Aff Location: 2 Of 39 Units Defective On  100%  100%  100%  100%  100%  100%  100%	% of Total         Fail Date (Years)         Estimated Cost (Year FY)           100%         2040           100%         2033           100%         2050           80%         2030           20%         2043           100%         2046           2%         2031           98%         100%           LIFE         20%           80%         2-4           4,700         2035           Malfunctioning, Extent: Light, Area Affected: 5           Location: 2 Of 39 Units Defective On Roof           100%         2050           100%         2050           100%         LIFE           100%         2050           100%         LIFE           100%         2050	Total   Fail Date   Estimated Cost   Year   Estimated Cost   FY	Note   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle (Yrs)	Note   Fail Date   Estimated Cost   Year   FY   Estimated Cost   Cycle   (Yrs)

Vertical Transport

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

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

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

Asset #: 4248

Mechanical	Current Repair	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : 1st Through 5t	h Floor				
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$39,900	
Sprinkler						
No Component	50%					
Generic	50%	2050	* *	1-2	\$11,100	
Fire Pump						
Generic	100%	2033	\$145,700	1	\$14,800	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033		
Exterior Architecture	\$1,987,800	\$1,330,500		
Interior Architecture	\$1,314,300	\$384,900		
Electrical		\$693,400		
Mechanical	\$190,900	\$4,954,100		
Total	\$3,493,000	\$7,362,900		
Importance Code A	\$1,987,800	\$1,330,500		
Importance Code B	\$1,111,700	\$5,981,400		
Importance Code C	\$393,600	\$51,000		
Total	\$3,493,000	\$7,362,900		

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$24,400			
Interior Architecture			\$19,200	
Electrical	\$34,100	\$22,200	\$25,500	\$25,100
Mechanical	\$25,400	\$23,000	\$46,700	\$25,500
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$133,200	\$94,600	\$140,700	\$99,900
Importance Code A	\$27,500		\$400	
Importance Code B	\$105,700	\$94,600	\$140,200	\$99,900
Importance Code C				
Total	\$133,200	\$94,600	\$140,700	\$99,900



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

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

Asset #: 4249

chitecture	Current Re	Current Repair		placement	Ma		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls							
Metal Panel	100%		2041	* *	5-10	\$1,756,100	
Windows	1000/ 31	Φ40 <b>7.2</b> 00	2041	* *	-	Ф <b>52</b> 400	
Metal/Detention Type	100% Now Air Infiltration, Extent Location: Throughou Broken/Missing Eleme Location: Main Cor. Glazing Broken/Crack Location: Corridors	ut nts, Extent : Mod ridor And Various ed, Extent : Mode	erate, Area Afj Locations Th	fected : 2% roughout.	5	\$53,400	
Parapets							
Metal Rail	100% Now Deteriorated Finish, E Location: Throughou	-	2036 a Affected : 25	* *	5	\$21,400	
Roof							
Built-Up (BUR)	100% Now Drains Clogged, Extent Location: 5th Floor 1		2041 Fected : 10%	* *			
	Miss/Damaged Flashin Location : Adjacent '	-	t, Area Affecte	ed : 5%			
	Vegetation Growth, Ex Location: Adjacent I Water Penetration, Ext Location: 1st Floor	To Bulkhead Door ent : Moderate, A	rea Affected :	20%			
erior	Location . 1st 1 tool .	Dreezeway Ana Si	n Fioor Eleva	nor restibute			
Floors							
Cast in Place Concrete	45% Now Horizontal Cracks, Ext Location: Throughout		LIFE Area Affected :	**	5	\$201,300	
Raised Access Floor	5% Now Loose/Delam Surface, Location : Throughou		2034 Irea Affected :	**	5	\$19,200	
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 Vertical Cracks, Extend Location: Mechanical		LIFE ected : 5%	* *	5	\$43,500	
Class Special Cours	5%	2001113	LIEE	* *	1		
Glass: Special Gauge Metal Panel	3% 3%		LIFE	**	1		
Metal: Cage/Fence	3% 6%		LIFE LIFE	* *			
Steel Plate	18%		LIFE	* *	5	\$51,000	
Sicci i iait	10/0		LILL		J	φ51,000	

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

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

Asset #: 4249

Architecture		<b>Current F</b>	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	47%			LIFE	* *	5	\$15,000	
Exposed Struc: Steel	8%			LIFE	* *			
Metal Panel	30%	Now	\$391,500	LIFE	* *	5	\$76,700	
	Broken/Mi.	ssing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Through	out					
	Corrosion/	Rusting, E.	xtent : Moderate, A	lrea Affe	cted : 15%			
	Location	: Through	out					
Plaster	15%			LIFE	* *	5	\$19,200	

Electrical	Current Repai	r Future Re	eplacement	Ma				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost   Year   Est   FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2041	* *	3	\$400			
	Other Observation, Extent	-	10%					
	Location: Electrical Roo							
T	Explanation: One 600 Ai	mpere Main Disconnect Sv	witch					
Transformers	1000/	2026	* *	2	Ø1 000			
Dry Type	100%	2036	* *	3	\$1,000			
Feeders	1000/	2020	* *					
Cable	100%	2039	* *	1				
Raceway	1000/	2041	* *	1				
Conduit	100%	2041	* *	1				
Under 600 Volts								
Service Equipment	1000/	2041	* *	-	¢(00			
Fused Disc Sw	100%	2041		5	\$600			
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room And Generator Room							
		m Ana Generator Room Ampere And Two 1,600 An	un aug Main Di	~ ~ ~ · · · · · · · · · · · ·	Cauitalaga			
Transformers	Explanation: One 2,500	Ampere Ana 1wo 1,000 An	npere Main Di	sconneci	Swiiches			
Dry Type	100%	2036	* *	5	\$500			
Switchgear / Switchboard	10070	2030		3	\$300			
Molded Case Bkrs	100%	2041	* *	5	\$3,600			
Raceway	10070	2041			\$3,000			
Conduit	100%	2041	* *	1				
Panelboards	10070	2041		1				
Fused Disc Sw	10%	2039	* *	5	\$300			
Molded Case Bkrs	90%	2039	* *	5	\$3,200			
Wiring	7070	2037			ψ3,200			
Thermoplastic	100%	2041	* *	1				
Motor Controllers	10070	2011		-				
Locally Mounted	100%	2036	* *	5	\$900			
Fround	10070	2030			Ψ>00			

Ground

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

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

Asset #: 4249

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Fround								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$2,000			
tand-by Power								
Transfer Switches	1000/	• • • •			<b></b>			
Automatic	100%	2036	* *	1	\$42,000			
Generators	1000/	2024	* *	1	<b>#52</b> 000			
Diesel	100%	2034		1	\$52,900			
	Other Observation, Extent : Light, Area Location : Mechanical Room	Ајјестеа	: 100%					
	Location : Mechanical Room  Explanation : Two 1,100 Kilowatts Capacity							
Batteries	Explanation . 1wo 1,100 Knowatts Co	ιρατιιγ						
Lead/Acid	100%	2024	\$4,700	5	\$5,100			
Fuel Storage	10070	2024	ψ1,700		Ψ5,100			
Day Tank	50%	2039	* *	5				
Day Talin	Other Observation, Extent : Light, Area		: 100%	5				
	Location : Generator Room	33						
	Explanation: Two 275 Gallon Capaci	itv						
Main Tank	50%	2046	* *	5				
Wall Talk	Other Observation, Extent : Light, Area Location : Underground		: 100%	5				
	Explanation: Two 25,000 Gallon Cap	nacity						
ighting	Explanation : 1110 25,000 Garion Cap	·ucity						
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Emergency, Service	50%	2031	\$81,100	1				
Exit, Service	50%	2031	\$56,800	1				
Exterior Lighting			· · · · · · · · · · · · · · · · · · ·					
HID	5%	2031	\$61,400	10				
LED	95%	2039	* *					
	Recent Installation, Extent: N/A, Area	Affected :	100%					
	Location : Building Perimeter							
ightning Protection								
Arresters/Cabling								
Generic	100%	2046	* *	5	\$500			
Marm								
Security System								
Generic	100%	2031	\$494,200	1	\$51,000			
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location: Throughout The Building							
	Explanation: CCTV Surveillance Sys	tem						
Fire/Smoke Detection	1000/	2626			<b>.</b>			
Generic, Digital	100%	2036	* *	1-3	\$86,700			

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

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

Asset #: 4249

Mechanical		Current I	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
leating								
Energy Source Plant Campus Steam / PRV	100%			2041	* *	1		
Conversion Equipment Pres. Reducing Valve/LI Steam	P 100%	0-2	\$3,200	2034	* *	5	\$4,100	
Steam			: Light, Area Affec oor Mechanical Eq					
Distribution				_				
Central Plant Steam Piping/Pmp	100%			2051	**	4	\$6,700	
Terminal Devices	1000/			2021	Φ4 054 100	1	<b>004.500</b>	
Air Handler ir Conditioning	100%			2031	\$4,954,100	1	\$84,500	
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Reciprocating	2%			2036	* *	1	\$1,300	
Compr/Chiller								
No Component	98%							
Terminal Devices								
Air Handler/Dir	2%			2036	* *	1		
Expansion								
No Component	98%							
Heat Rejection								
Air Cooled Condenser	2%			2036	* *	2	\$1,900	
Unit	000/							
No Component	98%							
entilation								
Distribution	1000/			LIEE	* *	2.5	¢7.6.200	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$76,200	
Exhaust Fans	80%			2036	* *	2	¢2 200	
Interior Roof	80% 20%			2036	* *	2 2	\$3,300 \$800	
umbing	2070			2030			\$000	
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
HW Heat Exchanger	100/0			2001		1		
Steam Fired	50%	Now	\$190,900	2061	* *	4	\$6,800	
200001	Unit Inope Location	rable, Exte	ent : Moderate, Are oor Mechanical Equ	a Affecte	ed : 50% Room, 1 Of 2 Defec			
Steam Fired	50%			2041	* *	4	\$10,100	
Sanitary Piping							-	
Cast Iron	100%			LIFE	* *	1		
	Leak Evid	ent, Extent	: Moderate, Area A	Affected :	10%			
	Location	: Observe	d On Basement Lev	el, Leak	s Originate On Upp	per Flooi	rs	

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

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

Asset #: 4249

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	* *			
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Two Units Basement To 5th Floor, Three Units 1st To 5th Floor					
	Explanation: 5 Units					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$71,400	
Sprinkler						
Generic	100%	2051	* *	1-2	\$38,300	
Fire Pump		_	•			
Generic	100%	2034	* *	1	\$25,500	

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

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

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Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$8,828,100	\$177,300
Interior Architecture	\$1,764,500	\$8,132,200
Electrical		\$698,300
Mechanical	\$157,300	\$2,778,700
Total	\$10,749,900	\$11,786,400
Importance Code A	\$8,828,100	\$365,700
Importance Code B	\$1,580,400	\$8,922,800
Importance Code C	\$341,400	\$2,497,900
Total	\$10,749,900	\$11,786,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$77,600	\$38,600		
Interior Architecture	\$167,900	\$18,800		\$7,300
Electrical	\$21,700	\$55,400	\$15,800	\$14,200
Mechanical	\$72,200	\$63,800	\$26,500	\$13,400
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$353,300	\$190,400	\$56,200	\$48,800
Importance Code A	\$77,600	\$38,800		
Importance Code B	\$185,900	\$151,600	\$56,200	\$48,800
Importance Code C	\$89,700			
Total	\$353,300	\$190,400	\$56,200	\$48,800



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

<sup>\*\*</sup> 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		
ystem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior					
Exterior Walls					
Cast in Place Concrete	5% Now \$73,9 Broken/Missing Elements, Extent : Location : Window Sills		5	\$32,000	
Masonry: Brick	85% Now \$1,727,8  Joint Mortar Miss/Erod, Extent : So  Location : Throughout		5	\$108,900	
Metal Panel	8% Now \$26,2 Deformed/Dented, Extent: Severe, Location: Female Locker Room		5	\$19,200	
Metal: Cage/Fence	2% Now \$4,9 Corrosion/Rusting, Extent : Moder Location : Exterior Egress Stairs		5	\$5,600	
Windows		500 2040 **			
Metal/Detention Type	100% Now \$5,221,6 Air Infiltration, Extent: Severe, An Location: Throughout Broken/Missing Elements, Extent: Location: Throughout Thermally Inefficient, Extent: Seve Location: Throughout	ea Affected : 25% Moderate, Area Affected : 25%	5	\$68,400	
Parapets	500/	TIEE **	5	¢4.700	
Masonry: Brick	50%	LITE	5 5	\$4,700	
Metal Panel Metal Rail	15% 35%	2050 ** 2035 **	5-10	\$5,400 \$59,100	
Roof	3370	2033	3 10	ψ39,100	
Built-Up (BUR)	65% Now \$1,077,4 Miss/Damaged Flashings, Extent: Location: 6th Floor Roof Water Penetration, Extent: Modera Location: Throughout	Light, Area Affected : 5%			
Modified Bitumen	10% Now \$46,6 Water Penetration, Extent : Modera Location : Throughout				
Single Ply Membrane	25% Now \$727,4 Water Penetration, Extent : Severe, Location : Above Mechanical Ro	Area Affected : 25%			1
Soffits	1000/	1155 **	-		
Cast in Place Concrete	100%	LIFE **	5		

Interior

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

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

Asset #: 2029

		Current I	Repair	Futur	e Replacement	Ma	aintenance	
tem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
rior				•				•
Floors								
Cast in Place Concrete	Horizonta	Now l Cracks, E a : Basemen	\$42,800 Extent : Light, Area at	LIFE Affected	* * : 10%	5	\$28,500	
Ceramic Tile	Cracking/	_	\$35,400 Extent : Moderate at And Throughout			5	\$3,300	
Terrazzo	25%	Now	\$587,700	LIFE	* *	5	\$25,500	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 40%			
Traffic Topping	15%			2030	\$1,799,700	5	\$24,500	
Vinyl Tile	45%		\$625,100	2030	\$3,125,700	3	\$22,000	
	Location Worn/Erod	: Through	: Moderate, Area A					
Interior Walls								
Ceramic Tile	Broken/Mi	Now issing Elem i : Through	\$50,000 eents, Extent : Light out	2033 t, Area Aj	\$2,497,900 ffected : 10%	5	\$11,800	
Concrete Masonry Unit	Broken/Mi Location Vertical Co	: Through	nt : Light, Area Aff	·		5	\$37,700	
Glass: Single Pane	4%		·	LIFE	* *	5	\$7.100	
Glass: Single Pane Metal Security Bars	4% 10%		1	LIFE LIFE	* *	5	\$7,100	
Glass: Single Pane Metal Security Bars Plaster	10% 18% Cracking/ Location	Crumbling, 1 : Stairway	\$39,800 Extent : Moderate	LIFE LIFE , Area A <u>f</u>	* * * * Tected : 15%	5	\$7,100 \$12,700	
Metal Security Bars	10% 18% Cracking/ Location Water Pen	Crumbling, 1 : Stairway 1 etration, E	\$39,800 Extent : Moderate	LIFE LIFE , Area A <u>f</u>	* * * * Tected : 15%			
Metal Security Bars	10% 18% Cracking/ Location Water Pen	Crumbling, 1 : Stairway 1 etration, E	\$39,800 Extent : Moderate es xtent : Light, Area .	LIFE LIFE , Area A <u>f</u>	* * * * Tected : 15%			
Metal Security Bars Plaster	10% 18% Cracking/ Location Water Pen Location	Crumbling, 1 : Stairway 1 etration, E	\$39,800 Extent : Moderate es xtent : Light, Area .	LIFE LIFE , Area A <u>f</u> Affected	* * ** Fected : 15%			
Metal Security Bars Plaster  SGFT/Glazed Masonry	10% 18% Cracking/ Location Water Pen Location	Crumbling, 1 : Stairway 1 etration, E	\$39,800 Extent : Moderate es xtent : Light, Area .	LIFE LIFE , Area A <u>f</u> Affected	* * ** Fected : 15%			
Metal Security Bars Plaster  SGFT/Glazed Masonry Ceilings	10% 18% Cracking/c Location Water Pen Location 18%	Crumbling, 1 : Stairway 1 etration, E	\$39,800 Extent : Moderate es xtent : Light, Area .	LIFE LIFE , Area Ag Affected LIFE	* * **  fected: 15%  : 10%	5	\$12,700	
Metal Security Bars Plaster  SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In	10% 18% Cracking/c Location Water Pen Location 18%	Crumbling, 1 : Stairway 1 etration, E	\$39,800 Extent : Moderate es xtent : Light, Area .	LIFE LIFE , Area Ag  Affected  LIFE  2035	* * * * * * * * * * * * * * * * * * *	5	\$12,700 \$13,000 \$5,100	
Metal Security Bars Plaster  SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In Exposed Struc: Concrete	10% 18% Cracking/e Location Water Pen Location 18% 10% 25%	Crumbling, a : Stairway etration, E. a : At Variou	\$39,800 Extent : Moderate es xtent : Light, Area .	LIFE LIFE , Area Ay Affected LIFE 2035 LIFE	* * * * * * * * * * * * * * * * * * *	5 5 5	\$12,700 \$13,000	

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

Under 600 Volts

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

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

Asset #: 2029

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$87,300	5	\$400	
	Other Observation, Extent : Light, Ar	rea Affected .	: 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch	Rated At 1,2	00 Amperes			
Transformers						
Dry Type	50%	2035	* *	5	\$200	
Dry Type	50%	2028	\$25,800	5	\$200	
Switchgear / Switchboard						
Fused Disc Sw	50%	2030	\$156,600	5	\$200	
Molded Case Bkrs	50%	2040	* *	5	\$1,100	
Raceway						
Conduit	100%	2040	* *	1		
Panelboards						
Fused Disc Sw	5%	2029	\$11,500	5	\$100	
Molded Case Bkrs	95%	2029	\$219,200	5	\$2,200	
Wiring			•		-	
Thermoplastic	100%	2040	* *	1		
Motor Controllers						
Locally Mounted	90%	2035	* *	5	\$500	
Variable Frequency	10%	2043	* *	-	4200	
Drive		_,				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,300	
Stand-by Power					4-,	
Transfer Switches						
Automatic	100%	2035	* *	1	\$26,800	
Generators	10070				<b>\$20,000</b>	
Diesel	100%	2033	\$209,400	1	\$33,800	
Biesei	Other Observation, Extent : Light, Ar				Ψ22,000	
	Location: Outdoor Enclosure	24 1199 22124	100,0			
	Explanation: 530 Kilowatt Capacit	tv				
Batteries	zapiananen i ez v izne man eupaen	9				
Lead/Acid	100%	2024	\$4,700	5	\$3,200	
Fuel Storage	100/0	2027	Ψπ,700		Ψ3,200	
Day Tank	50%	2038	* *	5		
Day Talik	Other Observation, Extent : Light, Ar		. 100%	3		
	Location: Outdoors	ea 1199 cerea	10070			
	Explanation: 70 Gallon Capacity					
M-:- T1-		2045	* *	-		
Main Tank	50% Other Observation Futerity Light As	2045		5		
	Other Observation, Extent : Light, An Location : Outdoors	rea Ајјес <i>іе</i> а .	100%			
		,				
Lighting	Explanation : 2,000 Gallon Capaci	ty				

Lighting

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

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

Asset #: 2029

Electrical	trical Current Repair		e Replacement	Maintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	50%	2035	* *	10	\$40,000			
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
LED	50%	2035	* *					
Egress Lighting								
Emergency, Service	50%	2035	* *	1				
Exit, Service	50%	2035	* *	1				
Exterior Lighting								
LED	100%	2038	* *					
Alarm								
Security System								
Generic	100%	2035	* *	1	\$32,600			
	Other Observation, Exten	t : Light, Area Affected	: 100%					
	Location : Throughout	The Building						
	Explanation: CCTV Su	rveillance Cameras						
Fire/Smoke Detection								
Generic, Digital	100%	2035	* *	1-3	\$53,700			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation : Strobe Lig Bells	ghts, Smoke Detectors,	Manual Pull Statio	ns, Horn	s And Alarm			

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2040	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2033	\$101,100	5	\$5,200	
Steam								
Distribution								
Hot Wtr Piping/Pump	10%			2046	* *	4	\$400	
Central Plant Steam	90%			2040	* *	4	\$5,800	
Piping/Pmp								
Terminal Devices								
Air Handler	5%			2035	* *	1	\$2,700	
Convector/Radiator	50%			2035	* *	1	\$14,100	
Fan Coil Unit/Heat	45%			2030	\$1,874,200	1	\$12,700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		

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

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

Asset #: 2029

Mechanical		Current I	Repair	Futur	re Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning									
Conversion Equipment									
Interior Pkg Unit -	5%			2028	\$132,800	2	\$300		
Cooling									
Ext Pkg Unit -	10%			2035	* *	2	\$500		
Heating/Cooling									
Split Unit	10%			2035	* *				
Window/Wall Unit	5%			2025	\$31,800	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	\$670,500	2	\$2,400		
Roof	10%			2030	\$32,600	2	\$300		
Plumbing									
H/C Water Piping									
Brass/Copper		Now	\$43,200	2040	**	1			
			xtent : Moderate, A		cted : 2%				
			t Mechanical Roor	n					
	Explana	tion : Leaks	3						
HW Heat Exchanger	<b>5</b> 00/			20.50	* *		<b>#4.200</b>		
Steam Fired	50%			2050	* *	4	\$4,300		
Steam Fired	50%			2040	* * *	4	\$6,500		
Sanitary Piping	1000/				ale ale				
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping					de de				
Cast Iron		Now	\$11,800	LIFE	**	1			
			xtent : Moderate, 2	Area Affe	cted: 5%				
	Location	3							
-	Explana	tion : Dame	aged Roof Drains						
Sump Pump(s)	1000/			2025	ماد بات	4	<b>#1.000</b>		
Non-Submersible	100%			2035	* *	4	\$1,800		
Backflow Preventer	400			2025	عاب عاب	_	<b>*</b> - • • •		
Generic	100%			2035	* *	1	\$5,300		
Fixtures	400								
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	100%			LIFE	**				
			xtent : Light, Area			1			
			t From Basement T	o 7th Flo	oor, One Unit From	ı Ist To 6	th Floor		
	Explana	tion : 2 Geo	ared Traction						

Fire Suppression

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

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

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

Asset #: 2029

Mechanical	Curr	ent Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$157,300	1-3	\$74,400	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES NORTH INFIRMARY CENTER ANNEX

Address : HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 01-Aug-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : Lot : BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,333,400	\$4,068,700
Interior Architecture	\$1,076,200	\$6,466,300
Electrical	\$968,100	\$1,187,300
Mechanical		\$5,932,400
Total	\$4,377,800	\$17,654,700
Importance Code A	\$2,333,400	\$4,167,400
Importance Code B	\$2,044,400	\$13,487,300
Total	\$4,377,800	\$17,654,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$43,000			
Interior Architecture	\$24,500			\$8,000
Electrical	\$8,300	\$35,000	\$8,800	\$7,300
Mechanical	\$10,500	\$31,300	\$26,000	\$6,200
Total	\$86,300	\$66,300	\$34,800	\$21,400
Importance Code A	\$43,000			
Importance Code B	\$43,300	\$66,300	\$34,800	\$21,400
Importance Code C				
Total	\$86,300	\$66,300	\$34,800	\$21,400



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

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

Asset #: 14636

chitecture	Current Repair	Future Replacement	M	Maintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior					
Exterior Walls Cast in Place Concrete	Cracking/Crumbling, Extent : M. Location : Throughout	-	5	\$83,400	
	Exposed Reinforcement, Extent Location: East Facade	: Light, Area Affected : 2%			
Exposed Struc: Steel Masonry: Brick	5% 65% Now \$1,14 Broken/Missing Elements, Extent Location: Throughout		5 5	\$17,400 \$72,300	
	Cracking/Crumbling, Extent : M. Location : Northwest Corner (	Of Dormitory 4 : Moderate, Area Affected : 25%			
Metal Panel	15% Now \$4 Corrosion/Rusting, Extent: Mod Location: Dormitory 4 Deformed/Dented, Extent: Seve Location: Dormitory 4		5	\$31,300	1
Windows Metal/Detention Type	Air Infiltration, Extent : Severe, Location : Throughout	at : Moderate, Area Affected : 25%	5	\$5,000	
	Thermally Inefficient, Extent: M Location: Throughout Unit Inoperable, Extent: Moder Location: Throughout				
Steel	5% Now  Broken/Missing Elements, Extent Location: Gymnasium	\$400 2038 ** nt: Light, Area Affected: 5%	5	\$900	
Parapets Metal Rail No Component	20% 80%	2035 **	5-10	\$116,400	
Roof					
Modified Bitumen	25%	2030 \$960,200	10	\$45,600	
Single Ply Membrane	40%	2030 \$2,879,900	10	\$72,900	
Skylight, Metal/Glass Spray-on Foam	5% 30% Now \$34 Water Penetration, Extent: Seve Location: Dormitory 4	2040 ** 7,400 2040 ** ere, Area Affected : 100%	10 5	\$30,400 \$36,500	
Soffits	Location . Dormitory 4				
DOTHIS	100%	LIFE **	5	\$14,400	

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

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

Asset #: 14636

Architecture		Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	\$83,600	
Ceramic Tile	10%		\$69,200	2033	\$1,384,500	5	\$6,400	
		lissing Elem n : Through	ents, Extent : Mode out	erate, Ar	rea Affected : 20%			
Sheet Vinyl/Rubber	10%	Now	\$160,700	2030	\$1,606,500	5	\$9,600	
			: Moderate, Area A	Affected :	25%			
	Location	n : Dormito	ry 4 And Corridor					
Vinyl Tile	50%	Now	\$678,300	2030	\$3,391,700	3	\$23,900	
•	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	rea Affected : 30%			
	Location	n : Through	out					
	Worn/Ero	ded, Extent	: Severe, Area Affe	cted : 60	0%			
	Location	n : Through	out					
Interior Walls								
Concrete Masonry Unit	70%	)		LIFE	* *	5	\$38,400	
Glass: Single Pane	5%	)		LIFE	* *	5	\$5,100	
Gypsum Board	10%	)		LIFE	* *	5	\$8,200	
Masonry: Brick	5%	)		LIFE	* *			
Metal Security Bars	5%	)		LIFE	* *			
Plywood/Hardboard	5%	)		LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$24,500	2035	* *	5	\$19,100	
	Staining/I	Discoloring,	Extent : Moderate	, Area A	ffected : 10%			
	Location	n : Through	out					
Exposed Struc: Concrete	5%	)		LIFE	* *	5	\$1,000	
Exposed Struc: Steel	5%			LIFE	* *	-	,,,,,,,	
Metal Panel	15%			LIFE	* *	5	\$23,900	
Plaster	45%		\$168,000	LIFE	* *	5	\$35,800	
	_		ents, Extent : Mode		rea Affected : 15%	5	<i>+22,000</i>	
		n : Through			55			

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2030	\$223,400	1		
Panelboards						
Molded Case Bkrs	100%	2029	\$173,100	5	\$2,100	
Wiring						
Thermoplastic	100%	2040	* *	1		
Stand-by Power						
Transfer Switches						
Not Accessible	100%					
Generators						
Not Accessible	100%					

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

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

Asset #: 14636

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Batteries						
Not Accessible	100%					
Fuel Storage						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	25%	2025	\$624,000	10	\$19,500	
	T-12 Lamps And Fixtures, E		cted : 100%			
	Location : Throughout Th	e Building				
Fluorescent	25%	2030	\$624,000	10	\$19,500	
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Affec	ted : 100%			
	Location : Throughout Th	e Building				
LED	50%	2035	* *			
Egress Lighting						
Emergency, Service	50%	2030	\$50,500	1		
Exit, Battery	50%	2030	\$116,200	10	\$2,900	
Exterior Lighting						
HID	49%	2025	\$344,100	10	\$100	
Incandescent	1%	2025	\$8,100	2		
LED	50%	2038	* *			
Alarm						
Security System						
Generic	100%	2035	* *	1	\$29,200	
	Other Observation, Extent:	_	100%			
	Location : Throughout Th	-				
<del></del>	Explanation: CCTV Surve	eillance Cameras				
Fire/Smoke Detection	4000/	• • • •			<b></b>	
Generic, Digital	100%	2035	**	1-3	\$48,100	
	Other Observation, Extent : Location : Throughout Th	_	100%			
	Explanation : Strobe Light Bells	-	s, Smoke Detecto	rs, Horn	s And Alarm	

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2040	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2033	\$98,800	5	\$5,100	
Distribution Central Plant Steam Piping/Pmp	100%	2040	* *	4	\$6,300	

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

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

Asset #: 14636

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Terminal Devices								
Convector/Radiator	50%			2035	* *	1	\$13,800	
Fan Coil Unit/Heat	50%			2030	\$2,033,800	1	\$13,800	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Ext Pkg Unit -	40%			2030	\$1,102,500	2	\$2,100	
Heating/Cooling								
Split Unit	40%			2030	\$1,558,300			
Window/Wall Unit	2%			2025	\$12,400	1		
No Component	18%							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2	\$44,300	
No Component	60%							
Terminal Devices								
Fan Coil - 2 Pipe	20%			2030	\$820,800	1	\$5,500	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,500	
Exhaust Fans								
Roof	100%			2030	\$318,300	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	

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

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

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Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 203		
Exterior Architecture	\$21,891,900	\$643,600		
Interior Architecture	\$2,059,300	\$14,332,700		
Electrical		\$499,400		
Mechanical	\$329,200	\$4,903,800		
Total	\$24,280,400	\$20,379,400		
Importance Code A	\$22,139,000	\$643,600		
Importance Code B	\$2,043,900	\$19,630,300		
Importance Code C	\$97,600	\$105,600		
Total	\$24,280,400	\$20,379,400		

Total	\$135,800	\$119,400	\$110,600	\$89,100
Importance Code C				
Importance Code B	\$135,800	\$104,400	\$102,200	\$80,800
Importance Code A		\$15,100	\$8,400	\$8,400
Total	\$135,800	\$119,400	\$110,600	\$89,100
Mechanical	\$46,600	\$50,700	\$62,000	\$28,600
Electrical	\$52,800	\$48,000	\$48,600	\$43,200
Interior Architecture	\$36,500	\$14,900		\$17,400
Exterior Architecture		\$5,900		
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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

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

Asset #: 2028

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance		
rstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior								
Exterior Walls								
Cast in Place Concrete	10% Now	\$132,300	LIFE	* *	5	\$114,800		
	Cracking/Crumbling		ea Affecte	ed : 5%				
	Location : Front C	, .						
	Vegetation Growth,		1rea Affe	cted : 10%				
	Location : Courty	ırd						
Concrete Masonry Unit	3%		LIFE	* *	5	\$4,300		
Metal Panel	87% Now	\$510,300	2040	**	5	\$374,400		
	Corrosion/Rusting, I		lrea Affec	cted: 20%				
	Location: Through		1.00	. 1 100/				
	Deformed/Dented, E		rea Affec	ted : 10%				
Windows	Location : Through	ı0uı						
Metal/Detention Type	97% Now	\$12,562,900	2060	* *	5	\$54,900		
Metal/Detention Type	Air Infiltration, Exte				3	\$34,900		
	Location : Through		Пусстей	. 10070				
	Broken/Missing Elen		erate. Are	ea Affected · 100%	, n			
	Location : Through		,					
	Water Penetration, I		rea Affec	rted : 20%				
	Location : Corrido	ors						
Metal Louvers	3%		2033	\$99,600	10	\$5,800		
Parapets								
Metal Panel	93%		2040	* *	5	\$10,000		
Metal: Cage/Fence	7%		2035	* *	5-10	\$1,500		
Roof	4000/ 37	<b>A</b> O (O ( <b>1</b> O )						
Metal Panel	100% Now	\$8,686,400	2043	**			1	
	Corrosion/Rusting, I		lrea Affec	cted: 25%				
	Location: Through		1.00	. 1 100/				
	Deformed/Dented, E		rea Ajjec	tea : 10%				
	Location: Throughout							
	Gut/DS Non Func/Miss, Extent: Severe, Area Affected: 25%							
	Location: Perimeter Gutters And Leaders Throughout  Patching Evident, Extent : Light, Area Affected: 5%							
	Patching Evident, Extent : Light, Area Affected : 5% Location : Throughout							
	Water Penetration, I		Affected	l : 50%				
	Location: Through		-,,, 50,000					
Soffits								
Metal Panel	100%		2040	* *	5-10			
erior								

Interior

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

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

Asset #: 2028

rchitecture	Current Repair		Futu	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Floors	200/	3.7	Φ <b>2</b> (0.100	TIPE	יט יט	-	Ф1 <b>72</b> соо	
Cast in Place Concrete	Horizonta	Now l Cracks, E i : Through	\$260,100 Extent : Moderate, A out	LIFE Irea Affe	* * cted : 15%	5	\$173,600	
Ceramic Tile	5%			2033	\$2,155,300	5	\$19,800	
Quarry Tile	5%			2035	**	5	\$29,800	
Raised Access Floor	5%		\$220,800	2033	\$2,208,000	5	\$37,200	
	Loose/De	lam Surface	e, Extent : Moderat Rooms Throughout	e, Area A			V-1, 11	
Terrazzo	25%			LIFE	* *	5	\$77,500	
Traffic Topping	5%	Now	\$36,500	2030	\$1,824,100	5	\$12,400	
11 8	Cracking/		Extent : Moderate				, , , , ,	
Vinyl Tile	35%	Now	\$369,600	2030	\$7,392,000	3	\$52,100	
·y	Broken/M Location	issing Elem 1 : Through	nents, Extent : Sever out	re, Area .	Affected : 10%	-	<del></del>	
	_	_	Extent : Severe, A	rea Affec	ted: 20%			
		ı : Through						
			: Moderate, Area A	Iffected .	30%			
	Location	ı : Through	out					
Interior Walls					ale ale	_	440 - 600	
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%		\$97,600	LIFE	* *			
		-	ents, Extent : Modery Bathrooms	erate, Ar	ea Affected : 10%			
Ceilings	·	·				_		
AcousTileConcealSpLn	8%	Now	\$98,400	2035	* *	5	\$19,800	
		issing Elem 1 : Through	nents, Extent : Mode out	erate, Ar	ea Affected : 20%			
		etration, E 1 : Through	xtent : Light, Area . out	Affected	: 40%			
Exposed Strain Start	7%			LIFE	* *			
Exposed Struc: Steel Gypsum Board	5%			LIFE	* *	5	\$24.800	
Metal Panel			\$1,012,900	LIFE	* *	5 5	\$24,800 \$306,700	
метат гапет			\$1,012,800 Extent : Moderate, A out			3	\$396,700	
	Water Per		xtent : Moderate, A	rea Affe	cted : 20%			

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

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

Asset #: 2028

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System	% of Fail Date Estimated Cost	Year 1	Estimated Cost	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)	FY		(Yrs)		
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	3	\$900	
rused Disc 5w	Other Observation, Extent : Light, Area		100%	3	\$700	
	Location: Outdoors	a Hyjecieu .	100/0			
	Explanation: One 600 Ampere Main	Disconnect	Switch			
Transformers	Zapianamon i one ovo impere izam	2 15001111001	<i></i>			
Dry Type	100%	2035	* *	3	\$1,500	
Feeders					4-,	
Cable	100%	2038	* *	1		
Raceway	100/0					
Conduit	100%	2040	* *	1		
Under 600 Volts	10070					
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$1,100	
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location : Electrical Room	55				
	Explanation: Two 2,000 Ampere Mai	in Disconne	ct Switches			
Transformers	•					
Dry Type	100%	2035	* *	5	\$1,000	
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$1,100	
Raceway					•	
Conduit	100%	2040	* *	1		
Panelboards						
Molded Case Bkrs	100%	2038	* *	5	\$7,000	
Wiring						
Thermoplastic	100%	2040	* *	1		
Motor Controllers						
Locally Mounted	15%	2028	\$179,900	5	\$300	
Motor Control Center	80%	2035	* *	5	\$5,800	
Variable Frequency	5%	2043	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,900	
Stand-by Power						
Transfer Switches						
Automatic	100%	2035	* *	1	\$81,600	
Generators						
Diesel	100%	2033	\$209,400	1	\$102,600	
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location : Outdoors					
	Explanation: One 900 Kilowatt Capa	acity				
Batteries						
Lead/Acid	100%	2024	\$4,700	5	\$9,800	

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

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

Asset #: 2028

Electrical	Current Repair	Future F	Replacement	Maintenance				
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost   Year   E   FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
Stand-by Power								
Fuel Storage								
Main Tank	100%	2045	* *	5				
	Other Observation, Extent : Li	0 . 55	100%					
	Location : Outside Above Gr							
	Explanation : One 5,000 Gai	llon						
Lighting								
Interior Lighting	1000/							
Under Construction	100%							
Egress Lighting	500/	2025	* *					
Emergency, Service	50%	2035		l				
Exit, Service	50%	2030	\$110,100	I				
Exterior Lighting	1000/	2020	* *					
LED	100%	2038						
	Recent Installation, Extent : N. Location : Throughout	/A, Area Affected : 10	10%					
Alarm								
Security System								
Generic	100%	2035	* *	1	\$99,000			
	Other Observation, Extent : Li		00%					
	Location: Throughout The Building							
	Explanation : CCTV Surveill	ance System						
Fire/Smoke Detection								
Generic, Digital	100%	2035	* *	1-3	\$163,300			

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%	Now	\$900	2040	* *	1		
i	Leak Evide	ent, Extent :	Severe, Area Affe	cted : 2%	ó			
	Location	: Leak At M	lain Valve, Basem	ent				
(			tent : Light, Area or Mechanical Eq					
		ion : Low P		•	ling - There Are No	Low Pr	essure Steam	
Conversion Equipment								
Heat Exchanger, Plate & Frame	100%	0-2	\$247,000	2045	* *	1	\$75,300	
	Other Obs	ervation Ex	tent : Severe, Are	a Affecte	d · 50%			
`			or Mechanical Eq	00				
			-	-	xoom 1gers Will Soon Re	anira Pa	tuhina Or	

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

Replacement

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

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

Asset #: 2028

Current	Current Repair Futur		e Replacement	Maintenance		
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Leak Evident, Extent	t : Moderate, Area A			4	\$4,200	
50%		2040	* *	4	\$6,300	
50%		2030	\$3,067,700	1	\$52,300	
50%		2035	* *	1	\$27,300	
5%		2046	* *	1		
95%		2040	* *	1		
10%		2039	* *	1	\$18,300	
10%		2035	* *	2	\$1,000	
					4-,	
2%		2035	* *			
10%		2050	* *	4	\$800	
90%						
10%		2030	\$139,200	1	\$10,500	
90%						
		2028	\$36,200	2	\$17,000	
90%						
100%		LIFE	* *	2-5	\$94,300	
			\$1,156,800	2	\$4,100	
20%		2030	\$126,500	2	\$1,000	
100%		2050	* *	1		
	50% Now Leak Evident, Extend Location: 1st Flood 50%  50%  50%  50%  50%  10%  Recent Installation, Location: First Flood 78%  10%  Recent Installation, Location: First Flood 78%	% of Total (Years)  50% Now \$17,800  Leak Evident, Extent: Moderate, Area A. Location: 1st Floor  50%  50%  50%  50%  10%  Recent Installation, Extent: N/A, Area A. Location: First Floor Mechanical Equ. 10%  2%  78%  10%  Recent Installation, Extent: N/A, Area A. Location: First Floor Mechanical Equ. 90%  10%  80%  10%  80%	Now   \$17,800   2038   Leak Evident, Extent : Moderate, Area Affected : Location : Ist Floor   50%   2040	Now   \$17,800   2038   **   Leak Evident, Extent: Moderate, Area Affected: 10%   10%   2040   **   50%   2040   **   50%   2040   **   50%   2030   \$3,067,700   2035   **   50%   2040   **   50%   2046   **   95%   2040   **   10%   2039   **   Recent Installation, Extent: N/A, Area Affected: 100%   Location: First Floor Mechanical Equipment Room   10%   2035   **   10%   2035   **   20%   2035   **   20%   2035   **   20%   2035   **   20%   2035   **   20%   2035   **   20%   2035   **   20%   2035   **   20%   2035   **   20%   2035   **   20%   2035   **   20%   2030   \$139,200   90%   10%   2028   \$36,200   90%   10%   2028   \$36,200   90%   10%   2028   \$36,200   90%   10%   2028   \$36,200   90%   10%   2028   \$36,200   90%   10%   2028   \$36,200   90%   10%   2028   \$36,200   90%   10%   2030   \$1,156,800   10%   2030   2	Now   \$17,800   2038   **   4	Now   \$17,800   \$2038   **   4   \$4,200

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

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

Asset #: 2028

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100% Now \$82,1		**	1		
	Leak Evident, Extent : Moderate, A					
	Location : Piping Serving Showe	rs At Various L	ocations			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Light,		100%			
	Location : Perimeter Of Building					
	Explanation: Leaders And Gutte	rs				
Sump Pump(s)						
Non-Submersible	100%	2030	\$102,300	4	\$5,600	
	Other Observation, Extent : Light,	Area Affected :	100%			
	Location: Basement					
	Explanation : Duplex Unit					
Backflow Preventer						
Generic	100%	2035	* *	1	\$16,200	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$85,300	
Sprinkler						
No Component	60%					
Generic	40%	2050	* *	1-2	\$19,000	
Fire Pump						
Generic	100%	2033	\$311,300	1	\$31,600	

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

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

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Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES POWERHOUSE

Address : 16-16 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 08-Aug-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,787,100	\$1,964,600
Interior Architecture	\$1,082,300	\$675,400
Electrical	\$823,700	\$1,814,500
Mechanical	\$339,500	\$938,800
Total	\$5,032,700	\$5,393,300
Importance Code A	\$2,787,100	\$2,644,000
Importance Code B	\$2,083,000	\$2,749,200
Importance Code C	\$162,600	
Total	\$5,032,700	\$5,393,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$80,300		\$26,500	·
Interior Architecture	\$51,800			\$900
Electrical	\$3,400	\$8,300	\$29,600	\$2,900
Mechanical	\$53,000	\$14,200	\$9,500	\$16,200
Site Pavements	\$32,500			
Total	\$221,000	\$22,600	\$65,600	\$20,000
Importance Code A	\$114,300	\$4,000	\$31,100	\$4,000
Importance Code B	\$25,700	\$18,500	\$34,500	\$16,000
Importance Code C	\$81,000			
Total	\$221,000	\$22,600	\$65,600	\$20,000



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

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

Asset #: 2030

Architecture	Current Repair			Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls	100/	3.7	Ø1 62 100	LIDE	* *	-	<b>470.700</b>	
Cast in Place Concrete	10% Now \$163,100 LIFE ** 5 \$70,700  Broken/Missing Elements, Extent: Light, Area Affected: 5%  Location: West Facade  Diagonal Cracks, Extent: Moderate, Area Affected: 10%  Location: South Facade  Exposed Reinforcement, Extent: Moderate, Area Affected: 5%  Location: South Facade  Caulking Deteriorated, Extent: Moderate, Area Affected: 2%  Location: West Facade  Water Penetration, Extent: Moderate, Area Affected: 5%							
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 5%			
		ı : South Fo						
		ded, Extent 1 : South Fo	: Moderate, Area A acade	Affected :	10%			
Concrete Masonry Unit	5%			LIFE	* *	5	\$4,400	
Masonry: Brick	73%	Now	\$1,638,400	LIFE	* *	5	\$103,300	
	_	_	Extent : Severe, A acade - Spandrels A					
		tar Miss/Er ı : Through	od, Extent : Moder out	ate, Ared	a Affected : 25%			
	_	Evident, Ex 1 : Through	tent : Moderate, Ai out	rea Affec	ted : 40%			
	Repointing	g Failure, E	Extent : Severe, Are cade At Hoppers	a Affecte	ed : 5%			
	Spalling, Extent : Severe, Area Affected : 15% Location : North And East Facades - 1968 Wing							
Metal Panel	10%			2051	* *	5-10	\$97,200	
Metal Coiling Doors	2%	Now	\$11,600	2044	* *	5	\$4,400	
-		/Rusting, E 1 : East Fac	xtent : Light, Area cade	Affected	: 5%			

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

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

Asset #: 2030

rchitecture	nitecture Current Repair Future Replacement		M	Maintenance				
stem Component Type		Date lears)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Windows								
Aluminum	5%			2053	* *	5	\$300	
Metal Louvers	•	ow	\$21,800	2046	* *			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Al							
	Explanation .	: Inopera	able					
Steel	90% N	ow	\$530,600	2056	* *	5	\$38,200	
	Air Infiltration	, Extent	: Severe, Area Af	ected : 1	100%			
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location: Various Locations Throughout							
	Deteriorated F	inish, E	xtent : Moderate,	Area Aff	fected : 35%			
	Location: 19	068 Wing	-					
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 5%							
	Location: 1968 Wing							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : 19	968 Wing	-					
	Water Penetration, Extent: Moderate, Area Affected: 8%							
	Location : East Wall - Engine Room At Electrical Boxes							
Parapets								
Metal Rail	10%			2029		5-10		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 75%							
	Location : Th	iroughoi	ıt					
No Component	90%							

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

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

Asset #: 2030

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior Roof				
Modified Bitumen	85% Now \$454,900 Blisters, Extent: Moderate, Area Affect Location: Throughout Patching Evident, Extent: Moderate, A			
	Location: Throughout Seams Open/Split, Extent: Moderate, A Location: North Edge Of 1968 Additi	rea Affected : 10%		
	Water Penetration, Extent: Severe, Area Location: At Fresh Air Intake On Roo Other Observation, Extent: Severe, Are	a Affected : 10% f		
	Location : Upper Roof Explanation : Roof Hatch Broken			
Single Ply Membrane	10% Now \$12,500 Drains Clogged, Extent : Moderate, Are Location : Throughout	2036 ** ea Affected : 40%		
	Gut/DS Non Func/Miss, Extent: Moder Location: Throughout Ponding, Extent: Moderate, Area Affec			
	Location: Throughout Other Observation, Extent: Light, Area			
	Location: Over Pressure Reducing Vo Explanation: Membrane Partially Me	lve Room	ık	
Skylight, Metal/Glass	5% Now \$34,400 Broken/Missing Elements, Extent: Seve			1
	Water Penetration, Extent : Severe, Area Location : Throughout	a Affected : 10%		
Interior Floors				
Cast in Place Concrete	95% Now \$443,800 Cracking/Crumbling, Extent: Moderate Location: Second Level Boiler Room		5 \$296,100 <i>oughout</i>	
Vinyl Tile	5% Now \$75,900 Broken/Missing Elements, Extent: Mod Location: 2nd Floor Offices Cracking/Crumbling, Extent: Moderate		3 \$2,700	
	Location : 2nd Floor Offices Worn/Eroded, Extent : Severe, Area Affo Location : Throughout	ected : 25%		

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

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

Asset #: 2030

Architecture		Current	Repair	Futur	Future Replacement			Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior									
Interior Walls	50/	NI	\$22.500	LIEE		* *			
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$32,500 Extent : Moderate out	LIFE e, Area A <u>f</u>	fected : 40%				
Concrete Masonry Unit	10%	Now	\$16,100	LIFE		* *	5	\$1,800	
	_	Cracks, Ex : 1st Floo	tent : Moderate, Ai r	rea Affect	ed : 5%				
Masonry: Brick	Cracking/o Location Vertical Co	: South Si racks, Exte	\$162,600 Extent : Moderate de Stair Shaft nt : Severe, Area A ast Pier - 2nd Floo	ffected :	10%		Spandrels	S	
	Water Pen		xtent : Moderate, A				•		
Plaster	10%			LIFE		* *	5	\$1,300	
	Location Water Pen	: 2nd Floo	Extent : Severe, A or Locker Room xtent : Moderate, A out						
SGFT/Glazed Masonry	Location	: Boiler R	tent : Light, Area A oom . Extent : Moderato			* *			
	Location	: Through	out						
Ceilings							_		
AcousTileConcealSpLn	Misaligne	0 0	\$3,300 Extent : Moderate, or Locker Room An		ected : 15%	* *	5	\$700	
Exposed Struc: Concrete	Exposed R Location Paint Peel Location Water Pen	: South Fi ling, Extent : Through	\$106,700 ent, Extent : Moder re Floor / At Hopp : Severe, Area Affi out, Boiler Feed P xtent : Light, Area out	ers ected : 70 ump Root	9% m	**	5	\$1,200	
Exposed Struc: Steel	60%	4+	\$293,300	LIFE		* *			
·		/Rusting, E : Through	xtent : Moderate, 2 out	Area Affe	cted : 10%				
		_	: Light, Area Affeo out Boiler Room	cted : 50%	<b>6</b>				
Site Enclosure									
Fence/Gates	1000/			2051		* *			
Chain Link Site Pavements	100%			2051		* *			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

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

Asset #: 2030

Architecture	Current Repa	nir	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Site Pavements										
On-Site Walkways										
Asphalt	53% Now	\$20,800	2034	* *						
	Cracking/Crumbling, Ext	racking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location: Throughout									
	Sinking/Subsiding, Extent	: Severe, Area	Affectea	! : 5%						
	Location : Below Coolin	ig Tower	50							
Cast in Place Concrete	47%		2036	* *						
Parking/Driveway										
Asphalt	78% Now	\$11,700	2034	* *						
•	Cracking/Crumbling, Ext	ent : Moderate	Area Aj	fected : 10%						
	Location : Throughout		J.	,						
Cast in Place Concrete	22%		2036	* *						

Electrical	Current l	Repair	Futur	e Replacement	Ma		
System Component Type	% of Fail Date Total (Years)		Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2041	* *	3	\$100	
		Extent : Light, Area Aff	fected	: 100%			
	Location : Outside						
	Explanation: One	600 Ampere Main Disc	connec	et Switch			
Transformers							
Dry Type	100%		2036	* *	3	\$300	
	Other Observation, E	Extent : Light, Area Aff	fected	: 100%			
	Location : Outside						
	Explanation: 3,000	0/4,000 Kilovolt-ampe	re 416	0 Primary - 480/2	77 Secon	dary	
Feeders							
Cable	100%	2	2039	* *	1		
Raceway							
Conduit	100%	2	2041	* *	1		
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2	2051	* *	5	\$1,100	
Transformers							
Dry Type	100%	2	2036	* *	5	\$100	
Switchgear / Switchboard							
Air Circuit Breaker	60%	2	2051	* *	5	\$100	
Fused Knife Sw	20%	2	2031	\$239,800	5		
	Obsolete Equipment,	Extent : Moderate, Ar	rea Aff	ected : 100%			
	Location : Electrica	al Room.					
Molded Case Bkrs	20%	2	2051	* *	5	\$200	
Raceway							
Conduit	80%	2	2031	\$1,211,000	1		
Conduit	20%		2041	**	1		

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

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

Asset #: 2030

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$100	
Fused Knife Sw	5%	_		2030	\$9,200	5		
		Equipment, 1 : First Flo	Extent : Moderate, oor.	Area Aff	ected : 100%			
Molded Case Bkrs	85%			2039	* *	5	\$900	
Wiring								
Thermoplastic	100%			2041	* *	1		
Motor Controllers								
Locally Mounted	5%			2029	\$5,700	5		
Locally Mounted	5%			2036	* *	5		
Motor Control Center	80%			2036	* *	5	\$900	
Variable Frequency	10%			2044	* *			
Drive								
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	
			Extent : Light, Area	Affected	: 100%			
		: Outdoor						
	Explana	tion : Two .	1,250 Kilowatts					
Batteries								
Lead/Acid	100%			2025	\$4,700	5	\$1,500	
Fuel Storage								
Day Tank	50%			2047	* *	5		
			Extent : Light, Area	Affected	: 100%			
		i : At Genei						
	Explana	tion : Two d	850 Gallons					
Main Tank	50%			2046	* *	5		
			Extent : Light, Area	Affected	: 100%			
	Location	: Undergr	ound					
	Explana	tion : Two	20,000 Gallons					

Lighting

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

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

Asset #: 2030

Electrical	Current Rep	air Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	55%	2026	\$738,200	10	\$20,400	
	T-5 Lamps And Fixtures, Location : Throughout	0 11	fected : 100%			
Fluorescent	5%	2036	* *	10	\$1,900	
	T-8 Lamps And Fixtures, Location: Throughout	Extent : Light, Area Aff	fected : 100%		. ,	
Fluorescent	5%	2036	* *	10	\$1,900	
	Compact Fluorescent Lig Location : Main Equip		Affected: 100%			
HID	25%	2026		10	\$300	
Incandescent	10%	2026	\$85,600	2	\$100	
Egress Lighting						
Emergency, Service	25%	2031	\$12,000	1		
Emergency, Battery	25%	2031	\$32,700	10	\$2,400	
Exit, Service	25%	2036	* *	1		
Exit, Battery	25%	2036	* *	10	\$700	
Exterior Lighting						
HID	100%	2031	\$363,700	10	\$100	
Lightning Protection Arresters/Cabling						
Generic	100%	2046	* *	5	\$700	

Mechanical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Heating								
Energy Source								
Interruptible Gas/Dual	100%	2051 **	1					
Fuel								
	Other Observation, Extent: Light	, Area Affected : 100%						
	Location: North End Of Buildin	g						
	Explanation: Six 40,000 Gallon	Buried Tanks For No.2 Fuel Wit	h Leak Detection System					
Conversion Equipment								
Steam Boiler	100% Now \$34,	000 2029 \$679,500	1 \$36,100					
	Other Observation, Extent : Severe, Area Affected : 15%							
	Location : Boiler Room							
	Explanation: 8 Boilers, Providing Steam To Adjacent Facilities - Unit No.5 And 6 Is Off Line With Extensive Problems							

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

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

Asset #: 2030

Mechanical	Current Repair Futu			Replacement	М	aintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
eating								
Distribution Central Plant Steam Piping/Pmp	100% Nov	v \$219,200	2041	* *	4	\$2,000		
1 iping/1 mp	Location : Vacu Locations	Extent : Severe, Area A um Pumps, Water Trea lty, Extent : Moderate, ous Locations	tment Sys	tem And Water Fe	eding Va	lves, Various		
Terminal Devices Under Construction	100%							
ir Conditioning								
Energy Source	1000/		2020	* *	1			
Electricity	100%		2039	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	98%		2039	* *	1	\$18,400		
1	Recent Installation, Extent: N/A, Area Affected: 100%  Location: 1st Floor							
	Location: 1st F			: 100%				
		erves Cogeneration Pl						
Exterior Pkg Unit - Cooling	2%		2031	\$17,100	2	\$100		
Cooling	R-134a Refrigera Location : Roof	ent, Extent : Light, Arec	a Affected	: 2%				
Heat Rejection Water Cooling Tower	100% Recent Installation Location: Outs	on, Extent : N/A, Area A ide At Grade	2035 Affected :	**	2	\$40,700		
entilation								
Distribution Ductwork/Diffusers	100% Nov Broken, Extent : L Location : All L	Severe, Area Affected :	LIFE 20%	* *	2-5	\$22,600		
Exhaust Fans								
Interior	75% Nov Not in Service, E. Location : Vario	xtent : Severe, Area Aff	2031 Sected : 75	\$259,300	2	\$700		
Roof	25% Nov Not in Service, E. Location: Roof	xtent : Severe, Area Aff	2031 Sected : 25	\$37,800	2	\$200		
umbing								
H/C Water Piping	2027		20.51	ناء عاد				
Brass/Copper Galvanized Steel	30% 70%		2051 2036	* *	1 1			
Garvanized Steel	/070		2030		1			

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

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

Asset #: 2030

echanical	Current Rep	oair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ımbing							
Water Heater With Tanks							
Electric	100%		2029	\$45,600	4		
	Other Observation, Exte	ent : Light, Area	Affected	: 100%			
	Location: 2nd Floor 1	Locker Room					
	Explanation: 1 Unit						
HW Heat Exchanger							
Steam Fired	100%		2051	* *	4	\$4,000	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100% Now	\$9,400	2041	* *	4	\$900	
	Not in Service, Extent : .	Severe, Area Aff	ected : 50	0%			
	Location : Various Loc	Location : Various Locations In Basement					
	On Extended Life, Exten	t : Severe, Area	Affected	: 100%			
	Location : Various Loc	cations In Basen	ient				
Backflow Preventer							
Generic	100%		2036	* *	1	\$2,500	
Fixtures							
Generic	100%						

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

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

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Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033	
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	

Total	\$150,900	\$125,500	\$332,000	\$136,800
Importance Code C				
Importance Code B	\$143,700	\$114,500	\$285,800	\$129,600
Importance Code A	\$7,200	\$11,000	\$46,200	\$7,200
Total	\$150,900	\$125,500	\$332,000	\$136,800
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Mechanical	\$51,500	\$50,600	\$194,500	\$58,500
Electrical	\$54,700	\$55,100	\$47,900	\$54,300
Interior Architecture	\$24,900		\$31,200	\$4,200
Exterior Architecture			\$38,700	
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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

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

Asset #: 14554

Architecture		Current R	lepair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	
nterior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	\$727,600	
Traffic Topping	12%			2036	* *	5	\$62,400	
Vinyl Tile	8%			2036	* *	3	\$16,600	
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	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	3	\$1,200	
	Other Observation, Extent: I Location: Electrical Room	Light, Area Affected .	100%			
	Explanation: One 600 Amp	pere Main Disconnec	et Switch			
Transformers						
Dry Type	100%	2044	* *	3	\$1,500	
Feeders						
Cable	100%	2047	* *	1		
Raceway					_	
Conduit	100%	2051	* *	1		

Under 600 Volts

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

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

Asset #: 14554

Electrical	Current Repair Future Replacement Maintenance					aintenance	
System		e Estimated Cost		Estimated Cost	Cvcle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)		FY		(Yrs)		
Under 600 Volts	•		•				
Service Equipment							
Air Circuit Breaker	50%		2051	* *	5	\$700	
	Other Observation,	Extent : Light, Area	Affected :	100%			
	Location : Electric	cal And Generator R	?oom				
	Explanation: Two	4,000 Ampere Main	n Disconne	ct Switches For I	Emergen	cy	
Fused Disc Sw	50%		2061	* *	5	\$600	
	Other Observation,	Extent : Light, Area	Affected :	100%			
	Location : Electric	cal Room					
	Explanation: Two	4,000 Ampere Mair	n Disconne	ct Switches			
Transformers							
Dry Type	100%		2044	* *	5	\$1,000	
Switchgear / Switchboard							
Fused Disc Sw	100%		2051	* *	5	\$1,200	
Raceway							
Conduit	100%		2051	* *	1		
Panelboards							
Fused Disc Sw	10%		2047	* *	5	\$600	
Molded Case Bkrs	90%		2047	* *	5	\$6,600	
Wiring							
Thermoplastic	100%		2051	* *	1		
Motor Controllers							
Locally Mounted	80%		2044	* *	5	\$1,500	
Variable Frequency	20%		2044	* *			
Drive							
Ground							
Grounding Devices	1000/		LIEE	* *	_	¢4.100	
Generic	100%		LIFE	~ ~	5	\$4,100	
Stand-by Power							
Transfer Switches	1000/		2044	* *	1	¢05 500	
Automatic	100%		2044		1	\$85,500	
Generators Diesel	100%		2040	* *	1	\$107.600	
Diesei	00% Other Observation,	Extent · Liaht Avaa			1	\$107,600	
	Location : Genera		Ајјестеи .	100/0			
		2,000 Kilowatts Ca	nacity Ger	prators			
Batteries	ълрининон . 1W0	2,000 Knowans Ca	puchy Gen	ici ators			
Lead/Acid	100%		2025	\$4,700	5	\$10,300	
Fuel Storage	10070		2023	Ψπ,700		Ψ10,500	
Day Tank	2%		2047	* *	5		
Day Tulik	Other Observation,	Extent : Light. Area		100%	3		
	Location : Genera	-	00				
		275 Gallons For Bo	oth Genera	utors			
Main Tank	98%		2059	* *	5		
mani lunx	Other Observation,	Extent : Light Area		100%	3		
	Location : Underg	-	,,,,,,,,,,,,,				
	Explanation: One						
T 1 1/2	плрининон . Оне	10,000 Gunon					

#### Lighting

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

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

Asset #: 14554

Electrical	Current Re	pair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2036		10	\$242,000	
	T-8 Lamps And Fixtures Location : Throughou	0 0	ffected : 100%			
Fluorescent	5%	2036	**	10	\$12,700	
	Compact Fluorescent L Location : Throughou		a Affected : 100%			
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	\$5,400	
Alarm						
Security System						
Generic	100%	2036	* *	1	\$103,800	
	Other Observation, Ext Location : Throughou	t The Building	d : 100%			
·	Explanation: CCTV S	Surveillance System				
Fire/Smoke Detection Generic, Digital	100%	2036	**	1-3	\$176,400	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Plant Campus Steam / PRV	100%		2041	* *	1		
Conversion Equipment							
Heat Exchanger, Plate &	50%		2040	* *	1	\$68,700	
Frame							
Pres. Reducing Valve/LP	50%		2040	* *	5	\$8,200	
Steam							
Distribution							
Hot Wtr Piping/Pump	75%		2047	* *	4	\$10,300	
Central Plant Steam	25%		2051	* *	4	\$3,400	
Piping/Pmp							
Terminal Devices							
Air Handler	100%		2036	* *	1	\$171,800	
•	Other Obs	servation, Extent : Light, Area .	Affected	: 100%			
	Location	i : Throughout					
		tion : Steam Pre-heat Coils In . ge Air Ductwork	Rooftop	Air Handlers With	Reheat (	Coils In The	

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

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

Asset #: 14554

Mechanical	Current Repair	Future Replac	Future Replacement		Maintenance	
System	% of Fail Date Estima	nted Cost Year Estima	ted Cost	Cvcle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)	FY		(Yrs)		
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment	10070	2017		1		
Exterior Pkg Unit -	98%	2036	* *	2	\$16,700	
Cooling	30,0	2000		_	Ψ10,700	
5	Other Observation, Extent : I	Light, Area Affected : 100%				
	Location : Rooftop					
	Explanation : 4 Packaged F	Rooftop Air Conditioning Un	its			
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	1000/	2051	* *	1		
Brass/Copper	100%	2051		1		
HW Heat Exchanger HTHW/HW	100%	2051	* *			
11111W/11W	Other Observation, Extent : 1					
	Location : First Floor Mech					
	Explanation: Instantaneou.	s Steam To Hot Water Heat I	Exchanger	·s		
Sanitary Piping	1					
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	1000/	TIPP	* *			
Gearless Traction	100%	LIFE	* *			
	Other Observation, Extent: I	To 5th Floor, 2 Units From	Rasamant	To 5th E	loor	
	Explanation: 4 Units	10 Jin Pioor, 2 Onlis Prom	Бизетені	10 Jin 1	1001	
Fire Suppression	Explanation . T Chilis					
Standpipe						
Generic	100%	2051	* *	1-5	\$145,200	
Sprinkler					*	
Generic	100%	2051	* *	1-2	\$77,800	
Fire Pump						
Generic	100%	2040	* *	1	\$51,900	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES ROBERT N. DAVOREN CENTER

Address : 11-11 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 23-Jul-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 2605 Lot : 40 BIN : 2097042

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$31,470,500	\$3,384,700
Interior Architecture	\$6,147,900	\$16,180,000
Electrical	\$379,200	\$20,128,500
Mechanical	\$3,860,800	\$12,790,500
Total	\$41,858,400	\$52,483,600
Importance Code A	\$31,470,500	\$3,662,600
Importance Code B	\$8,131,400	\$48,571,900
Importance Code C	\$2,256,500	\$249,100
Total	\$41,858,400	\$52,483,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$5,700		
Interior Architecture		\$68,900		\$24,900
Electrical	\$108,000	\$95,600	\$102,700	\$92,100
Mechanical	\$61,400	\$63,000	\$115,700	\$48,600
Elevators/Escalators	\$35,500	\$35,500	\$35,500	\$35,500
Total	\$204,900	\$268,600	\$254,000	\$201,100
Importance Code A	\$6,600	\$6,900		
Importance Code B	\$198,400	\$261,700	\$254,000	\$201,100
Importance Code C				
Total	\$204.900	\$268,600	\$254,000	\$201,100



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

<sup>\*\*</sup> 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

chitecture	Current F	Repair	Future	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior Exterior Walls Cement - Fiber Panel  Masonry: Brick Cavity	5% 2-4 Broken/Missing Elem Location: West Fac Cracking/Crumbling, Location: Loading Staining/Discoloring, Location: Main En 90% Now	ade Extent : Moderate Dock Extent : Moderate	e, Area Affe e, Area Affe	cted : 10%	5	\$521,500	
masomy. Brok currey	Diagonal Cracks, Ex. Location: West Fac Joint Mortar Miss/Er Location: Through Rusting Masonry Sup Location: At Windo	tent : Moderate, Ar cade, Courtyards, ( od, Extent : Moder out t, Extent : Modera	rea Affected Gymnasium rate, Area A	And Bulkheads ffected : 50%	J	ψ321,300	
Metal Panel	5%		2040	* *	5-10	\$199,200	
Windows Aluminum	20% Now	\$4,011,400	2055	* *	5	\$21,800	
	Broken/Missing Elem Location: Through Glazing Clouded, Ext Location: Through Worn/Eroded, Extent Location: Through	out ent : Moderate, Ar out : Moderate, Area A out	ea Affected	1 : 10% 0%			
Metal/Detention Type	75% Now Air Infiltration, Exten Location: Through Glazing Broken/Crac Location: Through Thermally Inefficient, Location: Through Unit Inoperable, Exte	out Housing Areas ked, Extent : Mode out Extent : Severe, A out ent : Severe, Area A	rate, Area rea Affecte lffected : 40	Affected : 20% d : 100%	5	\$298,400	
Metal Louvers	5%		2033	\$1,166,900	10	\$68,200	
Parapets Metal Rail	95% Now Deformed/Dented, Ex Location: Through		2035 rea Affecte	* * d : 20%	5	\$169,300	
Metal: Cage/Fence	5% Other Observation, E Location: West Fac Explanation: Razor	cade			5-10	\$9,700	
Roof				<u> </u>			
Under Construction Soffits	100%						

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

<sup>\*\*</sup> 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

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors	100/	<b>N</b> I	¢217.600	LIEE	* *	-	¢1.45.200	
Cast in Place Concrete	Horizontal		\$217,600 Extent : Moderate, A Ecal Rooms And Oth		cted : 20%	5	\$145,200	
Ceramic Tile		0-2 ssing Elem : Staff Toi	\$72,100 vents, Extent : Mode lets	2033 erate, Arc	\$3,606,100 ea Affected : 10%	5	\$16,600	
Quarry Tile	3%			2035	* *	5	\$29,900	
Terrazzo			\$956,800 Extent : Moderate, A out Main Corridor,			5	\$207,400	
Traffic Topping	10%			2035	* *	5	\$83,000	
Vinyl Tile		0-2 ssing Elem : Through	\$530,100 eents, Extent : Mode out	2030 erate, Ar	\$10,601,200 ea Affected : 25%	3	\$74,700	
Wood	2%			2045	* *	5	\$24,900	
Interior Walls							•	
Concrete Masonry Unit	Diagonal (		\$2,256,500 tent : Light, Area A Locations In The M			5 as And Ba	\$249,100 asement	
	Corridor	S						
Gypsum Board SGFT/Glazed Masonry	10% 5%			LIFE LIFE	* *	5	\$44,000	
Ceilings								
AcousTile,Adhered	Misaligned		\$205,800 Extent : Moderate, nt, Various Location			5	\$16,600	
AcousTileConcealSpLn			\$123,500 eents, Extent : Light out	2035 t, Area Aj	* * ffected : 20%	5	\$124,500	
Exposed Struc: Concrete	Cracking/0	_	\$1,150,100 Extent : Light, Are cal Rooms	LIFE ea Affecte	** ed:10%	5	\$31,100	
Fiber Board	5%			2030	\$997,600			
Metal Panel	Deformed/ Location	: Gymnas		LIFE rea Affec	* * ted : 50%	5	\$248,900	
	_	_	Extent : Moderate out Corridors	e, Area A <u>j</u>	gected : 25%			

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

Under 600 Volts

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

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

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

Asset #: 2046

Electrical System Component Type	Current Repair		Future Replacement		Maintenance				
	, , , , , , , , ,	ail Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2030	\$277,900	5	\$2,400			
	Other Observation, Extent : Light, Area Affected : 100%								
		Electrical Room							
	Explanation	n : Two 4,000 Ampere Mair	ı Disconi	nect Switches					
Transformers									
Dry Type	100%		2035	* *	5	\$2,100			
Switchgear / Switchboard									
Fused Disc Sw	50%		2030	\$626,500	5	\$1,200			
Fused Disc Sw	50%		2040	* *	5	\$1,200			
Raceway									
Conduit	80%		2030	\$1,056,100	1				
Conduit	20%		2040	* *	1				
Panelboards									
Fused Disc Sw	10%		2029	\$138,500	5	\$1,300			
Molded Case Bkrs	90%		2038	* *	5	\$13,400			
Wiring									
Thermoplastic	80%		2030	\$1,572,100	1				
Thermoplastic	20%		2040	* *	1				
Motor Controllers									
Locally Mounted	10%		2028		5	\$400			
Motor Control Center	80%		2028	\$2,019,500	5	\$12,300			
Variable Frequency	10%		2043	* *					
Drive									
Ground									
Grounding Devices									
Generic	100%		LIFE	* *	5	\$8,300			
Stand-by Power									
Transfer Switches									
Automatic	100%		2035	* *	1	\$174,100			

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

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

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

Asset #: 2046

Electrical	Current Repair	Future Replacement	M	laintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
Stand-by Power									
Generators									
Diesel	25%	2033 \$806,200	1	\$54,800					
	Other Observation, Extent : Light, Area	a Affected : 100%							
	Location : Generator Room Outside								
	Explanation: One 800 Kilowatts For	· Mod 2 And 4							
Diesel	25%	2033 \$806,200	1	\$54,800					
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Outside								
	Explanation: One 1,000 Kilowatts Fo	or Mod 1 And 3							
Diesel	25%	2033 \$806,200	1	\$54,800					
	Other Observation, Extent : Light, Area	a Affected : 100%							
	Location: Basement								
	Explanation: One 700 Kilowatts For	· Main Building And Kitche	n						
Diesel	24%	2033 \$773,900	1	\$52,600					
	Other Observation, Extent : Light, Area	. ,		4- ,					
	Location : Outdoor Enclosure. Outside								
	Explanation : No Capacity Information	O .							
Diesel	1%	2026 \$32,200	1	\$2,200					
Diesei	Abandoned In Place, Extent : Light, Ar	. ,	1	\$2,200					
	Location: Electrical Room	cu nijecicu . 10070							
Batteries									
Lead/Acid	100%	2024 \$4,700	5	\$21,000					
Fuel Storage	10070	2024 \$4,700		Ψ21,000					
Main Tank	100%	2045 **	5						
Wani Tank	Other Observation, Extent : Light, Area		3						
	Location: Outside And Basement	a Hyjecica . 10070							
	Explanation: Two 4,000 Gallon And	One 275 Gallon							
Lighting	Explanation : 1 wo 7,000 Guilon And	one 2/3 Guiton							
Interior Lighting									
Fluorescent	55%	2030 \$7,151,700	10	\$223,700					
110010010	T-12 Lamps And Fixtures, Extent : Ligh	. , , ,	10	<i>\$225,700</i>					
	Location: Throughout The Building	, 33							
Fluorescent	40%	2035 **	10	\$162,700					
Puorescent	T-8 Lamps And Fixtures, Extent: Light		10	\$102,700					
	Location: Throughout The Building								
LED		2028 **	:						
LED L: 14:	5%	2038 **							
Egress Lighting	450/	2020 0226000	. 1						
Emergency, Service	45%	2030 \$236,900		Ø5 400					
Emergency, Battery	5%	2030 \$71,700		\$5,400					
Exit, Service	50%	2025 \$184,300	1						
Exterior Lighting	700/	2020 #2.561.400	10	<b>#1.20</b> 0					
HID	70%	2030 \$3,561,400		\$1,200					
LED	30%	2038 **							

Alarm

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

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

Asset #: 2046

Electrical	Current Repair	Future Re	eplacement	Ma		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2035	* *	1	\$211,300	
	Other Observation, Extent : Light, A	rea Affected : 10	00%			
	Location : Throughout The Buildin	ıg				
	Explanation: CCTV Surveillance	System				
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$348,700	

Mechanical	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2040	* *	1		
	Other Obse	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : High P	Pressure Steam Fro	om Main	Plant			
Conversion Equipment Heat Exchanger, Shell &	50%			2039	* *			
Tube	3070			2037				
Pres. Reducing Valve/LP	50%			2039	* *	5	\$13,200	
Steam								
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	\$21,900	
Terminal Devices								
Air Handler	19%			2030	\$3,055,700	1	\$52,100	
Air Handler	1%			2035	* *	1	\$2,700	
Convector/Radiator	2%	Now	\$2,800	2028	\$139,800	1	\$2,600	
			tent : Light, Area	Affected	: 1%			
	Location	: Throughor	ut					
	Explanat	ion : Conve	ctor Air Holes Pai	inted Shi	ıt Restricting Air F	low		
Convector/Radiator	78%			2035	* *	1	\$111,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		

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

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

Asset #: 2046

Mechanical	Current Repair		Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment	100/			2020			<b>#</b> 40,000	
Centrifugal, Elec Chiller	10%		T	2039	**	1	\$48,000	
	Location	n : Basemen	Extent : Light, Area nt					
Exterior Pkg Unit - Cooling	20%	ı		2030	\$1,874,100	2	\$5,400	
	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	100%			
	Location	-						
	Location	ı:Roof	Extent : Light, Area	Affected	: 100%			
	Explana	tion : Serve	es Control Areas					
Window/Wall Unit	5%			2025	\$161,900	1		<u>-</u>
No Component	65%	ı						
Distribution								
CW & CHW Wtr	10%	ı		2050	* *	4	\$2,200	
Pipe/Pump								
No Component	90%	1						
Terminal Devices	100/			• • • • •	<b>4.5</b> 00.400		<b></b>	
Air Handler/Cool/Ht	10%			2030	\$580,400	1	\$27,400	
No Component	90%	l						
Heat Rejection Air Cooled Condenser Unit	10%	ı		2035	* *	2	\$30,900	
No Component	90%	ı						
Ventilation								
Distribution								
Ductwork/Diffusers	100%	ı		LIFE	* *	2-5	\$247,300	
Exhaust Fans								
Interior	20%			2030	\$758,100	2	\$2,700	
Roof		Now	\$132,700	2030	\$1,326,600	2	\$8,700	
	Broken, E. Location		ere, Area Affected :	10%				
Plumbing	Locuitor	i . 100j						
H/C Water Piping								
Brass/Copper	100%	ı		2040	* *	1		
HW Heat Exchanger	100/0			_0.0				
Steam Fired	90%	ı		2030	\$3,719,300	4	\$39,500	
2.00			Extent : Light, Area			•	<i>\$27,200</i>	
		n : Basemen	-					
	Explana	tion : 6 Un	its					
Steam Fired	10%			2050	* *	4	\$4,400	
			Extent : Light, Area		: 100%		, , , ,	
	Location	n : Basemen	nt					
	Explana	tion : 2 Ins	tantaneous Units S	erve Kitc	hen			

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

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

Asset #: 2046

Mechanical	Currer	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing									
Sanitary Piping	1000/ 11	¢2 220 700	LIEE	* *	1				
Cast Iron	100% Now	\$3,229,700 Severe, Area Affected	LIFE	~ ~	1				
		severe, Area Affected went And Under Floor							
		nt : Severe, Area Affe							
	Location : Kitche		cica . 2070						
Storm Drain Piping		7 ' ' ' ' '							
Cast Iron	100% Now	\$60,300	LIFE	* *	1				
	Other Observation, Extent : Moderate, Area Affected : 2%								
	Location: Roof								
	Explanation : Ro	of Drains Over Kitch	en Clogged	1					
Sump Pump(s)						<u>.</u>			
Non-Submersible	100%		2025	\$218,300	4	\$17,900			
Sewage Ejector(s)	1000/ 31	Φ= 100	2020	#2.52 COO		<b>4.5.5</b> 00			
Compressed Air	100% Now	\$7,100	2030	\$352,600	4	\$5,700			
	Malfunctioning, Ex Location : Basen	ctent : Moderate, Arec	a Affectea :	100%					
E' .	Location : Basen	ient							
Fixtures Generic	100%								
Vertical Transport	10070								
Elevators									
Geared Traction	90%		LIFE	* *					
		, Extent : Light, Area		100%					
	Location: Basen	ent To 2nd Floor							
	Explanation: 8 l	Inits							
Hydraulic	10%		LIFE	* *					
		, Extent : Light, Area	Affected : I	100%					
	Location: Basen								
	Explanation : 1 I	Freight Elevator							
Fire Suppression									
Standpipe	1000/		20.40	* *	1.5	Ф <b>22</b> 2 (00			
Generic	100%		2040	* *	1-5	\$223,600			
Sprinkler No Component	85%								
Generic	15%		2040	* *	1-2	\$18,600			
Fire Pump	1370		2040		1-2	\$10,000			
Generic	100%		2033	\$816,000	1	\$82,800			
Chemical System	20070			\$510,000		\$02,000			
No Component	98%								
Generic	2%		2028	\$3,100	1-3	\$1,500			
	Other Observation	, Extent : Light, Area			-	- J			
	Location : Kitche								
	Explanation : Ch	emical System Serves	Cooking A	reas					

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES ROSE M. SINGER CENTER RMSC

Address : 19-19 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 23-Jul-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2109477

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$41,560,900	\$17,060,400
Interior Architecture	\$5,303,400	\$9,456,000
Electrical	\$55,200	\$15,514,900
Mechanical		\$8,637,100
Total	\$46,919,400	\$50,668,400
Importance Code A	\$41,560,900	\$17,060,400
Importance Code B	\$5,358,500	\$33,418,300
Importance Code C		\$189,600
Total	\$46,919,400	\$50,668,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$2,200	\$20,500	
Interior Architecture	\$77,200			\$19,700
Electrical	\$58,400	\$62,800	\$50,800	\$55,000
Mechanical	\$58,900	\$56,600	\$103,300	\$61,500
Total	\$194,500	\$121,700	\$174,600	\$136,200
Importance Code A	\$4,500	\$2,200	\$21,100	
Importance Code B	\$140,700	\$119,400	\$153,500	\$136,200
Importance Code C	\$49,400			
Total	\$194,500	\$121,700	\$174,600	\$136,200



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

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

Asset #: 2792

Architecture	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	30% Now	¢1 554 000	LIFE	* *	5	\$47,000	
Concrete Masonry Unit	Caulking Deteriorat	\$1,554,000 ed. Extent : Modera		Affected: 25%	5	\$47,000	
	Location : Through		,	-5,5			
	Staining/Discoloring		, Area Af	fected : 25%			
	Location : Downsp	_	4 4 66	1 2007			
	Vegetation Growth, I Location : Through		Area Affec	cted : 20%			
Metal Panel	70% Now	\$448,600	2041	* *	5	\$329,100	
	Deformed/Dented, E Location : Through	-	Affected :	50%			
	Staining/Discoloring Location : Downsp		, Area Af	fected : 25%			
Windows							
Aluminum	5%	¢25 490 000	2030	\$411,200 * *	5	\$4,500	
Metal/Detention Type	95% 2-4 Air Infiltration, Exte Location: Through Thermally Inefficien	hout		%	5	\$155,000	
	Location : Through	hout					
Parapets	600/ 31	<b>#054.000</b>	20.41	ate ate	_	<b>452.5</b> 00	
Metal Panel	60% Now Corrosion/Rusting, I Location: Through		2041 Irea Affec	* * cted : 20%	5	\$52,700	
	Loose/Miss Fastener						
		hout And Mechanica		ad At J Location			
Metal: Cage/Fence	10%		2036	* *	5-10	\$35,100	
No Component Roof	30%						
Single Ply Membrane	97% Now Gut/DS Non Func/M Location : Through		2031 ate, Area	\$16,112,400 Affected : 40%			
	Water Penetration, E Location : Corrido	Extent : Moderate, A ers And Other Areas					
Skylight, Plastic	3%		2036	* *	1		
Soffits							
Metal Panel	100%		2041	* *	5-10		

Interior

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

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

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

Asset #: 2792

Architecture	Current Repair		Futu	Future Replacement		Maintenance		
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors Cast in Place Concrete	Cracking/0		\$708,300 Extent : Moderate ical Room And Cor		** ffected : 15%	5	\$472,600	
Ceramic Tile	_		\$244,500 Extent : Moderate out	2034 , Area A	** ffected : 25%	5	\$22,500	
Quarry Tile	Worn/Eroa	Now led, Extent : Kitchen	\$63,800 : Moderate, Area A	2036 Affected .	**	5	\$6,800	
Traffic Topping	Deteriorat		\$207,000 Extent : Severe, Ar ill Kitchen And Bas			5	\$14,100	
Vinyl Tile	Cracking/O Location Uneven Su Location Worn/Eroa	: Corridor bstrate, Ex : At Houst	\$838,700  Extent: Severe, A.  Throughout  Sent: Severe, Area  Sent And Central Co  Moderate, Area  out	Affected	: 15% Connections	3	\$59,100	
Interior Walls								
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Security Bars	15% 72% 3% 5% 5%			2034 LIFE LIFE LIFE LIFE	* * * * * * * *	5 5 5 5	\$98,800 \$189,600 \$14,800 \$19,800	
Ceilings	370			DII L				
AcousTileConcealSpLn	Broken/Mi	Now ssing Elem : Through	\$134,600 nents, Extent : Mode out	2036 erate, Ar	* * rea Affected : 25%	5	\$27,100	
AcousTileSusp.Lay-In			\$27,800 nents, Extent : Light out	2036 t, Area A	* * ffected : 10%	5	\$21,700	
Exposed Struc: Steel Gypsum Board		Now ssing Elem	\$58,500 nents, Extent : Seven	LIFE LIFE re, Area	* * * * Affected : 5%	5	\$108,500	
Metal Panel	Corrosion Location Staining/D	: Corrido	\$3,047,900 Extent : Moderate, A rs And Other Areas , Extent : Severe, A out	Through	nout	5	\$298,500	

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

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

Asset #: 2792

Electrical		Current F	Repair	Futur	e Replacement	placement Maintenance		
System Component Type	% of Total		<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$1,300	
			xtent : Light, Area	Affected	: 100%			
		: Electrica						
	Explanat	ion : Six 1,	600 Ampere Main	Disconne	ect Switches			
Transformers	1000/			2026		_	<b>#1 100</b>	
Dry Type	100%			2036	* *	5	\$1,100	
Switchgear / Switchboard	000/			2021	Ф <b>7</b> 00 400	-	¢1.200	
Fused Disc Sw	90%			2031	\$789,400 * *	5	\$1,200	
Fused Disc Sw	10%			2051	~ ~	5	\$100	
Raceway Conduit	95%			2021	¢026 100	1		
Conduit	93% 5%			2031 2051	\$836,100	1 1		
Panelboards	370			2031		1		
Molded Case Bkrs	90%			2030	\$830,800	5	\$7,100	
Molded Case Bkrs	10%			2047	**	5	\$800	
Wiring	1070			2047			φοσο	
Thermoplastic	100%			2031	\$1,310,100	1		
Motor Controllers	10070			2001	\$1,510,100			
Locally Mounted	10%			2029	\$119,900	5	\$200	
Motor Control Center	90%			2029	\$1,514,600	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	
	Other Observation, Extent : Light, Area Affected : 100%							
			Floor Generator Ro	oom				
		ion : Two &	800 Kilowatts					
Diesel	20%			2034	* *	1	\$23,300	
			xtent : Light, Area	Affected	: 100%			
			Enclosures		_			
D	Explanat	ion : Two A	Additional Generat	ors. No C	Capacity Information	on Was A	vailable	
Batteries	1000/			2025	<b>04.700</b>	_	<b>#11 100</b>	
Lead/Acid	100%			2025	\$4,700	5	\$11,100	
Fuel Storage	20%			2039	* *	5		
Day Tank		amation E	rtant : Light Arag			5		
		ervation, E : Generati	xtent : Light, Area or Room	11JJECIEU	. 100/0			
			or Koom 250 Gallon For All	Conorat	ore			
M T1-		ion . One 2	.50 Ganon For All		**	- F		
Main Tank	80%	amatica F	stant : Liabt A	2046		5		
		ervation, E : Undergro	xtent : Light, Area	Ајјестеа	. 10070			
		_	липа 0 Gallon Capacity					
	Expianai	ιση . 10,00	o Ganon Capacity					

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

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

Asset #: 2792

Electrical	Current Repai	r Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting	750/	2021	ec (12 (00	10	<b>\$207.000</b>		
Fluorescent	75%	2031	\$6,613,600	10	\$206,900		
	T-12 Lamps And Fixtures, Location: Throughout To		ected : 100%				
Fluorescent	20%	2036	* *	10	\$55,200		
	T-8 Lamps And Fixtures, E	xtent : Light, Area Affec	cted : 100%				
	Location : Throughout To	he Building					
LED	5%	2039	* *				
Egress Lighting							
Emergency, Service	50%	2031	\$178,500	1			
Exit, Battery	50%	2031	\$410,600	10	\$10,200		
Exterior Lighting							
HID	100%	2031	\$2,704,400	10	\$900		
Alarm							
Security System							
Generic	100%	2036	* *	1	\$112,300		
	Other Observation, Extent						
	Location : Throughout Ti	he Building					
	Explanation: CCTV Sur	veillance System					
Fire/Smoke Detection							
Generic, Digital	100%	2036	* *	1-3	\$190,900		

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source	1000/		•	di di			
Plant Campus Steam / PRV	100%		2041	* *	1		
Conversion Equipment							
Heat Exchanger, Shell &	50%		2034	* *			
Tube							
	Other Observation, E Location : 2nd Floo	-	Affected	: 100%			
	Explanation : Mech	nanical Room 2nd F	loor				
Pres. Reducing Valve/LP Steam	50%		2034	* *	5	\$8,900	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: 2nd Floo	or					
	Explanation : Mech	nanical Room 2nd F	loor				
Distribution							
Hot Wtr Piping/Pump	100%		2039	* *	4	\$14,800	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: 1st Floo	r					
	Explanation: Mech	nanical Room 1st Flo	oor				

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

Note:

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

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

Asset #: 2792

Mechanical		Current Repa	air	Futur	e Replacement	M	aintenance	
System	% of	Fail Date Est	timated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Heating 1990								
Terminal Devices								
Air Handler	40%			2031	\$4,362,700	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	7070			2030		1	ψττ,/00	
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment	10070			2037				
Int Pkg Unit -	5%			2029	\$472,100	2	\$900	
Heating/Cooling	370			2027	ψ <del>-</del> 72,100	2	\$700	
Reciprocating	10%			2031	\$855,000	1	\$14,000	
Compr/Chiller	10/0			2031	Ψ022,000	1	Ψ17,000	
Reciprocating	10%			2036	* *	1	\$14,000	
Compr/Chiller	10/0			2030		1	Ψ17,000	
Ext Pkg Unit -	10%			2036	* *	2	\$1,800	
Heating/Cooling	1070			2030		2	Ψ1,000	
Split Unit	5%			2036	* *			
No Component	60%			2030				
Distribution	0070							
CW & CHW Wtr	10%			2051	* *	4	\$1,500	
Pipe/Pump	1070			2031		•	ψ1,500	
No Component	90%							
Terminal Devices	, , , ,							
Air Handler/Cool/Ht	10%			2036	* *	1	\$18,600	
Fan Coil - 2 Pipe	5%			2031	\$353,600	1	\$4,900	
No Component	85%			2031	ψ322,000	1	ψ 1,5 0 0	
Heat Rejection	0270							
Dry Cooler	10%			2031	\$106,400	2	\$20,900	
Water Cooling Tower	10%			2032	\$117,100	2	\$30,300	
No Component	80%			2032	Ψ117,100	_	Ψ50,500	
Ventilation	3070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$167,700	
Exhaust Fans							,	
Interior	60%			2031	\$1,542,300	2	\$5,500	
Roof		Now	\$9,000	2031	\$449,800	2	\$2,900	
14001			at : Severe, Area			_	<b>42</b> ,5 <b>0 0</b>	
	Location			55				
		tion : 1 Exhaus	t Fan Broken					
Plumbing	1		<u> </u>					
H/C Water Piping								
Brass/Copper	20%			2041	* *	1		
Galvanized Steel	80%			2036	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2041	* *	4	\$44,600	

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

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

Asset #: 2792

Mechanical	Current Re	epair Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2031	\$303,500	4	\$12,000	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2051	* *	1-5	\$157,200	
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	\$3,100	1-3	\$1,500	

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

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

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Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES TELECOMMUNICATIONS BUILDING

Address : 14-12 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 08-Aug-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$67,600	
Interior Architecture		\$239,100
Electrical		\$192,800
Mechanical		\$273,900
Total	\$67,600	\$705,900
Importance Code A	\$67,600	
Importance Code B		\$705,900
Total	\$67,600	\$705,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$42,300		\$900	
Interior Architecture	\$63,600	\$5,100		\$1,400
Electrical	\$1,500	\$6,400	\$7,100	\$1,400
Mechanical	\$2,100	\$2,000	\$4,000	\$2,200
Site Enclosure	\$4,800			
Site Pavements	\$9,100			\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$127,300	\$17,400	\$15,900	\$9,200
Importance Code A	\$42,700	\$400	\$1,400	\$400
Importance Code B	\$70,700	\$17,000	\$14,500	\$8,600
Importance Code C	\$13,900			\$200
Total	\$127,300	\$17,400	\$15,900	\$9,200



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

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

Asset #: 4129

rchitecture	Curre	nt Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	50/ N	Φ. <b>7. 2.</b> 0.0	LIDE	* *	-	<b>#</b> 4.600	
Cast in Place Concrete	5% Now	4-,	LIFE		5	\$4,600	
	-	lements, Extent : Ligh ior Fire Exit Stair Foo			orway Cta	in Dail Doots	
		Of Stair Hanging In T		соппесіва г гот 1	ower sia	ur Kau Fosis,	
		ng, Extent : Moderate		ected : 5%			
	Location : At Ex	terior Stairs					
Metal, Corrugated	95%		2051	* *	1		
Windows							
Aluminum	100% Now	\$67,600	2039	* *	5	\$1,200	
	Ctrwt/Balnc Not F	unct, Extent : Severe,	Area Affe	cted: 30%			
	Location : Throi	ghout					
	•	Extent : Severe, Area A	Affected : 2	20%			
	Location : Office	e Areas					
Parapets							
Metal Panel	20%		2051	* *	5	\$1,700	
Metal: Cage/Fence	80% Now	\$8,200	2036	* *	5	\$5,700	
	-	lements, Extent : Mod	lerate, Are	a Affected : 50%			
	Location : Throi	-		1 100/			
	-	, Extent : Moderate, 2	Area Affec	ted : 10%			
D 0	Location : Throi	gnout					
Roof Modified Bitumen	100% 2-4	\$25,000	2026	* *			
Modified Bitumen		\$25,000 osn, Extent : Moderat	2036				
	Location : Over		е, агеи ад	jeciea . 570			
		Moderate, Area Affec	ted · 10%				
	-	Elevator And Through					
Soffits							
Metal, Corrugated	100% 4+	\$3,800	2051	* *	1		
, 2	Corrosion/Rusting	, Extent : Light, Area	Affected :	10%			
	Location : Throi	ghout					
terior							
Floors							
Carpet	10%		2030	\$43,100	3	\$2,500	
Ceramic Tile	5%		2040	* *	5	\$600	
Raised Access Floor	20%		2040	* *	5	\$9,500	
Sheet Vinyl/Rubber	15% 4+	\$47,800	2031	\$239,100	5	\$1,400	
		ent : Moderate, Area A	Affected :	30%			
	Location : Throi	<u> </u>					
Vinyl Tile	50% Now	\$6,700	2036	**	3	\$2,400	
	-	ng, Extent : Moderate		ected: 5%			
		resholds And 2nd Flo		100/			
		ent : Moderate, Area A		10%			
Intonion 337, 11	Location : Inroi	ighout Administrative	spaces				
Interior Walls	100%		LIFE	* *	5	¢11 000	
Gypsum Board	10070		LILE		5	\$11,000	

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

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

Asset #: 4129

Architecture	Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings	000/ N	¢0.400	2044	* *	5	¢5 700	
AcousTileSusp.Lay-In	90% Now Broken/Missing Elem Location: Personne Misaligned/Bulging, Location: 2nd Floc Staining/Discoloring, Location: Administ Other Observation, E Location: Through	el Room And Open Extent : Moderate, or Office Extent : Light, Are tration, Kitchen An Extent : Light, Area out	Administ Area Affe ea Affecte d Locker Affected	Tected : 5% rative Areas ected : 15% d : 35% Room Areas	5	\$5,700	
	Explanation : Fiber	glass Reinforced P					
Gypsum Board	10%		LIFE	* *	5	\$1,600	
Site Enclosure Fence/Gates							
Aluminum Rail	50% Now Broken/Missing Elem Location: Exterior Corrosion/Rusting, E.	Stair Throughout			5	\$4,300	
	Location : Exterior		теи Ајјес	ieu . 570			
	Location: Locating  Location: Locating	s, Extent : Moderat	e, Area Ą	ffected : 5%			
Chain Link	50%		2051	* *			
Free Standing Walls Cast in Place Concrete	100% Now Cracking/Crumbling, Location: Loading		2051 c, Area Afj	* * fected : 10%			
Site Pavements							
On-Site Walkways Cast in Place Concrete	21% Now Cracking/Crumbling, Location: Stairs Th		2036 c, Area Aff	* * Sected : 25%			
Cast in Place Concrete	59%		2036	* *			
Metal	20% Now Cracked Weld, Extent Location: Exterior	Stairs Throughout			1-3	\$600	
	Loose Connections, E Location : Exterior Surface Wearing/Scal Location : Exterior	Stairs Throughout ling, Extent : Mode	rate, Ared				
Parking/Driveway Asphalt	100% 0-2 Cracking/Crumbling, Location : North Lo		2034 e, Area Afj	* * Fected : 10%			

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

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

Asset #: 4129

Electrical	Curren	t Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts							
Transformers							
Dry Type	Location : Electri	Extent : Light, Area cal Room e 300 Kilovolt-amper			3	\$100	
Feeders	Explanation . One	e 300 Kuovou-amper	re 4,100 111gn	voilage-400/2	2// LOW	vollage Supply	
Cable	100%		2039	* *	1		
Raceway	10070		2037		1		
Conduit	100%		2041	* *	1		
Inder 600 Volts	10070		2041		1		
Service Equipment  Molded Case Bkrs	100% Other Observation, Location : Electri	Extent : Light, Area cal Room	2041 Affected : 100	**	5	\$200	
	Explanation: One	e 1,600 Ampere Mair	n Disconnect S	Switch			
Transformers	<del>-</del>	Î					
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% Other Observation, Location : Outsid	Extent : Light, Area e Enclosure	2040 Affected: 100	* *	1	\$3,300	
	Explanation: One	e 1,250 Kilowatt Gen	nerator				
Batteries Lead/Acid	100%		2025	\$4,700	5	\$300	
Fuel Storage Main Tank		Extent : Light, Area	2059 Affected : 100	**	5		
	Location : Outside						
ighting	Explanation : One	e 2,500 Gallon Tank					

Lighting

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

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

Asset #: 4129

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2036	* *	10	\$2,300	
	•	s, Extent : Light, Area Aff	ected : 100%			
	Location : First Floor	•				
Fluorescent	65%	2031	\$117,400	10	\$5,000	
	T-12 Lamps And Fixture	es, Extent : Light, Area A	ffected : 100%			
	Location : Throughou	t The Building				
Fluorescent	5%	2036	* *	10	\$400	
	Compact Fluorescent L	ight, Extent : Light, Area	Affected: 100%			
	Location : Throughou	t The Building				
Egress Lighting						
Emergency, Service	50%	2031	\$5,000	1		
Exit, Service	50%	2026	\$2,700	1		
Exterior Lighting						
HID	100%	2031	\$75,500	10		
Alarm						
Security System						
Generic	100%	2036	* *	1	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Throughou	t The Building				
	Explanation: CCTV S	Surveillance System				
Fire/Smoke Detection						
Generic, Digital	100%	2031	\$41,700	1-3	\$5,200	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$400	
Terminal Devices								
Air Handler	90%			2031	\$273,900	1	\$4,700	
Convector/Radiator	10%			2036	* *	1	\$300	
Air Conditioning Energy Source								
Electricity	100%			2039	* *	1		

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

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

Asset #: 4129

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	10%  Recent Installation, Extent: N/A, Area A	2036	**	2	\$100	
	Location: Roof	престей.	10070			
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	1000/	2051	* *			
Brass/Copper	100%	2051	* *	1		
Water Heater With Tanks	1000/	2020	<b>#45</b> 600	4		
Electric	100% Other Observation, Extent: Light, Area Location: 1st Floor Explanation: One 30 Gallon Unit	2029 Affected	\$45,600 : 100%	4		
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% Other Observation, Extent: Light, Area Location: 1st To 2nd Floor Explanation: 1 Unit	LIFE Affected	* * : 100%			
Fire Suppression						·
Chemical System			,			
Dry	20% Other Observation, Extent: Light, Area Location: 1st Floor Explanation: Clean Agent System Bei			1-3 nmunicat	\$14,500 ion Equipment	
No Component	80%					

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

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

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Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,387,300	\$3,719,800
Interior Architecture	\$3,430,000	\$157,300
Electrical	\$1,395,000	\$698,100
Mechanical	\$1,122,800	\$3,862,300
Site Pavements	\$113,100	
Total	\$7,448,200	\$8,437,500
Importance Code A	\$1,461,500	\$7,425,900
Importance Code B	\$5,629,300	\$1,011,500
Importance Code C	\$357,400	
Total	\$7,448,200	\$8,437,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$57,000	_	\$3,400	_
Interior Architecture	\$33,000		\$5,000	\$3,500
Electrical	\$12,400	\$19,100	\$110,800	\$12,000
Mechanical	\$27,700	\$8,400	\$46,400	\$4,800
Site Pavements	\$16,900			
Total	\$147,000	\$27,500	\$165,600	\$20,300
Importance Code A	\$57,000		\$10,400	
Importance Code B	\$73,100	\$27,500	\$155,200	\$20,300
Importance Code C	\$16,900			
Total	\$147,000	\$27,500	\$165,600	\$20,300



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

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

Asset #: 2031

rchitecture	Cui	rent Re	pair	Futur	e Replacement	М	Maintenance			
vstem Component Type		Date I ars)	Estimated Cost	Year FY	<b>Estimated Cos</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior										
Exterior Walls	77.07		<b>#922 700</b>	LIPP	* 3		<b>0.52</b> , 500			
Masonry: Brick	75% No		\$832,700	LIFE		* 5	\$52,500			
			ent : Moderate, A							
			ade At Masonry S L'Eutant : Light		-					
			l, Extent : Light, ade And Through		eciea : 20%					
			rate, Area Affeci		<u> </u>					
	Location : Th			еи . 1570	,					
		-	: : Moderate, Are	a Affecte	d · 5%					
			oor Wall At East		a . 570					
Metal Sect. OHD	10%		7,000 110 2000	2044	* :	k 5	\$21,900			
	15% No		\$43,200	2044	* *	5	\$16,400			
Metal Coiling Doors			\$45,200 ent : Light, Area			3	\$10,400			
			cations Through		. 5/0					
Windows	Location : rai	tous Lo	cuitons Intougn	Oiii						
Steel	100% No	w	\$187,900	2039	* :	* 5	\$40,500			
Steel			: Light, Area Affe		V <sub>0</sub>	3	Ψ10,500			
	Location : Th									
		_	ent : Light, Area	Affected	: 5%					
			ntel Locations Th							
			t : Moderate, Are							
	Location: Officers Locker Room									
	Water Penetration, Extent: Moderate, Area Affected: 25%									
	Location : Window Sills									
	Weather Strip Missing, Extent: Moderate, Area Affected: 50%									
	Location : Of	ficers Lo	ocker Room							
Parapets										
Masonry: Brick	50%			LIFE	* :	5	\$2,200			
Metal Panel	40%			2051	* :	* 5	\$6,800			
			ent : Light, Area	Affected	: 100%					
	Location : Th	_								
	Explanation:									
Metal Rail	10% No		\$2,800	2044	* :	* 5	\$3,100			
			ent : Light, Area	Affected	: 10%					
-	Location : Th	roughou	t t							
Roof	1000/ 37		<b>**</b> **********************************	•••	<b>**</b>					
Built-Up (BUR)	100% No		\$366,700	2031	\$3,667,300	)				
			rate, Area Affecto							
	Location: Various Locations Throughout Roof									
	Embedded Gravel Surface, Extent: Light, Area Affected: 100%									
	Location: Throughout									
	Vegetation Growth, Extent : Moderate, Area Affected : 10% Location : Throughout									
	Location: Throughout Water Penetration Fytent: Moderate Area Affected: 10%									
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Various Locations Throughout Including Garage Spaces And 2nd Floor									
	Location · Var	ious I o	cations Through	out Inchi	dina Garage Spa	cos And 2	nd Floor			

#### 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.

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

Asset #: 2031

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors									
Cast in Place Concrete		Now	\$235,700	LIFE	**	5	\$157,300		
			xtent : Light, Area						
		-	And Various Loca		-				
			xtent : Light, Area			<i>a</i> .	,		
			c Shop M-3 And Va						
Ceramic Tile		Now	\$12,000	2027	\$600,900	5	\$2,800		
		_	ents, Extent : Mode		ea Affected : 10%				
			ilet And Shower Fa		2.50/				
			: Moderate, Area A	ffected :	25%				
		: Through	out						
Raised Access Floor	5%			2034	* *	5	\$20,700		
Vinyl Tile	25%		\$147,200	2026	\$1,472,100	3	\$10,400		
		_	ents, Extent : Mode		**				
			Throughout 1st And						
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Offices Throughout 1st And 2nd Floor								
			-						
			: Moderate, Area A						
T	Location	i : Offices 1	hroughout 1st And	2na Fio	<u>or</u>				
Interior Walls Concrete Masonry Unit	80%	2-4	\$244,300	LIFE	* *	5	\$27,000		
Concrete Masonry Unit			\$244,300 tent : Moderate, Ar			3	\$27,000		
	_		-8 And Perimeter V		eu . 2070				
			xtent : Moderate, A		cted · 20%				
				1100 11jje	cica . 2070				
	Location : Perimeter Walls  Vertical Cracks, Extent : Moderate, Area Affected : 20%								
	Location: Room M-8 And Various Locations Throughout								
	Water Penetration, Extent: Moderate, Area Affected: 10%								
	Location : From Lower Roofs								
Gypsum Board	10%			LIFE	* *	5	\$5,100		
Metal: Cage/Fence	10%			LIFE	* *	5	Ψ2,100		

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

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

Asset #: 2031

Architecture	Curr	ent Repair	Futu	e Replacement	nt Maintenance		
System Component Type	% of Fail D Total (Yea	Oate Estimated Cost ers)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings	20/		2026		_	<b>#10.000</b>	
AcousTileSusp.Lay-In	9%	\$10,600	2036	* *	5	\$10,000	
AcousTileSusp.Lay-In	Location: 1st A Misaligned/Bulg Location: 1st A Staining/Discolo	W \$10,600 Elements, Extent: Modend 2nd Floor Office A Sing, Extent: Moderate And 2nd Floor Office A Siring, Extent: Light, A Soughout 2nd Floor	Area 2, Area Afj Area	ea Affected : 15% fected : 5%	5	\$3,300	
Exposed Strue: Concrete	Cracking/Crumb Location : Rad	oling, Extent : Light, A lio Shop ring, Extent : Light, A			5	\$1,700	
Exposed Struc: Steel	Location : Men Area Of Garag Water Penetratio	w \$665,900 ag, Extent : Severe, Ard as Locker Room And Vo ee Above Windows on, Extent : Moderate, fous Locations In Mair	arious Loc Area Affe	cations Adjacent To	o North V	Vall In Service	
Gypsum Board	10%		LIFE	* *	5	\$13,800	
Site Enclosure Fence/Gates Chain Link	100%		2051	* *			
Site Pavements							
On-Site Walkways Cast in Place Concrete	_	w \$16,900 g, Extent : Moderate, n Entrance East Side	2036 Area Affed	* * cted : 20%			
Parking/Driveway							
Asphalt	Location: Thro Ponding, Extent Location: Sout	oling, Extent : Moderal oughout : Moderate, Area Affe th Lot g, Extent : Moderate,	cted : 5%				
Cast in Place Concrete	10%		2044	* *			

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

Under 600 Volts

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

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

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

Asset #: 2031

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Service Equipment	1000/			2021	¢14.700	-	<b>#200</b>		
Fused Disc Sw	100%	omistica E	utant Light Anga	2031	\$14,500	5	\$300		
		ervanon, E : Electrica	xtent : Light, Area	Ајјестеа	: 100%				
			n Room 200 Ampere, One 6	00 Amno	re And One 800 Ar	nnoro Mo	uin Disconnact		
	Switches	ion . One 4	oo Ampere, One o	ло Атре	re Ana One 600 An	прете т	un Disconneci		
Transformers									
Dry Type	100%			2029	\$51,500	5	\$300		
Switchgear / Switchboard									
Molded Case Bkrs	100%			2031	\$125,300	5	\$1,900		
Raceway									
Conduit	100%			2031	\$21,300	1			
Panelboards									
Molded Case Bkrs	100%			2030	\$76,900	5	\$1,900		
Wiring									
Thermoplastic	100%			2031	\$43,600	1			
Motor Controllers									
Locally Mounted	100%			2029	\$177,100	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		
			xtent : Light, Area						
			or Enclosure Next			lding			
	Explanati	ion : One I	,250 Kilowatt Cap	acity Ge	nerator				
Batteries					*	_	** -**		
Lead/Acid	100%			2025	\$4,700	5	\$2,700		
Fuel Storage	1000/			• • • • •		_			
Main Tank	100%	_		2059	**	5			
			xtent : Light, Area	Affected	: 100%				
		: Outside (							
<del> </del>	Explanati	ion : One 2	2,500 Gallon Tank						
Lighting									
Interior Lighting	2.50/			2026	#252 100	1.0	Ф <b>22 7</b> 00		
Fluorescent	35%	4 15:	T	2026	\$353,100	10	\$23,700		
	_		ıres, Extent : Light out The Building	, Area A <u>j</u>	gected: 100%				
Elvariageant	5%			2026	* *	10	¢2 400		
Fluorescent		And First	res, Extent : Light,	2036		10	\$3,400		
	_		res, Extent : Light, out The Building	лгеи АД	естей . 10070				
1115		. inrough	out the bullaing	2025	<b>⊅</b> ∠ <b>=</b> . ∠△ *	10	<b></b>		
HID	40%			2026	\$674,600	10	\$1,000		
LED	20%			2036	* *				

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

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

Asset #: 2031

Electrical	Curre	ent Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	50%		2026	\$43,900	1		
Exit, Service	50%		2026	\$24,100	1		
Exterior Lighting							
HID	100%		2036	* *	10	\$200	
Alarm							
Security System							
Generic	100%		2031	\$267,300	1	\$27,600	
	Other Observation	n, Extent : Light, Area	Affected	: 100%			
	Location: Thro	ughout The Building					
	Explanation : C	CTV Surveillance Syst	'em				
Fire/Smoke Detection							
Generic, Analog	100%		2026	\$367,300	1-3	\$45,500	

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Plant Campus Steam / PRV	80%	Now	\$800	2041	* *	1			
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location	: Steam Ro	oom 1st Floor						
	Explana	tion : Leak	At Main Valve						
Electricity	20%			2041	* *	1			
Conversion Equipment									
Radiant Heater	100%	Now	\$74,100	2031	\$3,706,200	2	\$27,400		
	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 5	%				
	Location	: Various	Offices						
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 20%				
	Location	: Office Ar	rea, Garage						
	Explana	tion : 40 El	lectrical Radiants, I	Excessiv	e Noise On 3 Units				
Distribution									
Hot Wtr Piping/Pump	80%	Now	\$12,500	2039	* *	4	\$2,900		
	Corroded,	Extent: Se	evere, Area Affectea	l: 10%					
	Location	: Through	out						
No Component	20%								
Terminal Devices									
Unit Heater - Steam	80%			2026	\$647,400	4	\$5,400		
No Component	20%								
Air Conditioning									
Energy Source									
Electricity	100%			2047	* *	1			

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

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

Asset #: 2031

Mechanical	Current R	lepair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	10%		2031	\$156,100	2	\$500			
	R-22 Refrigerant, Ext Location : 3 Units O		ffected :	10%					
Split Unit Window/Wall Unit	10% 10%		2036 2026	* * \$53,900	1				
No Component	70%			<i>\$22,500</i>	-				
Ventilation									
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$41,200			
Exhaust Fans	•••		• • • •	010 ( 000	_	<b></b>			
Interior	20%	<b>#11 100</b>	2026	\$126,300	2	\$500			
Roof	80% Now	\$11,100	2026	\$221,100	2	\$1,400			
	Other Observation, E.	xtent : Light, Area	Affected	: 5%					
	Location: Roof	a 16.							
1:	Explanation: 4 Fan	Covers Missing							
Plumbing									
H/C Water Piping	70%		2041	* *	1				
Brass/Copper Galvanized Steel	30%		2036	* *	1 1				
HW Heat Exchanger	30%		2030		1				
Steam Fired	100%		2041	* *	4	\$11,000			
	10070		2041		- 4	\$11,000			
Sanitary Piping Cast Iron	100%		LIFE	* *	1				
	10070		LIFE		1				
Storm Drain Piping Cast Iron	100%		LIFE	* *	1				
Fixtures	10070		LIFE		1				
Generic	100%								
	10070								
Fire Suppression Standpipe									
Generic	100%		2041	* *	1-5	\$37,300			
Sprinkler	10070		2041		1-3	Ψ37,300			
Generic	100%		2041	* *	1-2	\$20,700			
Chemical System	10070		2071		1-2	Ψ20,700			
Dry	10%		2026	\$15,700	1-3	\$7,300			
213	10% 2026 \$15,700 1-3 \$7,300  Other Observation, Extent: Light, Area Affected: 100%								
	Location: Outside Gas Refill Stations								
	Explanation : 2 Sets								
No Component	90%								
140 Component	7070								

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Interior Architecture		\$144,700
Electrical	\$131,100	\$392,800
Mechanical	\$891,600	\$409,900
Site Pavements	\$641,700	
Total	\$1,664,400	\$947,300
Importance Code A		\$60,700
Importance Code B	\$1,022,700	\$886,600
Importance Code C	\$641,700	
Total	\$1,664,400	\$947,300

Total	\$113,300	\$5,000	\$118,400	\$4,800
Importance Code C	\$40,300	\$500		
Importance Code B	\$26,900	\$3,700	\$104,400	\$4,000
Importance Code A	\$46,100	\$800	\$13,900	\$800
Total	\$113,300	\$5,000	\$118,400	\$4,800
Site Pavements	\$36,500			
Site Enclosure	\$3,700			
Mechanical	\$1,900	\$3,000	\$97,600	\$3,000
Electrical	\$1,700	\$1,500	\$4,300	\$1,500
Interior Architecture	\$23,400	\$500	\$2,700	\$300
Exterior Architecture	\$46,100		\$13,800	
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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

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

Asset #: 2864

Architecture	Current Repair		re Replacement	M					
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
xterior									
Exterior Walls									
Metal Panel	75% 0-2	\$46,100 2051	**	5	\$33,800				
	Corrosion/Rusting, Extent			1 .					
	Location: Bottom Of Pa								
Window Wall	25%	2051	**	5	\$22,500				
	Glazing Clouded, Extent:		10%						
TT 7' 1	Location : South Side Of	Builaing							
Windows Matal/Datantian Tyma	100%	2051	* *	5	¢5 000				
Metal/Detention Type	10070	2031		5	\$5,000				
Parapets Not Accessible	100%								
Not Accessible	Other Observation, Extent	· N/A Area Affected ·	0%						
	Location: Throughout	. 1771, 111 cu 1135 ceteu .	070						
	Explanation : Roof Acce	ss Hatch Lock. No Kev	Available.						
Roof		<u>,, .</u>							
Skylight, Plastic	3%	2044	* *	1					
Not Accessible	97%								
	Other Observation, Extent: N/A, Area Affected: 0%								
	Location: Throughout								
	Explanation: Roof Acce.	ss Hatch Lock. No Key	Available.						
Soffits									
Metal, Corrugated	100%	2051	* *	1					
nterior									
Floors	60%	LIFE	* *	5	£22 000				
Cast in Place Concrete	00% Cracking/Crumbling, Exte			5	\$23,800				
	Location: Bathrooms / 1	•	ijeciea . 2576						
O Til .			* *		¢1 400				
Quarry Tile	5% 20%	2044 2036	* *	5 5	\$1,400 \$5,400				
Sheet Vinyl/Rubber	Worn/Eroded, Extent : Mo			3	\$3,400				
	Location: Throughout	истине, лгей лујесней .	1370						
Vinyl Tile		\$7,200 2031	\$144,700	3	\$1,000				
Vinyl Tile	15% Now  Broken/Missing Flaments	·	. ,	3	\$1,000				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout Office Areas								
	Worn/Eroded, Extent: Mo	• •	35%						
	Location: Throughout C								
Interior Walls		33							
Ceramic Tile	5%	2040	* *	5	\$1,000				
Fiberglass Panel	95%	LIFE	* *	_	42,000				

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

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

Asset #: 2864

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Ceilings	0.50/		44.5.500	• • • • •	de de	_	<b>440.500</b>		
AcousTileSusp.Lay-In		Now	\$15,500	2044	**	5	\$10,500		
			xtent : Moderate, A	00					
			Locker Room And		•	расе			
	Other Observation, Extent: Light, Area Affected: 100%								
		_	out Ceilings						
			rglass Reinforced P	anels.					
Gypsum Board	5%			LIFE	* *	5	\$1,400		
Site Enclosure									
Fence/Gates									
Aluminum Rail		Now	\$3,700	2036	* *	5	\$4,200		
	Deformed/Dented, Extent : Severe, Area Affected : 10% Location : Bus Parking								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location	i : North Si	de At Bus Parking						
	Explana	tion : Steel	Rail						
Chain Link	95%			2051	* *				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$36,500	2044	* *				
	Cracking/	Crumbling,	Extent : Light, Are	a Affecto	ed : 5%				
	Location	ı : North Si	de Of The Building						
Parking/Driveway									
Asphalt	100%	0-2	\$641,700	2040	* *				
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	i : Through	out						

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2041	* *	5	\$300	
	Other Observation, Extent : Light, Are Location : Electrical Room	a Affected	: 100%			
	Explanation : Main Service Disconn	ect Switch	Rated At 400 Amp	eres		
Transformers						
Dry Type	100%	2036	* *	5		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2041	* *	5	\$300	
Raceway						
Conduit	100%	2041	* *	1		
Panelboards						
Molded Case Bkrs	100%	2039	* *	5	\$300	
Wiring						
Thermoplastic	100%	2041	* *	1		

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

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

Asset #: 2864

Electrical	Current Rep	pair Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground				-		
Grounding Devices						
Generic	100%	LIFI	**	5	\$200	
Stand-by Power						
Transfer Switches						
Automatic	100%	2036	ó **	1	\$3,700	
Generators						
Not Accessible	100%					
Batteries						
Not Accessible	100%					
Fuel Storage						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	20%	2026	. ,	10	\$2,200	
	T-12 Lamps And Fixture Location : Throughout	_	Affected : 100%			
Fluorescent	80%	2031	\$283,900	10	\$8,900	
	T-8 Lamps And Fixtures,					
	Location : Throughout	The Building				
Egress Lighting						
Emergency, Service	50%	2031	\$7,200	1		
Exit, Battery	50%	2031	\$16,500	10	\$400	
Exterior Lighting						
HID	100%	2031	\$108,800	10		
Alarm						
Security System						
Generic	100%	2031	+ - /	1	\$4,500	
	Other Observation, Exte	_	ed: 100%			
	Location : Throughout	-				
	Explanation: CCTV S	urveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2026	* ,	1-3	\$7,500	
	Other Observation, Exte	_	ed: 100%			
	Location : Throughout	-				
	Explanation : Strobe L	ights, Manual Pull Sta	tions, Horns And Al	arm Bells	<u> </u>	

Mechanical	Current	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	100%		2041	* *	1		

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

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

Asset #: 2864

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Heating Conversion Equipment Heat Pump Air Sourced	90% On Extended Life, Ex Location : Roof Other Observation, E				2	\$3,400	
	Location: Roof Explanation: 3 Roo		Ајјестей	. 100%			
Radiant Heater	10%		2031	\$60,700	2	\$600	
Terminal Devices Air Handler	100% On Extended Life, Ex Location : Roof	tent : Moderate, Ai	2026 rea Affect	\$439,000 ted: 100%	1	\$7,500	
Air Conditioning Energy Source Electricity	100%		2039	* *	1		
Conversion Equipment	10070		2039		1		
Heat Pump Air Sourced	100% On Extended Life, Ex	tent : Moderate, Ai	2029 rea Affect	\$349,200 ted : 100%	2	\$700	
	Location: 3 Remote R-22 Refrigerant, Ext Location: Roof		v	100%			
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$15,700	
Terminal Devices Air Handler/Cool/Ht	100%		2026	\$452,600	1	\$7,500	
Ventilation Distribution							
Distribution  Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	
Exhaust Fans							
Roof	100%		2026	\$45,300	2	\$400	
lumbing							
H/C Water Piping	100%		2041	* *	1		
Brass/Copper Water Heater With Tanks	10070		2041		1		
Electric	100% Other Observation, E	Extent : Light, Area	2026 Affected	\$45,600 : 100%	4		
	Location : Female I Explanation : 120 C						
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Backflow Preventer Generic	100%		2031	\$10,400	1	\$700	
Fixtures Generic ire Suppression	100%						

Fire Suppression

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

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

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

Asset #: 2864

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

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

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

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Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES WEST FACILITY

Address : 16-06 HAZEN ST., RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 30-Jul-2019 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2605 Lot : 40 BIN : 2096863

CAPITAL	FY 2024 - 2027	FY 2028 - 2033		
Exterior Architecture	\$9,809,600	\$15,572,200		
Interior Architecture	\$2,959,200	\$26,682,300		
Electrical	\$84,200	\$7,586,500		
Mechanical	\$32,505,500	\$5,450,500		
Total	\$45,358,600	\$55,291,600		
Importance Code A	\$9,809,600	\$15,572,200		
Importance Code B	\$35,548,900	\$39,719,300		
Total	\$45,358,600	\$55,291,600		

Total	\$378,100	\$80,700	\$154,600	\$104,100
Importance Code C				
Importance Code B	\$355,000	\$80,700	\$142,100	\$104,100
Importance Code A	\$23,200		\$12,500	
Total	\$378,100	\$80,700	\$154,600	\$104,100
Mechanical	\$326,000	\$47,300	\$117,800	\$46,600
Electrical	\$41,500	\$33,400	\$36,800	\$33,000
Interior Architecture				\$24,500
Exterior Architecture	\$10,600			
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027



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

<sup>\*\*</sup> 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

rchitecture	Current Repair Future Replacement			M				
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls Metal Panel	Broken/M Location Deformed	n : Through l/Dented, Ex	\$338,200 sents, Extent: Mod out Modular Build stent: Moderate, A out Modular Build	ings rea Affec		5	\$248,200	
Metal Panel	Location	servation, E n : Through	Extent : Light, Area out l And Vinyl Structu		**	5-10	\$606,600	
Windows								
Aluminum	Air Infiltr Location Water Per	n : Through	xtent : Moderate, A			5	\$42,600	
Roof Single Ply Membrane	Water Per Location Other Obs Location	n : Through servation, E n : Through	Extent : Light, Area	Affected				
Not Accessible	25%	)						
Soffits								
Metal Panel	Broken/M	Now issing Elem n : Canopie	\$10,600 eents, Extent : Seve s	2040 re, Area	* * Affected : 50%	5	\$3,900	
terior								
Floors						_		
Cast in Place Concrete Sheet Vinyl/Rubber	Worn/Ero	Now	\$1,571,300 : Moderate, Area A	LIFE 2030 Affected :	\$15,712,900 20%	5	\$77,900 \$93,500	
Vinyl Tile	Broken/M Location Worn/Ero	n : Through	: Moderate, Area A			3	\$73,400	
Interior Walls								
Concrete Masonry Unit Fiberglass Panel	2% 50%	)		LIFE LIFE	**	5	\$1,800	
Gypsum Board Metal Security Bars No Component	13% 15% 20%	)		LIFE LIFE	* *	5	\$17,400	

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

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

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#### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES WEST FACILITY

Asset #: 2865

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings								
Gypsum Board	15%	Now	\$94,100	LIFE	* *	5	\$69,800	
	Water Pen	etration, Ex	xtent : Moderate, A	rea Affec	cted : 20%			
	Location	: Modular	Buildings					
Metal Panel	65%	Now	\$772,500	LIFE	* *	5	\$302,600	
	Corrosion	Corrosion/Rusting, Extent: Moderate, Area Affected: 20%						
	Location	: Through	out					
No Component	20%							

Electrical		Current R	urrent Repair Future Re		e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
Inder 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%								
tand-by Power									
Transfer Switches									
Automatic	100%			2035	* *	1	\$62,300		
Generators									
Diesel	100%			2033	\$209,400	1	\$78,500		
	Other Obs	ervation, Ex	ctent : Light, Area	Affected	: 100%				
	Location	: Outdoor	Generator Enclosi	ıres					
	Explanat	ion : Eight	Emergency Gener	ators Rai	ted At 1,150 Kilow	atts Each	ı		
Batteries									
Lead/Acid	100%			2024	\$4,700	5	\$7,500		
Fuel Storage									
Main Tank	100%			2045	* *	5			
	Other Obs	ervation, Ex	ctent : Light, Area	Affected	: 100%				
	Location	: Outside							
	Explanat	tion : Nine I	Main Tanks, 5,000	Gallons	Rated Capacity				

#### Lighting

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

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

### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES WEST FACILITY

Asset #: 2865

Electrical	Current Repair		e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	85%	2030	\$5,050,300	10	\$158,000		
	T-8 Lamps And Fixtures, Extent . Location : Throughout	: Light, Area Affe	ected : 100%				
HID	5%	2030	\$231,200	10	\$300		
LED	10%	2035	* *				
Egress Lighting							
Emergency, Service	48%	2030	\$115,500	1			
Emergency, Battery	2%	2030	\$13,100	10	\$1,000		
Exit, Service	50%	2025	\$84,200	1			
Exterior Lighting							
HID	100%	2030	\$1,822,100	10	\$600		
Alarm							
Security System							
Generic	100%	2035	* *	1	\$75,700		
	Other Observation, Extent : Ligh	. 55	: 100%				
	Location: Throughout Comple						
	Explanation : CCTV Surveillar	ice Cameras					
Fire/Smoke Detection	1000/		de de		4141000		
Generic, Digital	100%	2035	**	1-3	\$124,900		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Throughout The Con	•	16 10 " ~		10 1		
	Explanation : Alarm Bells, Ho Detectors	ns, Strobe Light	s, Manual Pull Sta	tions And	d Smoke		

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	100%	2024		2	\$62,700	
	Other Observation, Extent: Light, Area	a Affected	: 100%			
	Location: Throughout					
	Explanation: Approximately 60 Unit.	s				
Terminal Devices						
Fan Coil Unit/Heat	100%	2025	\$9,682,000	1	\$65,400	
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		

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

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

#### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES WEST FACILITY

Asset #: 2865

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Heat Pump Air Sourced	R-22 Refri Location	: Roofs Ar	\$292,300 ent : Light, Area A nd Side Walls	-		2	\$9,900	
	Location	: Outdoor	xtent : Severe, Ared s 10 Not Working	a Affecte	d : 10%			
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$263,600	
Terminal Devices Fan Coil - 4 Pipe	100%			2025	\$14,853,800	1	\$65,400	
Heat Rejection Air Cooled Condenser Unit	100%			2025	\$1,130,600	2	\$141,100	
Ventilation								
Distribution Ductwork/Diffusers	Insul. Dete	Now eriorating, : Exterior	\$68,600 Extent : Moderate, Ducts	LIFE Area Afj	* * Fected : 10%	2-5	\$22,600	
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$90,400	
Exhaust Fans								
Roof No Component	80% 20%			2025	\$606,200	2	\$5,000	
Plumbing H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks Electric	100% Other Obs	ervation, E	Extent : Light, Area	2025 Affected	\$319,000 : 100%	4		
		: Through						
Canida na Dini	Explana	tion : 120 C	Gallon Units In Mo	st Modul	ar Units			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Plastic/PVC	100%			2035	* *	1		
Fixtures Generic	100%							
Fire Suppression Sprinkler Generic	100%			2030	\$5,400,300	1-2	\$56,800	
Chemical System No Component	90%				. , ,			
Generic	10%			2028	\$15,700	1-3	\$7,400	

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

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

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Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES/ COMPLIANCE AND SAFETY CENTER

Address : 12-00 HAZEN STREET RIKERS ISLAND

Borough : BRONX Agency's Number : N/A

Date of Survey : 08-Aug-2019 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1

Block : 2605 Lot : 40 BIN :

#### **CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$5,300	\$600	\$5,400	\$300
Interior Architecture	\$8,500	\$100		\$500
Electrical	\$300	\$300	\$57,100	\$200
Mechanical	\$300	\$300	\$500	\$500
Site Pavements	\$37,500			
Total	\$51,900	\$1,300	\$63,000	\$1,500
Importance Code A	\$5,400	\$700	\$5,600	\$400
Importance Code B	\$4,800	\$500	\$57,400	\$1,100
Importance Code C	\$41,600			
Total	\$51,900	\$1,300	\$63,000	\$1,500



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

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

Asset #: 13709

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Year	eate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	2001		2010	di di		44.400	
Asphalt Shingle	90%		2040	**	10	\$1,100	
Roll Roofing	10%		2030	\$9,300	5	\$1,200	
Soffits	1000/		2051	- Le	5.10	<b>#10.000</b>	
Metal Panel	100%		2051	* *	5-10	\$19,900	
nterior							
Floors	30%		2020	\$29.700	2	¢1 700	
Carpet Cast in Place Concrete	30% 20%		2030 LIFE	\$28,700 * *	3 5	\$1,700	
Cast in Place Concrete Ceramic Tile	20% 5%		2040	* *	5	\$1,200 \$100	
Raised Access Floor	15% Nov	v \$2,300	2040	* *	5	\$800	
Raised Access 1 1001		ling, Extent : Moderate		fected : 15%	3	\$600	
	Location : Mair	-	, 11100 111	Jecieu . 1570			
View Tile	30%	1100111	2036	* *	3	\$400	
Vinyl Tile Interior Walls	30%		2036		3	\$400	
Concrete Masonry Unit	15% Now Diagonal Cracks	v \$2,200 , Extent : Moderate, Ar	LIFE ea Affect	* * ed : 10%	5	\$200	
	Location: Base	ment Corridor					
		n, Extent : Moderate, A ement Server Room, Co			от		
Gypsum Board	Location : Main Other Observation	ling, Extent : Moderate n Room nn, Extent : Moderate, A			5	\$2,100	
	Location : Mair	n Room					
	Explanation : In						
Ceilings Gypsum Board	Explanation : In	mpact Damage v \$1,500	LIFE	**	5	\$2,800	
	Explanation : In  100% Now  Broken/Missing E	mpact Damage v \$1,500 Elements, Extent : Light	, Area Aj		5	\$2,800	
Gypsum Board	Explanation : In  100% Now  Broken/Missing E	mpact Damage v \$1,500	, Area Aj		5	\$2,800	
Gypsum Board ite Enclosure	Explanation : In  100% Now  Broken/Missing E	mpact Damage v \$1,500 Elements, Extent : Light	, Area Aj		5	\$2,800	
Gypsum Board ite Enclosure Fence/Gates	Explanation : In  100% Now Broken/Missing E Location : Base	mpact Damage v \$1,500 Elements, Extent : Light	, Area Aj ion	ffected : 15%	5	\$2,800	
Gypsum Board  ite Enclosure Fence/Gates Chain Link	Explanation : In  100% Now  Broken/Missing E	mpact Damage v \$1,500 Elements, Extent : Light	, Area Aj		5	\$2,800	
ite Enclosure Fence/Gates Chain Link Free Standing Walls	Explanation : In  100% Now Broken/Missing E Location : Base	mpact Damage v \$1,500 Elements, Extent : Light	, Area Aj	ffected : 15% * *	5	\$2,800	
ite Enclosure Fence/Gates Chain Link Free Standing Walls Masonry: Brick	Explanation : In  100% Now Broken/Missing E Location : Base	mpact Damage v \$1,500 Elements, Extent : Light	, Area Aj ion	ffected : 15%	5	\$2,800	
Gypsum Board  ite Enclosure Fence/Gates Chain Link Free Standing Walls Masonry: Brick Retaining Walls	Explanation: In  100% Now Broken/Missing I Location: Base  100%	mpact Damage v \$1,500 Elements, Extent : Light	2051 2051	ffected : 15%  **	5	\$2,800	
ite Enclosure Fence/Gates Chain Link Free Standing Walls Masonry: Brick Retaining Walls Cast in Place Concrete	Explanation : In  100% Now Broken/Missing E Location : Base	mpact Damage v \$1,500 Elements, Extent : Light	, Area Aj	ffected : 15% * *	5	\$2,800	
ite Enclosure Fence/Gates Chain Link Free Standing Walls Masonry: Brick Retaining Walls Cast in Place Concrete ite Pavements	Explanation: In  100% Now Broken/Missing I Location: Base  100%	mpact Damage v \$1,500 Elements, Extent : Light	2051 2051	ffected : 15%  **	5	\$2,800	
ite Enclosure Fence/Gates Chain Link Free Standing Walls Masonry: Brick Retaining Walls Cast in Place Concrete	Explanation: In  100% Now Broken/Missing I Location: Base  100%	mpact Damage v \$1,500 Elements, Extent : Light	2051 2051	ffected : 15%  **	5	\$2,800	

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

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

Asset #: 13709

Architecture		Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of H Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
Parking/Driveway								
Asphalt	50%	4+	\$8,500	2040	* *			
-	Cracking/C	rumbling, Ex	ctent : Light, Are	a Affecte	ed : 10%			
	Location:	South Lot						
Cast in Place Concrete	50%	0-2	\$29,000	2044	* *			
	Cracking/C	rumbling, Ex	ctent : Light, Are	a Affecte	ed : 15%			
	Location :	North Lot						

Electrical	Curren	Current Repair		e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2041	* *	5	\$100	
		Extent: Light, Area	Affected	: 100%			
	Location : Electri						
	Explanation : Ma	in Service Switch Rat	ed At 60	0 Amperes			
Transformers							
Dry Type	100%		2036	* *	5		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2041	* *	5	\$100	
Raceway							
Conduit	100%		2041	* *	1		
Panelboards							
Molded Case Bkrs	100%		2039	* *	5	\$100	
Wiring							
Thermoplastic	100%		2041	* *	1		
Motor Controllers							
Locally Mounted	100%		2036	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5		
Lighting							
Interior Lighting							
Fluorescent	90%		2026	\$48,400	10	\$2,100	
	•	xtures, Extent : Light	, Area A <u>j</u>	fected : 100%			
	Location : Throug	shout The Building					
Incandescent	10%		2026	\$6,300	2		
Egress Lighting							
Exit, Battery	100%		2031	\$5,600	10	\$200	
Exterior Lighting							
HID	100%		2036	* *	10		

Alarm

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

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

Asset #: 13709

Electrical	Current Repair	Current Repair Future		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Alarm							
Security System							
Generic	100%	2031	\$9,000	1	\$900		
	Other Observation, Extent : Light, Are	a Affected :	100%				
	Location: Throughout The Building						
	Explanation : CCTV Surveillance Co	ımeras					
Fire/Smoke Detection							
Generic, Digital	100%	2031	\$12,400	1-3	\$1,500		
, 2	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Building	33					
	Explanation : Strobe Lights, Manual Detectors	Pull Station	ıs, Alarm Bells, H	Iorns And	d Smoke		

Mechanical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2041	* *	1		
	Other Observation, Extent : Light, Arc	ea Affected	! : 100%			
	Location: Basement					
	Explanation: Steam From Adjacent	Building				
Conversion Equipment Heat Exchanger, Plate & Frame	100%	2040	* *	1	\$1,200	
	Other Observation, Extent : N/A, Area	Affected :	100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$100	
Terminal Devices						
Air Handler	50%	2036	* *	1	\$800	
Convector/Radiator	50%	2044	* *	1	\$400	
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment	1000/	2026	* *			
Split Unit	100%	2036				
4	R-22 Refrigerant, Extent : Light, Area Location : Side Of The Building	Affected :	100%			
	į	ACC4	1 . 1000/			
•	Other Observation, Extent : Light, Ard Location : Side Of The Building	га Ајјестеа	1:100%			
Ventilation	Explanation: 3 Split Type Units					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$1,400	

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

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

Mechanical	Current Repai	r Futur	Future Replacement		aintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$200		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement						
	Explanation: 50 Gallon	Unit					
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2036	* *	1	\$200		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	50%						
Generic	50%	2051	* *	1-2	\$300		

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033	
Exterior Architecture	\$1,518,100	\$2,421,300	
Interior Architecture	\$9,263,000	\$6,473,700	
Electrical	\$4,543,900	\$4,242,700	
Mechanical	\$15,712,900	\$13,222,500	
Total	\$31,038,000	\$26,360,200	
Importance Code A	\$2,061,300	\$5,594,800	
Importance Code B	\$24,652,600	\$20,284,200	
Importance Code C	\$4,324,100	\$481,100	
Total	\$31,038,000	\$26,360,200	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Interior Architecture	\$112,300		\$42,300	\$27,600
Electrical	\$60,900	\$62,800	\$55,400	\$56,300
Mechanical	\$127,200	\$132,500	\$289,600	\$126,700
Site Pavements	\$47,300	\$3,500	\$84,000	\$3,500
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$372,300	\$223,500	\$496,000	\$238,800
Importance Code A		\$30,700	\$31,500	\$30,700
Importance Code B	\$325,100	\$189,300	\$380,400	\$204,600
Importance Code C	\$47,300	\$3,500	\$84,000	\$3,500
Total	\$372,300	\$223,500	\$496,000	\$238,800



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

<sup>\*\*</sup> 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

rchitecture	Current Repa	nir Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior						
Exterior Walls						
Metal Panel	100%	2041	* *	5-10	\$2,900,300	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Throughout		IG. IDI. III		J	
	Explanation : This Is Sh Walls Are Only Visible O		ed Steel Plates We	lded Toge	ether. Exterior	
Windows	rans ine only ristore c	The Bookstace				
Metal/Detention Type	98%	2041	* *	5	\$258,300	
Metal Louvers	2%	2040	* *	10	\$9,000	
Parapets						
Metal Rail	100% Now	\$173,900 2036	* *	5	\$182,900	
	Deteriorated Finish, Exte	nt : Moderate, Area Aff	ected : 100%			
	Location: Throughout					
Roof						
Metal Panel	80% Now	\$209,500 2044	* *			
	Corrosion/Rusting, Exten	t : Moderate, Area Affe	cted : 30%			
	Location: Throughout					
	Other Observation, Exten	t : N/A, Area Affected :	100%			
	Location: Throughout					
	Explanation: This Com	ponent Is Actually Pair	ted Steel Surfaces			
Skylight, Metal/Glass	2%	2041	* *	10	\$9,200	
Traffic Topping	18% Now	\$214,600 2041	* *			
	Cracking/Crumbling, Ext	ent : Severe, Area Affec	ted : 25%			
	Location: Outdoor Rec	reation Areas				
	Worn/Eroded, Extent : Se		%			
	Location: Outdoor Rec	reation Areas				
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Outdoor Rec	reation Areas				
	Explanation : Steel Dec	k Is Covered With Ceme	entitious Deck Top	ping		
erior						
Floors	10/	2021	000 500	_	<b>***</b>	
Carpet	1%	2024	\$83,500	3	\$9,400	
Quarry Tile	2%	2036	* *	5	\$14,100	
Raised Access Floor	3%	2034	**	5	\$52,900	
Sheet Vinyl/Rubber	3% Now	\$672,100 2041	**	5	\$10,600	
	Punct/Tear/Impact Dama; Location : Kitchen	ge, Extent : Severe, Are	а Ајјества : 25%			
Steel Plate		\$2,904,600 LIFE	* *	1		
	Corrosion/Rusting, Exten	**				
	Location : Boiler, Mech And Bathrooms	anical, Generator, Pota	ble Water Tank Ro	oms, Cor	ridors, Showers	
Traffic Topping	3% Now	\$253,600 2041	* *	5	\$8,800	-
	Cracking/Crumbling, Ext	ent : Severe, Area Affec	ted : 25%			
	Location: Gymnasium		<b>h</b> =		*=:	
Vinyl Tile	43% Now	\$561,100 2031	\$5,610,800	3	\$75,800	
	Cracking/Crumbling, Ext	ent : Moderate, Area A <u>j</u>	fected : 40%			
	Location : Throughout					

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

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

Asset #: 2866

Architecture	Current	Current Repair Future		ure Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Interior Walls	20/			* *			
Fiberglass Panel	3%		LIFE	* *	~	<b>#21.500</b>	
Glass: Single Pane	3% 10% Now	¢2 (94 200	LIFE LIFE	* *	5	\$21,500	
Metal Security Bars	10% Now <i>Unit Inoperable, Ex</i>	\$2,684,200					
	Location : Cell Do	· ·	ујестеа	30/0			
C41 D1.4.			LIEE	* *		¢401 100	
Steel Plate	84% Now Corrosion/Rusting,	\$1,639,800	LIFE		5	\$481,100	
		exient : Moderale, A ors, Showers, Bathro			al Plumh	ing And Ignitor	
	Closets, Kitchen	ns, snowers, bainro	oms, mec	линісиі, Елесігісі	ıı, 1 <i>ı</i> што	ing Ana Janiioi	
Ceilings	•						
AcousTileSusp.Lay-In	15%		2036	* *	5	\$70,500	
Exposed Struc: Steel	20%		LIFE	* *			
Metal Panel	35% Now	\$547,500	LIFE	* *	5	\$205,600	
	Deteriorated Finish		Area Affe	ected : 50%			
	Location : Throug						
	Staining/Discolorin	-	e, Area Af	fected : 50%			
	Location : Throug	hout					
Metal Panel	30%		LIFE	* *	5	\$176,200	
	Other Observation,		Iffected :	100%			
	Location: Inmate						
a. <del>-</del>	Explanation: This	Component Is Actu	ally Steel	Plates.			
Site Enclosure							
Fence/Gates Chain Link	100%		2041	* *			
Site Pavements	10070		2041				
On-Site Walkways							
Metal	100%		2041	* *	1-3	\$276,800	
TVIC COL	Other Observation,	Extent : Light, Area		: 100%	1 5	Ψ270,000	
		Parking Lot To Barge					
	Explanation : Doc	-					
Parking/Driveway							
Asphalt	100% 0-2	\$43,700	2034	* *			
	Cracking/Crumbling	-	, Area Af	fected : 20%			
	Location : Throug	hout					

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2031	\$457,500	5	\$1,600	
	Other Observation, Extent : Light, Area	Affected: 1009	%			
	Location : Generator Room In The Ba	sement Area				
	Explanation: Two Main Service Prote	ctors Rated At	4,000 Amper	es		

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

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

Asset #: 2866

Electrical	Current Repa	rent Repair Future Replacement Maintenance			Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Transformers							
Dry Type	100%	2029	\$26,900	5	\$1,100		
Switchgear / Switchboard			¥ - )		, ,		
Molded Case Bkrs	100%	2031	\$457,500	5	\$8,200		
Raceway			·		·		
Conduit	100%	2031	\$459,000	1			
Panelboards							
Molded Case Bkrs	100%	2030	\$481,500	5	\$8,200		
Wiring							
Thermoplastic	100%	2031	\$683,300	1			
Motor Controllers							
Locally Mounted	5%	2029	\$31,300	5	\$100		
Motor Control Center	95%	2029	\$833,900	5	\$8,000		
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches	1000/	2020	¢105 000	1	¢05 400		
Automatic	100%	2029	\$105,000	1	\$95,400		
Generators Diesel	100%	2027	\$109,200	1	\$120,100		
Diesei	Other Observation, Exten			1	\$120,100		
		enerator Room And Fifth		ıl Room			
		0 Kilowatt And One 455					
Batteries				<i></i>			
Lead/Acid	100%	2025	\$2,500	5	\$11,500		
Fuel Storage							
Day Tank	50%	2030	\$12,900	5			
-	Other Observation, Exten	0	100%				
		enerator Room And Fifth		ıl Room			
	Explanation: Two 2500	And One 250 Gallon C	Capacity				
Main Tank	50%	2034	* *	5			
	Other Observation, Exten	t : Light, Area Affected .	100%				
	Location: Bottom Leve	!					
	Explanation: Two 40,0	00 Gallon Capacity					
Lighting							
Interior Lighting							
Fluorescent	85%	2026	\$4,029,900	10	\$241,700		
	T-12 Lamps And Fixtures		ected : 100%				
	Location: Throughout						
Fluorescent	10%	2031	\$474,100	10	\$28,400		
	T-8 Lamps And Fixtures,		cted : 100%				
	Location : Throughout	The Building					

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

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

Asset #: 2866

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2026	\$96,000	1		
Exit, Service	50%	2026	\$67,200	1		
Exterior Lighting						
HID	20%	2031	\$290,800	10	\$200	
LED	80%	2039	* *			
Alarm						
Security System						
Generic	100%	2036	* *	1	\$115,800	
	Other Observation, Extent : Li	ght, Area Affected : 1	00%			
	Location : Throughout The F	Facility				
	Explanation: CCTV Surveill	lance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$196,800	

lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
eating								
Energy Source						_		
Fuel Oil No 2	100%			2041	* *	5	\$96,000	
Conversion Equipment								
Steam Boiler	100%	Now	\$543,200	2029	\$2,716,000	1	\$276,300	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Lower L	evel Boiler Room					
	Explana	tion : 3 Uni	ts. Boiler No. 3 Re	quires R	etubing.			
Distribution								
Steam Piping/Pump	100%	Now	\$499,100	2041	* *			
	Corroded,	Extent : Se	vere, Area Affected	d: 60%				
	Location	: Piping T	hroughout					
	Leak Evid	ent, Extent	: Moderate, Area A	Iffected :	20%			
	Location	: Pressure	Reducing Valves I	n Boiler	Room			
	Malfunctio	oning, Exter	nt : Severe, Area A	ffected :	20%			
	Location	: Various 1	Valves Throughout	-				
Terminal Devices			-					
Air Handler	95%	0-2	\$557,100	2026	\$5,570,800	1	\$163,900	
	Corroded,	Extent : M	oderate, Area Affec	cted : 30			,	
		: Through						
Unit Heater - Steam	5%			2026	\$88,500	4	\$1,400	
r Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		

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

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

Asset #: 2866

echanical		Current	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
r Conditioning								
Conversion Equipment Centrifugal,Compressor Turbine	100%			2040	* *	1	\$335,500	
		efrigerant, 1 1 : 6 Sets, R	Extent : Light, Area	Affected	l : 100%			
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$10,100	2031	\$503,900	4	\$15,300	
	Location	ı : Mechani	Extent : Moderate, 2 ical Equipment Roc	om				
Terminal Devices	Ехріапа	поп : Ехра	nsion Tank Leaking	water A	na Air			
Air Handler/Cool/Ht	100%			2026	\$6,046,300	1	\$191,700	
Heat Rejection Dry Cooler	100%			2036	* *	2	\$215,900	
ntilation								
Distribution Ductwork/Diffusers	Corroded,	Now Extent: M : Various:	\$273,700 Toderate, Area Affec Areas	LIFE cted: 109	**	2-5	\$172,900	
Exhaust Fans								
Interior	100%			2026	\$1,382,000	2	\$9,500	
umbing H/C Water Piping Brass/Copper		servation, E	Extent : Light, Area ical Equipment Roc		\$4,002,100 : 100%	1		
			2 Ultraviolet Potab		Purifiers Out Of S	ervice.		
HW Heat Exchanger Steam Fired	Corroded,	Now Extent : Se 1 : Various :	\$150,700 evere, Area Affected	2041 d : 40%	* *	4	\$30,700	
	On Extend	led Life, Ex 1 : Various	tent : Severe, Area					
		ı : Various . tion : Strai	Locations ners And Mixing Vo	alves Def	ective.			
Sanitary Piping			-					
Cast Iron		/Clogged, 1	\$78,500 Extent : Severe, Are			1		
	Location	ı : Sedimen	ts In Drains Causii	ıg Back-ı	ups. Mechanical E	quipment	t Room	
Sump Pump(s) Non-Submersible	100%			2026	\$62,400	4	\$6,500	
Sewage Ejector(s) Electric	100%			2026	\$163,200	4	\$12,300	

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

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

Mechanical	Current Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Backflow Preventer							
Generic	100%	2031	\$139,200	1	\$19,000		
	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location : Pier						
	Explanation : Located On Shore						
Fixtures	·						
Generic	100%						
	Other Observation, Extent : Severe, Are	a Affecte	ed : 2%				
	Location : Law Library						
	Explanation: Water Closet Broken						
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent: Light, Area Location: 2 Units From Basement To Floor, 1 Unit From Basement To 1st F Explanation: 4 Passenger, 1 Freight	3rd Floo		ain Deck	z, 1st To 3rd		
Fire Suppression							
Standpipe							
Generic	100%	2031	\$1,434,800	1-5	\$156,300		
Sprinkler							
Generic	100%	2031	\$4,309,200	1-2	\$86,800		
Fire Pump							
Generic	100%	2027	\$297,500	1	\$57,900		
Chemical System							
No Component	99%						
Generic	1%	2026	\$800	1-3	\$700		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Kitchen						
	Explanation: 1 Set						

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : BAIN CORRECTIONAL CENTER BARGE PIER

Address : HUNTS POINT FOOT OF HALLECK ST

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0011.100 \, / \, 14102 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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 2024	FY 2025	FY 2026	FY 2027
Piers		\$2,300		
Total		\$2,300		
Importance Code A				
Importance Code B				
Importance Code C		\$2,300		
Total		\$2,300		



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

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

### DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE PIER

Piers	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck						
Concrete	50%	LIFE	* *	5	\$3,900	
Not Accessible	50%					
Deck Surface						
Asphalt	100%	2040	* *	5	\$4,600	
	Cracking, Extent : Light, A	1rea Affected : 20%				
	Location : Full Surface					
Pile Caps						
Concrete	100%	LIFE	* *	5	\$300	
Piles and Bracing						
Steel	20%	LIFE	* *	5	\$12,700	
	Corrosion, Extent : Light,	Area Affected : 50%				
	Location : At The Top 2	Feet Of The Piles				
Not Accessible	80%					
Deck Elements						
Railing						
Fencing	15%	2032	\$2,400	3		
No Component	85%					

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES CONCRETE PIER

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0001.144 \, / \, 1837 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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 2024 - 2027	FY 2028 - 2033
Piers	\$1,783,300	\$546,900
Total	\$1,783,300	\$546,900
Importance Code A	\$1,192,600	\$429,600
Importance Code B	\$590,700	\$117,200
Total	\$1,783,300	\$546,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$95,600	\$7,000		\$6,400
Total	\$95,600	\$7,000		\$6,400
Importance Code A	\$65,500			
Importance Code B	\$30,100	\$7,000		\$6,400
Total	\$95,600	\$7,000		\$6,400



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

<sup>\*\*</sup> 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 Replaceme	nt	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost Cycle (Yrs		Priority
Structural Deck					
Concrete	40% 0-2 \$416,600 Spalling, Extent : Severe, Area Affected Location : Underdeck	LIFE : 90%	** 5	\$6,900	
Concrete	10% 4+ \$26,000 Cracking, Extent: Moderate, Area Affect Location: Deck Surface Spalling, Extent: Moderate, Area Affect Location: Deck Surface		** 5	\$1,700	
Timber	25% Aging, Extent : Moderate, Area Affected Location : Access Walkway	LILE	** 5	\$9,700	
Not Accessible	25%				
Pile Caps Timber	10% Now \$92,100 Broken, Extent : Severe, Area Affected : Location : Pile Cap Ends	LIFE 50%	** 4	\$7,200	
Timber	90% Other Observation, Extent: Light, Area Location: Entire Length Of Pile Caps Explanation: Age	**	** 4	\$65,000	
Piles and Bracing					
Timber	5% Now \$55,000 Broken, Extent : Severe, Area Affected : Location : Bracing Elements	LIFE 70%	* * 4-5	\$2,100	
Timber	20% 2-4 \$219,800 Rotting/Splitting, Extent: Moderate, Are Location: Isolated Piles In Tidal Zone Marine Borer Infestation, Extent: Sever Location: Primarily At Offshore End	?	** 4-5	\$8,200	
Timber	25% 4+ \$274,800 Rotting/Splitting, Extent : Moderate, Are Location : Isolated Piles In Tidal Zone	**	* * 4-5	\$10,300	
Not Accessible	50%				
Fender					
Facing Timber	60% Other Observation, Extent: Moderate, A Location: Mid-level Elements At Brea Explanation: Age		** 3	\$21,000	
Timber	40% Now \$99,400 Rotting/Splitting, Extent: Severe, Area A Location: Primarily At Top Elements Marine Borer Infestation, Extent: Sever Location: Bottom Elements In Tidal Z	e, Area Affected : 50%	** 3	\$14,000	

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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Fender					•
Piles				**-**	
Steel	8% Now \$90,000 Corrosion, Extent : Severe, Area Affecte Location : Tidal Zone	2046 ** d:30%	3-5	\$15,800	
Steel	17% 2-4 \$191,100 Corrosion, Extent : Moderate, Area Affe Location : At Breasting Dolphins	2046 ** cted : 100%	3-5	\$33,600	
Timber	15% Now \$210,200 Broken, Extent : Severe, Area Affected : Location : At Offshore End Of Pier	2046 ** 100%	4	\$3,300	
No Component Not Accessible	40% 20%				
Deck Elements					
Railing	420/ 41	2022 056.000	2	<b>\$100</b>	
Fencing	43% 4+ \$5,600 Corrosion, Extent : Light, Area Affected Location : Primarily At Base Of Fence		3	\$100	
Fencing	47% Now \$24,500 Broken, Extent: Severe, Area Affected: Location: Severe Damage At West Enc Loose Connections, Extent: Severe, Are Location: Chain-link Mesh Is Loose C	d Of Timber Access Walkwa a Affected : 70%		\$200	
No Component	10%				
Coping/Curb					
Timber	70% Rotting/Splitting, Extent : Light, Area Aj Location : Isolated Locations	LIFE ** ffected : 5%			
No Component	30%				
Electrical					
Conduit Steel	100% Now \$43,000 Broken, Extent : Light, Area Affected : I Location : Widespread Disconnected S				
Lighting Fixture					
Sodium	88% Now \$9,500 Other Observation, Extent: Moderate, A Location: 17 Fixtures At Asset Total Explanation: Disconnected	2025 \$95,300 Area Affected : 5%			
Sodium	Explanation : Disconnected  12% Now \$13,000  Broken, Extent : Light, Area Affected : I  Location : Two Fixtures At End Of Tin				

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES FERRY DOCK'S CONCRETE TRESTLE

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0001.143 \, / \, 1836 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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 2024 - 2027	FY 2028 - 2033
Piers	\$55,600	
Total	\$55,600	
Importance Code A	\$55,600	
Total	\$55,600	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$15,400	\$12,700		
Total	\$15,400	\$12,700		
Importance Code A	\$15,400	\$12,700		
Total	\$15,400	\$12,700	_	



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

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

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

Asset #: 1836

Piers	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural						
Deck	250/	LIDE	* *	-	<b>#</b> 400	
Concrete	25% Cracking, Extent : Light, Area Affected Location : Deck Surface	LIFE : 50%	* *	5	\$400	
Not Accessible	75%					
Pile Caps						
Timber	50% Other Observation, Extent : Light, Area Location : Entire Length Of Pile Capa Explanation : Age	**	**	4	\$3,700	
Timber	10% Now \$9,300 Rotting/Splitting, Extent: Severe, Area Location: End Of Pile Caps Other Observation, Extent: Severe, Area Location: Along Face Of Trestle Explanation: Crushing			4	\$700	
Not Accessible	40%					
Piles and Bracing						
Timber	45% 2-4 \$50,000 Rotting/Splitting, Extent : Moderate, Ar Location : Isolated Piles In Tidal Zon		**	4-5	\$1,900	
Timber	5% Now \$5,600 Broken, Extent : Severe, Area Affected : Location : Bracing Elements	LIFE 70%	* *	4-5	\$200	
Not Accessible	50%					
Deck Elements						
Coping/Curb	1000/	LIEE	* *			
Timber	100% Rotting/Splitting, Extent : Light, Area A Location : Isolated Locations	LIFE ffected : 5%	* *			
Electrical						
Conduit						
Steel	100% Now \$4,800 Broken, Extent : Light, Area Affected : Location : 30 Linear Feet On East Sid		\$16,100			
Lighting Fixture						
Sodium	100% Now \$1,300 Broken, Extent: Light, Area Affected: Location: Two Light Fixtures	2025 10%	\$12,700			

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Piers	\$673,900	
Total	\$673,900	
Importance Code A	\$673,900	
Total	\$673.900	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$40,300			
Total	\$40,300			
Importance Code A	\$23,000			
Importance Code B	\$15,200			
Importance Code C	\$2,100			
Total	\$40,300			



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

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

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

Piers	Current Repair	Futu	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
ructural Deck							
Concrete	27% Now \$106,000	LIFE	**	5	\$3,500		
	Corrosion of Reinforcement, Extent : Se Location : Underdeck - Northern 125		ea Affectea : 100%				
	Spalling, Extent : Severe, Area Affected Location : Underdeck - Northern 125						
Concrete	23% 4+ \$90,300 Other Observation, Extent: Moderate, Location: Underdeck - Southern 105 Explanation: Delaminated Areas	00	* * ected : 50%	5	\$3,000		
Concrete	23% Surface Wearing/Scaling, Extent : Light Location : Deck Surface - Southern 10		* * fected : 100%	5	\$3,000		
Not Accessible	27%						
Deck Surface							
Asphalt	55%	2044	* *	5	\$4,200		
No Component	45%						
Pile Caps							
Concrete	45%	LIFE	* *	5	\$200		
	Cracking, Extent : Light, Area Affected : 5% Location : Southern 105 Feet						
	Discolor & Bleeding, Extent : Light, Ar Location : Southern 105 Feet	ea Affect	ed : 5%				
Timber	55% Now \$63,600  Broken, Extent: Severe, Area Affected: Location: Offshore Ends Of Caps  Excess Deflections, Extent: Severe, Are Location: Adjacent To Bulkhead		* * d : 30%	4	\$29,900		

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

<sup>\*\*</sup> 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	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Piles and Bracing Steel	5% 4-	+ \$23,000	LIFE	* *	5	\$5,300	
Steel		ion, Extent : Moderate, A		cted : 40%	3	\$3,300	
		Shore H-piles Southern					
	Explanation:	Knife Edging					
Steel	25%		LIFE	* *	5	\$26,600	
		nt : Light, Area Affected	: 30%				
	Location : Spl						
		g, Extent : Light, Area Aj	ffected : 3	80%			
	Location : Spl						
Timber	20% No		LIFE	* *	4-5	\$6,200	
		Severe, Area Affected:		C D			
		Shore Two Rows Of Pile.					
		nfestation, Extent : Sever Shore Two Rows Of Pile.		<i>ђес</i> ња : 20%			
Timber	30% 2-		LIFE	* *	4-5	\$9,300	
Timber		4			4-3	\$9,300	
	0 1	nter Piles Above Mean L					
Not Accessible	20%						
Fender	<u>-</u>						
Wales and Chocks							
Timber	90%		2040	* *	4	\$19,600	
Timber	5% No	. ,	2046	* *	4	\$700	
	_	xtent : Severe, Area Affe					
		lated Missing Chocks Pr	ımarıly A	It North End			
No Component	5%						
Piles Timber	60%		2040	* *	4	\$6,000	
Timber		g, Extent : Light, Area Aj		20%	4	\$0,000	
	Location : At	, ,	jecieu . 2	.070			
No Component	5%	-r - J					
Not Accessible	35%						
Deck Elements							
Coping/Curb							
Timber	100%		LIFE	* *			

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Bulkheads	\$237,300	\$83,700
Total	\$237,300	\$83,700
Importance Code A	\$237,300	
Importance Code B		\$83,700
Total	\$237,300	\$83,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
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	



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

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

### DEPARTMENT OF CORRECTION - 072 BAIN CORRECTIONAL CENTER BARGE BULKHEAD

Bulkheads	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
Structural							
Sheet Piles							
Steel	40% 4+	\$237,300	LIFE	* *			
	Corrosion, Exten	t : Moderate, Area Affe	ected : 10	0%			
	Location : Spla.	sh Zone					
Not Accessible	60%						
Pile Caps							
Concrete	2%		LIFE	* *	5	\$100	
No Component	98%						
Backfill							
Fill							
Not Accessible	100%						
Surface							
Concrete	2%		2040	* *	5	\$300	
Gravel	28%		2040	* *	2-5	\$1,000	
Topsoil	70%		2029	\$83,700	5	\$3,900	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES GRAVITY WALL

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0001.230 \, / \, 13475 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 287 Project Type : CORRECTION

Date of Survey : 10-Mar-2020 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$508,100	\$50,100
Total	\$508,100	\$50,100
Importance Code A	\$508,100	
Importance Code B		\$50,100
Total	\$508,100	\$50,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$56,600			
Total	\$56,600			
Importance Code A				
Importance Code B	\$56,600			
Total	\$56,600			



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

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

#### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES GRAVITY WALL

Bulkheads	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Structural							
Gravity Wall							
Stone	45% No		LIFE	* *	5	\$10,900	
	•	ents, Extent : Severe, A	00				
	Location : Coli Pier	apsed Portions 30 Fee	et Long So	uth Of Pier And 10	00 Feet L	ong North Of	
Stone	45%		LIFE	* *	5	\$10,900	
Not Accessible	10%						
Backfill							
Fill							
Topsoil	45% No	w \$21,900	2071	* *			
	Erosion, Extent : Location : At C	Severe, Area Affected Collapsed Areas	: 50%				
Not Accessible	55%						
Surface							
Asphalt	10% 4+	\$4,700	2046	* *	5	\$200	
		: Moderate, Area Affe crete Pier Entrance	ected : 5%				
Topsoil	45% 4+		2031	\$25,000	5	\$300	
Topson		Moderate, Area Affec			3	\$300	
		acent To Collapsed Are					
	-	iceni 10 Conapsea Are it : Moderate, Area Aff		00/			
		n : Moderdie, Ared Ajj acent To Collapsed Are		//0			
Topsoil	45% Nov	v \$15,000	2031	\$25,000	5	\$300	
-	Missing Part, Ex Location : At C	tent : Severe, Area Affo Collapsed Areas	ected : 50	%			

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES RIP-RAP

Address : RIKERS ISLAND CIRCUMFERENCE OF ISLAND

 $Borough \hspace{1.5cm} : \hspace{.1cm} BRONX \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$ 

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 2024 - 2027	FY 2028 - 2033
Bulkheads	\$1,644,100	\$2,480,200
Total	\$1,644,100	\$2,480,200
Importance Code A	\$601,700	
Importance Code B	\$1,042,400	\$2,407,800
Importance Code C		\$72,400
Total	\$1,644,100	\$2,480,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$26,300	\$14,800	\$100	
Total	\$26,300	\$14,800	\$100	
Importance Code A				
Importance Code B	\$26,300	\$14,800	\$100	
Total	\$26,300	\$14,800	\$100	



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

<sup>\*\*</sup> 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	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Gravity Wall							
Concrete	1% Now	\$601,700	LIFE	* *	5	\$700	
		ts, Extent : Severe, Ar					
		Feet East Of Bridge:	Headwal	l Is Rotating And	Outfall P	Pipe Is	
	Disconnected	Extent : Severe, Area	a Affactad	. 100/			
		eet East Of Bridge: U			ındation		
		: Light, Area Affected		ng Oj Ouljuli Pou	пишноп		
		Feet East Of Bridge:		nt Of Outfall Is Fy	ident Fra	om Denression In	
		et Long By 5 Feet Wi			iacii i re	m Depression in	
No Component	99%	0 ,					
Revetment							
Stone	70%		LIFE	* *	5	\$72,400	
No Component	15%						
Under Construction	15%						
	Other Observation	, Extent : Light, Area	Affected	: 0%			
		Shoreline Approxima	tely 1,600	) Feet Due North 2	4nd 800	Feet At	
	East-northeast						
D 1 C11	Explanation : Co	onstruction					
Backfill Fill							
Topsoil	13% Now	\$572,400	2071	* *			
Торзоп		Severe, Area Affected					
		hing Above Revement		orth Shoreline: 1.1	00 Feet	At	
	_	And 1,200 Feet At No	-				
Not Accessible	72%						
<b>Under Construction</b>	15%						
Surface							
Asphalt	15%		2040	* *	5	\$29,600	
Concrete	2% Now	\$229,000	2046	* *	5	\$2,000	
		, Extent : Severe, Are					
		ations With Slab Und		At North-northwe	st Adjac	ent To Parking	
		outhwest Adjacent To	Fencing				
m 11	Explanation : Ur	aaermining	2020	Φ1 0 <b>7</b> 4 <b>7</b> 00		Ф.4. <b>7. 2</b> 00	
Topsoil	56%	<b>#241</b> 000	2029	\$1,874,500	5	\$45,200	
Topsoil	12% Now	\$241,000	2031	\$401,700	5	\$4,800	
		levere, Area Affected hing Above Revement		outh Charalina 1	100 Faat	A+	
		ning Above Revemeni And 1,200 Feet At No			oo reet.	71 <i>1</i>	
Under Construction	15%	1,2001 00111111					
Deck Elements	1.2 / 0						

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

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

### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES RIP-RAP

Bulkheads		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Deck Elements								
Railing								
Fencing	5%			2032	\$131,600	3	\$300	
Guard Rail	2%	Now	\$3,700	LIFE	* *			
	Other Obse	ervation, Exte	ent : Severe, Ared	a Affecte	d : 10%			
	Location: 5 Locations: Southwest Side 1,800 Feet West Of Bridge, Due West At Outfall,							
	And 3 Locations North-northwest 250, 880, And 1,300 Feet East Of The Concrete Pier							
	Explanati	ion : Exposed	l Footings					
Guard Rail	8%			LIFE	* *			
No Component	85%							

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$58,200	\$400		
Total	\$58,200	\$400		
Importance Code A				
Importance Code B	\$53,200	\$400		
Importance Code C	\$4,900			
Total	\$58,200	\$400		



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

<sup>\*\*</sup> 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 Replac	cement	M	aintenance	
System Component Type		Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
tructural						
Coping/Curb	2004		de de	_		
Timber		LIFE	* *	5	\$100	
Timber	5% Now \$1,200 L Rotting/Splitting, Extent : Severe, Area Affe Location : At North End	LIFE ected : 50%	* *	5		
Timber	15% 4+ \$3,700 L Other Observation, Extent: Severe, Area A, Location: Isolated Areas Along Entire Le Explanation: Hollowing		* *	5		
Sheet Piles						
Not Accessible Wales Steel	Corrosion, Extent: Light, Area Affected: 2. Location: At Top Of Sheet Piles Missing Coating, Extent: Light, Area Affected Location: At Top Of Sheet Piles Other Observation, Extent: Moderate, Area Location: South End Explanation: Exposed Cut Out Holes For	a Affected : 5% r Tie Backs LIFE 25% ength Of Wale	**	5	\$4,800	
	Location : Isolated Areas Along Entire Le	ength Of Wale				
Pile Caps Concrete	100% L	LIFE	* *	5	\$600	
Backfill Fill	10070 L	<u> </u>		<u> </u>	<del>\$000</del>	
Topsoil	4% Now \$2,100 2 Sinkhole, Extent: Severe, Area Affected: 5!	2071	* *			
	Location: 4 Locations At South End Other Observation, Extent: Severe, Area A, Location: Beneath Deteriorated Concrete Explanation: Settlement					

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

<sup>\*\*</sup> 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

Settlement, Extent : Severe, Area Affected : 15%   Location : North End	
Surface	Cost Priority
Asphalt 5% Now \$1,100 2046 ** 5 \$  Settlement, Extent : Severe, Area Affected : 15% Location : North End  Asphalt 25% 2040 ** 5 \$  Concrete 10% Now \$9,000 2046 ** 5 \$  Cracking, Extent : Severe, Area Affected : 25% Location : 130 Feet From South  Settlement, Extent : Moderate, Area Affected : 100% Location : 130 Feet From South  Gravel 55% 2040 ** 2-5 \$  Gravel 5% Now \$1,300 2046 ** 2-5 \$  Settlement, Extent : Moderate, Area Affected : 10% Location : Adjacent To Bulkhead  Other Observation, Extent : Severe, Area Affected : 10% Location : South End Explanation : Sinkholes Adjacent To Bulkhead  Fender  Piles  Timber 45% 2040 ** 4 \$3,  Worn, Extent : Light, Area Affected : 20% Location : Tidal Zone  No Component Not Accessible 45%  Wales and Chocks	
Settlement, Extent : Severe, Area Affected : 15%   Location : North End	
Asphalt   25%   2040   ** 5   \$   \$   \$   \$   \$   \$   \$   \$   \$	100
Concrete	
Cracking, Extent : Severe, Area Affected : 25%   Location : 130 Feet From South	600
Location : 130 Feet From South   Settlement, Extent : Moderate, Area Affected : 100%   Location : 130 Feet From South	100
Settlement, Extent : Moderate, Area Affected : 100%   Location : 130 Feet From South	
Location : 130 Feet From South	
State	
Solution   Solution	
Settlement, Extent: Moderate, Area Affected: 10% Location: Adjacent To Bulkhead Other Observation, Extent: Severe, Area Affected: 10% Location: South End Explanation: Sinkholes Adjacent To Bulkhead  ender Piles Timber  45% 2040 ** 4 \$3, Worn, Extent: Light, Area Affected: 20% Location: Tidal Zone  No Component Not Accessible 45% Wales and Chocks	300
Location : Adjacent To Bulkhead Other Observation, Extent : Severe, Area Affected : 10% Location : South End Explanation : Sinkholes Adjacent To Bulkhead  ender Piles Timber  45% 2040 ** 4 \$3,  Worn, Extent : Light, Area Affected : 20% Location : Tidal Zone  No Component Not Accessible 45% Wales and Chocks	
Other Observation, Extent: Severe, Area Affected: 10% Location: South End Explanation: Sinkholes Adjacent To Bulkhead  ender Piles Timber  45% 2040 ** 4 \$3,  Worn, Extent: Light, Area Affected: 20% Location: Tidal Zone  No Component Not Accessible 45% Wales and Chocks	
Fender       Piles         Timber       45%       2040       * * 4       \$3,         Worn, Extent : Light, Area Affected : 20%         Location : Tidal Zone         No Component       10%         Not Accessible       45%         Wales and Chocks	
Piles       45%       2040       * * 4       \$3,         Worn, Extent : Light, Area Affected : 20%         Location : Tidal Zone         No Component       10%         Not Accessible       45%         Wales and Chocks	
Timber       45%       2040       * * 4       \$3,         Worn, Extent : Light, Area Affected : 20%       Location : Tidal Zone         No Component       10%         Not Accessible       45%         Wales and Chocks	
Worn, Extent : Light, Area Affected : 20% Location : Tidal Zone  No Component Not Accessible Wales and Chocks  Worn, Extent : Light, Area Affected : 20% Location : Tidal Zone  45%	300
Location : Tidal Zone	, , ,
Not Accessible 45% Wales and Chocks	
Not Accessible 45% Wales and Chocks	
Wales and Chocks	
Timber 35% Now \$35,500 2046 ** 4 \$3,	900
Broken, Extent : Severe, Area Affected : 80%	
Location: Isolated Elements Along Face Of Bulkhead	
Displaced Elements, Extent : Severe, Area Affected : 20%	
Location: Isolated Elements Along Face Of Bulkhead	
Timber 55% 2040 ** 4 \$9,	100
Worn, Extent : Moderate, Area Affected : 30%	
Location: Isolated Elements Along Face Of Bulkhead	
No Component 10%	

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES TIMBER BULKHEAD
Address : RIKERS ISLAND NORTH END, UNDER ASSET 13508

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0001.147 \, / \, 4161 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

Linear Ft : 231 Project Type : CORRECTION

Date of Survey : 10-Mar-2020 Landmark Status : NONE

Areas Surveyed :

Block : 2605 Lot : 40 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$603,300	
Total	\$603,300	
Importance Code A	\$300,400	
Importance Code B	\$302,900	
Total	\$603,300	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$5,600	\$1,100		
Total	\$5,600	\$1,100		
Importance Code A Importance Code B Importance Code C	\$5,600	\$1,100		
Total	\$5,600	\$1,100		



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

<sup>\*\*</sup> 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 Repa	nir Futu	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Structural							
Revetment							
Stone	100%	LIFE	* *	5	\$1,400		
Sheet Piles							
Timber	54% 4+	\$300,400 LIFE	**	4	\$2,300		
	Displaced Elements, Exte				<b>.</b>		
	Location : Sheets Displa		•	nern 125	Feet		
	Rotting/Splitting, Extent : Location : Northern 125		ted : 20%				
m: 1			di di		<b></b>		
Timber	46%	LIFE	* *	4	\$2,000		
Backfill							
Fill	1000/						
Not Accessible	100%						
Surface	85%	2040	* *	5	\$2,200		
Asphalt	8370 Settlement, Extent : Light,			3	\$2,200		
	Location : Northern 125	**					
A amb alt	10% 2-4	\$3,700 2046	* *	5	\$100		
Asphalt	Settlement, Extent : Mode			3	\$100		
	Location : 30 Feet Long						
Asphalt	5% Now	\$1,900 2046	* *	5	\$100		
	Sinkhole, Extent: Severe,						
	Location: Sinkhole 51 Feet From North End Measuring 1 Foot Long By 8 Inches Wide By 1						
	Foot Deep	4 . C	-1.60/				
	Other Observation, Exten Location: Undermining	•••		2 Foot L	ong Ry & Inches		
	Wide	Oj Asphuli Aujuceni .	10 Sinkhole Op 10 1	2 Peet L	ong by 6 Inches		
	Explanation : Undermin	ing					
Fender	-						
Piles							
Steel	50% Now	\$73,000 2046	* *				
	Corrosion, Extent : Severe						
	Location : Soldier Piles Northern 125 Feet	In Front Of Sheeting I	Exhibit Widespread	Severe S	ection Loss Along		
No Component	50%						
Wales and Chocks							
Timber	100% Now	\$229,800 2046	* *	4	\$12,500		
	Missing Part, Extent : Sev	· ·	5%		•		
	Location : Timber Laggi Elements	00		ffecting F	Remaining		

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

Asset Name : RIKERS ISLAND FACILITIES MARINA

Address : RIKERS ISLAND NORTH END

Borough : BRONX Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOC0012.000 \, / \, 13603 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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 2024 - 2027	FY 2028 - 2033
Marinas/Docks	\$751,800	\$121,200
Total	\$751,800	\$121,200
Importance Code A	\$751,800	
Importance Code C		\$121,200
Total	\$751,800	\$121,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Marinas/Docks	\$60,700	\$4,100	\$38,900	\$9,500
Total	\$60,700	\$4,100	\$38,900	\$9,500
Importance Code A	\$51,100	\$800	\$38,700	\$4,200
Importance Code B	\$3,500	\$100	\$100	\$2,100
Importance Code C	\$6,100	\$3,200	\$200	\$3,200
Total	\$60,700	\$4,100	\$38,900	\$9,500



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

<sup>\*\*</sup> 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Access Walkways								
Gangways								
Aluminum	95%			2051	* *	1-3	\$8,600	
Aluminum	5%		\$1,500	2061	**	1-3	\$300	
			Extent : Severe, Are	a Affecte	ed: 2%			
			ge Pin Displaced	1.00	. 1 50/			
	-	_	Extent : Severe, A		eted: 5%			
	Location :	Missing	Bottom Transition	Plate				
Floating Docks								
Anchor Piles	500/			2051	* *	2.5	¢17.400	
Steel	50%	Extant : M	loderate, Area Affe	2051	0/	3-5	\$17,400	
	Location :			ciea : 25	70			
				ffootod :	250/			
	Location :		ent : Light, Area Aj	ijeciea : .	2370			
NI 4 A '11		Spiusii Z						
Not Accessible	50%							
Fenders Vinyl	95%			2029	\$115,200	2	\$16,000	
Vinyl		Now	\$6,100	2029	\$6,100	2 2	\$10,000	
VIIIyI			re, Area Affected :		\$0,100	2	\$700	
					s Between Main Fl	oat And	Fingers	
Floats/ Frames								
Concrete	22%			2040	* *	5	\$1,500	
Concrete	48%	Now	\$2,900	2040	* *	5	\$1,700	
	Spalling, Ex	tent : Mo	derate, Area Affect	ed: 5%			. ,	
	Location: Corners At Float Interfaces And At Damaged Anchor Pile Guides							
	Other Obser	vation, E	xtent : Severe, Are	a Affecte	d : 100%			
	Location:	2 Finger	s Are Listing Due T	To Flood	ing			
	Explanatio	on : Water	·logged / Damagea	l Floatati	ion			
Steel	6%	0-2	\$2,300	2036	* *	5	\$100	
	Damaged/M	lissing Pi		Moderate	e, Area Affected : 2.	5%	·	
	Location:	12 Pile C	Guides Total With 3	Missing	And 3 Loose			
Steel	2%	Now	\$1,000	2041	* *	5		
~~~			xtent : Severe, Are		d : 100%	5		
					etween Main Floai	t And Fin	igers	
	Explanatio		-					
Not Accessible	22%							
Protective Structure	22/0							

Protective Structure

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

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

### DEPARTMENT OF CORRECTION - 072 RIKERS ISLAND FACILITIES MARINA

Marinas/Docks	Current Repair Future Replacement		kS Current Repair Future Replacemer		Current Repair Future Replacement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
Protective Structure							
Wave Attenuator							
Steel/Timber	30% Now \$501,200	2061 **	5 \$16,900				
	Missing Components, Extent : Severe,	**					
	Location: Two Consectutive 45 Foot Connections At Pipe Piles	Long Segments Missing Du	e To Damaged				
Steel/Timber	50% 0-2 \$250,600	2051 **	5 \$28,200				
	Corrosion, Extent : Moderate, Area Afj	fected : 10%	. ,				
	Location: 2 Foot High Band In Spla.	sh Zone					
	Loose Connections, Extent : Severe, Ar Location : Widespread Loose Connec						
	Missing Coating, Extent : Moderate, A Location : Splash Zone	rea Affected : 10%					
Not Accessible	20%						
Electrical							
Lighting Fixture							
Incandescent	100% Now \$23,000	2026 \$38,400					
	Other Observation, Extent : Severe, Ar	ea Affected : 100%					
	Location : All 14 Lights						
	Explanation : Broken						
Electrical/Mech.							
Power Supply/Bollards							
Plastic	100% Now \$17,600	2031 \$17,600					
	Other Observation, Extent: Severe, Ar						
	Location: One Remaining Bollard O	t Five Total					
	Explanation : Broken						

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Marinas/Docks	\$2,218,200	\$139,800
Total	\$2,218,200	\$139,800
Importance Code A	\$2,218,200	\$139,800
Total	\$2,218,200	\$139,800

#### **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.

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

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

Marinas/Docks	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fender							
Facing	1000/ 37	4440000	• • • • •	4440.000			
Timber	100% Now	\$139,800	2031	\$139,800			
		Extent : Severe, Area	a Affected	d: 100%			
	Location : Fender						
	Explanation : Mis.	sing Part					
Piles	1000/ 37	4404 400	• • • •	* *			
Timber	100% Now	\$491,300	2036				
		Extent : Severe, Area	a Affected	d: 100%			
	Location : Fender						
	Explanation : Bro	ken					
Wales and Chocks	1000/ 31	400 600	2026	* *			
Timber	100% Now	\$89,600	2036				
		Extent : Severe, Area	a Affected	d: 100%			
	Location : Fender						
- u	Explanation : Mis.	sing Part					
Gallows Frames							
Tower Frames	1000/ 4+	ΦΩ <b>42 7</b> 00	2040	* *			
Steel	100% 4+	\$943,700	2040				
	Location : Entire	Extent : Moderate, A	area Ajje	ctea : 100%			
				•			
) ( 11 P	Explanation : Def	lected Elements And	Corrrosi	on			
Movable Ramps							
Bearings	1000/ 11	¢100.700	2046	* *			
Steel	100% Now	\$189,700	2046				
		Extent : Severe, Area	а Ајјестес	a : 100%			
		le Ramp Collapsed					
D 1 1D 'I'	Explanation : Bro	ken					
Deck and Railing	1000/ N	¢2.64.100	2046	* *			
Timber Deck on Steel	100% Now	\$364,100	2046				
		Extent : Severe, Area	и Ајјестес	i : 100%			
		le Ramp Collapsed					
	Explanation: Bro	кеп					

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

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

Print Date: 13-Oct-2022 DEPARTMENT OF CORRECTION - FY 2023

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 2024 - 2027	FY 2028 - 2033
Marinas/Docks		\$362,100
Total		\$362,100
Importance Code A		\$126,200
Importance Code C		\$235,900
Total		\$362,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Marinas/Docks	\$46,000	\$600	\$300	\$3,100
Total	\$46,000	\$600	\$300	\$3,100
Importance Code A	\$6,000	\$600	\$200	\$1,700
Importance Code B	\$3,600	\$100	\$100	\$1,400
Importance Code C	\$36,400			
Total	\$46,000	\$600	\$300	\$3,100



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

Asset #: 13510

Marinas/Docks	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Access Walkways							
Deck							
Timber	100% Surface Wearing/Scaling, E Location : Deck Planks	2029 Extent : Light, Area Aff	\$57,600 fected : 25%	5	\$500		
Gangways	Location . Deen I tanks						
Aluminum	90%	2051	* *	1-3	\$5,500		
Aluminum	10% Now Handrail Damage, Extent :	\$2,300 2061 Severe, Area Affected		1-3	\$500		
	Location: Disconnected I			Base Of	Gangway		
	Other Observation, Extent . Location : At Barge Gang Explanation : Toe Plate B	way Interface	d : 100%				
Piles and Bracing	•						
Steel	63%	2051	* *	5-10	\$900		
	Corrosion, Extent : Moderate, Area Affected : 20% Location : Splash Zone						
	Missing Coating, Extent : M Location : Splash Zone	Aoderate, Area Affecte	ed : 25%				
Timber	10%	2051	* *	4-5	\$100		
	Other Observation, Extent . Location : Bracing Eleme Explanation : Wear		: 100%				
Not Accessible	27%						
Floating Docks							
Anchor Piles							
Steel	60% Corrosion, Extent: Light, A Location: At Guide Pad I Missing Coating, Extent: M	Locations	* * ed : 20%	3-5	\$7,000		
	Location : At Guide Pad I	**					
Not Accessible	40%						
Fenders	<u> </u>						
Rubber	100%	2029	\$4,000	1-2	\$200		
Barge							
Steel	80% Corrosion, Extent : Modera Location : Splash Zone	2040 ite, Area Affected : 25	* *	5	\$1,100		
Not Accessible	20%						
Protective Structure	<del>-</del>						

Protective Structure

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

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

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

Marinas/Docks	Current Repa	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Protective Structure							
Pile Cluster							
Timber	12%		2032	\$56,600	4-10	\$8,800	
	Other Observation, Exten	t : Light, Area A	Affected	: 20%			
	Location: At Bottom Wi	ire Ropes					
	Explanation: Corrosion	1					
Timber	38% Now	\$35,900	2032	\$179,300	4	\$3,400	
	Loose Wrapping, Extent: Severe, Area Affected: 100%						
	Location : At Southwest Cluster						
	Other Observation, Exten	t : Severe, Area	Affecte	d : 5%			
	Location : Broken Botto						
	Explanation : Broken Co	-					
Not Accessible	50%						
Deck Elements							
Railing							
Steel	70%		2029	\$48,000			
	Corrosion, Extent : Light,	Area Affected :	5%				
	Location : Isolated At W	elds And Joints					
Steel	30% Now	\$4,100	2031	\$20,600			
Broken, Extent : Severe, Area Affected : 100%							
	Location: 12 Feet Of B			act From Gangway			

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#### **DEPARTMENT OF CORRECTION - 072**

**Project: CORRECTION** 

CAPITAL	F	Y 2024 - 2027		FY 2028 - 2033
Special Systems		56,000,000		0
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
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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